



U.S. Department of Housing and Urban Development

451 Seventh Street, SW

Washington, DC 20410

www.hud.gov

espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Resilient Community Spaces in Affordable Housing - Livonia C3

HEROS Number: 900000010389478

Responsible Entity: City of New York Mayor's Office of Management and Budget (OMB)

State/Local Identifier: 23NEPA028K / 20HPD054K

RE Preparer: Julie Freeman

Grant Recipient (if different than Responsible Entity): Catholic Charities Progress of Peoples

Point of Contact: David Downs, David.Downs@ccbq.org

Certifying Officer Name and Title: Julie Freeman, Senior Assistant Director, Community Development - Entitlement & Disaster Recovery (OMB)

Consultant (if applicable): N/A

Project Location: 352 Livonia Avenue, Brooklyn, NY 11212

Additional Location Information:

The project site is located at 352 Livonia Avenue (Block 3811/Lots 17,18, 19, 21, 23, 24, 25, 26, 27, and 124) (the "project site"). The project site is located on Livonia Avenue, between Christopher Avenue and Mother Gaston Boulevard in the Brownsville section of Brooklyn, Community District 16. The proposed building would set back five feet from Livonia Avenue before rising to a height of 75 feet. Above 75 feet, the building would set back 13 feet, before rising to a final height of 125 feet (12 stories).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City proposes to use a combination of several HUD funding sources and City capital funds to finance the new construction of an approximately 104,000-square-foot (sf) development consisting of a 12-story residential building containing a total of approximately 141 units, including 98 Affordable Independent Residences for Seniors (AIRS) units, 42 supportive housing units, one unit for a building superintendent, and an approximately 9,700-sf senior center on the ground floor (the "proposed project"). The project would be constructed and operated by the project sponsor, Catholic Charities Progress of Peoples Development Corporation (CCPOPD).

The proposed project would feature approximately 6,500 sf of landscaped plazas and terraces, including a terrace in the rear yard above the first story, an at-grade pedestrian plaza along Livonia Avenue, and a green roof/terraces at the seventh story. In addition to a residential lobby, the ground floor would include community facility space that includes a senior center with a kitchen for serving meals, space for case management and counseling, and CCPOPD office space. Additionally, the proposed project would include an amenity room, exercise room, and bicycle storage building residents. All affordable and supportive housing units would be rented to households earning up to 60 percent of the Area Median Income.

CDBG-DR funds have been allocated to enhance the project’s resiliency and sustainability. Upon completion, the community facility space will be able serve both building residents and the broader community in the event of a climate emergency: serving as a place of refuge, a cooling center or warming center, a distribution hub for supplies or information, or other necessary use. The building will be equipped with a 102 kW solar array providing behind-the-meter electricity to the building, and a 500 KWE gas generator back-up, which will power the community facility space, including a wi-fi connection, charging outlets for personal phones and other communication devices, accessible bathrooms, and a commercial kitchen that can be used as a warming kitchen to provide nutritious meals to vulnerable members of the community. These features, combined with the building’s high performance Passive House envelope, which will retain safe temperatures for up to seven days (based on exterior temperatures and conditions) and will also allow building residents to shelter-in-place safely. The street-level pedestrian plaza can also serve as a distribution or assembly site for post-emergency recovery activities; it will be equipped with permeable paving and an embedded bioswale stormwater protection system to mitigate impacts from high precipitation or flooding events.

The NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of New York, began preparing an Environmental Assessment for the site before CDBG-DR funds were identified. HUD issued an Authority to Use Grant Funds (AUGF) on March 22, 2024. Because the CDBG-DR-funded scope was included in the environmental review and reevaluation of the environmental findings is not required under 24 CFR § 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR § 58.5 (CENST) under 24 CFR § 58.35(b)(7).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b): 58.35(b)(7)

Funding Information

Grant Number	HUD Program	Funding Amount
P-21-NYC-36-LDZ1	Community Development Block Grant - Disaster Recovery	\$4,500,000

Estimated Total HUD Funded Amount: \$4,500,000

Estimated Total Project Cost [24 CFR 58. 2(a)(5)]: \$140,000,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project sites are not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. See attached Airport Hazards figure.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is only one Coastal Barrier Resource System (CBRS) Unit in New York City (NY-60P Jamaica Bay), which primarily consists of undeveloped land in the Gateway National Recreation Area. As shown in the attached CBRS maps, the projects sites are located outside of the nearest system, so this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.



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Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Resilient-Comm.-Spaces-in-Affordable-Hsg---Livonia-C3

HEROS Number: 900000010389478

State / Local Identifier: 23NEPA028K / 20HPD054K

Project Location: 352 Livonia Avenue, Brooklyn, NY 11212

Additional Location Information:

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Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City proposes to use a combination of several HUD funding sources and City capital funds to finance the new construction of an approximately 104,000-square-foot (sf) development consisting of a 12-story residential building containing a total of approximately 141 units, including 98 Affordable Independent Residences for Seniors (AIRS) units, 42 supportive housing units, one unit for a building superintendent, and an approximately 9,700-sf senior center on the ground floor (the "proposed project"). The project would be constructed and operated by the project sponsor, Catholic Charities Progress of Peoples Development Corporation (CCPOPD). The proposed project would feature approximately 6,500 sf of landscaped plazas and terraces, including a terrace in the rear yard above the first story, an at-grade pedestrian plaza along Livonia Avenue, and a green roof/terraces at the seventh story. In addition to a residential lobby, the ground floor would include community facility space that includes a senior center with a kitchen for serving meals, space for case management and counseling, and CCPOPD office space. Additionally, the proposed project would include an amenity room, exercise room, and bicycle storage building residents. All affordable and supportive housing units would be rented to households earning up to 60 percent of the Area Median Income. CDBG-DR funds have been allocated to enhance the project's resiliency and sustainability. Upon completion, the community facility space will be able serve both building residents and the broader community in the event of a climate emergency: serving as a place of refuge, a cooling center or warming center, a distribution hub for supplies or information, or other necessary use. The building will be equipped with a 102 kW solar array providing behind-the-meter electricity to the building, and a 500 KWE gas generator back-up, which will power the community facility space, including a wi-fi connection, charging outlets for personal phones and

other communication devices, accessible bathrooms, and a commercial kitchen that can be used as a warming kitchen to provide nutritious meals to vulnerable members of the community. These features, combined with the building's high performance Passive House envelope, which will retain safe temperatures for up to seven days (based on exterior temperatures and conditions), will also allow building residents to shelter-in-place safely. The street-level pedestrian plaza can also serve as a distribution or assembly site for post-emergency recovery activities; it will be equipped with permeable paving and an embedded bioswale stormwater protection system to mitigate impacts from high precipitation or flooding events. The NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of New York, began preparing an Environmental Assessment for the site before CDBG-DR funds were identified. HPD issued a FONSI/NOI-RROF notice in October of 2023 and submitted the Request for Release of Funds to HUD on March 6, 2024. HUD issued an Authority to Use Grant Funds (AUGF) on March 22, 2024. Because the CDBG-DR-funded scope was included in the environmental review and reevaluation of the environmental findings is not required under 24 CFR s. 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR s. 58.5 (CENST) under 24 CFR s. 58.35(b)(7). The original review upon which this determination is based can be viewed on the NYC CDBG-DR website (<https://www.nyc.gov/site/cdbgdr/hurricane-ida/ida-environmental-records.page>).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(7)

Funding Information

Grant Number	HUD Program	Program Name	
P-21-NYC-36-LDZ1	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$4,500,000.00

Estimated Total HUD Funded Amount: \$4,500,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$140,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete

Preparer Signature: *J. Freeman* **Date:** 3/29/2024

Name / Title/ Organization: Julie E. Freeman / / NEW YORK CITY

Responsible Entity Agency Official Signature: *J. Freeman* Date: 3/29/2024

Name/ Title: Julie Freeman, Senior Assistant Director / Certifying Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

March 6, 2024

Luigi D'Ancona, Director
Office of Public Housing
US Department of Housing and Urban Development
26 Federal Plaza, Suite 32-116
New York, NY 10278

**Re: Request for Release of Funds and Certification
Section 8 Housing Assistance Payments Program**
352 Livonia Avenue
Brooklyn, NY
Block 3811/Lots 17-19, 21, 23-27, and 124
23NEPA028K

Dear Mr. D'Ancona:

Under 24 CFR Part 58, the New York City Department of Housing Preservation & Development (HPD), serving as Responsible Entity, has determined that the above-referenced proposal would not result in impacts to the environment. The determination is based on an Environmental Assessment (EA) prepared for the proposal. On October 13th, 2023, a combined Finding of No Significant Impact (FONSI) and Notice of Intent to Request the Release of Funds was published for the proposal. No comments or objections were received with regard to the proposed project.

Project-based Section 8 Vouchers (PBVs) and Home Investment Partnership (HOME) through the U.S. Department of Housing and Urban Development's (HUD) are being sought in connection with the construction of a new, affordable and supportive housing building containing 141 dwelling units (the "proposed project"). The project site is located at 352 Livonia Avenue (the "project site") between Christopher Avenue and Mother Gaston Boulevard in the Brownsville neighbourhood of Brooklyn, Community District 16.

The federal assistance would be allocated by the City of New York - Department of Housing Preservation and Development (HPD) to the project sponsor, Catholic Charities Progress of Peoples Development Corporation, in addition to PBV, the proposed project would be funded with City capital funding through HPD's Senior Affordable Rental Apartments (SARA) Program. It is expected that the project would be completed and operational by 2026.

Attached, please find the executed Environmental Assessment, Request for Release of Funds and Certification Form, and affidavits of publication for public notices required under HUD regulations found at 24 CFR Part 58. An environmental review record established for the proposal may be requested by emailing nepa_env@hpd.nyc.gov. Should you have any concerns about this determination, please feel free to contact Shahandeh Owrang via e-mail at owrangS@hpd.nyc.gov.



Sincerely,



Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

NYC



Printed on paper containing 30% post-consumer material.

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 08/31/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <input type="text" value="Section 8 Housing Assistance Payments Program"/>	2. HUD/State Identification Number <input type="text"/>	3. Recipient Identification Number (optional) <input type="text"/>
4. OMB Catalog Number(s) <input type="text"/>	5. Name and address of responsible entity <input type="text" value="City of New York
Department of Housing Preservation and Development (HPD)
100 Gold Street, New York NY 10038"/>	
6. For information about this request, contact (name & phone number) <input type="text" value="Anthony Howard, Director, Environmental Planning: (212) 863-7248"/>	7. Name and address of recipient (if different than responsible entity) <input type="text" value="Catholic Charities Progress of Peoples
191 Joralemon Street, 13th Floor
Brooklyn, NY 11201"/>	
8. HUD or State Agency and office unit to receive request <input type="text" value="Office of Public Housing
26 Federal Plaza, Suite 32-116
New York, NY 10278"/>	7. Name and address of recipient (if different than responsible entity) <input type="text" value="Catholic Charities Progress of Peoples
191 Joralemon Street, 13th Floor
Brooklyn, NY 11201"/>	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <input type="text" value="Senior Affordable Rental Apartments (SARA) Program
Livonia C3"/>	10. Location (Street address, city, county, State) <input type="text" value="352 Livonia Avenue, Brooklyn, NY
Block 3811/Lots 17-19, 21, 23-27, and 124"/>
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11. Program Activity/Project Description

Project-based vouchers (PBVs) through the U.S. Department of Housing and Urban Development's (HUD) Project-based Section 8 Housing Assistance Payments program and Home Investment Partnership (HOME) are being sought in connection with the construction of a new, affordable and supportive housing building (the "proposed project") in Brooklyn, NY. The proposed project would be developed by the project sponsor, Catholic Charities Progress of Peoples Development Corporation (CCPOPD), and construction would be facilitated by funding through the New York City Department of Housing Preservation and Development's (HPD) Senior Affordable Rental Apartments (SARA) Program.


Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:


8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity x 	Title of Certifying Officer Director, Environmental Planning
	Date signed 03-06-2024

Address of Certifying Officer NYC Department of Housing Preservation & Development 100 Gold St, 7-A3 New York, NY 10038 HowardA@hpd.nyc.gov
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Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient Name: Emmie Glynn Ryan Email: emmie.ryan@ccbq.org or legal@ccbq.org x 	Title of Authorized Officer Executive Secretary
	Date signed 03 / 05 / 2024

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature Certificate

Reference number: MVEQS-LANFK-CDQM5-MMMAJ

Signer

Timestamp

Signature

Emmie Glynn Ryan

Email: emmie.ryan@ccbq.org

Sent:

05 Mar 2024 20:22:48 UTC

Viewed:

06 Mar 2024 13:39:08 UTC

Signed:

06 Mar 2024 13:39:31 UTC

Emmie Glynn Ryan

Recipient Verification:

✓ Email verified

06 Mar 2024 13:39:08 UTC

IP address: 98.7.127.64

Location: New York, United States

Document completed by all parties on:

06 Mar 2024 13:39:31 UTC

Page 1 of 1



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STATE OF NEW YORK COUNTY OF NEW YORK

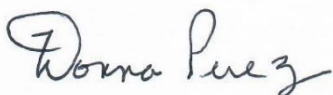
Alison Bloom being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the NY Daily News newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): October 13, 2023.



Alison Bloom

Subscribed to and Sworn before me

This 8th day of November, 2023



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND INTENT TO REQUEST RELEASE OF FUNDS

This is to give notice that the City of New York - Department of Housing Preservation & Development (HPD) intends to utilize Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program...

Financing is being sought in connection with the following new construction projects:

Bronx Park South

The proposed action would facilitate the construction of a new eight-story apartment complex consisting of 82 multi-family residential units in the West Farms neighborhood of the Bronx.

1850 Lafayette Ave. Stevenson Commons Site B4

The proposed action would facilitate the development of a new six-story building containing 117 affordable independent residences for seniors in the Soundview neighborhood of the Bronx.

705 Tenth Avenue

The proposed action would facilitate the development of a new eight-story, mixed-use building consisting of 158 affordable dwelling units in the Hell's Kitchen/Clinton neighborhood of Manhattan.

Gateway Site 26A

The proposed action would facilitate the development of a new eight-story building containing 191 affordable residential units for seniors in the Spring Creek neighborhood of Brooklyn.

Livonia C3

The proposed action would facilitate the development of a new twelve-story residential building containing 141 affordable residential units in the Brownsville neighborhood of Brooklyn.

Central Harlem Cluster

The proposed action would facilitate the development of a new residential building containing 10 affordable residential units in the Central Harlem neighborhood of Manhattan.

Finding of No Significant Impact:

An environmental review record was established for the above referenced proposed projects in accordance with 24 CFR 58.76 and is on file at HPD. Based on this review it has been determined that these projects will not constitute actions significantly affecting the quality of the environment and, accordingly the City of New York has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969.

- 1. There are no significant adverse physical impacts, either direct or indirect, associated with these projects;
2. There are no significant adverse social impacts, either direct or indirect, associated with these projects; and
3. There are no significant adverse economic impacts, either direct or indirect, associated with these projects.

PUBLIC COMMENTS

Environmental review records established for these projects are on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned projects must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 15th day following the date of this notice for all other projects listed.

ENVIRONMENTAL CERTIFICATION

The proposed activities require an Environmental Assessment (EA), as identified in HUD environmental regulations found under 24 CFR Part 58.36. The City of New York certifies to HUD that the City and HPD's Commissioner, in their official capacity as certifying officer, consents to accept jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the projects are unsatisfactory from the standpoint of environmental quality.



Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

This is to give notice that the City of New York - Department of Housing Preservation & Development (HPD) intends to utilize Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD, in connection with the below-referenced rehabilitation projects.

Financing is being sought in connection with the following rehabilitation projects:

WHGA Amsterdam Garvey

The proposed project involves the rehabilitation of 27 buildings with 330 residential units in the West Harlem neighborhood of Manhattan. It is anticipated that following the rehabilitation, all 330 residential units would be rent stabilized.

TBX1006-JGV

The proposed project involves the rehabilitation of two buildings with a total of 50 residential units in the West Farms neighborhood of Bronx. It is anticipated that following the rehabilitation, all 50 residential units would be affordable to low- and moderate-income households including 15% set-aside for formerly homeless households.

Clinton 8-9-10

The proposed project involves the rehabilitation of one mixed-use residential building with a total of 134 units in the Midtown neighborhood of Manhattan. It is anticipated that following the rehabilitation, all residential units would be rent stabilized.

PUBLIC COMMENTS

Environmental review records established for these projects are on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned projects must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 7th day following the date of this notice for all other projects listed.

ENVIRONMENTAL CERTIFICATION

The City of New York certifies to HUD that the City and HPD's Commissioner, in their official capacity as certifying officer, consents to accept jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.

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Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner


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Health Care
To place an ad, call (212) 210-2111

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF NEW YORK

Alison Bloom being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the El Diario newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): October 13, 2023.



Alison Bloom

Subscribed to and Sworn before me

This 8th day of November, 2023



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

1320 Avisos Legales**1320 Avisos Legales****1320 Avisos Legales****AVISO COMBINADO DE HALLAZGO DE NINGÚN IMPACTO SIGNIFICATIVO Y INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS**

Esto es para notificar que el Departamento de Preservación y Desarrollo de Vivienda (HPD, por sus siglas en inglés) de la Ciudad de Nueva York tiene la intención de utilizar vales basados en proyectos (PBV, por sus siglas en inglés) de la Sección 8 de Asistencia de Vivienda basada en Proyectos del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, por sus siglas en inglés) Programa de Pagos, a ser asignado por HPD, financiamiento a través del Programa de Asociación de Inversión HOME, y/o Seguro Hipotecario del programa de Riesgo Compartido de HUD, a ser asignado por la Corporación de Desarrollo de Vivienda de la Ciudad de Nueva York, en relación con los nuevos proyectos de construcción mencionados a continuación. Los proyectos también pueden buscar financiamiento de Renovación Comunitaria y de Viviendas del Estado de Nueva York. HPD actúa como la Entidad Responsable (RE, por sus siglas en inglés) para la revisión ambiental de estas acciones de conformidad con 24 CFR Parte 58. Este documento constituye el Aviso de Hallazgo de Ningún Impacto Significativo en el Medio Ambiente y el Aviso de Intención de Solicitar Liberación de Fondos de HUD.

Se busca financiación en relación con los siguientes proyectos de nueva construcción y rehabilitación:

Bronx Park South

La acción propuesta facilitaría la construcción de un nuevo complejo de apartamentos de ocho pisos que consta de 82 unidades residenciales multifamiliares en el vecindario West Farms del Bronx. Se anticipa que las 82 unidades de vivienda serían asequibles para los hogares que ganan hasta el 75% del ingreso medio del área. El proyecto propuesto se desarrollaría a través del Programa de Construcción de Vecindarios del HPD.

1850 Lafayette Ave. Stevenson Commons Site B4

La acción propuesta facilitaría el desarrollo de un nuevo edificio de seis pisos que contiene 117 residencias independientes asequibles para personas mayores en el vecindario Soundview del Bronx. Se prevé que las 117 unidades residenciales sean asequibles para personas mayores de bajos ingresos que ganen el 50 por ciento o menos del ingreso medio del área. El proyecto propuesto se desarrollaría a través del programa de apartamentos de alquiler asequibles para personas mayores del HPD.

705 10th Avenue

La acción propuesta facilitaría el desarrollo de un nuevo edificio de ocho pisos de uso mixto que consta de 158 unidades de vivienda asequibles en el vecindario Hell's Kitchen/Clinton de Manhattan. Se anticipa que las 158 unidades de vivienda serían asequibles para los hogares de ingresos bajos y moderados, incluyendo una reserva para los hogares que anteriormente no tenían hogar. El proyecto propuesto se desarrollaría a través del programa de alquiler multifamiliar - Mix and Match del HPD.

Gateway Site 26A

La acción propuesta facilitaría el desarrollo de un nuevo edificio de ocho pisos que contiene 191 unidades residenciales asequibles para personas mayores en el vecindario Spring Creek de Brooklyn. Se prevé que las 191 unidades residenciales sean asequibles para personas mayores que representan hasta el 60 % del ingreso medio del área. El proyecto propuesto se desarrollaría a través del programa de apartamentos de alquiler asequibles para personas mayores del HPD.

Livonia C3

La acción propuesta facilitaría el desarrollo de un nuevo edificio residencial de doce pisos que contiene 141 unidades residenciales asequibles en el vecindario Brownsville de Brooklyn. Se anticipa que las 141 unidades residenciales serían asequibles para los hogares de personas mayores que representan hasta el 60 % del ingreso medio del área. El proyecto propuesto se desarrollaría a través del programa de apartamentos de alquiler asequibles para personas mayores del HPD.

Central Harlem Cluster

La acción propuesta facilitaría el desarrollo de un nuevo edificio residencial que contenga 10 unidades residenciales asequibles en el vecindario Central Harlem de Manhattan. Se prevé que las 10 unidades residenciales sean asequibles para hogares de ingresos bajos y moderados. El proyecto propuesto se desarrollaría a través del Programa de Construcción de Vecindarios del HPD.

Hallazgo de Ningún Impacto Significativo:

Se estableció un registro de revisión ambiental para los proyectos propuestos mencionados anteriormente de acuerdo con 24 CFR 58.76 y está archivado en HPD. Con base en esta revisión, se ha determinado que estos proyectos no constituirán acciones que afecten significativamente la calidad del medio ambiente y, en consecuencia, la Ciudad de Nueva York ha decidido no preparar una Declaración de Impacto Ambiental (EIS, por sus siglas en inglés) bajo la Ley Nacional de Política Ambiental de 1969. Las razones de la decisión de no elaborar un EIS son las siguientes:

1. No hay impactos físicos adversos significativos, ya sea directos o indirectos, asociados con estos proyectos;
2. No existen impactos sociales adversos significativos, directos o indirectos, asociados con estos proyectos; y
3. No existen impactos económicos adversos significativos, directos o indirectos, asociados con estos proyectos.

COMENTARIOS PÚBLICOS

Los registros de revisión ambiental establecidos para estos proyectos están archivados en HPD, Oficina de Servicios de Desarrollo, Construcción y Desarrollo de Terrenos - Planificación Ambiental. Los comentarios y/u objeciones a la disposición/obligación de fondos para los proyectos antes mencionados deben enviarse al HPD electrónicamente por correo electrónico a nepa_env@hpd.nyc.gov a más tardar el día 15 después de la fecha de este aviso para todos los demás proyectos enumerados. Sólo se considerarán comentarios relacionados con la revisión ambiental. El HPD no considerará ningún comentario u objeción recibido después de esta fecha.

CERTIFICACIÓN AMBIENTAL

Las actividades propuestas requieren una Evaluación Ambiental (EA), como se identifica en las regulaciones ambientales del HUD que se encuentran en 24 CFR Parte 58.36. La Ciudad de Nueva York certifica al HUD que la Ciudad y el Comisionado del HPD, en su capacidad oficial como funcionario certificador, consienten en aceptar la jurisdicción de los Tribunales Federales si se inicia una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades han quedado satisfechos. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permitirá a los beneficiarios de la subvención utilizar los fondos del programa.

OBJECIONES A LA LIBERACIÓN DE FONDOS

HUD aceptará objeciones a su liberación de fondos y a la certificación del RE por un período de quince días después de la fecha de presentación anticipada o de la recepción real de la solicitud (lo que ocurra más tarde) solo si las objeciones se basan en una de las siguientes bases: (a) la certificación no fue ejecutada por el Oficial Certificador del HPD; (b) el RE ha omitido un paso o no ha tomado una decisión o hallazgo requerido por las regulaciones del HUD en 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o (d) otra agencia federal que actúa de conformidad con 40 CFR Parte 1504 ha presentado una conclusión por escrito de que los proyectos son insatisfactorios desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y presentarse de acuerdo con los procedimientos requeridos (24 CFR Parte 58) y deberán dirigirse a Luigi D'Ancona en NY_PH_Director@hud.gov. Los posibles objetores deben comunicarse con HUD para verificar el último día real del período de objeción.

NYC Department of Housing Preservation & Development
931-123002-1

Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

255 Oportunidades de Empleos

PIZZERIA NECESITA
Asistente de Cocinero con experiencia. T/C o T/P. Romeo's Pizzeria: 188-08 Union Turnpike, Fresh Meadows, NY. Llame al 718-454-4223

PLUMBING COMPANY
in Maspeth, Queens looking to hire Junior Mechanics and Helpers. Experience preferred. Must have OSHA40 and work authorization. Please call 718-326-9090

PREMIER ROOFING CO.
looking to hire a ROOFING CONTRACTOR. Pay based on experience. NO subcontractors. Must speak English. 718-638-3711

RESTAURANTE en NYC solicita una **Persona para el Grill** y una **Persona para Ensaladas**, con experiencia, para horario de cena. Solicitar en persona de lunes a viernes, de 2 pm a 5 pm en Osteria Laguna: 209 E. 42nd St, (entre 2da y 3ra Av). Pregunte por George.

SE NECESITA SASTRE
Experiencia en alteraciones de ropa de hombres. Tiempo completo. Aplicar: 121 Broad St, Red Bank, NJ. 732-865-6855

285 Servicios Domesticos

DOMESTICA
Para limpieza, área Glen Cove, Long Island. Que tenga carro. Llamar 516-297-8100

625 Queens Apts Vacios

QUEENS • APARTAMENTO DE 1 DORMITORIO
Independiente. Cerca a trenes y comercio. +10 a 15 minutos de Manhattan. Para 1 ó 2 personas. Dueño 646-515-7020

805 Escuelas

AAA
NOTA: Todas las escuelas e institutos de negocios tienen que tener la licencia. Para verificar si una escuela ó instituto tiene la licencia, debe de llamar al Departamento de Educación del Estado, al (212) 643-4760 o visítelos en su sitio cibernético: www.highered.nysed.gov

950 Salud y Belleza

Nota Importante
Se notifica que todos los mensajes de salones de masajes y de masajistas que anuncian sus servicios en esta sección deben proveer un número de licencia actual.

1705 Intercambios Sociales

646-571-5243
AMOROSAS Y COMPLACIENTES
24/7. Delivery, Nicaragua, Ecuador, Dominicana, Guatemala. Sol. chicas.

914-506-1272
BELLAS LATINAS 24 HRS
ONS, BX, MHTN, WESTC.
Solicito Chicas 929-332-6744

BELLAS LATINAS
ATREVIDAS Y COMPLACIENTES
Ecuador, Venezuela, México, Dominicana. Sol. chicas. 347-773-9818

HERMOSAS LATINAS CARINOSAS
DISPONIBLES EN QUEENS
929-282-8688

¿ABOGADOS CON EXPERIENCIA?

Encuentre los mejores en los clasificados de

EL DIARIO

Comprelo en **Clasificados de EL DIARIO**

#AUTOS

Mazda 2 hybrid 2024: experiencia de manejo ecológica



El fabricante japonés trae el subcompacto Mazda2 Hybrid 2024 para los amantes de la ecología. /FOTOS MAZDA

Mazda quiere incentivar más a los compradores con propuestas que tengan la menor contaminación posible

Rommel Gorosabel

La colaboración entre Mazda y Toyota se ha visto en los últimos años con las propuestas híbridas y eléctricas. El Mazda 2 Hybrid es uno de esos ejemplos donde el auto puede ser autorecargable por su tren motriz totalmente híbrido.

Las dos empresas iniciaron una asociación a largo plazo en 2015. Desde entonces, desarrollan conjuntamente tecnologías para vehículos eléctricos, conectados, colaboraron en seguridad avanzada y ampliaron productos complementarios.

El Mazda 2 Hybrid autorrecargable tiene líneas expresivas, proporciones atractivas y tamaño compacto, se siente un auto hogareño en un entorno urbano. Pero está preparado para cualquier aventura fuera de la ciudad. Los elementos de diseño exclusivos de Mazda recientemente introducidos expresan una apariencia elegante y sofisticada.

Recibió una nueva cara con un diseño de parachoques y parrilla fiel al más puro estilo de Mazda. Junto con una parte trasera única, diseñada en el estudio de diseño europeo y con una puerta trasera decorativa del color de la carrocería, la configuración crea una apariencia deportiva cuenta con tecnología híbrida inteligente que realiza una transición fluida

entre los modos eléctrico, de gasolina y combinado, brindando al conductor una experiencia de conducción ágil y agradable en cualquier situación. Este vehículo compacto combina un motor de gasolina de tres cilindros de 1.5 y 92 caballos de fuerza. Esto se combina con un motor eléctrico de 59 kW para una potencia total del sistema de 116 CV/85 kW.

Autorecarga en la vía

Durante la desaceleración y el frenado, el motor eléctrico actúa como un generador de alto rendimiento para regenerar energía. La energía cinética, que normalmente se desperdicia en forma de calor, se recupera como energía eléctrica para almacenarla en la batería de alto rendimiento. El nivel de energía de la batería se gestiona constantemente a través de un generador impulsado por motor para evitar cualquier necesidad de recargar el sistema desde una fuente externa.

El auto acelera de 0 a 62 millas en 9,7 segundos y tiene una velocidad máxima de 108 millas por hora. Ofrece un consumo de combustible de ciclo combinado de sólo 4,3-3,8 litros por cada 62 millas de recorrido. Este coche es ideal sobre todo para aquellas personas que no piensan en largos trayectos sino en usarse en la ciudad, pero con la característica que también puede viajar por muchas millas.

255 Oportunidades de Empleos

COSTURERA
Con experiencia en alteraciones de ropa fina y vestidos para mujer. Tiempo completo. Aplicar: 121 Broad St, Red Bank, NJ 07701. 732.865.6855

Encuentre su casa en **Clasificados EL DIARIO**

255 Oportunidades de Empleos

DRY CLEANERS EN FOREST HILLS
Solicita **Persona para el Counter/Bagging**, que sepa el sistema Stanley y tenga experiencia. 917-902-8419

EL DIARIO
¡Le dará resultado!

255 Oportunidades de Empleos

DRY CLEANERS EN MANHATTAN
Busca un **Planchador** y una **Persona para empacar/separar**, con exp. Inglés es un plus. Lunes a viernes de 9am-5pm. Llamar al 212-755-1430

Authority to Use Grant Funds

**U.S. Department of Housing
and Urban Development**
Office of Community Planning
and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Copy To: (name & address of SubRecipient)

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

Your Request was for HUD/State Identification Number

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

Typed Name of Authorizing Officer

Signature of Authorizing Officer

Date (mm/dd/yyyy)

Title of Authorizing Officer

X



Environmental Assessment

(24 CFR Part 58)

Project Identification: Livonia C3 (Brooklyn)

Block/Lot: Brooklyn Block 3811/Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124

Responsible Entity: City of New York – Department of Housing Preservation & Development (HPD)

Month/Year: March 2024

NEPA Project Number: 23NEPA028K

Environmental Assessment

Responsible Entity: New York City Department of Housing Preservation and Development (HPD)
(24 CFR 58.2[a][7])

Certifying Officer: Adolfo Carrion Jr, Commissioner of HPD
(24 CFR 58.2[a][2])

Project Name: Livonia C3

Project Location: 352 Livonia Avenue, Brooklyn
(Block 3811/Lots 17,18, 19, 21, 23, 24, 25, 26, 27, and 124)

Estimated total project cost: Approximately \$140,000,000

Grant Recipient: Catholic Charities Progress of Peoples Development Corporation (CCPOPD)
(24 CFR 58.2[a][5])

Recipient Address: 191 Joralemon Street, 13th Floor
Brooklyn, NY 11201

Project Representative: David Downs, CCPOPD
David.Downs@ccbq.org

Telephone Number: 718.594.0265

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). (24 CFR 58.40[d], 40 CFR 1505.2[c])

Conditions for approval include measures related to hazardous materials, air quality, and noise. These measures are described in more detail below under "Mitigation Measures Recommended" and would be required through provisions contained in the Land Disposition Agreement between HPD and the project sponsor, Catholic Charities Progress of Peoples Development Corporation (CCPOPD). By signing this document and the Request for Release of Funds and Certification required for the requested federal financial assistance, CCPOPD sponsor commits to construct the proposed project as described herein and will advise HPD, as the responsible entity (RE) for the project's federal environmental review, of any change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

FINDING: (58.40[g])

- Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)
- Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Project Sponsor Signature: Emmie Glynn Ryan
Title/Organization: Emmie Glynn Ryan, Executive Secretary, CCPOPD
Legal@ccbq.org **Date:** 3/6/2024

Preparer Signature: Patrick S. Blanchfield
Title/Agency: Patrick S. Blanchfield, Vice President – AKRF, Inc.
PBlanchfield@akrf.com **Date:** 3/6/2024

RE Certifying Officer Signature: 

Title/Agency:
(24 CFR §51.104 [b][2])

Anthony Howard, Director of HPD Environmental Planning Unit **Date:** 3/6/2024
HowardA@hpd.nyc.gov

Signature Certificate

Reference number: 5GBE8-KEYQP-EJRXC-FRCMA

Signer

Timestamp

Signature

Emmie Glynn Ryan

Email: emmie.ryan@ccbq.org

Sent:

05 Mar 2024 20:26:45 UTC

Viewed:

06 Mar 2024 13:38:20 UTC

Signed:

06 Mar 2024 13:38:35 UTC

Emmie Glynn Ryan

Recipient Verification:

✓ Email verified

06 Mar 2024 13:38:20 UTC

IP address: 98.7.127.64

Location: New York, United States

Document completed by all parties on:

06 Mar 2024 13:38:35 UTC

Page 1 of 1



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Statement of Purpose and Need for the Proposal: (40 CFR 1508.9[b])

The New York City Department of Housing Preservation and Development (HPD) intends to utilize funding from the U.S. Department of Housing and Urban Development (HUD) that could include Project Based Vouchers (PBVs), HOME Investment Partnerships Program (HOME) and Community Development Block Grant-Disaster Recovery (CDBG-DR) funds and mortgage insurance through HUD's Housing Finance Agency (HFA) Risk Sharing Program. The New York City Housing Development Corporation (HDC) may seek HUD mortgage insurance for its construction financing for the proposed project. The HUD assistance would facilitate the development of a 12-story residential building containing a total of 141 units of affordable and supportive housing, inclusive a unit for a building superintendent (the "proposed project") on a vacant site in the Brownsville neighborhood of Brooklyn. The proposed project would be constructed and operated by Catholic Charities Progress of Peoples Development Corporation (CCPOPD) (the "project sponsor") and financed through HPD's Senior Affordable Rental Apartments (SARA) and HDC's Extremely Low and Low Income Program (ELLA). The proposed project would facilitate the development of needed affordable and supportive housing for seniors with on-site services, and would advance the goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a Citywide housing plan that focuses strategies and investment on the creation and preservation of high-quality, affordable housing for all New Yorkers, including seniors and homeless households.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. (24 CFR 58.32, 40 CFR 1508.25)

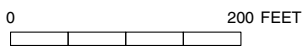
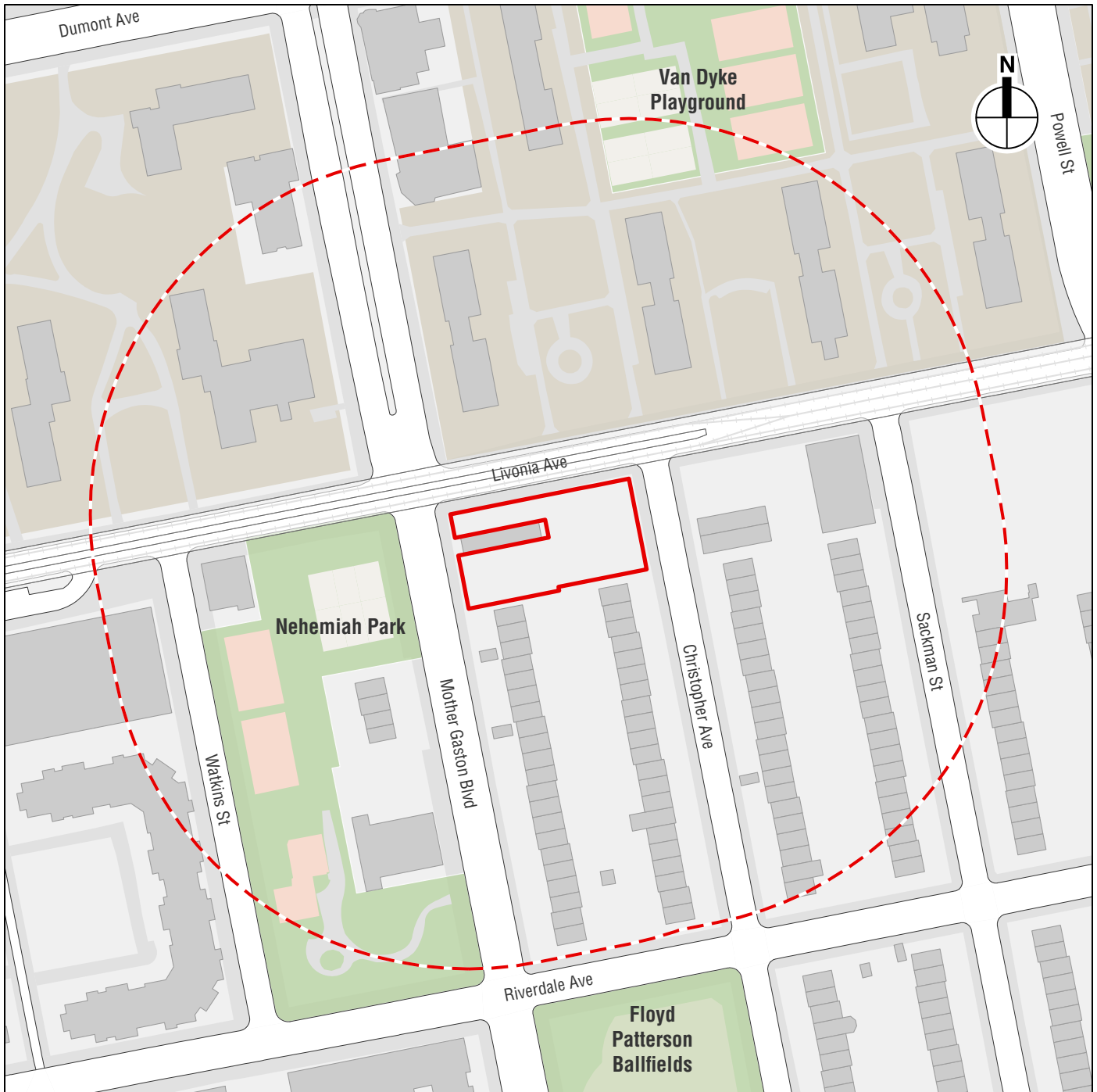
The project sponsor proposes the new construction of an approximately 104,000-square-foot (sf) development consisting of a 12-story residential building containing a total of approximately 141 units, including 98 Affordable Independent Residences for Seniors (AIRS) units, 42 supportive housing units, one unit for a building superintendent, and an approximately 9,700-sf senior center on the ground floor (the "proposed project"). The project site is located at 352 Livonia Avenue (Block 3811/Lots 17,18, 19, 21, 23, 24, 25, 26, 27, and 124) (the "project site") (see **Figure 1**). The project site is located on Livonia Avenue, between Christopher Avenue and Mother Gaston Boulevard in the Brownsville section of Brooklyn. The proposed building would set back five feet from Livonia Avenue before rising to a height of 75 feet. Above 75 feet, the building would set back 13 feet, before rising to a final height of 125 feet (12 stories) (see **Figures 2 and 3**). The proposed project would feature approximately 6,500 sf of landscaped plazas and terraces, including a terrace in the rear yard above the first story, an at-grade pedestrian plaza along Livonia Avenue, and a green roof/terraces at the seventh story (see **Figure 4**). In addition to a residential lobby, the ground floor would include community facility space that includes a senior center with a kitchen for serving meals, space for case management and counseling, and CCPOPD office space. Additionally, the proposed project would include an amenity room, exercise room, and bicycle storage building residents. All affordable and supportive housing units would be rented to households earning up to 60 percent of the Area Median Income (AMI).

The Proposed Project may receive PBVs facilitated through the New York City Housing Authority (NYCHA). PBVs are a component of a Public Housing Authority (PHA) Housing Choice Voucher (HCV) program, where the PHA attaches voucher assistance to specific housing units through a PBV HAP Contract with an owner, according to 24 CFR 983. Unlike a tenant-based voucher, the PBV assistance remains attached to the unit when the family moves and assists the next eligible family in moving into the PBV unit. HUD's Office of Public and Indian Housing administers the PBV program.

The City of New York has not made a final determination regarding the commitment of PBVs, HOME, CDBG-DR, or mortgage insurance, but anticipates utilizing one or more of those HUD sources to facilitate the proposed project. In addition to HUD funding, the proposed project would be facilitated with construction funding provided through HPD's SARA Program. Construction funding through SARA consists of low-interest loans to support the development of permanent affordable housing for seniors ages 62 and older. Other financial assistance includes 4 percent Federal Low Income Housing Tax Credits with Tax Exempt Bond Financing from the New York City Housing Development Corporation. The project site is City-owned (under HPD jurisdiction) and would be conveyed to the sponsor at closing for redevelopment with the proposed project. The proposed project was assessed in a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) for which HPD served as lead agency (CEQR No. 20HPD054K). HPD issued a Revised Negative Declaration on October 21, 2022. It is expected that the proposed project would be completed and operational in 2026.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. (24 CFR 58.40[a])

The project site measures approximately 18,500 square feet, with 200 feet of frontage on Livonia Avenue, 100 feet of frontage on Christopher Avenue, and 85 feet of frontage on Mother Gaston Boulevard. The project site is currently City-owned, vacant and enclosed by fencing. As shown in **Figure 5**, existing land uses within 400 feet of the project site include a mix of multi-family and single-family buildings, public facilities and institutions, commercial and office buildings, industrial and manufacturing buildings, open space, and vacant land. The prevailing built form in the area varies by use with a range of low-rise buildings (one- to two-stories) and mid- to high rise buildings (six to 25 stories).



- Project Site
- Study Area (400-foot perimeter)





SOUTH ELEVATION



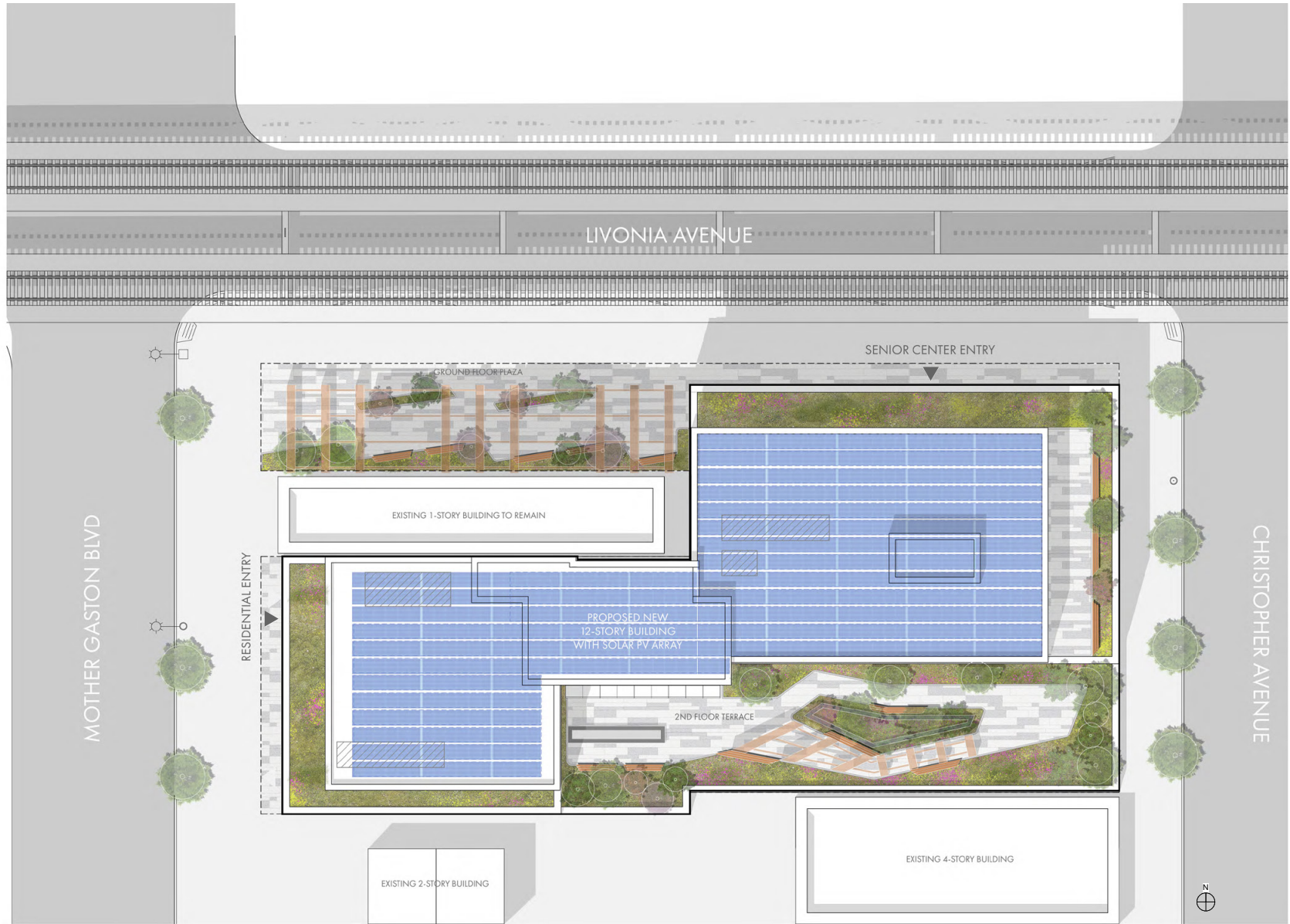
NORTH ELEVATION

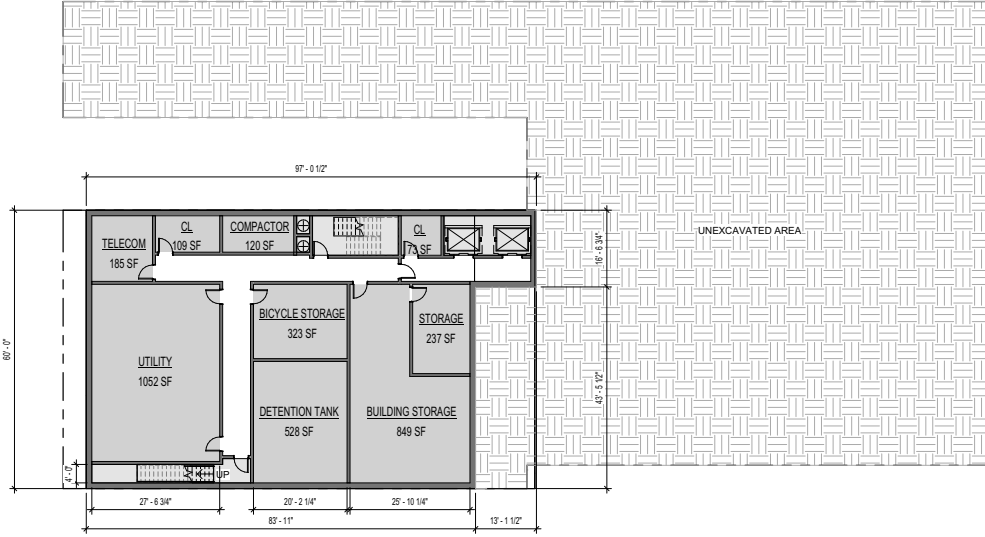
Source: Magusson Architecture and Planning PC

North and South Elevations
Figure 2a

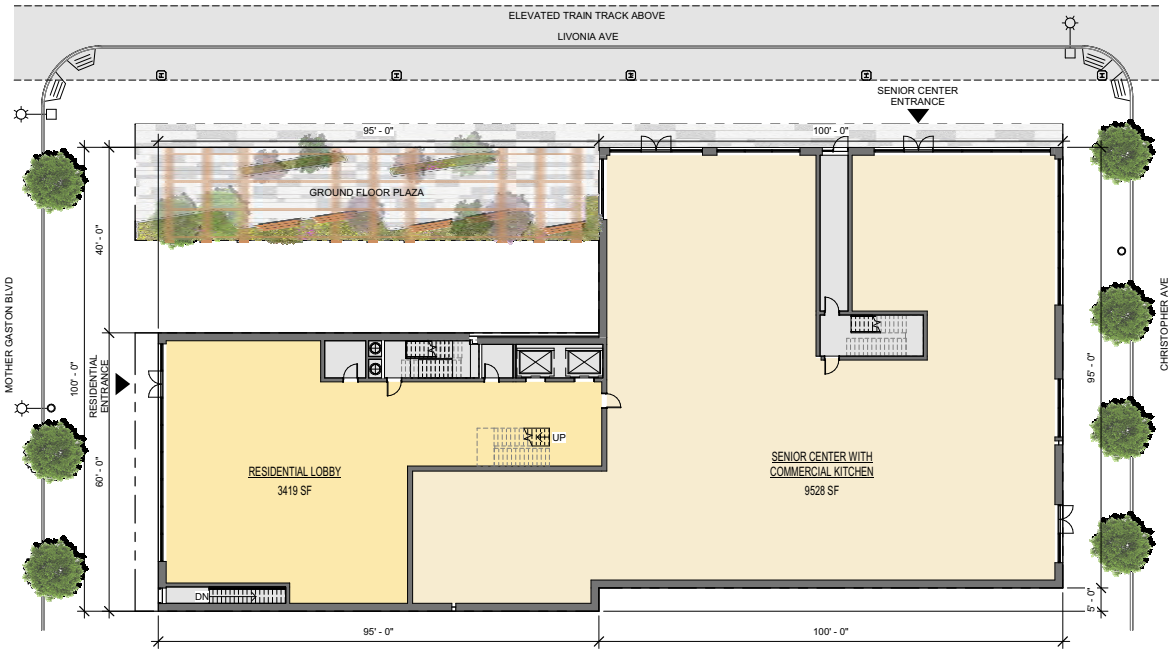


West and East Elevations
Figure 2b





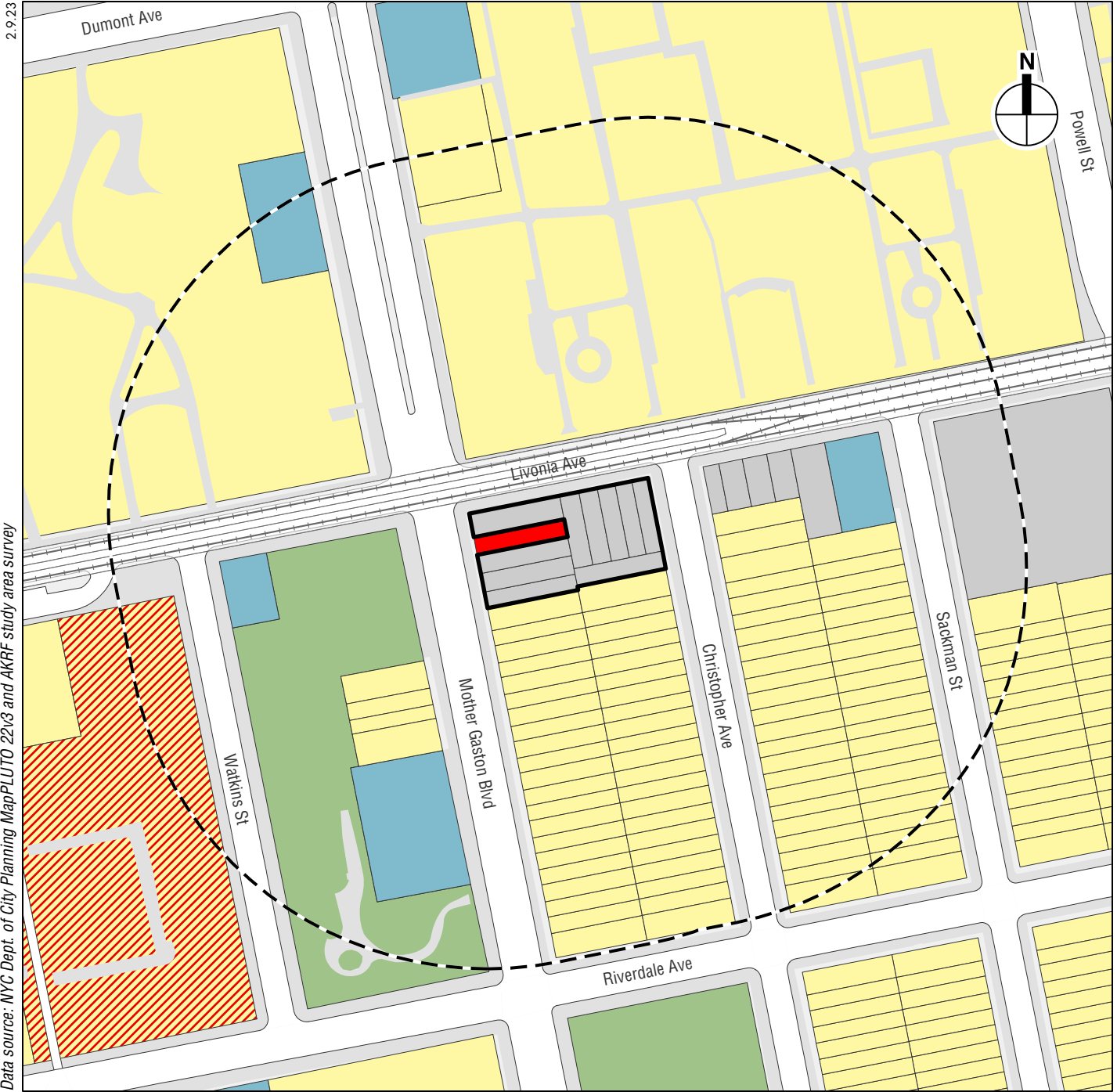
CELLAR



GROUND LEVEL

Source: Magusson Architecture and Planning PC





Data source: NYC Dept. of City Planning MapLUTO 22v3 and AKRF study area survey

- Project Site
- Study Area (400-foot perimeter)
- Commercial and Office Buildings
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Vacant Land

0 200 FEET

Directly north of site are New York City Housing Authority (NYCHA) developments, including Tilden Houses and Van Dyke Houses, which range from six to 16 stories in height. The elevated No. 3 subway line runs overhead on Livonia Avenue with the Junius Street station located approximately one block east of the site. In addition to the proposed project, future development in the surrounding area is expected to include a mix of residential and community facility development, including supportive housing. The proposed project is expected to be completed and operational in 2026, which is the proposed project's build year. Absent the requested funding (the No Action condition), it is assumed that existing vacant condition would remain.

Statutory Checklist

(24CFR §58.5)

For each listed statute, executive order, or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency. (See *attached instructions*.)

Factors	Determinations and Compliance Documentation
Historic Preservation (36 CFR 800)	<p>In accordance with Section 106 of the National Historic Preservation Act, the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) determined that no historic properties would be affected by the proposed project. Additionally, the New York City Landmarks Preservation Commission (LPC) determined that the project site has no archaeological or architectural significance. No impacts related to historic and cultural resources would result from the proposed project.</p> <p>Tribal consultation has occurred through the Tribal Historic Preservation Officer (THPO) identified for Kings County through HUD's Tribal Directory Assessment Tool (https://egis.hud.gov/tdat/). According to the THPO, consultation is only necessary on sites involving new ground disturbance (i.e., sites not previously disturbed from past construction). Since the project site does not meet this criteria, no further consultation with the THPO is necessary and no impacts would result from the proposed project.</p> <p>Source: OPRHP determination letter dated February 8, 2023, LPC determination letter dated October 24, 2019 (see Appendix A)</p>
Floodplain Management (24 CFR 55, Executive Order 11988)	<p>The project site is not located within a Special Flood Hazard Area (effective and preliminary FIRMs) No impacts would result from the proposed project (FIRM Panel 3604970217F)</p> <p>Source: FEMA Flood Map Service Center Locator, https://www.fema.gov/flood-maps and FIRMette Map (see Appendix F)</p>
Wetlands Protection (Executive Order 11990)	<p>The project site is not located within any identified federal or state wetlands. No impacts would result from the proposed project.</p> <p>Source: New York State Environmental Resource Mapper, https://gisservices.dec.ny.gov/gis/erm/ (see Appendix F)</p>
Coastal Zone Management Act (Sections 307[c],[d])	<p>The project site is not located within the boundaries of New York City's Coastal Zone. No impacts would result from the proposed project.</p> <p>Source: New York City's Zoning & Land Use Application, https://zola.planning.nyc.gov/about/#9.72/40.697/-73.733 (see Appendix F)</p>
Sole Source Aquifers (40 CFR 149)	<p>The proposed project would utilize potable water from New York City's public water supply, which is administered by the New York City Department of Environmental Protection (DEP). The project site is located in the borough of Brooklyn, which is above the Brooklyn-Queens Sole Source Aquifer. However, sewer service would be provided by DEP and no special drainage or runoff approvals would be required. No further review is necessary related to the Brooklyn-Queens sole source aquifer.</p> <p>Source: AKRF, Inc.</p>
Endangered Species Act (50 CFR 402)	<p>According to the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, the potential for piping plover (<i>Charadrius melodus</i>; federally listed threatened, state-listed endangered), red knot (<i>Calidris canutus rufa</i>; federally listed threatened, state-listed threatened), and seabeach amaranth (<i>Amaranthus pumilus</i>; federally listed threatened, state-listed threatened). However, the project site lacks wide, open expanses of unvegetated beach that all of these species use for habitat. Therefore, piping plovers, red knot, and seabeach amaranth are not considered to have the potential to occur within the Project Site. The USFWS IPaC System also identified the potential for monarch butterfly (<i>Danaus plexippus</i>), which is a candidate species. Monarch butterflies are primarily found in open meadows and fields with wildflowers, including milkweed (<i>Asclepias</i> spp.), coastal beaches with dunes, and man-made butterfly gardens. The project site is comprised of a vacant lot that is not likely to contain the wildflower and milkweed species known to host the monarch butterfly. Therefore, the</p>

Factors	Determinations and Compliance Documentation
	<p>proposed project is not likely to adversely affect any threatened, endangered, candidate, or special concern species, or significant natural communities.</p> <p>Source: USFWS List of Threatened and Endangered Species letter dated February 7, 2023 (see Appendix B)</p>
<p>Wild and Scenic Rivers Act (Sections 7 [b],[c])</p>	<p>There are no wild and scenic rivers within New York City, as designated by the U.S. Department of the Interior; therefore, the proposed project would be in compliance with the Wild and Scenic Rivers Act.</p> <p>Source: National Wild and Scenic Rivers System, https://www.rivers.gov/new-york (see Appendix F)</p>
<p>Air Quality (Clean Air Act, Sections 176 [c] and [d], and 40 CFR 6, 51, and 93)</p>	<p>The proposed project would not result in exceedances of the National Ambient Air Quality Standard (NAAQS), nor would it adversely affect the State Implementation Plan (SIP). Consistent with Enterprise Green Communities Certification (EGCC), the project sponsor would utilize interior paints and primers as well as adhesives and sealants that emit low volatile organic compound levels. Environmentally preferable flooring and composite wood products would be used throughout the proposed project.</p> <p>Source: 2020 EGCC Checklist, https://www.greencommunitiesonline.org/checklist</p>
<p>Farmland Protection Policy Act (7 CFR 658)</p>	<p>The proposed project would not cause disturbance of Prime, Unique, or Statewide Important Farmland and would not result in the conversion of agricultural land to non-agricultural uses. Therefore, the proposed project would not violate the Farmland Protection Policy Act.</p>
<p>Environmental Justice (Executive Order 12898)</p>	<p>The proposed project would be located in a predominantly low-income and minority area. It is intended to serve an existing need for senior housing and services for seniors in Brownsville, and is not expected to facilitate development that would result in adverse environmental justice impacts. Although the project site is located in a neighborhood that is characterized as low-income and minority, the proposed project would not result in any unmitigated impacts. Therefore, the proposed project would not result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations.</p>

HUD Environmental Standards	Determinations and Compliance Documentation
<p>Noise Abatement and Control (24 CFR 51 B)</p>	<p>According to the CEQR EAS prepared for the proposed project, Environmental Studies Corporation conducted noise monitoring on Wednesday, May 29, 2019, at the site. Based on the measured noise levels at the project site, the project sponsor must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line.</p> <p>The proposed project's design measures are expected to provide sufficient attenuation to satisfy HUD interior noise level requirements. A professional certification from the project's Architect of Record, dated January 26, 2024, has been submitted to HPD for approval prior to project closing. Window-wall attenuation (including an alternate means of ventilation) is required through provisions in the Land Disposition Agreement (LDA) between HPD and the project sponsor, as well as the project sponsor's funding agreements with HPD and HDC.</p> <p>Source: Revised Negative Declaration, CEQR No. 20HPD054K, October 21, 2022 and Noise Attenuation Letter, dated January 26, 2024 (see Appendix C)</p>

HUD Environmental Standards (cont'd)

Determinations and Compliance Documentation

Toxic or Hazardous Substances and Radioactive Materials
(HUD Notice 9-33)

A Phase I Environmental Site Assessment (ESA) was prepared by Environmental Studies Corporation in November 2018. According to the Phase I ESA, Recognized Environmental Conditions (REC) include on-site historic uses that may have impacted the project site, including potential vapor encroachment, from dry cleaning, tinsmith operations, printing operations, and/or chemical operations.

Environmental Studies Corporation conducted Phase II testing at the site in May 2020. Soil testing indicated several metals above NYSDEC Unrestricted Use Soil Cleanup Objectives (SCO) and/or Restricted Residential Use SCOs. Groundwater testing revealed the presence of VOC (chloroform) and several metals above Ambient Water Quality Standards. Soil vapor analytical results determined the presence of several VOCs. PCE was detected at concentrations up to 4,700 µg/m³ and TCE was detected at concentrations up to 98 µg/m³. PCE and TCE were detected above Air Guideline Values (September 2013 and August 2015 updates) in the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

A Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) were developed based on the Phase II investigation (prior correspondence attached for reference). NYSDEC is also copied on this report for awareness. DEP approved a July 2020 RAP and a subsequent January 2024 RAP that proposes the excavation, transportation and off-site disposal of soil in accordance with federal, state and local requirements; if petroleum storage tanks are unexpectedly encountered, the tanks and any appurtenances will be cleaned, removed and disposed of in accordance with accepted industry standards and applicable federal, state, and local regulatory agency requirements; if dewatering is necessary during the proposed construction, it will be conducted in accordance with a New York City Department of Environmental Protection Bureau of Wastewater Treatment Wastewater Quality Control Permit; stockpiled soil will be covered with polyethylene sheeting; dust control; air monitoring; installation of a vapor barrier system consisting of a 20-mil thickness membrane (e.g., Grace FlorPrufe or a DEP-approved equivalent) applied to the underside of new foundation slabs and the outside of the perimeter subgrade walls; installation of an active sub-slab depressurization system (SSDS); and the landscaped portion of the Site would have a soil cap consisting of a minimum of two feet of imported clean fill.

Based on a comment letter dated February 2, 2024:

- DEP finds the January 2024 RAP and CHASP for the proposed project acceptable. HPD should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; installation of vapor barrier system; installation of active SSDS; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).
- DEP recommends that the operation, maintenance and monitoring (OM&M) protocols for the active SSDS should be included in a site-specific site management plan as per the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The party that installs the system should conduct OM&M activities and should develop the site management plan.

The July 2020 CHASP and subsequent January 2024 CHASP address worker and community health and safety during construction.

The RAP and CHASP would be required through provisions in the Land Disposition Agreement (LDA) between HPD and the project sponsor, and would be implemented in connection with the design, construction, and operation of the proposed project. With the measures required through the LDA and included as

HUD Environmental Standards (cont'd)

Determinations and Compliance Documentation

	<p>part of the proposed actions, no significant adverse impacts related to hazardous materials would occur. With these measures included as part of the proposed project, no impacts associated with hazardous materials would occur.</p> <p>Lastly, according to the EPA's map of Radon Zones, Kings County is considered to have low potential for elevated indoor radon levels (the predicted average indoor radon screening level is less than 2 picocuries per liter). Therefore, radon exposure is not anticipated.</p> <p>Source: Phase I ESA prepared by Environmental Studies Corporation, November 2018, DEP correspondence approving the RAP and CHASP dated October 13, 2020 and February 2, 2024, EPA Radon Map, https://www.epa.gov/sites/default/files/2018-12/documents/radon-zones-map.pdf Revised Negative Declaration, CEQR No. 20HPD054K, October 21, 2022 (see Appendix D)</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations (24 CFR 51 C)</p>	<p>AKRF, Inc. performed a visual inspection on February 7, 2023 for outdoor tanks within 1,000 feet of the project site and of at least 20,000 gallons within one mile of the project site. No above-ground storage tanks (ASTs) were visible from the project site. Multiple ASTs are registered with the New York State Department of Environmental Conservation (DEC) near the project site. Although these tanks are characterized as aboveground, based on the locations of the vent and fill lines, as observed from the rights-of-ways, these tanks are most likely located inside the basements of buildings. Since the listed tanks are seemingly inside basements and no ASTs were observed from the project site, the proposed project meets the HUD requirements pertaining to acceptable separation distance from tanks regulated under 29 CFR 51, Subpart C, and no further assessment is warranted.</p> <p>Source: Thermal/Explosive Hazards Assessment, AKRF, Inc., October 21, 2022 (see Appendix E)</p>
<p>Airport Clear Zones and Accident Potential Zones (24 CFR 51 D)</p>	<p>The project site is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military airfield runway. Therefore, no further assessment is warranted and no impacts would result.</p> <p>Source: AKRF, Inc.</p>

Environmental Assessment Checklist

(Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27)

Evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** **(1)** No impact anticipated; **(2)** Potentially beneficial; **(3)** Potentially adverse; **(4)** Requires mitigation; **(5)** Requires project modification. Note names, dates of contact, telephone numbers, and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The proposed project would be constructed as-of-right under existing zoning and in accordance with the Brownsville Urban Renewal Plan. No significant impacts would occur. The proposed project would be compatible with the use, density, and bulk of existing buildings within 400 feet of the project site. Source: CEQR EAS No. 20HPD054K, May 18, 2022
Compatibility and Urban Impact	2	The proposed project would set back five feet from Livonia Avenue before rising to a height of 75 feet. Above 75 feet, the building would set back 13 feet, before rising to a final height of 125 feet (12 stories) (see Figures 2 through 4). The proposed project would feature approximately 6,500 sf of landscaped plazas and terraces, including a terrace in the rear yard above the first story, an at-grade pedestrian plaza along Livonia Avenue, and a green roof/terraces at the seventh story. The height of the new building would be generally consistent with the heights of nearby residential apartment buildings, including the taller 14- and 16-story NYCHA buildings on the north side of Livonia Avenue, and the 9-story apartment buildings on Watkins Street between Livonia and Riverdale Avenues. n The proposed project would be physically compatible with the buildings proximate to the project site and would be consistent with prevailing urban design conditions in the area. Source: AKRF Inc.; CEQR EAS No. 20HPD054K, May 18, 2022
Slope	1	The topography in the area generally slopes downward to the south/southeast. Jamaica Bay, a marine water body, is located approximately 2.5 miles to the south/southeast. The proposed project would not alter the slope of the surrounding area. No impacts would occur. Source: Phase I ESA prepared by Environmental Studies Corporation, November 2018
Erosion	1	There would be no erosion caused by the proposed project. The project would be located upon previously disturbed lots within an urban area. No impacts related to erosion would occur.
Soil Suitability	1	The geology in the area of the property generally consists of glacial soils typically consisting of sand and gravels, often with historic urban fill near the surface. The soils at the project site are classified as Urban Land and suitable for development of the proposed project. Urban Land complex are those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Source: Phase I ESA prepared by Environmental Studies Corporation, November 2018; NRCS Web Soil Survey, https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Hazards and Nuisances including Site Safety	1	The proposed project would not result in hazards and nuisances. The effects associated with construction of the proposed project would be addressed under existing local, state, and federal regulations governing construction activities within New York City. Construction activity would occur in compliance with a DEP-approved CHASP. Source: Revised Negative Declaration, CEQR No. 20HPD054K, October 21, 2022

Land Development	Code	Source or Documentation
Energy Consumption	1	The proposed project would result in insignificant increases in energy consumption. It would be served by existing utilities and would meet both New York State and New York City energy requirements.

**Land
Development
(cont'd)**

	Code	Source or Documentation
Noise Contribution to Community Noise Levels	1	<p>The proposed project would not contribute to community noise levels as it would not result in significant levels of traffic (mobile source noise). No mobile or stationary noise impacts are anticipated as the proposed project's building mechanical system (i.e., heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) to avoid producing levels that would result in any significant increase in ambient noise levels.</p> <p>New York City regulations related to construction noise are authorized by section 1043 of the City Charter and section 24-219 of the Administrative Code of the City of New York. The New York City Noise Code was enacted in 2007 and mandates that all construction be conducted in accordance with noise mitigation plans that address the specific location, type of work, and timing of a project. Contractors must develop a noise mitigation plan prior to the start of work. Every construction site must have a noise mitigation plan on location. When construction activity is planned near locations such as schools, hospitals, and houses of worship, the construction contractor is expected to design their noise mitigation plan to be sensitive to its neighbors. The Code also sets standards for noise levels created by handling containers and construction material on public streets, and ways to lessen the noise from each type of construction equipment. For most types of construction, including multifamily residential buildings, construction activity is typically restricted to weekdays between 7 AM–6 PM. Work may take place after hours and on weekends only with express authorization from the Departments of Buildings and Transportation. A noise mitigation plan must be in place before any authorization is granted. In addition, emergency work necessary for public safety, or work that cannot be performed during normal work hours, may occur after hours or on weekends. For example, water main or gas line repairs may require construction activity outside the normal hours of construction.</p> <p>Source: Revised Negative Declaration, CEQR No. 20HPD054K, October 21, 2022</p>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>According to the CEQR EAS prepared for the proposed project, no significant adverse impacts related to ambient air quality would occur, including emissions from manufacturing or industrial uses and no manufacturing emissions would affect residents in the proposed project. In connection with the CEQR review, the proposed project is required to comply with HVAC restrictions that require the exclusive use of natural gas and restrictions on the placement and height of the vent stack. However, the proposed project would utilize air source heat pumps for space heating, and electric hot water heaters. A natural gas-fired emergency generator would be used to provide life safety service to the proposed development in the event of a loss of utility power. The emergency generator would only be used occasionally for testing for short periods of time outside of an actual emergency. The project sponsor will commit to the use of electric for HVAC purposes and provide a professional certification to HPD that will demonstrate that the proposed project would not result in impacts associated with on-site building emissions associated with the HVAC system. With these measures included as part of the design and operation of the proposed project, there would be no potential for significant adverse air quality impacts from the proposed project's heating and hot water systems.</p> <p>Source: Revised Negative Declaration, CEQR No. 20HPD054K, October 21, 2022</p>
Environmental Design Visual Quality – Coherence, Diversity,	2	<p>The proposed project would be compatible with the land use and urban design characteristics of the surrounding area. The proposed project would redevelop a vacant lot with new affordable and supportive housing. The proposed project would not result in impacts associated with urban design, visual resources, or neighborhood character. It would provide a benefit by improving the site and neighborhood by providing new supportive and affordable housing.</p>

**Land
Development
(cont'd)**

Code Source or Documentation

Compatible Use, and Scale		Source: CEQR EAS No. 20HPD054K, May 18, 2022
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Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	The proposed project would not result in any impacts on the demographic character of the area. The proposed project would provide affordable senior and supportive housing in the Brownsville neighborhood of Brooklyn. It would result in a benefit to the surrounding population by providing safe and affordable housing and a senior center.
Displacement	1	The proposed project would not displace any businesses or residents. The site is currently vacant.
Employment and Income Patterns	1	The proposed project would result in additional jobs associated with construction of the building. Once constructed, the proposed project would require maintenance personnel, social service providers, and a building superintendent. The proposed project would not result in a demographic change or a substantial effect on employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The increment of students generated by the proposed project falls below the CEQR threshold of 50 elementary/intermediate school students and/or more than 150 high school students. Therefore, no significant impacts would occur. Source: CEQR EAS No. 20HPD054K, May 18, 2022
Commercial Facilities	1	The proposed project would not result in any impacts to existing commercial establishments. Retail establishments are located throughout the neighborhood. It is expected that some project residents may frequent retail establishments in the neighborhood.
Health Care	1	The proposed project would not introduce a sizeable new population to the neighborhood, or displace or alter a hospital or public health clinic, and therefore, the proposed project would not result in a significant adverse impact on publicly funded health-care services. According to the <i>CEQR Technical Manual</i> , an assessment of health-care facilities is typically conducted if the proposed action would create a sizeable new neighborhood where none existed before. The proposed project would not meet the threshold for analysis of health-care facilities, and therefore, no significant impacts would be expected to occur. Source: CEQR EAS No. 20HPD054K, May 18, 2022
Social Services	2	The proposed project would include a senior center that would open to the public, which would be a benefit to the community. Additionally, the proposed project would include supportive services, including case management, for building residents. Therefore, no significant impacts would occur.
Solid Waste	1	Solid waste generated by the proposed project would be handled by the New York City Department of Sanitation (DSNY). There would be no significant adverse impacts on solid waste and sanitation services. The additional solid waste generated by the proposed project would be negligible. Source: CEQR EAS No. 20HPD054K, May 18, 2022
Waste Water	1	Waste water would be handled by DEP. According to the <i>CEQR Technical Manual</i> , projects in areas of the Brooklyn with combined sewer systems may have the potential for significant adverse impacts on waste water conveyance and treatment if they introduce 400 or more residential units or 150,000 sf or more of commercial, public facility, and institution and/or community facility space. The proposed project is located in a combined sewer area of the Brooklyn and would not exceed these development thresholds. The increases due to the proposed project would be minimal and would not impact the existing wastewater treatment and conveyance infrastructure. Source: CEQR EAS No. 20HPD054K, May 18, 2022

**Community Facilities
and Services (cont'd)**

	Code	Source or Documentation
Stormwater	1	<p>New York City's storm water management system is handled by DEP. The proposed project would meet the requirements of DEP's site connection approval process, which addresses stormwater management and requires implementation of best management practices to bring the building into compliance with the required stormwater release rate. In February 2022, the City adopted the Unified Stormwater Rule, which includes new on-site stormwater management volume requirements, which increases the total volume of water that must be managed on new and redeveloped properties as well as updates the type and performance of on-site stormwater management practices that must be implemented. The Unified Stormwater Rule ensures that redeveloped properties manage more total stormwater and manage it more efficiently than prior to redevelopment. Therefore, the proposed project would not result in any impacts related to stormwater conveyance and treatment.</p> <p>Source: AKRF, Inc. and 2021 CEQR Technical Manual, CEQR EAS No. 20HPD054K, May 18, 2022</p>
Water Supply	1	<p>New York City's potable water supply is provided by DEP. According to the <i>CEQR Technical Manual</i>, a preliminary analysis of water supply is warranted for projects that would result in exceptionally large demand for water (e.g., more than one million gallons per day) or would be located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The proposed project would not result in an exceptionally large demand for water, nor is it located in an area that experiences low water pressure. Therefore, no further analysis is warranted and the proposed project would not result in any impacts to water supply.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>
Public Safety - Police	1	<p>There would be no impact on police services due to the proposed project. Police protection services are provided by the New York City Police Department (NYPD). The proposed project would not introduce a sizeable new population to the neighborhood, or displace or alter a police station, and therefore, the proposed project would have no impact on police protection services.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>
- Fire	1	<p>There would be no impact on fire services due to the proposed project. Fire protection services are provided by the FDNY. The proposed project would not introduce a sizeable new population to the neighborhood, or displace or alter a fire station; therefore, the proposed project would have no impact on fire protection services.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>
- Emergency Medical	1	<p>According to the <i>CEQR Technical Manual</i>, an assessment of health care facilities is typically conducted if the proposed project would create a sizeable new neighborhood where none existed before. The proposed project would not meet the threshold for analysis of health care facilities, and therefore, no impacts would be expected to occur, and a detailed analysis of hospitals and public health care facilities is not required.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>

Community Facilities and Services (cont'd)

Community Facilities and Services (cont'd)	Code	Source or Documentation
Open Space and Recreation - Open Space	1	<p>The number of projected residents resulting from the proposed project would not result in quantitative or qualitative impacts to open spaces or significantly increase the demand for recreational facilities in the neighborhood. The proposed project would include on-site recreation space for building residents and a pedestrian plaza at the corner of Livonia Avenue and Mother Gaston Boulevard. Open spaces in the surrounding area include Livonia Park, Power Street Livonia Garden, Lion's Pride Playground, Van Dyke Playground, Nehemiah Park, and the Floyd Patterson Ballfields. No significant impacts on open space would occur.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>
- Recreation	1	<p>The number of projected residents resulting from the proposed project would not result in impacts to recreation. The proposed project would include on-site recreation space for building residents and a pedestrian plaza at the corner of Livonia Avenue and Mother Gaston Boulevard. Open spaces in the surrounding area include Livonia Park, Power Street Livonia Garden, Lion's Pride Playground, Van Dyke Playground, Nehemiah Park, and the Floyd Patterson Ballfields. No significant impacts would occur.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>
- Cultural Facilities	1	<p>The proposed project would not place a significant demand on cultural facilities in the area. The project sites are located within New York City, which is home to ample cultural facilities accessible to residents by public transportation.</p>
Transportation	1	<p>The proposed project would not result in significant adverse impacts to transportation. The project site is served by Junius Street station for elevated No. 3 subway line that runs overhead on Livonia Avenue. Several bus lines also stop within the area, including the B14 on Dumont Avenue and the B60 on Rockaway Avenue. The proposed project would not result in any impacts on transportation.</p> <p>Source: CEQR EAS No. 20HPD054K, May 18, 2022</p>

Natural Features	Code	Source or Documentation
Water Resources	1	The proposed project would not result in a significant effect on water resources, including groundwater. No impacts would occur.
Surface Water	1	The proposed project would not result in a significant effect on water resources, including groundwater and surface water. No impacts are anticipated to occur.
Unique Natural Features and Agricultural Lands	1	The project site is located within a densely developed area of the Brooklyn. There are no unique natural features or agricultural lands near the project site; therefore, the proposed project would have no impact. No impacts would occur.
Vegetation and Wildlife	1	According to the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, the potential for piping plover (<i>Charadrius melodus</i> ; federally listed threatened, state-listed endangered), red knot (<i>Calidris canutus rufa</i> ; federally listed threatened, state-listed threatened), and seabeach amaranth (<i>Amaranthus pumilus</i> ; federally listed threatened, state-listed threatened). However, the project site lacks wide, open expanses of unvegetated beach that all of these species use for habitat. Therefore, piping plovers, red knot, and seabeach amaranth are not considered to have the potential to occur within the Project Site. The USFWS IPaC System also identified the potential for monarch butterfly (<i>Danaus plexippus</i>), which is a candidate species. Monarch butterflies are primarily found in open meadows and fields with wildflowers, including milkweed (<i>Asclepias</i> spp.), coastal beaches with dunes, and man-made butterfly gardens. The project site is comprised of a vacant lot that is not likely to contain the wildflower and milkweed species known to host the monarch butterfly. Therefore, the proposed project is not likely to adversely affect any threatened, endangered, candidate, or special concern species, or significant natural communities. Source: USFWS List of Threatened and Endangered Species letter dated February 7, 2023

Other Factors	Code	Source or Documentation

Note: The Responsible Entity must additionally document compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

Summary of Findings and Conclusions

The proposed project would help address the continuing need for affordable senior and supportive housing in Brooklyn and New York City. As shown above, the proposed project would not adversely affect the character, features, and resources of the surrounding area and would not result in a significant impact on the quality of the human environment. Measures associated with hazardous materials, air quality, and noise would be included as part of the proposed project.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered (24 CFR 58.40[e], Ref. 40 CFR 1508.9) (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

No alternatives to the proposed project, other than the No Action Alternative described below, were considered.

No Action Alternative (24 CFR 58.40[e])

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Without the proposed project, the site is likely to remain in its current underutilized condition, and an opportunity to provide needed senior and supportive housing and a senior center would be lost.

Mitigation Measures Recommended (24 CFR 58.40[d], 40 CFR 1508.20)

(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

The proposed project requires measures related to hazardous materials, air quality, and noise. The measures described below would be required through provisions in the LDA and Regulatory Agreement between HPD and the project sponsor, and would be implemented in connection with the design, construction, and operation of the proposed project.

Hazardous Materials

Environmental Studies Corporation conducted Phase II testing at the site in May 2020. Soil testing indicated several metals above DEC Unrestricted Use Soil Cleanup Objectives (SCO) and/or Restricted Residential Use SCOs. Groundwater testing revealed the presence of VOC (chloroform) and several metals above Ambient Water Quality Standards. Soil vapor analytical results determined the presence of several VOCs. PCE was detected at concentrations up to 4,700 µg/m³ and TCE was detected at concentrations up to 98 µg/m³. PCE and TCE were detected above Air Guideline Values (September 2013 and August 2015 updates) in the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

Based on the Phase II testing results, DEP approved a July 2020 RAP and subsequent January 2024 RAP that proposes the excavation, transportation and off-site disposal of soil in accordance with federal, state and local requirements; if petroleum storage tanks are unexpectedly encountered, the tanks and any appurtenances will be cleaned, removed and disposed of in accordance with accepted industry standards and applicable federal, state, and local regulatory agency requirements; if dewatering is necessary during the proposed construction, it will be conducted in accordance with a New York City Department of Environmental Protection Bureau of Wastewater Treatment Wastewater Quality Control Permit; stockpiled soil will be covered with polyethylene sheeting; dust control; air monitoring; installation of a vapor barrier system consisting of a 20-mil thickness membrane (e.g., Grace FlorPrufe or a DEP-approved equivalent) applied to the underside of new foundation slabs and the outside of the perimeter subgrade walls; installation of an active sub-slab depressurization system (SSDS); and the landscaped portion of the Site would have a soil cap consisting of a minimum of two feet of imported clean fill.

Based on a comment letter dated February 2, 2024:

- DEP finds the January 2024 RAP and CHASP for the proposed project acceptable. HPD should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; installation of vapor barrier system; installation of active SSDS; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).
- DEP recommends that the operation, maintenance and monitoring (OM&M) protocols for the active SSDS should be included in a site-specific site management plan as per the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The party that installs the system should conduct OM&M activities and should develop the site management plan.

The July 2020 CHASP and subsequent January 2024 CHASP address worker and community health and safety during construction.

Air Quality

The proposed project is required to comply with HVAC restrictions that require the exclusive use of natural gas and restrictions on the placement and height of the vent stack. However, the proposed project would utilize air source heat pumps for space heating, and electric hot water heaters. A natural gas-fired emergency generator would be used to provide life safety service to the proposed development in the event of a loss of utility power. The emergency generator would only be used occasionally for testing for short periods of time outside of an actual emergency. The project sponsor will commit to the use of electric for HVAC purposes and provide a professional certification to HPD that will demonstrate that the proposed project would not result in impacts associated with on-site building emissions associated with the HVAC system.

Noise

Environmental Studies Corporation conducted noise monitoring on Wednesday, May 29, 2019, at the site. Based on the measured noise levels at the project site, the project sponsor must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line. The proposed project's design measures are expected to provide sufficient attenuation to

satisfy HUD interior noise level requirements. A professional certification from the project's Architect of Record, dated January 26, 2024, has been submitted to HPD for approval prior to project closing.

With these measures included as part of the proposed project, no significant adverse impacts would occur. The project sponsors commit to implementing the measures required by this environmental review and will advise HPD, as the responsible entity (RE) for the project's federal environmental review, of any proposed change in scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Additional Studies Performed

- Thermal/Explosive Hazards Evaluation prepared by AKRF, Inc., February 8, 2023

List of Sources, Agencies, and Persons Consulted (40 CFR 1508.9[b])

- EAS, CEQR No. 20HPD054K, May 18, 2022
- Revised Negative Declaration, October 21, 2022
- Phase I ESA prepared by Environmental Studies Corporation, November 2018.
- USFWS List of Threatened and Endangered Species letter, dated February 7, 2023
- DEP Correspondence, dated October 13, 2020 and February 2, 2024
- SHPO Correspondence, dated February 8, 2023
- LPC Correspondence, dated October 24, 2019
- EPA Radon Map, <https://www.epa.gov/sites/default/files/2018-12/documents/radon-zones-map.pdf>
- NRCS Web Soil Survey, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- United States Federal Emergency Management Agency – Flood Insurance Rate Map, fema.gov/flood-maps
- New York State Environmental Resource Mapper, <https://gisservices.dec.ny.gov/gis/erm/>
- New York City's Zoning & Land Use Application, <https://zola.planning.nyc.gov/about/#9.72/40.697/-73.7332021>
- National Wild and Scenic Rivers System, <https://www.rivers.gov/new-york>
- 2020 EGCC Checklist, <https://www.greencommunitiesonline.org/checklist>
- New York City Department of City Planning Zoning Map
- 2021 CEQR Technical Manual

Other Requirements (Section 58.6) Checklist

PROJECT NAME: Livonia C3 (Brooklyn)

In addition to the duties under the laws and authorities specified in 58.5 for assumption by RE's under the laws cited in 58.1(b), RE's must comply with the following requirements. Applicability of the following requirements does not trigger the certification and release of funds procedure under this Part or preclude exemption of an activity under 58.34 (a) (12) and/or the applicability of 58.35(b). However, the RE remains responsible for addressing the following requirements in its ERR and meeting these requirements, where applicable, regardless of whether the activity is exempt under 58.34 or Categorically Excluded under 58.35 (a) or (b).

(a) Federal Flood Insurance Purchase Requirements (do not apply to funds from federal formula grants made to a state).

(1) Does the project involve acquisition or construction (including rehabilitation) in a community identified by the Federal Emergency Management Agency (FEMA) as having special flood hazard areas (100-year and 500-year floodplains)?

Yes No If "Yes," go to (a) (2). If "No," go to Question (b).

(2) Is the project located in 100-year floodplain (500-year floodplain for "critical" actions*)?

Yes No If "Yes," go to (a) (3). If "No," go to Question (b).

(3) Is the community in which the project is located () participating in the National Flood Insurance Program or, () has less than a year passed since FEMA notified the community concerning such hazards. (Please check one of the above depending on the situation) Yes No
If "Yes," attach a statement concerning how you will assure that flood insurance will be maintained in accordance with the "Flood Insurance Protection" guidance sheet attached to this Checklist and go to Question (b). The implementation of this project consistent with your statement must be made a condition on the environmental findings and recommendations for the project. If "No," project cannot be funded.

*As defined in the U.S. Water Resources Council's Floodplain Management Guidelines for Implementing Executive Order 11988.

(b) Coastal Barriers Resources


Is the project to be undertaken located in the coastal Barrier Resources System, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)?

Yes No If "Yes," federal financial assistance may not be provided. If "No," then go to Question (c).

(c) Projects located in Close Proximity to Airports Contained on the HUD list of 24 CFR Part 51D Covered Airports.

Does the project involve assistance, subsidy, or insurance for the purchase or sale of an existing property in a Runway Clear Zone or Clear Zone as defined in 24 CFR Part 51D? Yes No . If "Yes," the buyer must be advised that the property is in a runway Clear Zone or Clear Zone, what the implications of such a location are, and then there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. The implementation of this requirement must be made a condition in the environmental review findings and recommendations for this project.

Prepared by:

Signature: 
Patrick S. Blanchfield, Vice President – AKRF, Inc.

Date: 3/6/2024

Appendix A
SHPO and LPC Correspondence



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

February 08, 2023

Claudia Cooney
Senior Vice President
AKRF, Inc.
440 Park Avenue South
New York, NY 10016

Re: HUD
Livonia Site C-3 Development
651 Mother Gaston Blvd, Brooklyn, NY 11212
23PR00933

Dear Claudia Cooney:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy State Historic Preservation Officer
Division for Historic Preservation

rev: L. Mackey

ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV / LA-CEQR-K
Project: LIVONIA HOUSING
Date Received: 10/22/2019

Properties with no Architectural or Archaeological significance:

- 1) LIVONIA AVENUE, BBL: 3035860026
- 2) 651 MOTHER GASTON BLVD, BBL: 3038110017
- 3) 649 MOTHER GASTON BLVD, BBL: 3038110018
- 4) 647 MOTHER GASTON BLVD, BBL: 3038110019
- 5) 643 MOTHER GASTON BLVD, BBL: 3038110021
- 6) LIVONIA AVENUE, BBL: 3038110023
- 7) 352 LIVONIA AVENUE, BBL: 3038110024
- 8) LIVONIA AVENUE, BBL: 3038110025
- 9) LIVONIA AVENUE, BBL: 3038110026
- 10) CHRISTOPHER AVENUE, BBL: 3038110027
- 11) 354 LIVONIA AVENUE, BBL: 3038110124
- 12) LIVONIA AVENUE, BBL: 3038120019
- 13) LIVONIA AVENUE, BBL: 3038120020
- 14) 368 LIVONIA AVENUE, BBL: 3038120021
- 15) LIVONIA AVENUE, BBL: 3038120022
- 16) 372 LIVONIA AVENUE, BBL: 3038120121
- 17) LIVONIA AVENUE, BBL: 3038130115
- 18) LIVONIA AVENUE, BBL: 3035860040

LPC DESIGNATED AND S/NR ELIGIBLE BETSEY HEAD PLAY CENTER WITHIN RADIUS OF DEVELOPMENT SITE 4 (166 LIVONIA AVENUE AND BBL 3586/26). NO INTEREST AROUND DEVELOPMENT SITES 1-3.

No adverse impacts anticipated to Betsey Head Play Center as a result of this action.

Gina Santucci

10/24/2019

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 34598_FSO_DNP_10242019.docx

Appendix B

Endangered Species



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003

In Reply Refer To:
Project Code: 2023-0042850
Project Name: Livonia C3 (352 Livonia Avenue, Brooklyn)

February 07, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Long Island Ecological Services Field Office

340 Smith Road

Shirley, NY 11967-2258

(631) 286-0485

Project Summary

Project Code: 2023-0042850
Project Name: Livonia C3 (352 Livonia Avenue, Brooklyn)
Project Type: New Constr - Above Ground
Project Description: The New York City Department of Housing Preservation and Development (HPD) intends to utilize Project Based Vouchers (PBV) from the U.S. Department of Housing and Urban Development (HUD) to facilitate the development of a 12-story residential building containing a total of 141 units of affordable and supportive housing, inclusive a unit for a building superintendent on a vacant site in the Brownsville neighborhood of Brooklyn. The proposed project would be constructed and operated by Catholic Charities Progress of Peoples Development Corporation (CCPOPD) and financed through HPD's Supportive Housing Loan Program (SHLP).

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.6630003,-73.9046459426597,14z>



Counties: Kings County, New York

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Seabeach Amaranth <i>Amaranthus pumilus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8549	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPaC User Contact Information

Agency: AKRF, Inc.

Name: Teresa Cannone

Address: 440 Park Avenue South

City: New York

State: NY

Zip: 10016

Email: tcannone@akrf.com

Phone: 6463889598

Appendix C
Revised Negative Declaration and
Attenuation Measures

October 21, 2022

REVISED NEGATIVE DECLARATION

*Supersedes the Negative Declaration issued on May 19, 2022

Project Identification

Name/Location: **Livonia 4**
Project Area 1: Block 3813, Lot 115; Block 3812, Lots p/o 17, 18, 19, 20, 21, 22, 24, 121; Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 124.
Project Area 2: Block 3586, Lots 26, p/o 40, 41, 42, 43, 44, p/o 45
Brooklyn
CEQR No. 20HPD054K
SEQRA Classification: Unlisted
ULURP Nos. 220429ZMK, 220430ZRK, 220428HUK, 220427HAK

Name and Description of Proposed Action

Livonia 4:
Catholic Charities, Community Solutions, and Radson Development (the “Project Sponsors”) are seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) and multiple discretionary land use actions (together the “proposed actions”) subject to City Planning Commission (CPC) approval. The proposed actions would facilitate the development of four new, mixed use residential, commercial, and community facility developments (the “Proposed Developments”). The Proposed Developments are grouped into four separate Development Sites:

- Development Site 1(Site C1); Block 3813, Lot 115;
- Development Site 2 (Site C2); Block 3812, Lots 19-22, and 121;
- Development Site 3 (Site C3); Block 3811, Lots 17-19, 21, 23-27, and 124; and
- Development Site 4 (Site C4); Block 3586, Lot 26.

Specifically, the proposed actions include the following:

- Zoning map amendment to rezone portions of Project Areas 1 and 2 from R6 and R6/C2-4 zoning districts to an R7-2/C2-4 zoning district;
- A zoning text amendment to Appendix F to establish portions of Project Areas 1 and 2 as Mandatory Inclusionary Housing (MIH) Areas;
- The designation of the Development Sites as an Urban Development Action Area (UDAA);
- Approval of the project as an Urban Development Action Area Project (UDAAP);

- Disposition of City-owned property (Block 3813, Lot 115; Block 3812, Lots 19-22 and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124; and Block 3586, Lot 26, collectively, the Disposition Area) to a developer selected by HPD; and
- Amendment to the Brownsville II Urban Renewal Plan (URP) to change the land use designation of certain urban renewal sites from Commercial to Residential. The URP approval also results in the authority to acquire all sites listed in Exhibit A of the URP.

The project sponsor would also seek construction financing through HPD’s Extremely Low & Low-Income Affordability (ELLA) program, Supportive Housing Loan Program (SHLP), and Senior Affordable Rental Apartments (SARA) program.

The proposed actions would facilitate the development of four new buildings containing approximately 542,050 gross square feet (“gsf”) of floor area, with residential, commercial, and community facility uses, including 498 dwelling units (“DUs”) plus four units for superintendents on Development Sites 1 through 4 (Sites C1-C4). All of the dwelling units would be affordable and are anticipated to be marketed to households earning between 27 percent and 80 percent of Area Median Income (AMI). The approximately 14,313 sf of commercial floor area on Projected Development Sites 1 through 4 is anticipated to include an approximately 8,735 sf supermarket, and approximately 5,578 sf of local retail space.

In addition to the proposed project, the Environmental Assessment Statement (EAS) analyzes an additional development site, “Projected Development Site 5”, located at Block 3812, Lot 24. The EAS assumes Projected Development Site 5 would be developed under the proposed actions with a 9-story, approximately 46,950 gsf mixed use building containing 4,800 gsf each of commercial and community facility uses and 37,750 gsf of residential uses (36 DUs, 20 percent of which would be affordable pursuant to MIH). Projected Development Site 5 would be developed independently of the proposed project and is included in the EAS for conservative analysis purposes only.

According to the EAS, the Proposed Development would be constructed in two phases over the course of 36 months and is expected to be completed and operational by 2026. Absent the Proposed Action (the “No-Action condition”), the Project Sites would either remain vacant (Sites C1 and C2) or as a portion of community gardens (Sites C3 and C4) operating under temporary license agreement on an interim basis. The Proposed Development would be constructed pursuant to the existing zoning for each Development Site.

The proposed project would be implemented in conformance with the following provisions in order to ensure that there are no significant adverse environmental impacts. The provisions are as follows:

Hazardous Materials

The following measures will be implemented as required through the Land Disposition Agreement between HPD and the Project Sponsor as outlined in the October 13, 2020, NYC Department of Environmental Protection (“DEP”) letter to HPD:

- o ***Site C1 (Projected Development Site 1): Block 3813, Lot 115***

At the completion of the project, a P.E. certified Remedial Closure Report will be submitted for DEP review and approval. The P.E. certified Remedial Closure



Report will indicate that all remedial requirements have been properly implemented as specified in the October 13, 2020 DEP letter.

- ***Site C2 (Projected Development Site 2): Block 3812, Lots 19, 20, 21, 22, and 121***

In addition to the proposed vapor barrier system, a passive SSDS with the capability of being converted to an active SSDS if warranted based on future conditions will be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed SSDS will be included in the RAP and submitted for DEP review and approval. Soil disturbance will not occur without DEP's written approval of the RAP and CHASP.

- ***Site C3 (Projected Development Site 3): Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124***

In addition to the proposed vapor barrier system, an active sub-slab depressurization system (SSDS) will be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed active SSDS will be included in the RAP and submitted for DEP review and approval. Soil disturbance will not occur without DEP's written approval of the RAP and CHASP.

- ***Site C4 (Projected Development Site 4): Block 3586, Lot 26***

In addition to the proposed vapor barrier system, a passive SSDS with the capability of being converted to an active SSDS if warranted based on future conditions will be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed SSDS will be included in the RAP and submitted for DEP review and approval. Soil disturbance will not occur without DEP's written approval of the RAP and CHASP.

As recommended by DEP in their March 11, 2020, letter to HPD, the following development sites are mapped with an (E) Designation for Hazardous Materials (E-641) on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution:

- Projected Development Site 5 (Block 3812, Lot 24);
- Potential Development Sites 1 and 2 (Block 3812, Lots 17 and 18) and Block 3811, Lot 20.

The requirements for the (E) Designation related to hazardous materials are as follows:

Task 1-Sampling Protocol

The Applicant submits to the Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site,

specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

The (E)-Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance on these properties. These applicant(s) should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation in order to avoid any potential impacts associated with hazardous materials.

Noise

To preclude the potential for significant adverse impacts, the following measures will be memorialized and enforced through the Land Disposition Agreement between HPD and the Project Sponsor:

Block 3813, Lot 115 (Projected Development Site 1): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 31 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). Commercial uses must maintain an interior noise level of at least 50 dB(A). To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.



Block 3812, Lots 19-22, 121 (Projected Development Site 2): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Block 3811, Lots 17-19, 21, 23-27, 124 (Projected Development Site 3): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). Commercial uses must maintain an interior noise level of at least 50 dB(A). To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Block 3586, Lot 26 (Projected Development Site 4): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 36 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

In addition, the following development sites are mapped with an (E) Designation for Noise (E-641). The requirements for the (E) Designation are as follows:

Block 3812, Lot 24 (Projected Development Site 5): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). Commercial uses must maintain an interior noise level of at least 50 dB(A). To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Block 3812, Lots 17 and 18 (Potential Development Site 1): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). Commercial uses must maintain an interior noise level of at least 50 dB(A). To maintain a closed-



window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Block 3811, Lot 20 (Potential Development Site 2): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 37 dB(A) window-wall attenuation for all façades below the level of the elevated rail line along Livonia Avenue and a 35 dB(A) window-wall attenuation for all façades above the level of the elevated rail line along Livonia Avenue in order to maintain an interior noise level of 45 dB(A). Commercial uses must maintain an interior noise level of at least 50 dB(A). To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Air Quality

To preclude the potential for significant adverse impacts, the following measures will be memorialized and enforced through the Land Disposition Agreement between HPD and the Project Sponsor:

Block 3813, Lot 115 (Projected Development Site 1): Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) system(s) ensure that the stack is located at the building's highest level at a minimum of 133 feet above the grade, and that the stack is located at least 120 feet from the northern lot line facing Livonia Avenue to avoid any potential significant adverse air quality impacts.

Block 3812, Lots 19, 20, 21, 22, 121 (Projected Development Site 2): Any new residential or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) system(s), and must be fitted with low NO_x (30 ppm) burners, ensure that the HVAC stack is located at the building's highest level at a minimum of 118 feet above the grade, and that the stack is located at least 35 feet from the eastern lot line facing Sackman Street and at least 35 feet from the western lot line facing Christopher Avenue to avoid any potential significant adverse air quality impacts.

Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, 124 (Projected Development Site 3): Any new residential, commercial, or community facility development on the above referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level at a minimum of 128 feet above the grade, and that the stack is located at least 70 feet from the northern lot line facing Livonia Avenue and 50 feet from the eastern lot line facing Christopher Avenue to avoid any potential significant adverse air quality impacts.

Block 3586, Lot 26 (Projected Development Site 4): Any new residential or community facility development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the



building's highest level at a minimum of 128 feet above the grade to avoid any potential significant adverse air quality impacts.

In addition, the following development sites are mapped with an (E) Designation for Air Quality (E-641). The requirements for the (E) Designation are as follows:

- **Block 3812, Lot 24 (Projected Development Site 5):** Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (30 ppm) burners, ensure that the stack is located at a minimum of 122 feet above the grade, and that the stack is located at least 35 feet from the eastern lot line facing Sackman Street to avoid any potential significant adverse air quality impacts.
- **Block 3812, Lots 17, 18 (Potential Development Site 1):** Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at a minimum of 122 feet above the grade, and that the stack is located at least 40 feet from the eastern lot line facing Sackman Street and at least 30 feet from the northern lot line facing Livonia Avenue to avoid any potential significant adverse air quality impacts.
- **Block 3811, Lot 20 (Potential Development Site 2):** Any new residential, commercial, or community facility development on the above-referenced property must exclusively use line-electric power as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) to avoid any potential significant adverse air quality impacts.

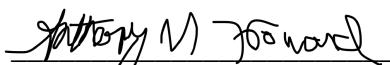
Statement of No Significant Effect:

Pursuant to the CEQR rules adopted on June 6, 1991, Executive Order 91, HPD has completed its technical review of an Environmental Assessment Statement (EAS) and has determined that the proposed actions will have no significant effect on the quality of the environment.

Supporting Statement:

The measures described above related to historic and cultural resources will be implemented as part of the Proposed Development through the Regulatory Agreement between HPD and the project sponsors, Catholic Charities, Community Solutions, and Radson Development.

The EAS is on file with HPD and available for public review. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR Part 617.


Anthony Howard
Deputy Director, Environmental Planning

October 21, 2022
Date



Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development





Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services
NYC Department of Housing Preservation & Development
100 Gold St, 7-A3
New York NY 10038

Date: January 26, 2024

**RE: Livonia C3, 350 Livonia Avenue, Brooklyn, NY 11212;
Composite Wall Sound Attenuation**

Dear Mr. Howard,

I am the architect of record for Livonia C3 at 350 Livonia Avenue; Block 3811, Lot 17. This letter is to address the requirements for Sound Attenuation and Alternative Means of Ventilation referred to as the projected development site 3 or “C-3” in Livonia Avenue Rezoning EAS report dated May 2022 (CEQR #50HPD054K).

According to the Environmental Assessment Statement (EAS) page 152 and Negative Declaration page 5 issued by Department of Housing Preservation and Development (HPD) dated May 19, 2022, a min. of 37 dB(A)/ and 35 dB(A) window-wall attenuation are required for all façade below/ and above the level of the elevated rail line along Livonia Avenue line. To maintain a closed-window condition, and an Alternative means of ventilation should be provided. With further detailed attenuation assessment conducted by acoustical engineer, AKRF, a refined window OITC requirements per façade orientation and elevation level listed in the report page 3 were reviewed and accepted as a supplement to the 2022 EAS report by Department of Housing Preservation and Development (HPD) in Dec. 22, 2023. Please refer to the Appendix A for the detail of the report.

My signature below shall confirm that the proposed new construction reflected in the drawings and specifications being developed, to the best of my knowledge ability and belief, will comply with the window-wall attenuation and alternative means of ventilation prescribed in EAS report and the supplemental details listed in acoustical report approved.

Window-Wall Sound Attenuation

In order to achieve the required window-wall attenuation per each facade orientation and location, a composite calculation was performed by AKRF to include the following components:

- Windows comparable or equivalent to: Intus Windows Supera Series, casement and fixed windows for residential dwelling spaces, with a minimum OITC attenuation ranging from 24 up to 36.

Re:



- Storefront/curtainwall glazing systems with entrance doors for non-residential dwelling spaces, with a minimum OITC attenuation range from 24 up to 32.
- The PTAC will have a sound attenuation of 29 OITC
- A minimum of 5-inch of mineral wool insulation installed in the cavity between the PTAC sleeve and the framed interior finish component surrounding each PTAC.
- The exterior walls type 1 and 2 will consist of CMU backup walls with exterior wall insulation and air gap cladded with either bricks or ACM panels, providing an OTIC rating of 48 and 46

Alternative Means of Ventilation

Alternative means of ventilation via a vertically ducted HVAC system supplying fresh air to each dwelling unit will be provided as a part of the construction to comply with the requirement.

I agree that any changes to these restrictions must be submitted and approved by HPD before being implemented.

We have considered the cost of these remedial actions and commit to installing the required elements as specified in the above-referenced documents and agree to bring into compliance any construction which is found not to comply with the proposed remedial actions.

Please contact me if you have any questions regarding this commitment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Loughlin', is written over a solid horizontal line.

Brian Loughlin, AIA APA
Principal

cc: Fernando Villa, Jennifer Yang

Appendix D

Hazardous Materials

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**LIVONIA 4 SITE C3
BLOCK 3811 LOT#’S 17-19, 21, 23, 24, 26, 27 & 124
BROOKLYN, NEW YORK 11212**

PREPARED FOR:

CATHOLIC CHARITIES POP DEVELOPMENT CORP.

**191 JORALEMON STREET,
BROOKLYN, NEW YORK 11216**

PREPARED BY:



**55 WATERMILL LANE, SUITE 200
GREAT NECK, N.Y. 11021**

NOVEMBER 2018

Livonia 4 Site C3
Block 3811, Lots 17-19, 21, 23, 24, 26, 27 & 124
Brooklyn, New York 11212

A. INTRODUCTION	1
B. EXECUTIVE SUMMARY	3
C. REPORT OF FINDINGS	7
SITE HISTORY	7
USER PROVIDED INFORMATION	13
SITE INSPECTION	15
REGULATORY AGENCY INFORMATION	17
D. SCOPE OF WORK	24
E. QUALIFICATIONS	25
F. DISCLAIMER	25

ATTACHMENT A - Figures

ATTACHMENT B - Photographs

ATTACHMENT C - Environmental Data Resources, Inc. Radius Map Report

ATTACHMENT D - City Directory Abstract from Environmental Data Resources, Inc.

ATTACHMENT E - User Provided Information

PHASE I ENVIRONMENTAL SITE ASSESSMENT

A. INTRODUCTION

Environmental Studies Corp. has performed a Phase I Environmental Site Assessment (ESA) of the subject property referred to as Livonia 4 Site C3, located at 338-354 & 360 Livonia Avenue (A.K.A. 641 & 647-651 Mother Gaston Boulevard and 378-388 Christopher Avenue), in the Borough of Brooklyn, New York City, New York. This Phase I ESA was prepared in accordance with the latest ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E 1527-13).

The Standard Practice E 1527-13 defines good commercial and customary practice for conducting an environmental site assessment (ESA) of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and petroleum products. As such, the Practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (referred to as landowner liability protections or LLPs); that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice.

The goal of an ESA is to identify, to the extent feasible in accordance with ASTM E 1527-13, *recognized environmental conditions (RECs)* in connection with the property. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not *recognized environmental conditions*. The term *de minimis* condition means a condition 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. The presence or likely presence of hazardous substances or petroleum products at the site includes any form, such as solid or liquid at the surface or subsurface, and vapor in the subsurface.

The Practice also defines two additional *RECs*; *controlled recognized environmental conditions* and *historical recognized environmental conditions*. The term *controlled recognized environmental conditions* means a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The term *historical recognized environmental condition* means a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been address to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Recognized environmental conditions are identified through a review of pertinent records for the project site and nearby properties, a site reconnaissance, interviews and User provided information. The records review includes a review of *Standard Historical Sources* of information to determine the history of the property. Such sources include historical aerial photographs, fire insurance maps such as those published by the Sanborn Map Company, reverse telephone directories, building department records such as Certificates of Occupancy, building and demolition permits, etc., property tax records, recorded land title records, previous environmental reports and others. The records review also includes regulatory agency lists and databases of documented hazardous waste sites, spill incidents, registered storage tanks and others.

The non-invasive site reconnaissance is performed to identify potential sources of contamination at the project site and in the immediate vicinity of the site. Such potential sources of contamination include operations involving the storage or use of hazardous substances or petroleum products, the presence of petroleum storage tanks, drainage structures, chemical/oil staining, dead or dying vegetation and others.

Interviews are conducted, whenever possible, with site owners, operators, tenants, local government officials, and others with knowledge of the site and information regarding potential RECs at a property. Finally, several ASTM "Non-Scope" items including asbestos-containing materials, lead-based paints, and radon are also discussed. A detailed scope of work is included in Section D of this report.

Sanborn atlases and other pertinent figures are included in Attachment A. Photographs are located in Attachment B. Regulatory agency database information from Environmental Data Resources, Inc. (EDR) is included in Attachment C. The City Directory Abstract report from EDR is included in Attachment D, and User provided information is included in Attachment E, including the User Questionnaire.

B. EXECUTIVE SUMMARY

Site Description

The subject property referred to as Livonia 4 Site C3 is located on the south side of Livonia Avenue, between Mother Gaston Boulevard and Christopher Avenue, in the Brownsville section of the Borough of Brooklyn, New York City, New York. The property consists of nine adjoining, undeveloped lots with a total combined area of approximately 16,900+/- square feet. The site is surrounded by a chain link fence. The surface of the property is unpaved and was covered by a dense layer of vegetation at the time of the site visit. No indications of former buildings or structures were observed, such as concrete slabs, old foundations walls, etc.

Site History

Research into the history of the property indicates that the project site was undeveloped in 1887, as shown on the Sanborn map for that year. The area surrounding the site was rural in the 1880s, and it is considered unlikely that the site would have been developed prior to 1887.

Sometime between 1887 and 1907, development of the site began, and by 1924 the entire property was developed with buildings. Lots 17, 18, 19, 23, 26, and 124 contained 3-story, mixed-use buildings (i.e., retail and residential), Lot 21 contained a 4-story retail building, and Lots 24 and 27 contained 3-story apartment buildings. All of the former structures at the project site were demolished between 1966 and 1986, and the site has remained vacant and undeveloped since 1986.

The materials used to fill the basements of these former buildings is not known, and it is not known if the contents of the basements were removed prior to demolition, such as oil tanks, boilers, hot water heaters, pipes, etc. Therefore, it is possible that debris from the former buildings at the site may remain in the subsurface.

The identified uses in the former buildings at the site include retail stores, grocery stores, candy stores and confectionaries, furniture stores, real estate offices, a TV store, a dry cleaner, a chemical (aerosol) company, a tin smith shop (blower shop), and a printer.

A dry cleaner is shown in the building at 360 Livonia Avenue (A.K.A. 378-386 Christopher Ave.) on the 1966 Sanborn map. City directories list Diamond Cleaners at 386 Christopher Avenue in 1960 and 1965. Dry cleaners typically use solvents including tetrachloroethylene, also known as perchloroethylene or perc, in their operations. Any past spills, leaks or discharges of such materials at the site would represent a potential source of contamination to the property. In addition, solvents such as perc have a propensity to move through the soil in the form of a vapor and therefore, the possibility exists for the encroachment of vapors into any future buildings developed on the site.

Other past businesses or operations at the project site which may have included the storage or use of hazardous substances or petroleum products are the Eska Chemicals Corp. (aerosols), listed in the former building at 352 Livonia Avenue in 1960, a printer (Junis Press Printer) at 348 Livonia Avenue in 1934, and a tinsmith shop (blower shop) at 352-354 Livonia Avenue in the 1950s. Any past spills, leaks or discharges of hazardous substances or petroleum products from these former uses would represent a potential source of contamination to the property, including the possibility for the encroachment of vapors into any future buildings developed on the site.

Fill Materials

At the time of the site visit, the surface of the lot was covered by a dense layer of vegetation which obscured the surface. However, numerous small mounds and depressions were located throughout the area, which indicates the possibility of fill materials of an unknown origin on the lot.

Environmental Liens and Activity and Use Limitations

There were not any indications of Environmental Liens or Activity and Use Limitations found on file for the project site in the New York City Department of Finance records reviewed. A search of land title records did not identify any Environmental Liens or Activity and Use Limitations at the site. There are any Environmental Liens or Activity and Use Limitations identified at the project site in the EDR database report.

Drainage Structures

No floor drains, storm drains, drywells, trench drains, pits, ponds, lagoons or other drainage structures were observed at the project site.

Petroleum Storage Tanks

No aboveground storage tanks (ASTs), or visible indications of the presence of underground storage tanks (USTs) such as fillports, vent lines, associated mechanical equipment, etc., were observed at the property, or in the sidewalks adjoining the property, during the site visit. The property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons.

It is not known how the buildings formerly located at the project site were heated (e.g., fuel oil, gas, coal, electric, etc.). According to NYCDOB records, Oil Burner Applications were issued to Lot 17 in 1955, to Lot 19 in 1956 and to Lot 26 in 1951, which indicates that the buildings had oil-fired heating systems and associated oil tanks. Any heating oil tanks which were not removed from the project site at the time of the building's demolition may remain at the subject property. Any fuel oil tanks discovered at the site during re-development should be properly closed or removed in accordance with all applicable regulations.

Asbestos/Lead-Based Paints/PCBs

No suspected asbestos-containing materials, lead-based paints or electrical equipment suspected of containing PCBs were observed at the property during the site visit.

Regulatory Agency Records

The subject property is not identified in any of the Federal or State environmental databases reviewed, including the USEPA's Superfund, CORRACTS, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the NYSDEC's Spill Logs database, Petroleum Bulk Storage database, Solid Waste Facilities database, Voluntary Cleanup Program, Brownfield Cleanup Program, or the Registry of Inactive Hazardous Waste Disposal Sites.

Surrounding Land Uses

The project site is adjoined to the north by Livonia Avenue, beyond which are the New York City Housing Authority Van Dyke Houses. There is an elevated rail line which runs along Livonia Avenue. To the south of the site are residential dwellings. Adjacent and to the east is Christopher Avenue, beyond which are dwellings and an undeveloped lot. Adjacent and to the west of the site is Mother Gaston Blvd., beyond which is a public park. Land uses in the immediate vicinity of the project site (i.e., within approximately 500 feet) are predominantly comprised of a mix of residential and commercial/retail uses. No gasoline filling stations or heavy industrial uses were observed in the immediate vicinity of the project site.

A review of Sanborn maps show that land uses in the immediate vicinity of the site have been predominantly residential and commercial/retail, with some light industrial uses, since at least the 1920s. Light industrial uses identified in the area include woodworking shops, mattress manufacturing, lumber yards, bottling companies and a knitting mill. However, there were not any industrial uses which are considered likely to have impacted the project site identified on the Sanborn maps reviewed.

There were not any potential off-site sources of contamination which are considered likely to have impacted the project site identified in the regulatory agency database or historical information reviewed for this report.

Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property referred to as Livonia 4 Site C3, 338-354 & 360 Livonia Avenue (A.K.A. 378-388 Christopher Avenue and 641 & 647-651 Mother Gaston Boulevard), Brooklyn, New York, the property. Any exceptions to or deletions from this standard are described in section A of this report. This assessment has revealed no evidence of *Controlled Recognized Environmental Conditions* or *Historical Recognized Environmental Conditions* in connection with the property. This assessment has revealed no evidence of *Recognized Environmental Conditions* in connection with the property, with the following exceptions:

- The potential for site impacts from past on-site dry cleaning operations on Lot 26, including the potential for the encroachment of vapors to any future buildings to be developed on the project site.
- The potential for site impacts from past on-site tinsmith operations, printing operations, or chemical company operations at the subject property, including the potential for the encroachment of vapors to any future buildings to be developed on the project site.
- The possible presence of one or more fuel oil storage tanks at the project site.
- The possible presence of fill materials, including remnants of former buildings, at the project site.

Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.1 of 40 CFR 312 and we have the specified qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

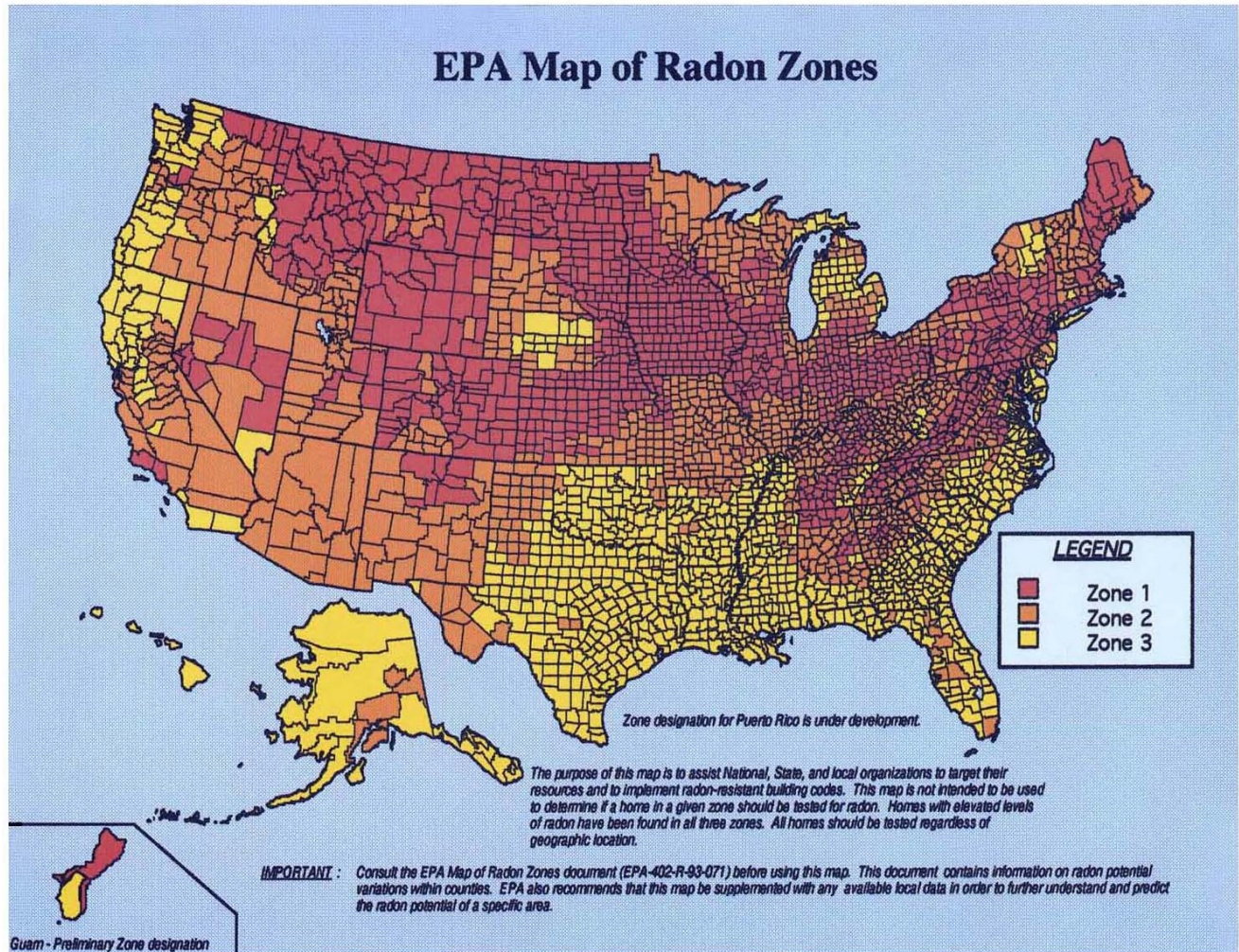
Respectfully Submitted,



Hiram A. Rothkrug, Director
Environmental Studies Corp.

Radon Zones Map

The U.S. Environmental Protection Agency (EPA) created this map to identify areas with the potential for elevated indoor radon levels. The EPA Map of Radon Zones helps national, state, and local organizations implement radon-resistant building codes. The map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested for radon.



What do the colors mean?

	Zone 1 (red zones)	Highest potential; average indoor radon levels may be greater than 4 pCi/L (picocuries per liter)
	Zone 2 (orange zones)	Moderate potential; average indoor radon levels may be between 2 and 4 pCi/L
	Zone 3 (yellow zones)	Low potential; average indoor radon levels may be less than 2 pCi/L



October 13, 2020

Matthew Juliana
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Vincent Sapienza, P.E.
Commissioner

Angela Licata
*Deputy Commissioner of
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
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Re: Livonia Avenue Rezoning
Site C1: Block 3813, Lot 115
Site C2: Block 3812, Lots 19, 20, 21, 22, and 121
Site C3: Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124
Site C4: Block 3586, Lots 26 and 40
CEQR # 20HPD054K

Dear Mr. Juliana:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the June 2020 Phase II Environmental Site Assessment (Phase II) and the July 2020 Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) prepared by Environmental Studies Corporation, on behalf of the New York City Department of Housing Preservation and Development (HPD) (applicant) for the above referenced project. It is our understanding that the applicant is seeking the approval of several actions (the Proposed Actions) from the City Planning Commission to facilitate the construction of four mixed-use primarily affordable housing buildings located along Livonia Avenue in the Brownsville neighborhood of Brooklyn Community District 16. The four buildings would be located within two Project Areas: Project Area 1 comprises Block 3813, Lot 115; Block 3812, Lots 17, 18, 19, 20, 21, 22, 24, and 121; Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 124, and Project Area 2 comprises Block 3586, Lots 26, 40, 41, 42, 43, 44, and 45. The majority of tax lots within the Project Areas are City-owned, but also include five privately owned properties within Project Area 1 (Block 3812, Lots 17, 18, and 24; Block 3811, Lots 20 and 25), and three privately-owned properties within Project Area 2 (Block 3586, Lots 40, 44, and 45). Project Area 2 also includes three lots owned by the New York City Department of Parks and Recreation. Three Development Sites represent a portion of Project Area 1 (Block 3813, Lot 115 (Projected Development Site 1; aka Site C1); Block 3812, Lots 19-22, and 121 (Projected Development Site 2; aka Site C2); Block 3811, Lots 17-19, 21, 23-27, and 124 (Projected Development Site 3; aka Site C3); and one Development Site represents a portion of Project Area 2 (Block 3586, Lots 26 and 40 (Projected Development Site 4; aka Site C4). The Proposed Actions would also facilitate the construction on properties not controlled by the applicant of two additional mixed-use partially affordable housing buildings in the vicinity on or near Livonia Avenue including on Block 3812, Lot 24 (Projected Development Site 5) and on Block

3586, Lots 44 and 45 (Projected Development Site 6). The Proposed Actions include the following: zoning map amendment to rezone Project Areas 1 and 2 from an R6 zoning district to an R7-2 zoning district, for which Catholic Charities and Radson Development are co-applicants; a zoning text amendment to Appendix F to establish Project Areas 1 and 2 as Mandatory Inclusionary Housing Areas, for which Catholic Charities and Radson Development are co-applicants; the designation of the Development Sites as an Urban Development Action Area, approval of the project as an Urban Development Action Area Project, and the disposition of City-owned property (Block 3813, Lot 115; Block 3812, Lots 19-22 and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124; and Block 3586, Lot 26, collectively, the Disposition Area) to a developer selected by HPD; and amendment to the Brownsville II Urban Renewal Plan to permit residential use on Sites C1 (URA Site 142), C2 (URA Site 141), and C3 (URA Site 140). The Proposed Actions would facilitate the redevelopment of the 6 Projected Development Sites with six new, mixed-use residential, commercial, and community facility developments (the Proposed Development). In total, the Proposed Development would include approximately 625,207 gross square feet (gsf) of floor area including approximately 469,117 gsf of residential floor area for 505 dwelling units, 463 of which would be affordable, 42,554 gsf of commercial floor area, 63,331 gsf of community facility floor area, and 50,206 gsf of community facility with sleeping accommodations floor area for 63 supportive housing units. The Proposed Actions could also result in new development on Potential Development Site 1 (Block 3812, Lots 17 and 18) and Potential Development Site 2 (Block 3811, Lot 20) consisting of up to approximately 53,300 gsf of floor area including approximately 43,250 gsf of residential floor area for 41 dwelling units, 9 of which would be affordable, 5,500 gsf of commercial floor area, and 4,550 gsf of community facility floor area. No additional development would be anticipated on Other Site 1 (Block 3586, Lot 41), Other Site 2 (Block 3586, Lot 42), and Other Site 3 (Block 3586, Lot 43).

Site C1: Block 3813, Lot 115

During the May 2020 fieldwork, 4 soil borings (B-1, B-2, B-3, and B-4) were advanced at the site to depths of 16-30 feet below grade surface (bgs). Two soil samples were collected from each soil boring location. One soil sample was collected from the surface at a depth of 0 to 2 feet bgs, and another deeper soil sample was collected at a depth 10 - 12 feet bgs. One groundwater sample (GW-1) was collected from a temporary monitoring well. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List (TAL) metals (filtered and unfiltered for groundwater samples). Three soil vapor samples (SV-1, SV-2, and SV-3) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno (1,2,3-c,d) pyrene), several pesticides (4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and

dieldrin), and several metals (copper, lead, mercury, and zinc) were detected above their NYSDEC Unrestricted Use SCOs and/or Restricted Residential Use SCOs.

The groundwater analytical results revealed that SVOCs, pesticides, and PCBs were either ND or below their NYSDEC Technical and Operational Guidance Series 1.1.1 Class GA Ambient Water Quality Standards (AWQS). One VOC (chloroform) and several metals (chromium, lead, magnesium, manganese, nickel, and sodium) were detected above their AWQS.

The soil vapor analytical results revealed that several VOCs (1,2,4 trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,3,5 trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, acetone, benzene, carbon disulfide, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, n-heptane, n-hexane, o-xylene, m&p xylene, p-ethyltoluene, styrene, tetrachloroethylene (PCE), toluene, and trichlorofluoromethane) were detected.

The July 2020 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with all applicable federal, state, and local regulations; removal of underground storage tanks, if encountered, and closure of petroleum spills in compliance with applicable local, state, and federal laws and regulations; a New York City Department of Environmental Protection Sewer Discharge Permit will be obtained prior to the start of any de-watering activities; stockpiled soil will be covered with appropriately anchored plastic tarps; dust control; air monitoring; installation of a vapor barrier system consisting of 46-mil Grace Preprufe 300R (or equal) below cellar areas, 0.5 mm Grace Florprufe 120R (or equal) below ground floor slab areas, 32-mil Grace Preprufe 160R (or equal) will be used for foundation wall and Grace Bituthene 3000 (or equal) for post applied applications (if the type of vapor barrier is changed an amendment must first be approved by NYCDEP); and placement of 2-feet of certified clean soil in landscaped areas that are not capped with asphalt or concrete. The July 2020 CHASP addresses worker and community health and safety during construction.

Site C2: Block 3812, Lots 19, 20, 21, 22, and 121

During the May 2020 fieldwork, 3 soil borings (B-1, B-2, and B-3) were advanced at the site to depths of 16-30 feet bgs. Two soil samples were collected from each soil boring location. One soil sample was collected from the surface at a depth of 0 to 2 feet bgs, and another deeper soil sample was collected at a depth 10 - 12 feet bgs. One groundwater sample (GW-1) was collected from a temporary monitoring well. Soil and groundwater samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals (filtered and unfiltered for groundwater samples). Three soil vapor samples (SV-1, SV-2, and SV-3) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno (1,2,3-c,d) pyrene), two pesticides (4,4'-DDE and 4,4'-DDT), and several metals (copper, lead,

mercury, and zinc) were detected above their NYSDEC Unrestricted Use SCOs and/or Restricted Residential Use SCOs.

The groundwater analytical results revealed that VOCs, pesticides, and PCBs were either ND or below their NYSDEC AWQS. One SVOC (chrysene) and several metals (lead, manganese, and sodium) were detected above their AWQS.

The soil vapor analytical results revealed that several VOCs (1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 2-butanone, acetone, benzene, bromomethane, carbon tetrachloride, chloroform, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, m&p xylene, PCE, toluene, trichloroethylene (TCE), and trichlorofluoromethane) were detected. PCE was detected at concentrations up to 94 $\mu\text{g}/\text{m}^3$ and TCE was detected at concentrations up to 5.7 $\mu\text{g}/\text{m}^3$. PCE and TCE were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the New York State Department of Health's (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The July 2020 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with all applicable federal, state, and local regulations; removal of underground storage tanks, if encountered, and closure of petroleum spills in compliance with applicable local, state, and federal laws and regulations; a New York City Department of Environmental Protection Sewer Discharge Permit will be obtained prior to the start of any de-watering activities; stockpiled soil will be covered with appropriately anchored plastic tarps; dust control; air monitoring; installation of a vapor barrier system consisting of 46-mil Grace Preprufe 300R (or equal) below cellar areas, 0.5 mm Grace Florprufe 120R (or equal) below ground floor slab areas, 32-mil Grace Preprufe 160R (or equal) will be used for foundation wall and Grace Bituthene 3000 (or equal) for post applied applications (if the type of vapor barrier is changed an amendment must first be approved by NYCDEP); and placement of 2-feet of certified clean soil in landscaped areas that are not capped with asphalt or concrete. The July 2020 CHASP addresses worker and community health and safety during construction.

Site C3: Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124

During the May 2020 fieldwork, 4 soil borings (B-1, B-2, B-3, and B-4) were advanced at the site to depths of 16-30 feet bgs. Two soil samples were collected from each soil boring location. One soil sample was collected from the surface at a depth of 0 to 2 feet bgs, and another deeper soil sample was collected at a depth 10 - 12 feet bgs. One groundwater sample (GW-1) was collected from a temporary monitoring well. Soil and groundwater samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals (filtered and unfiltered for groundwater samples). Three soil vapor samples (SV-1, SV-2, and SV-3) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (acenaphthene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene,

dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, fluorene, hexachlorobenzene, indeno(123-cd)pyrene, naphthalene, phenanthrene, and pyrene), several pesticides (4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and dieldrin), and several metals (arsenic, barium, cadmium, copper, lead, nickel, mercury, and zinc) were detected above their NYSDEC Unrestricted Use SCOs and/or Restricted Residential Use SCOs.

The groundwater analytical results revealed that pesticides and PCBs were either ND or below their NYSDEC. One VOC (chloroform), several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, and chrysene) and several metals (chromium, lead, manganese, nickel, and sodium) were detected above their AWQS.

The soil vapor analytical results revealed that several VOCs (1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, 2-butanone, acetone, benzene, carbon disulfide, chloroform, cis-1,2-dichloroethylene, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, m&p xylene, styrene, PCE, toluene, TCE, and trichlorofluoromethane) were detected. PCE was detected at concentrations up to 4,700 $\mu\text{g}/\text{m}^3$ and TCE was detected at concentrations up to 98 $\mu\text{g}/\text{m}^3$. PCE and TCE were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The July 2020 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with all applicable federal, state, and local regulations; removal of underground storage tanks, if encountered, and closure of petroleum spills in compliance with applicable local, state, and federal laws and regulations; a New York City Department of Environmental Protection Sewer Discharge Permit will be obtained prior to the start of any de-watering activities; stockpiled soil will be covered with appropriately anchored plastic tarps; dust control; air monitoring; installation of a vapor barrier system consisting of 46-mil Grace Preprufe 300R (or equal) below cellar areas, 0.5 mm Grace Florprufe 120R (or equal) below ground floor slab areas, 32-mil Grace Preprufe 160R (or equal) will be used for foundation wall and Grace Bituthene 3000 (or equal) for post applied applications (if the type of vapor barrier is changed an amendment must first be approved by NYCDEP); and placement of 2-feet of certified clean soil in landscaped areas that are not capped with asphalt or concrete. The July 2020 CHASP addresses worker and community health and safety during construction.

Site C4: Block 3586, Lots 26 and 40

During the May 2020 fieldwork, 4 soil borings (B-1, B-2, B-3, and B-4) were advanced at the site to depths of 16-30 feet bgs. Two soil samples were collected from each soil boring location. One soil sample was collected from the surface at a depth of 0 to 2 feet bgs, and another deeper soil sample was collected at a depth 10 - 12 feet bgs. One groundwater sample (GW-1) was collected from a temporary monitoring well. Soil and groundwater samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals (filtered and unfiltered for groundwater samples). Three soil vapor samples (SV-1, SV-2, and SV-3) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs, pesticides, and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(123-cd)pyrene), and several metals (lead, mercury, and zinc) were detected above their NYSDEC Unrestricted Use SCOs and/or Restricted Residential Use SCOs.

The groundwater analytical results revealed that SVOCs, pesticides, and PCBs were either ND or below their NYSDEC AWQS. One VOC (chloroform) and several metals (chromium, manganese, and sodium) were detected above their AWQS.

The soil vapor analytical results revealed that several VOCs (1,2,4 trimethylbenzene, 1,3,5 trimethylbenzene, 2-butanone, acetone, benzene, chloroform, cyclohexane, dichlorodifluoromethane, ethyl benzene, methyl methacrylate, n-heptane, n-hexane, o-xylene, m&p xylene, PCE, toluene, and trichlorofluoromethane) were detected. PCE was detected at concentrations up to 280 $\mu\text{g}/\text{m}^3$. PCE was detected above its Air Guideline Value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The July 2020 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with all applicable federal, state, and local regulations; removal of underground storage tanks, if encountered, and closure of petroleum spills in compliance with applicable local, state, and federal laws and regulations; a New York City Department of Environmental Protection Sewer Discharge Permit will be obtained prior to the start of any de-watering activities; stockpiled soil will be covered with appropriately anchored plastic tarps; dust control; air monitoring; installation of a vapor barrier system consisting of 46-mil Grace Preprufe 300R (or equal) below cellar areas, 0.5 mm Grace Florprufe 120R (or equal) below ground floor slab areas, 32-mil Grace Preprufe 160R (or equal) will be used for foundation wall and Grace Bituthene 3000 (or equal) for post applied applications (if the type of vapor barrier is changed an amendment must first be approved by NYCDEP); and placement of 2-feet of certified clean soil in landscaped areas that are not capped with asphalt or concrete. The July 2020 CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

Site C3: Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124

- It should be noted that the historical on-site use of the subject property consisted of a dry cleaner. The soil vapor analytical results revealed that PCE and TCE were detected at concentrations up to 4,700 $\mu\text{g}/\text{m}^3$ and 98 $\mu\text{g}/\text{m}^3$, respectively. In addition, PCE and TCE were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Therefore, HPD should inform the applicant that in addition to the proposed vapor barrier system, an active sub-slab depressurization system (SSDS) should be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed active SSDS should be included in the RAP and submitted for DEP review

and approval. Soil disturbance should not occur without DEP's written approval of the RAP and CHASP.

Site C2: Block 3812, Lots 19, 20, 21, 22, and 121

- It should be noted that the historical on-site use of the subject property consisted of a dry cleaner. The soil vapor analytical results revealed that PCE and TCE were detected at concentrations up to 94 $\mu\text{g}/\text{m}^3$ and 5.7 $\mu\text{g}/\text{m}^3$, respectively. In addition, PCE and TCE were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Therefore, HPD should inform the applicant that in addition to the proposed vapor barrier system, a passive SSDS with the capability of being converted to an active SSDS if warranted based on future conditions should be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed SSDS should be included in the RAP and submitted for DEP review and approval. Soil disturbance should not occur without DEP's written approval of the RAP and CHASP.

Site C4: Block 3586, Lots 26 and 40

- It should be noted that the historical on-site use of the subject property consisted of lumber yard operations. The soil vapor analytical results revealed that PCE was detected at concentrations up to 280 $\mu\text{g}/\text{m}^3$. In addition, PCE was detected above its Air Guideline Value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Therefore, HPD should inform the applicant that in addition to the proposed vapor barrier system, a passive SSDS with the capability of being converted to an active SSDS if warranted based on future conditions should be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed SSDS should be included in the RAP and submitted for DEP review and approval. Soil disturbance should not occur without DEP's written approval of the RAP and CHASP.

Site C1: Block 3813, Lot 115

- DEP finds the July 2020 RAP and CHASP for the proposed project acceptable. HPD should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with NYSDEC regulations; two feet of DEP approved certified clean fill/top soil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt; installation of vapor barrier, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **20HPD054K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
R. Lucas
M. Wimbish
S. Owrang - HPD



February 2, 2024

Anthony Howard
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Rohit T. Aggarwala
Commissioner

**Re: Livonia Avenue Rezoning – Site C3
Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124
CEQR # 20HPD054K**

Angela Licata
*Deputy Commissioner
Sustainability*

Dear Mr. Howard:

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2024 Remedial Action Plan (RAP) and the January 2024 Construction Health and Safety Plan (CHASP) prepared by AKRF, Inc. on behalf of the New York City Department of Housing Preservation and Development (HPD) (applicant) for the above referenced project. It is our understanding that the applicant is seeking the approval of several actions (Proposed Actions) from the City Planning Commission to facilitate the construction of four mixed-use primarily affordable housing buildings located along Livonia Avenue in the Brownsville neighborhood of Brooklyn Community District 16. The four buildings would be located within two Project Areas: Project Area 1 comprises Block 3813, Lot 115; Block 3812, Lots 17, 18, 19, 20, 21, 22, 24, and 121; Block 3811, Lots 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 124, and Project Area 2 comprises Block 3586, Lots 26, 40, 41, 42, 43, 44, and 45. The majority of tax lots within the Project Areas are City-owned, but also include five privately owned properties within Project Area 1 (Block 3812, Lots 17, 18, and 24; Block 3811, Lots 20 and 25), and three privately-owned properties within Project Area 2 (Block 3586, Lots 40, 44, and 45). Project Area 2 also includes three lots owned by the New York City Department of Parks and Recreation. Three Development Sites represent a portion of Project Area 1 (Block 3813, Lot 115 (Projected Development Site 1; aka Site C1); Block 3812, Lots 19-22, and 121 (Projected Development Site 2; aka Site C2); Block 3811, Lots 17-19, 21, 23-27, and 124 (Projected Development Site 3; aka Site C3); and one Development Site represents a portion of Project Area 2 (Block 3586, Lots 26 and 40 (Projected Development Site 4; aka Site C4). The Proposed Actions would also facilitate the construction on properties not controlled by the applicant of two additional mixed-use partially affordable housing buildings in the vicinity on or near Livonia Avenue including on Block 3812, Lot 24 (Projected Development Site 5) and on Block 3586, Lots 44 and 45 (Projected Development Site 6). The Proposed Actions include the following: zoning map amendment to rezone Project Areas 1 and 2 from an R6 zoning district to an R7-2 zoning district, for which Catholic Charities and Radson Development are co-applicants; a zoning

text amendment to Appendix F to establish Project Areas 1 and 2 as Mandatory Inclusionary Housing Areas, for which Catholic Charities and Radson Development are co-applicants; the designation of the Development Sites as an Urban Development Action Area, approval of the project as an Urban Development Action Area Project, and the disposition of City-owned property (Block 3813, Lot 115; Block 3812, Lots 19-22 and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124; and Block 3586, Lot 26, collectively, the Disposition Area) to a developer selected by HPD; and amendment to the Brownsville II Urban Renewal Plan to permit residential use on Sites C1 (URA Site 142), C2 (URA Site 141), and C3 (URA Site 140). The Proposed Actions would facilitate the redevelopment of the 6 Projected Development Sites with six new, mixed-use residential, commercial, and community facility developments (the Proposed Development). In total, the Proposed Development would include approximately 625,207 gross square feet (gsf) of floor area including approximately 469,117 gsf of residential floor area for 505 dwelling units, 463 of which would be affordable, 42,554 gsf of commercial floor area, 63,331 gsf of community facility floor area, and 50,206 gsf of community facility with sleeping accommodations floor area for 63 supportive housing units. The Proposed Actions could also result in new development on Potential Development Site 1 (Block 3812, Lots 17 and 18) and Potential Development Site 2 (Block 3811, Lot 20) consisting of up to approximately 53,300 gsf of floor area including approximately 43,250 gsf of residential floor area for 41 dwelling units, 9 of which would be affordable, 5,500 gsf of commercial floor area, and 4,550 gsf of community facility floor area. No additional development would be anticipated on Other Site 1 (Block 3586, Lot 41), Other Site 2 (Block 3586, Lot 42), and Other Site 3 (Block 3586, Lot 43). It should be noted that this review is for Projected Development Site 3 – Site C3.

Projected Development Site 3 – Site C3

The January 2024 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with federal, state and local requirements; if petroleum storage tanks are unexpectedly encountered, the tanks and any appurtenances will be cleaned, removed and disposed of in accordance with accepted industry standards and applicable federal, state, and local regulatory agency requirements; if dewatering is necessary during the proposed construction, it will be conducted in accordance with a New York City Department of Environmental Protection Bureau of Wastewater Treatment Wastewater Quality Control Permit; stockpiled soil will be covered with polyethylene sheeting; dust control; air monitoring; installation of a vapor barrier system consisting of a 20-mil thickness membrane (e.g., Grace FlorPrufe or a DEP-approved equivalent) applied to the underside of new foundation slabs and the outside of the perimeter subgrade walls; installation of an active sub-slab depressurization system (SSDS); and the landscaped portion of the Site would have a soil cap consisting of a minimum of two feet of imported clean fill.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

- DEP finds the January 2024 RAP and CHASP for the proposed project acceptable. HPD should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should

indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; installation of vapor barrier system; installation of active SSDS; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

- DEP recommends that the operation, maintenance and monitoring (OM&M) protocols for the active SSDS should be included in a site-specific site management plan as per the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The party that installs the system should conduct OM&M activities and should develop the site management plan.
- It should be noted that the New York State Department of Environmental Conservation (NYSDEC) may have additional requirements for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **20HPD054K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
S. Owrang – HPD
A. Schaefer – HPD
J. O’Connell – NYSDEC

Appendix E

Thermal Explosives



Environmental, Planning, and Engineering Consultants

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

February 8, 2023

Mr. David Downs
Catholic Charities Progress of Peoples Development (CCPOPD)
191 Joralemon Street, 13th Floor
Brooklyn, NY 11201

Re: **Thermal/Explosive Hazards Letter Report
Livonia C-3 Site
Brooklyn, New York
Tax Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124**

Dear Mr. Downs:

AKRF, Inc. (AKRF) is pleased to submit this Thermal/Explosive Hazards Letter Report to evaluate compliance with *24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature* ("the HUD Requirements") for the Project Site located on an approximately 18,500-square-foot (sf) parcel in the Brownsville section of Brooklyn, New York (Tax Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124). The Project Site is currently vacant land and will be developed with a 12-story, 140-unit affordable senior housing building with a partial cellar and an approximately 9,500-sf senior center on the ground floor. Per the HUD requirements, a search was performed for aboveground storage tank (AST) systems:

- of at least 20,000 gallons within one mile of the Project Site;
- on adjacent blocks to the Project Site, including: ASTs of any size reportedly containing flammable or explosive gases; or tanks of 100 gallons or more reportedly containing flammable or explosive liquids that do not report whether above- or below-ground; and
- within 1,500 feet of the Project Site and within clear line-of-sight, including: ASTs of any size reportedly containing flammable or explosive gases; or tanks of 100 gallons or more reportedly containing flammable or explosive liquids that do not report whether above- or below-ground.

In accordance with the HUD Requirements, underground storage tanks (USTs) are shielded by being contained below-ground, and were therefore not included in the assessment. Limitations to this review are discussed in Appendix A.

Current construction plans for the Project Site do not include new ASTs.

Site Visit

On February 7, 2023 Neoma Chefalo of AKRF conducted a reconnaissance of the of the Project Site. Neighboring properties were also viewed (but not entered) from adjacent public rights-of-way. No ASTs were visible on, near, or from the Project Site.

Regulatory Review

Toxics Targeting, Inc. of Ithaca, New York, was contracted on February 1, 2023 to obtain information regarding ASTs registered with the New York State Department of Environmental Conservation (NYSDEC) at or near the Project Site. The database, attached as Appendix B, identified the following:

- There were no facilities with active ASTs with capacity of 100 gallons or more registered on the Project Site or within 125 feet of it.
- No Major Oil Storage Facilities or Chemical Bulk Storage facilities with active tanks within one-mile of the Project Site.

Four facilities with active ASTs having capacities greater than 100 gallons were registered on blocks adjacent to the Project Site (summarized in Table 1 with more detail in Appendix B), and two facilities with active ASTs with a capacity of 20,000 gallons or more were registered within one mile of the Project Site.

Table 1
Aboveground Storage Tanks (ASTs) – Regulatory Review

Location	AST Capacity (Gallons)	Product Stored	Approximate Distance/ Direction from Property	Status
Our Lady of Mercy 672 Gaston Boulevard	5,000	#4 Fuel Oil	350 feet to the SSW	Active
Tilden Houses 265 Livonia Avenue	275	Waste Oil	631 feet to the WNW	Active
Riverstone Houses 720 Mother Gaston Boulevard	12,044	Fuel Oil	685 feet to the SSW	Active
P.S. K184 273 Newport Street	10,000	#2 Fuel Oil	915 feet to the S	Active
P.S./I.S.K263 210 Chester Street	20,000	#2 Fuel Oil	2,200 feet to the WNW	Active
Board of Education P.S. 327 95 Bristol Street	"10,000-20,000"	Fuel Oil	2,765 feet to the NW	Not Listed (Presumed Active)
Source: Toxics Targeting Inc., Explosive and Flammable Facilities Report, February 1, 2023				

For calculating the Acceptable Separation Distance (ASD), the ASD calculator at <https://www.hudexchange.info/environmental-review/asd-calculator/> was used, and tanks were generally assumed to be diked by being contained in a tank room of a size typical for the tank's size, unless the tank(s) appeared to be outdoors based on aerial photograph review. Estimated ASDs for the nearest facilities and facilities exceeding 20,000 gallons in capacity are listed below in Table 2.

Table 2
Estimated Acceptable Separation Distances (ASDs)

Location	AST Capacity (Gallons)	Product Stored	Approximate Distance/ Direction from Property	Estimated Diked area (feet)	Estimated ASD (feet)
Our Lady of Mercy 672 Gaston Boulevard	5,000	#4 Fuel Oil	350 feet to the SSW	5x16	58
Tilden Houses 265 Livonia Avenue	275	Waste Oil	631 feet to the WNW	N/A	161
Riverstone Houses 720 Mother Gaston Boulevard	12,044	Fuel Oil	685 feet to the SSW	10x17	74
P.S. K184 273 Newport Street	10,000	#2 Fuel Oil	915 feet to the S	10x16	72
P.S./I.S.K263 210 Chester Street	20,000	#2 Fuel Oil	2,200 feet to the WNW	11x31	99
Board of Education P.S. 327 95 Bristol Street	"10,000-20,000"	Fuel Oil	2,765 feet to the NW	11x31	99
Source: Toxics Targeting Inc., Explosive and Flammable Facilities Report, February 1, 2023					

The ASD for all locations are well below the actual distance between the Project Site and the storage tanks, and as such the Project Site is located beyond the minimum acceptable separation distance from tanks regulated under 29 CFR 51, Subpart C, and no further analysis is required.

Aerial Photography Review

Aerial photos of the Project Site and vicinity with imagery dated 2017 were reviewed for any potential evidence of ASTs within 1,500 feet of the Project Site, and any large bulk storage facilities within one mile. No such tanks or facilities were apparent within a direct line-of-sight to the Project Site or within one mile of the Project Site.

Analysis

Multiple ASTs are registered with the NYSDEC near the Project Site. Although all of these tanks are characterized as aboveground, based on the locations of the vent and fill lines and field observations from from the right-of-ways, these tanks are actually most likely located in the basements of buildings. Tanks in basements or below grade are considered underground systems not regulated under the HUD Requirements. The identified tanks in proximity to the Project Site are not located closer than the Acceptable Separation Distance per the HUD Requirements. As such, the Project Site meets the HUD Requirements pertaining to acceptable separation distance from tanks regulated under 29 CFR 51, Subpart C, and no further analysis is required.

We appreciate the opportunity to provide you with our services. If you should have any questions regarding this report, please do not hesitate to contact us.



Axel Schwendt
Vice President



Neoma Chefalo
Technical Director

APPENDIX A

LIMITATIONS

The purpose of this assessment was to identify existing aboveground storage tank (AST) systems of at least 100 gallons within 1,500 feet of the project site and within clear line-of-sight to the Project Site; and AST systems of at least 20,000 gallons within one mile of the Project Site.

The assessment was performed in accordance with customary principles and practices in the environmental consulting industry and is based upon the review of readily available records relating to both the Project Site and the surrounding area, as well as a visual reconnaissance of current conditions.

This assessment is not, and should not be construed as, a guarantee, warranty, or certification of the presence or absence of hazardous substances, which can be made only with testing, and contains no formal plans or recommendations to rectify or remediate the presence of any hazardous substances which may be subject to regulatory approval. This report is not a regulatory compliance audit or Phase I Environmental Site Assessment.

This report is based on services performed by AKRF, Inc. professional staff and observation of the Project Site and its surroundings. We represent that observations made in this assessment are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of AST systems have been withheld or amended. The research and reconnaissance have been carried to a level that meets accepted industry and professional standards. Nevertheless, AKRF shall have no liability or obligation to any party other than the Client and AKRF's obligations and liabilities to the above, is limited to fraudulent statements made, or grossly negligent or willful acts or omissions.

APPENDIX B

TOXICS TARGETING

EXPLOSIVE & FLAMMABLE FACILITIES REPORT

**LIVONIA C-3 SITE
BROOKLYN, NY 11212**

JANUARY 31, 2023

LIMITED WARRANTY AND DISCLAIMER OF LIABILITY

Who is Covered

This limited warranty is extended by Toxics Targeting, Inc. only to the original purchaser of the accompanying Environmental Report ("Report"). It may not be assigned to any other person.

What is Warranted

Toxics Targeting, Inc. warrants that it uses reasonable care to accurately transcribe the information contained in this Report from the sources from which it is obtained. This limited warranty is in lieu of all other express warranties which might otherwise arise with respect to the Report. No one is authorized to change or add to this limited warranty.

What We Will Do

If during the warranty period there is shown to be a material error in the transcription of the information contained in this Report from the sources from which it was obtained, Toxics Targeting, Inc. shall refund to the original purchaser the full purchase price paid for the Report. The remedy stated above is the exclusive remedy extended to the Purchaser by Toxics Targeting, Inc. for any failure of the Report to conform with this Warranty, or otherwise for breach of this Warranty or any other warranty, whether expressed or implied.

What We Won't Cover

Toxics Targeting, Inc. has not and can not verify the accuracy, correctness or completion of the information contained in this Report. Information is obtained from government agencies, site owners, and other sources, and errors are common in such information. Because Toxics Targeting, Inc. can not control the accuracy of the information contained in this Report, or the uses which may be made of the information, TOXICS TARGETING, INC. DISCLAIMS LIABILITY TO ANYONE FOR ANY EVENTS ARISING OUT OF THE USE OF THE INFORMATION. TOXICS TARGETING, INC. SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY THIS REPORT, WHETHER DIRECT OR INDIRECT, AND WHETHER OR NOT TOXICS TARGETING, INC. HAS BEEN ADVISED OF OR HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES. TOXICS TARGETING, INC. EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusion or limitation may not apply to you.

Period of Warranty

The period of warranty coverage is ninety days from the date of purchase of this Report. There shall be no warranty after the period of coverage. ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR USE SHALL HAVE NO GREATER DURATION THAN THE PERIOD OF WARRANTY STATED HERE, AND SHALL TERMINATE AUTOMATICALLY UPON THE EXPIRATION OF SUCH PERIOD. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above exclusion or limitation may not apply to you.

PLEASE REFER TO PAGES ONE AND FIVE FOR A DESCRIPTION OF SOME OF THE LIMITATIONS OF THIS ENVIRONMENTAL REPORT.

Table of Contents

Introduction..... 1

- *The Three Sections of Your Report*
- *How to Use Your Report*
- *Toxic Site Databases Analyzed In Your Report*
- *Limitations Of the Information In Your Report*

Section One: Your Report Summary..... 4

- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites By Category*
- *Table Four: Identified Toxic Sites By Proximity*
- *Map One: One-Mile Radius Map*
- *Map Two: Quarter-Mile Radius Close-up Map*

Section Two: Toxic Site Profiles

Section Three: Appendices

- *Unmappable Sites*
- *How Toxic Sites Are Mapped*
- *Information Source Guide*

Introduction

Toxics Targeting has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce this customized *Environmental Report*. It checks for the presence of 3 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. ***Maps*** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.
2. ***Estimates*** the distance and direction between the target address and each identified toxic site.
3. ***Reports*** air and water permit non-compliance and other regulatory violations.
4. ***Profiles*** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.
5. ***Summarizes*** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

The Three Sections Of Your Report

The first section highlights your report's findings by summarizing identified sites according to: **a)** distance intervals, **b)** direction, **c)** proximity to the target address and **d)** individual site categories. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. A close-up map illustrates the locations of all identified toxic sites, at the shortest radius search distance used in your report.

The second section of your report contains *Toxic Site Profiles* that provide detailed information on each identified toxic site. The information in each *Toxic Site Profile* varies according to its source. Some toxic site categories have extensive information, some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: **1)** various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, **2)** methods used to map toxic sites identified in your report and **3)** information sources used in your report.

How to Use Your Report

- Check Table One to see the number of identified sites by distance intervals.
- Check Table Two to see identified sites sorted by direction.
- Check Table Three to see identified sites sorted by site categories.
- Check Table Four to see identified sites ranked by proximity to the target address.
- Refer to the various maps to see the locations of identified toxic sites. Refer to the *Toxic Site Profile* and *Appendix* sections for additional information.

Toxic Site Databases Analyzed In Your Report

Search Radius

One-Mile



1) *New York State Major Oil Storage Facilities*: sites with more than a 400,000-gallon capacity for storing petroleum products. Only facilities with aboveground tanks searched.

One-Mile



2) *New York and Local Petroleum Bulk Storage Facilities*: sites with more than a 1,100-gallon capacity for storing petroleum products. Only facilities with aboveground tanks searched.

One-Mile



3) *New York Chemical Bulk Storage Facilities*: sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size. Only facilities with aboveground tanks searched.

These databases were searched using the following criteria:

1,500-foot radius search for above-ground tanks of any size reportedly containing flammable or explosive gases;

1,500-foot radius search for above-ground tanks of 100 gallons or more reportedly containing flammable or explosive liquids;

1,500-foot radius search for tanks that do not report above-ground or below-ground locations;

One-mile radius search for above-ground tanks of 20,000 gallons or more.

Limitations Of The Information In Your Report

The information presented in your *Environmental Report* has been obtained from various local, state and federal government agencies. Please be aware that: **1)** additional information on individual sites may be available, **2)** newly discovered sites are continually reported and **3)** all map locations are approximate. As a result, this report is intended to be the **FIRST STEP** in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

Toxics Targeting tries to ensure that the information in your report is presented accurately and with minimal alteration. The only systematic changes that are made correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding *Toxic Site Profile*. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Please be aware of some other limitations of the information in your report:

- The map used by *Toxics Targeting* is the same one used by the U. S. Census. While the map is generally accurate, no map is perfect. In addition, *Toxics Targeting's* mapping methods estimate where toxic site addresses are located if the address is not specifically designated on the Census map. **FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;**
- **UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 3 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;**
- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in zip code areas within one mile of the target address as well as toxic sites without zip codes reported in the same county. **IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.**
- Some toxic sites identified in your report may be classified as **known hazards**. Most of the toxic sites identified in your report involve **potential hazards** related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere. **YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;**
- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.
- The information presented in your report is a summary of the information that *Toxics Targeting* obtains from government agencies on reported toxic sites. **YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.**

Section One:

Report Summary

- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites By Category*
- *Table Four: Identified Toxic Sites By Proximity*
- *Map One: One-Mile Radius Map*
- *Map Two: Quarter-Mile Radius Close up Map*

NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

Database Searched	0 – 100 ft	100 ft – 1/8 mi	1/8 mi – 1/4 mi	1/4 mi – 1/2 mi	1/2 mi – 1 mi	Site Category Totals
ASTM-Required Databases						
NYS Major Oil Storage Facilities	0	0	0	0	0	0
Local & State Petroleum Bulk Storage Sites	0	2	13	8	1	24
NYS Chemical Bulk Storage Sites	0	0	0	0	0	0
ASTM-Required Databases Distance Interval Totals	0	2	13	8	1	24
Non-ASTM Databases Distance Interval Totals	0	0	0	0	0	0
<i>Distance Interval Totals</i>	0	2	13	8	1	24

Identified Toxic Sites by Direction

Livonia C-3 Site Brooklyn, NY 11212

* Compass directions can vary substantially for sites located very close to the subject property address.

Sites less than 100 feet from subject property sorted by distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
No sites found less than 100 feet from subject property				

Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
1	OUR LADY OF MERCY	672 GASTON-BLVD-STONE AVE	352 feet to the SSW	Petroleum Bulk Storage Site
2	TILDEN HOUSES	265 LIVONIA AVENUE	631 feet to the WNW	Petroleum Bulk Storage Site

Sites equal to or greater than 660 ft from subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
7	VAN DYKE HOUSES	393 DUMONT AVENUE	1002 feet to the N	Petroleum Bulk Storage Site
18	IYANU HOUSES L.P.	444 BLAKE AVENUE	1413 feet to the NNE	Petroleum Bulk Storage Site
19	NYC HOUSING &	444 BLAKE AVE	1413 feet to the NNE	Petroleum Bulk Storage Site
16	START TREATMENT AND RECOVERY CENTERS	494 DUMONT AVENUE	1402 feet to the NE	Petroleum Bulk Storage Site
17	ADDICTION RESERCH &	494 DUMONT AVE	1402 feet to the NE	Petroleum Bulk Storage Site
20	MASTERMADE FURNITURE CORP.	410 SNEDIKER AVENUE	1433 feet to the ENE	Petroleum Bulk Storage Site
21	HOPKINS TRADING CORP	410 SNEDIKER AVE	1433 feet to the ENE	Petroleum Bulk Storage Site
13	SOLID BOX CORP.	454 LIVONIA AVENUE	1265 feet to the E	Petroleum Bulk Storage Site
8	J M P BAKERY CO INC	508 JUNIUS ST	1008 feet to the ESE	Petroleum Bulk Storage Site
22	KEN WIRE AND METAL	617 VAN SINDEREN AVE	1473 feet to the ESE	Petroleum Bulk Storage Site
6	K184	273 NEWPORT STREET	915 feet to the S	Petroleum Bulk Storage Site
12	DIV HDV BROOKLYN, LLC	252 NEWPORT ST	1256 feet to the S	Petroleum Bulk Storage Site
3	RIVERSTONE HOUSES	720 MOTHER GASTON BLVD	684 feet to the SSW	Petroleum Bulk Storage Site

9	P.S. 41 – BROOKLYN K041	411 THATFORD AVENUE	1085 feet to the SW	Petroleum Bulk Storage Site
4	RIVERDALE OSBORNE TOWERS HOUSING ASSOCIATES LLC	345-365 THATFORD AVENUE	797 feet to the WSW	Petroleum Bulk Storage Site
5	RIVERDALE TOWER	345 THATFORD AVE	797 feet to the WSW	Petroleum Bulk Storage Site
10	VERIZON NEW YORK INC. (NY34101)	739 ROCKAWAY AVENUE	1089 feet to the WSW	Petroleum Bulk Storage Site
14	730 ROCKAWAY AVE	730 ROCKAWAY AVENUE	1294 feet to the WSW	Petroleum Bulk Storage Site
15	OSWALD LLOYD	688 ROCKAWAY AVE	1317 feet to the W	Petroleum Bulk Storage Site
23	P.S./I.S 323 – BROOKLYN K263	210 CHESTER STREET	2196 feet to the WNW	Petroleum Bulk Storage Site
11	BROWNSVILLE HOUSES	268 OSBORN STREET	1146 feet to the NW	Petroleum Bulk Storage Site
24	BD OF ED PS 327	95 BRISTOL ST	2765 feet to the NW	Petroleum Bulk Storage Site

Identified Toxic Sites by Category

Livonia C-3 Site Brooklyn, NY 11212

* Compass directions can vary substantially for sites located very close to the subject property address.

Petroleum Bulk Storage Sites --- Total Sites - 24			Database searched at 1 MILE - ASTM required search distance: Property & Adjacent	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
1	NY07665	OUR LADY OF MERCY	672 GASTON-BLVD-STONE AVE	352 feet to the SSW
2	2-474177	TILDEN HOUSES	265 LIVONIA AVENUE	631 feet to the WNW
3	2-290769	RIVERSTONE HOUSES	720 MOTHER GASTON BLVD	684 feet to the SSW
4	2-320595	RIVERDALE OSBORNE TOWERS HOUSING ASSOCIATES LLC	345-365 THATFORD AVENUE	797 feet to the WSW
5	NY08514	RIVERDALE TOWER	345 THATFORD AVE	797 feet to the WSW
6	2-607195	K184	273 NEWPORT STREET	915 feet to the S
7	2-474282	VAN DYKE HOUSES	393 DUMONT AVENUE	1002 feet to the N
8	NY05131	J M P BAKERY CO INC	508 JUNIUS ST	1008 feet to the ESE
9	2-356182	P.S. 41 - BROOKLYN K041	411 THATFORD AVENUE	1085 feet to the SW
10	2-344621	VERIZON NEW YORK INC. (NY34101)	739 ROCKAWAY AVENUE	1089 feet to the WSW
11	2-474452	BROWNSVILLE HOUSES	268 OSBORN STREET	1146 feet to the NW
12	2-267201	DIV HDV BROOKLYN, LLC	252 NEWPORT ST	1256 feet to the S
13	2-610749	SOLID BOX CORP.	454 LIVONIA AVENUE	1265 feet to the E
14	2-610653	730 ROCKAWAY AVE	730 ROCKAWAY AVENUE	1294 feet to the WSW
15	NY07652	OSWALD LLOYD	688 ROCKAWAY AVE	1317 feet to the W
16	2-602601	START TREATMENT AND RECOVERY CENTERS	494 DUMONT AVENUE	1402 feet to the NE
17	NY01244	ADDICTION RESERCH &	494 DUMONT AVE	1402 feet to the NE
18	2-606784	IYANU HOUSES L.P.	444 BLAKE AVENUE	1413 feet to the NNE
19	NY07471	NYC HOUSING &	444 BLAKE AVE	1413 feet to the NNE
20	2-602407	MASTERMADE FURNITURE CORP.	410 SNEDIKER AVENUE	1433 feet to the ENE
21	NY04821	HOPKINS TRADING CORP	410 SNEDIKER AVE	1433 feet to the ENE
22	NY05703	KEN WIRE AND METAL	617 VAN SINDEREN AVE	1473 feet to the ESE
23	2-354317	P.S./I.S 323 - BROOKLYN K263	210 CHESTER STREET	2196 feet to the WNW
24	NY01879	BD OF ED PS 327	95 BRISTOL ST	2765 feet to the NW

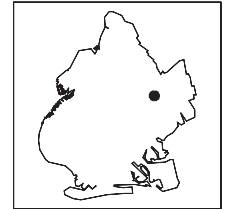
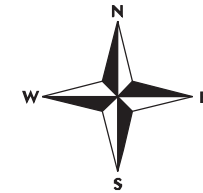
Identified Toxic Sites by Proximity

Livonia C-3 Site, Brooklyn, NY 11212

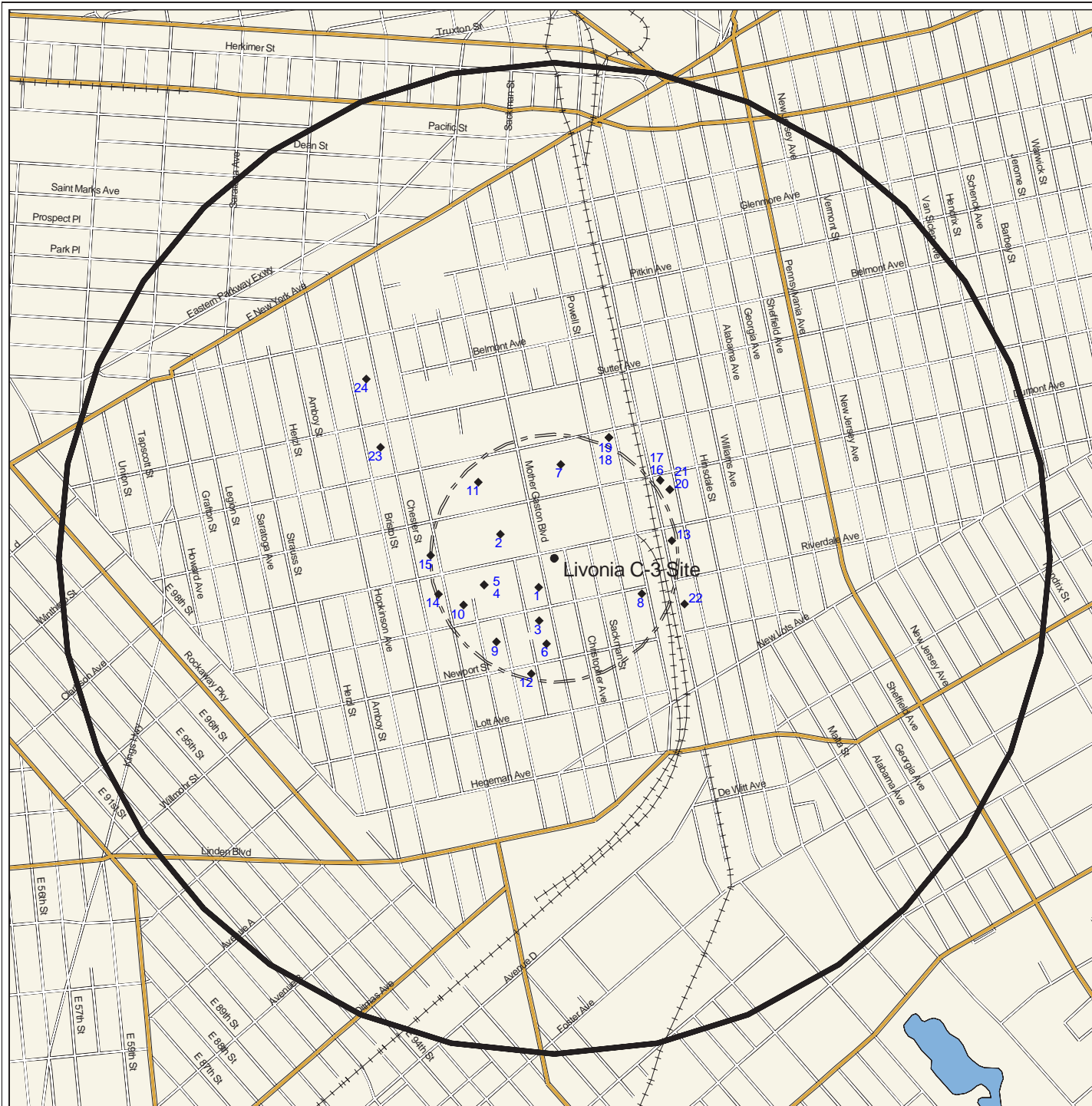
* Compass directions can vary substantially for sites located very close to the subject property address.

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
1	OUR LADY OF MERCY	672 GASTON-BLVD-STONE AVE	352 feet to the SSW	Petroleum Bulk Storage Site
2	TILDEN HOUSES	265 LIVONIA AVENUE	631 feet to the WNW	Petroleum Bulk Storage Site
3	RIVERSTONE HOUSES	720 MOTHER GASTON BLVD	684 feet to the SSW	Petroleum Bulk Storage Site
4	RIVERDALE OSBORNE TOWERS HOUSING ASSOCIATES LLC	345-365 THATFORD AVENUE	797 feet to the WSW	Petroleum Bulk Storage Site
5	RIVERDALE TOWER	345 THATFORD AVE	797 feet to the WSW	Petroleum Bulk Storage Site
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24	BD OF ED PS 327	95 BRISTOL ST	2765 feet to the NW	Petroleum Bulk Storage Site

Toxics Targeting 1 Mile Radius Map Livonia C-3 Site Brooklyn, NY 11212



Kings County

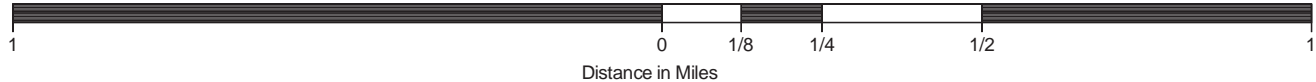


- Major Oil Storage Facility
- Chemical Storage Facility

- Petroleum Bulk Storage Facility

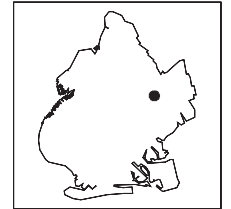
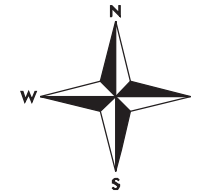
- Site Location
- County Border
- 1 Mile Radius
- 1/2 Mile Radius
- 1/4 Mile Radius

- Waterbody
- Railroad Tracks
- 1/2 Mile Radius
- 1/4 Mile Radius

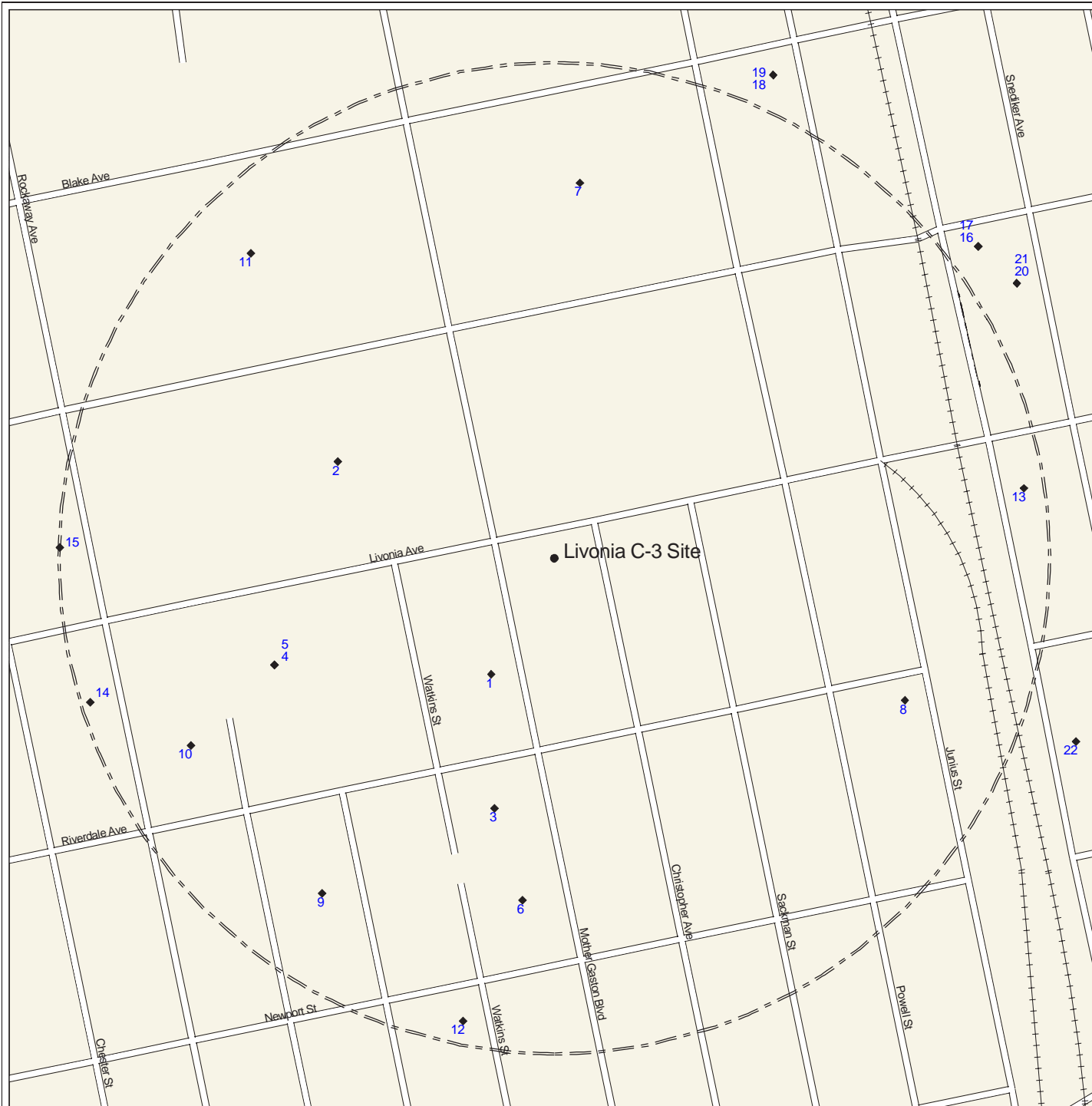


Toxics Targeting 1/4 Mile Closeup Map

Livonia C-3 Site
Brooklyn, NY 11212



Kings County



◇ Major Oil Storage Facility *

△ Chemical Storage Facility *

◆ Petroleum Bulk Storage Facility *

⊞ Remediation Site Borders

● Site Location

■ Waterbody

— County Border

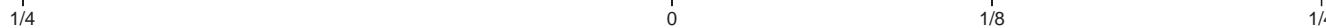
++++ Railroad Tracks

== 1/4 Mile Radius

--- 1/8 Mile Radius

⋯ 250 Foot Radius

* 1 Mile Search Radius



Distance in Miles

***** Onsite Search (250 Ft)

Section Two: Toxic Site Profiles

The heading of each *Toxic Site Profile* refers to the site's map location and details:

- The facility name, address, city, state, and zip code.
- Any changes that were made to a site's address in order to map its location.
- The site mapping method that was used (see *How Sites are Located*, at the end of this section for more information).

Toxic Site Profiles summarize information provided by site owners or operators and government agencies regarding various toxic chemical activities reported at each site, such as:

- Whether chemicals were stored, produced, transported, discharged or disposed of.
- The name of chemicals and their Chemical Abstract Series (CAS) numbers.
- The amount of chemicals and the units (gallons/pounds) the chemical was measured in.
- Whether the site or storage tanks at the site are currently active or inactive.
- Special codes used by government agencies to regulate hazardous waste activities at some sites, or a complete description of the codes follows the profiles section.

For selected individual chemicals reported at various toxic sites, some potential health effect summary information appears below the site profile. Each potential health effect summary identifies chemicals by name and by Chemical Abstract Series (CAS) Number. An "x" under each potential health effect heading indicates positive toxicity testing results reported by the National Institute of Occupational Safety and Health's Registry of Toxic Effects of Chemical Substances (RTECS). Some chemicals (mostly appearing in profiles of Hazardous Waste facilities), are reported as mixtures, and RTECS health effect information is only available for individual chemicals. In addition, RTECS only provides information on approximately 100,000 common chemicals. Consequently, the absence of potential health effect summary information for a particular chemical identified in a Toxic Site Profile does not necessarily mean that the chemical does not pose potential health effects.

The Maximum Contaminant Level (MCL) in drinking water allowed for selected chemicals is also noted. In most cases, the only applicable MCL has been set by the New York State Department of Health (NYSDOH). Where NYSDOH has not set an MCL, the federal standard, if one exists, is listed and is marked by an asterisk.

Presented below are column headings that describe the health effect definitions used in RTECS and applicable New York State and federal drinking water standards. Reference sources for information presented in this section are also provided.

ACUTE TOX: **Acute Toxicity:** Short-term exposure to this chemical can cause lethal and non-lethal toxicity effects not included in the following four categories.

TUMOR TOX: **Tumorigenic Toxicity:** The chemical can cause an increase in the incidence of tumors.

MUTAG TOX: **Mutagenic Toxicity:** The chemical can cause genetic alterations that are passed from one generation to the next.

REPRO TOX: **Reproductive Toxicity:** May signify one of the following effects: maternal effects, paternal effects, effects on fertility, effects on the embryo or fetus, specific developmental abnormalities, tumorigenic effects, or effects on the newborn (only positive reproductive effects data for mammalian species are referenced).

IRRIT TOX: **Primary Irritant:** The chemical can cause eye or skin irritation.

MCL: **Drinking Water Standard - Maximum Contaminant Level (MCL)** listed under Drinking Water Supplies, 10 NYCRR Part 5, Subparts 1.51(f),(g), and (h) for NYDOH MCL's and under the Safe Drinking Water Act, 40 CFR 141, Subparts B and G, (* indicates value for total trihalomethanes) for federal MCL's.

Reference Source for Toxicity Information: Registry of Toxic Effects of Chemical Substances (RTECS), NIOSH (on-line database); For further information, contact: NIOSH, 4676 Columbia Parkway, Cincinnati, OH, 45226, 800/35-NIOSH.

Reference Source for Drinking Water Standards: New York State Department of Health, Bureau of Toxic Substances Assessment, 2 University Place, Room 240, Albany, NY 12203, 518/458-6373.

U.S. Environmental Protection Agency, Office of Drinking Water, 401 M St SW, Mailstop WH-556, Washington, DC, 20460, 202/260-5700.

Inactive Hazardous Waste Disposal Site Classifications:

- 1 -- Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment -- immediate action required;
- 2 -- Significant threat to the public health or environment -- action required;
- 3 -- Does not Present a significant threat to the environment or public health -- action may be deferred;
- 4 -- Site properly closed --requires continued management;
- 5 -- Site properly closed, no evidence of present or potential adverse impact -- no further action required;
- 2a -- This temporary classification has been assigned to sites where there is inadequate data to assign them to the five classifications specified by law;
- A -- Work underway and not yet complete;
- P -- Potential Site;
- D₁, 2, 3 -- Delisted Site (1: hazardous waste not found; 2: remediated; 3: consolidated site or site incorrectly listed);
- C -- Remediation Complete (formerly D2).




NO OIL STORAGE FACILITIES LARGER THAN 400,000 GALLONS IDENTIFIED WITHIN 1 MILE SEARCH RADIUS



PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1 MILE SEARCH RADIUS


PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

Map Identification Number 1 **OUR LADY OF MERCY** **Facility Id: NY07665** **Source: NYC FIRE DEPT**
 672 GASTON-BLVD-STONE AVE BROOKLYN, NY 11212 TT-Id: 660A-0004-509

MAP LOCATION INFORMATION ADDRESS CHANGE INFORMATION
 Site location mapped by: PARCEL MAPPING (1) Revised street: 672 MOTHER GASTON BLVD
 Approximate distance from property: 352 feet to the SSW Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: FUEL OIL NO 4 5000 GLS
 NO FEE

Map Identification Number 2 **TILDEN HOUSES** **Facility Id: 2-474177** **Source: NYS DEC**
 265 LIVONIA AVENUE BROOKLYN, 11212 TT-Id: 640A-0015-706

MAP LOCATION INFORMATION ADDRESS CHANGE INFORMATION
 Site location mapped by: MANUAL MAPPING (3) Revised street: NO CHANGE
 Approximate distance from property: 631 feet to the WNW Revised zip code: NO CHANGE

Site Status: Active
 Expiration Date of the facility's registration certificate: 03/28/2024

Facility Type: Apartment Building/Office Building

Operator Name: FUEL OIL REMEDIATION UNIT Operator Phone #: (718) 707-5725
 Owner Name: YELENA TKACH - FUEL OIL REMEDIATION COORDINATOR
 Owner Company: NEW YORK CITY HOUSING AUTHORITY Owner Type: NYC Housing Authority (Local Gov)
 Owner Address: 23-02 49TH AVENUE, LONG ISLAND CITY, NY 11101

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
W/O1	In Service	Yes	Waste Oil/Used Oil	275	Aboveground on Crib Rack or Cradle	10/01/1995		

Map Identification Number 3  **RIVERSTONE HOUSES**
720 MOTHER GASTON BLVD

Facility Id: 2-290769
BROOKLYN, 11212

Source: NYS DEC
TT-Id: 640A-0019-329

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 684 feet to the SSW

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
Revised zip code: NO CHANGE

Site Status: Active
Expiration Date of the facility's registration certificate: 08/24/2022

Facility Type: Apartment Building/Office Building

Operator Name: JOSE MATA
Owner Name: SIMON DOV – MANAGER
Owner Company: RIVERSTONE ASSOCIATES
Owner Address: 199 LEE AVENUE, SUITE 309, BROOKLYN, NY 11211

Operator Phone #: (718) 346-6262
Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	Yes	#6 Fuel Oil	12044	Aboveground – 10% or More Below Ground	10/01/1979	03/06/2000	

Map Identification Number 4  **RIVERDALE OSBORNE TOWERS HOUSING ASSOCIATES LLC**
345-365 THATFORD AVENUE

Facility Id: 2-320595
BROOKLYN, 11212

Source: NYS DEC
TT-Id: 640A-0019-327

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (1)
Approximate distance from property: 797 feet to the WSW

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
Revised zip code: NO CHANGE

Site Status: Active
Expiration Date of the facility's registration certificate: 12/21/2022

Facility Type: Apartment Building/Office Building

Operator Name: HAROLD BENNETT
Owner Name: DEMETRIOS MORAGIANIS – MANAGING MEMBER OF LLC
Owner Company: RIVERDALE OSBORNE TOWERS HOUSING ASSOCIATES LLC
Owner Address: 3441 KINGSBRIDGE AVE, BRONX, NY 10463

Operator Phone #: (718) 346-4507
Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
002	In Service	Yes	#2 Fuel Oil	14000	Aboveground on Crib Rack or Cradle	08/14/2008		

Map Identification Number 5



RIVERDALE TOWER
345 THATFORD AVE

BROOKLYN, NY 11212

Facility Id: NY08514

Source: NYC FIRE DEPT
TT-Id: 660A-0003-295

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 797 feet to the WSW

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: OV 2500G

Map Identification Number 6



K184
273 NEWPORT STREET

BROOKLYN, 11212

Facility Id: 2-607195

Source: NYS DEC
TT-Id: 640A-0014-570

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
Approximate distance from property: 915 feet to the S

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
Revised zip code: NO CHANGE


Site Status: Active
Expiration Date of the facility's registration certificate: 11/20/2021

Facility Type: School

Operator Name: ANDREW BODEN
Owner Name: MUNENDRA SHARMA – MANAGER, FUEL DIVISION
Owner Company: NEW YORK CITY DEPARTMENT OF EDUCATION
Owner Address: 44-36 VERNON BOULEVARD, LONG ISLAND CITY, NY 11101

Operator Phone #: (718) 385-3869
Owner Type: Local Government

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	Yes	#2 Fuel Oil	10000	Aboveground on Crib Rack or Cradle	12/01/2000		

Map Identification Number 7 **VAN DYKE HOUSES**
 393 DUMONT AVENUE

Facility Id: 2-474282 **Source: NYS DEC**
 BROOKLYN, 11212 TT-Id: 640A-0016-232

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (1)
 Approximate distance from property: 1002 feet to the N

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE


Site Status: Active
 Expiration Date of the facility's registration certificate: 03/28/2024

Facility Type: Apartment Building/Office Building

Operator Name: FUEL OIL REMEDIATION UNIT
 Owner Name: YELENA TKACH - COORDINATOR
 Owner Company: NYC HOUSING AUTHORITY
 Owner Address: 23-02 49TH AVENUE, LONG ISLAND CITY, NY 11101

Operator Phone #: (718) 707-5725
 Owner Type: NYC Housing Authority (Local Gov)

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
T1	Closed - Removed	Yes	#2 Fuel Oil	20000	Aboveground on Crib Rack or Cradle	02/01/1999		03/01/2002
W/O1	In Service	Yes	Waste Oil/Used Oil	275	Aboveground on Crib Rack or Cradle	10/01/1995		

Map Identification Number 8 **J M P BAKERY CO INC**
 508 JUNIUS ST

Facility Id: NY05131 **Source: NYC FIRE DEPT**
 BROOKLYN, NY 11212 TT-Id: 660A-0002-761

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1008 feet to the ESE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE


NOTE: This is an archived database

Comments: FUEL OIL 2160 GAL AND 3000 G TK

Operator Name: VERIZON NEW YORK INC.
 Owner Name: JOHN QUATRALE – ENVIRONMENTAL MANAGER
 Owner Company: VERIZON NEW YORK, INC.
 Owner Address: 140 WEST STREET, NEW YORK, NY 10007

Operator Phone #: (800) 339-6144
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed-Rmvd from Ground	No	#1 2 OR 4 FUEL OIL	15000	Aboveground			06/01/1993
003	In Service	No	KEROSENE	13000	Aboveground on Legs Racks Etc	03/01/1993		
004	In Service	No	DIESEL	275	Aboveground on Legs Racks Etc	03/01/1993		

Map Identification Number 11 **BROWNSVILLE HOUSES**
 268 OSBORN STREET

Facility Id: 2-474452 **Source: NYS DEC**
 BROOKLYN, 11212 TT-Id: 640A-0015-701

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING – LARGE SITE
 Approximate distance from property: 1146 feet to the NW

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

Site Status: Active
 Expiration Date of the facility's registration certificate: 03/28/2024

Facility Type: Apartment Building/Office Building

Operator Name: FUEL OIL REMEDIATION UNIT
 Owner Name: YELENA TKACH – FUEL OIL REMEDIATION COORDINATOR
 Owner Company: NEW YORK CITY HOUSING AUTHORITY
 Owner Address: 23-02 49TH AVENUE, LONG ISLAND CITY, NY 11101

Operator Phone #: (718) 707-5725
 Owner Type: NYC Housing Authority (Local Gov)

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
W/O1	In Service	Yes	Waste Oil/Used Oil	275	Aboveground on Crib Rack or Cradle	10/01/2000		

Map Identification Number 12 **DIV HDV BROOKLYN, LLC**
 252 NEWPORT ST

Facility Id: 2-267201 **Source: NYS DEC**
 BROOKLYN, 11212 TT-Id: 640A-0019-330

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1256 feet to the S

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE


Site Status: Unregulated/Closed
 Expiration Date of the facility's registration certificate:

Facility Type: Manufacturing (Other than Chemical)/Processing

Operator Name: N/A
 Owner Name: ADAM HIRD – MANAGING AGENT
 Owner Company: DIV HDV BROOKLYN, LLC
 Owner Address: 400 COLOMBUS AVENUE, STE 5-S, VALHALLA, NY 10595

Operator Phone #: (914) 236-4690
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed – Removed	Yes	#2 Fuel Oil	3000	Aboveground on Crib Rack or Cradle	06/07/1964		02/11/2017

Map Identification Number 13
 **SOLID BOX CORP.**
 454 LIVONIA AVENUE

Facility Id: 2-610749
 BROOKLYN, 11207
Source: NYS DEC
 TT-Id: 640A-0081-315

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (1)
 Approximate distance from property: 1265 feet to the E

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

Site Status: Unregulated/Closed
 Expiration Date of the facility's registration certificate:

Facility Type: Manufacturing (Other than Chemical)/Processing

Operator Name: JAY SOLOMON
 Owner Name: -
 Owner Company: JEFFREY SCHATZ
 Owner Address: 400 DAWSON LANE, JERICHO, NY 11753

Operator Phone #: (718) 495-1500
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
002	Closed – Removed	Yes	Diesel	1000	Aboveground on Crib Rack or Cradle	01/01/1975		01/01/2010

Map Identification Number 14 **730 ROCKAWAY AVE**
 730 ROCKAWAY AVENUE

BROOKLYN, 11212

Facility Id: 2-610653

Source: NYS DEC
 TT-Id: 640A-0081-202

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1294 feet to the WSW

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
 Revised zip code: NO CHANGE


Site Status: Unregulated/Closed
 Expiration Date of the facility's registration certificate:

Facility Type: Other

Operator Name: MARTIN DUNN
 Owner Name: JASON COOPER – PROJECT ENVIRONMENTAL SCIENTIST
 Owner Company: 730 ROCKAWAY AVE. LP
 Owner Address: 151 SEVENTH AVENUE, BROOKLYN, NY 11215

Operator Phone #: (718) 388-9407
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed – Removed	Yes	#2 Fuel Oil	1080	Abovegrnd – In Contact w/Imperv. Barrier	07/13/2007		07/13/2007
002	Closed – Removed	Yes	#2 Fuel Oil	275	Aboveground – In Contact with Soil	07/13/2007		07/13/2007
003	Closed – Removed	Yes	#2 Fuel Oil	1080	Abovegrnd – In Contact w/Imperv. Barrier	07/13/2007		07/13/2007
004	Closed – Removed	Yes	#2 Fuel Oil	275	Aboveground – In Contact with Soil	07/13/2007		07/13/2007
005	Closed – Removed	Yes	#2 Fuel Oil	275	Aboveground – In Contact with Soil	07/13/2007		07/18/2007
006	Closed – Removed	Yes	#2 Fuel Oil	2000	Aboveground – In Contact with Soil	07/13/2007		07/18/2007
007	Closed – Removed	Yes	#2 Fuel Oil	1080	Aboveground – In Contact with Soil	07/13/2007		07/18/2007
008	Closed – Removed	Yes	#2 Fuel Oil	550	Aboveground – In Contact with Soil	07/13/2007		07/18/2007

Map Identification Number 15 **OSWALD LLOYD**
 688 ROCKAWAY AVE

BROOKLYN, NY 11212

Facility Id: NY07652

Source: NYC FIRE DEPT
 TT-Id: 660A-0003-162

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1317 feet to the W

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
 Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: 1 TK1500 GAL FO#

Map Identification Number 16 **START TREATMENT AND RECOVERY CENTERS**



494 DUMONT AVENUE

BROOKLYN, 11207

Facility Id: 2-602601

Source: NYS DEC

TT-Id: 640A-0014-339

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1402 feet to the NE

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
 Revised zip code: NO CHANGE

Site Status: Active
 Expiration Date of the facility's registration certificate: 02/05/2026

Facility Type: Hospital/Nursing Home/Health Care

Operator Name: GUY ZIEBERT
 Owner Name: PETER COLLINS – DIRECTOR OF FACILITIES MANAGEMENT
 Owner Company: START TREATMENT AND RECOVERY CENTERS
 Owner Address: 22 CHAPEL STREET, BROOKLYN, NY 11201

Operator Phone #: (718) 345-4000
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	Yes	#2 Fuel Oil	3000	Aboveground on Crib Rack or Cradle	01/01/1930		

Map Identification Number 17 **ADDICTION RESERCH &**



494 DUMONT AVE

BROOKLYN, NY 11207

Facility Id: NY01244

Source: NYC FIRE DEPT

TT-Id: 660A-0002-152

MAP LOCATION INFORMATION


Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1402 feet to the NE

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE
 Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: 1 TK3000 GAL FO#2

Map Identification Number 18 **IYANU HOUSES L.P.**
 444 BLAKE AVENUE

Facility Id: 2-606784
 BROOKLYN, 11212

Source: NYS DEC
 TT-Id: 640A-0014-556

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1413 feet to the NNE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

Site Status: Unregulated/Closed
 Expiration Date of the facility's registration certificate:

Facility Type: Apartment Building/Office Building

Operator Name: RAMONA SMITH
 Owner Name: GREGORY QUATTLANDER - AGENT
 Owner Company: IYANU HOUSES L.P.
 Owner Address: 444 BLAKE AVE, BROOKLYN, NY 11212

Operator Phone #: (718) 706-7755
 Owner Type: Local Government

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed - Removed	Yes	Gasoline	2100	Aboveground - In Contact with Soil			12/16/2005

Map Identification Number 19 **NYC HOUSING &**
 444 BLAKE AVE

Facility Id: NY07471
 BROOKLYN, NY 11212


Source: NYC FIRE DEPT
 TT-Id: 660A-0003-132

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1413 feet to the NNE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: FUEL OIL 2000G NO FEE

Map Identification Number 20 **MASTERMADE FURNITURE CORP.**
 410 SNEDIKER AVENUE

Facility Id: 2-602407
 BROOKLYN, 11207

Source: NYS DEC
 TT-Id: 640A-0014-310

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1433 feet to the ENE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE


Site Status: Unregulated/Closed
 Expiration Date of the facility's registration certificate:

Facility Type: Other

Operator Name: MARTY LEVINE
 Owner Name: -
 Owner Company: HOPKINS TRADING CORP.
 Owner Address: 410 SNEDIKER AVENUE, BROOKLYN, NY 11207

Operator Phone #: (718) 345-2100
 Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
0001	Closed - Removed	Yes	#2 Fuel Oil	3500	Aboveground - In Contact with Soil			04/16/2018

Map Identification Number 21 **HOPKINS TRADING CORP**
 410 SNEDIKER AVE

Facility Id: NY04821
 BROOKLYN, NY 11207


Source: NYC FIRE DEPT
 TT-Id: 660A-0002-704

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1433 feet to the ENE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: FUEL OIL 3500 GLS

Map Identification Number 22 **KEN WIRE AND METAL**
 617 VAN SINDEREN AVE


Facility Id: NY05703 **Source: NYC FIRE DEPT**
 BROOKLYN, NY 11207 TT-Id: 660A-0002-857

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 1473 feet to the ESE

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: FUEL OIL 2000G

Map Identification Number 23 **P.S./I.S 323 – BROOKLYN K263**
 210 CHESTER STREET

Facility Id: 2-354317 **Source: NYS DEC**
 BROOKLYN, 11212 TT-Id: 640A-0013-791

MAP LOCATION INFORMATION
 Site location mapped by: PARCEL MAPPING (3)
 Approximate distance from property: 2196 feet to the WNW

ADDRESS CHANGE INFORMATION
 Revised street: NO CHANGE
 Revised zip code: NO CHANGE

Site Status: Active
 Expiration Date of the facility's registration certificate: 06/28/2023

Facility Type: School

Operator Name: ANTHONY PERSAUD
 Owner Name: JOSEPH YOUNGHESE – MANAGER, FUEL DIVISION
 Owner Company: NEW YORK CITY DEPARTMENT OF EDUCATION
 Owner Address: 44-36 VERNON BOULEVARD, LONG ISLAND CITY, NY 11101

Operator Phone #: (718) 495-7781
 Owner Type: Local Government

TANK NUMBER	TANK STATUS	REGIST.	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	In Service	Yes	#2 Fuel Oil	20000	Aboveground on Crib Rack or Cradle	02/02/1955		

Map Identification Number 24



BD OF ED PS 327

95 BRISTOL ST

Facility Id: NY01879

Source: NYC FIRE DEPT

TT-Id: 660A-0002-260

BROOKLYN, NY 11212

MAP LOCATION INFORMATION

Site location mapped by: PARCEL MAPPING (1)

Approximate distance from property: 2765 feet to the NW

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE

Revised zip code: NO CHANGE

NOTE: This is an archived database

Comments: 10000-20000 G FO



NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS

Unmappable facilities for 'Kings' County

Petroleum Bulk Storage Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
2-237280	1160 REALTY CO	1160 REALTY CO	BROOKLYN	UNKNOWN
2-289442	412 AVENUE E	412 AVENUE E	BROOKLYN	UNKNOWN
NY03182	DEPT OF PARKS		BROOKLYN	UNKNOWN
NY08762	S PICONE & SONS INC	8002 DITMAS AVE	BROOKLYN	UNKNOWN
NY08951	SECO MANAGEMENT	B KLYN NY	BROOKLYN	UNKNOWN

How Toxic Site Locations Are Mapped

Toxics Targeting maps toxic site locations on a digital version of the U. S. Census map or those used by local authorities using addresses and map coordinates provided by site owners/operators or government agencies. In order to allow site locations to be verified independently, the information used to map each site is presented in the first section of each Toxic Site Profile, along with a description of the mapping technique used and any address corrections that were made in order to locate toxic sites with incomplete or inadequate site location information. The mapping process is explained below.

Map Identification Number: 12

Site Name: Acme World Manufacturing, Inc.

Site Address: 55 Main Street

Anytown, NY 11797

MAP LOCATION INFORMATION

Site location mapped by:

Address Matching

Note: Some sites have an address match location and a map coordinate location. Both locations are mapped because they can be equally correct.

or Map Coordinate

or Manual Mapping

or Site Visit

1) Most toxic sites are mapped by matching addresses provided by site owners/operators or government agencies with locations on a digital version of the street or parcel map. These site locations are identified with the method used to map them.

2) Some toxic sites are located using map coordinates provided by site owners/operators or government agencies. These site locations are identified "map coordinate." Map coordinates for Toxic Wastewater Discharges, Toxic Release Inventory sites and Major Oil Storage Facilities should be considered suspect.

3) Incomplete addresses or map coordinates require some site locations to be determined by commercial street maps (manual mapping), site visits, map coordinates from other databases and address location services. Application of any of these methods is identified accordingly.

ADDRESS CHANGE INFORMATION

Revised Street: NO CHANGE

Revised zip code: NO CHANGE

4) Site addresses are sometimes corrected to eliminate obvious errors that prevent sites from being mapped. All address corrections are noted here.

Information Source Guide

Toxics Targeting's Environmental Reports contain government and other information compiled on 21 categories of reported known or potential toxic sites. Each toxic site database is described below with information detailing a) the source of the information, b) the date when each database is covered to and c) when *Toxics Targeting* obtained the information..

1) **National Priority List for Federal Superfund Cleanup**: Toxic sites nominated for cleanup under the Federal Superfund program. Annual compilation of special two-page detailed profiles of NPL sites. Also includes delisted NPL sites. ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.¹
New Facilities updated through: 1/12/2023. Data obtained by Toxics Targeting: 1/12/2023.
Data attributes updated from: 1/12/2023. Data obtained by Toxics Targeting: 1/12/2023.

2) **Inactive Hazardous Waste Disposal Site Registry**: New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. The Registry's data includes two-page profiles noting site name, ID number, description, classification, cleanup status, types of cleanup, owner information, types and quantities of contaminants, and assessment of health and environmental problems. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry. ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.²
Data attributes updated through: 12/13/2022. Data obtained by Toxics Targeting: 12/13/2022.
New Facilities updated to: 12/13/2022. Data obtained by Toxics Targeting: 12/13/2022.

3) **Federal & State Corrective Action Activity (CORRACTS)**: New York State and Federal databases of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.**

Federal Data		Source: U. S. Environmental Protection Agency ¹
Data attributes updated through:	3/01/2018.	Data obtained by Toxics Targeting: 3/07/2018.
New facilities updated through:	3/01/2018.	Data obtained by Toxics Targeting: 3/07/2018.

State Data		Source: New York State Department of Environmental Conservation ²
Data attributes updated through:	12/13/2022.	Data obtained by Toxics Targeting: 12/13/2022.
New facilities updated through:	12/13/2022.	Data obtained by Toxics Targeting: 12/13/2022.

4) **CERCLIS**: Toxic sites listed in the Federal Comprehensive Environmental Response, Compensation and Liability Information System. Includes Active and No Further Remedial Action Planned (NFRAP) sites. ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.¹
Data attributes updated through: 10/25/2013. Data obtained by Toxics Targeting: 1/07/2014.
New Facilities updated through: 7/17/2017. Data obtained by Toxics Targeting: 8/22/2017.

5) **Brownfield Programs**: NYS & NYC programs for sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination. ASTM required.*

(a) **NYS DEC Brownfield Programs**: Source: New York State Department of Environmental Conservation.² includes: **Brownfield Cleanup Program (BCP), Voluntary Cleanup Program (VCP), and Environmental Restoration Program (ERP)**
Data attributes updated through: 12/13/2022. Data obtained by Toxics Targeting: 12/13/2022.
New Facilities updated to: 12/13/2022. Data obtained by Toxics Targeting: 12/13/2022.

(b) **NYC Voluntary Cleanup Program**: Source: NYC Office of Environmental Remediation
Data attributes updated through: 10/13/2017. Data obtained by Toxics Targeting: 10/13/2017.
New Facilities updated to: 10/13/2017. Data obtained by Toxics Targeting: 10/13/2017.

6) **Solid Waste Facilities**: a compilation of the following 2 databases:

(a) **NYS Solid Waste Registry**: which includes, but is not limited to, landfills, incinerators, transfer stations, recycling centers. ASTM required.* Fannie Mae required.** Source: New York State Dept. of Environmental Conservation.²
Data updated to: 4/1/2013. Data obtained by Toxics Targeting: 4/1/2013.

(b) **1934 Solid Waste Disposal Site in New York City**: which includes sites operated by municipal authorities circa 1934. Source: City of New York Department of Sanitation (1984). The Waste Disposal Problem in New York City: A Proposal For Action.

7) **RCRA Hazardous Waste Treatment, Storage or Disposal Facility Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the DEC's Division of Environmental Remediation pursuant to NYS Law and the Resource Conservation and Recovery Act (RCRA). ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.²

New facilities updated through: 06/10/2019. New facilities obtained by Toxics Targeting: 06/15/2019.
Manifest transactions data updated to: 06/10/2019. Manifest transactions data obtained by Toxics Targeting: 06/15/2019.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency¹
New facilities updated through: 3/01/2018. Data obtained by Toxics Targeting: 3/07/2018.
Data attributes updated through: 3/01/2018. Data obtained by Toxics Targeting: 3/07/2018.

8) **Spills Information Database:** Spills reported to the DEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from Petroleum Bulk Storage Regulations) or 6 NYCRR Section 595.2 (from Chemical Bulk Storage Regulations). This database includes both *active* and *closed* spills.

ASTM required.* Fannie Mae.** Source: NYS Department of Environmental Conservation.²

New spills through: 12/23/2022 New spills data obtained by Toxics Targeting: 12/23/2022
Spill attribute data through: 12/23/2022 Spill attribute data obtained by Toxics Targeting: 12/23/2022

Active spills: paperwork not completed. Closed spills: paperwork completed.
Both active and closed spills may or may not have been cleaned up (see Date Cleanup Ceased in spill profiles).

9) **Major Oil Storage Facilities:** NYS database of facilities licensed pursuant to Article 12 of the Navigation Law, 6NYCRR Parts 610 and 17NYCRR Part 30, such as onshore facilities or vessels, with petroleum storage capacities equal to or greater than four hundred thousand gallons. **Tank & other data withheld by NYSDEC as of 4/1/2002.**

ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.²

Data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

10) **Petroleum Bulk Storage Facilities:** a compilation of local and state databases of aboveground and underground petroleum storage tank facilities.

(a) **NYS Petroleum Bulk Storage Database:** This includes all New York State counties except Cortland, Nassau, Rockland, Suffolk, and Westchester. ASTM required.* Fannie Mae required.**
Source: NYS Department of Environmental Conservation.²

New facilities updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.
Tank data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

(b) **New York City Fire Department Tank Data:** **Data has been withheld by the NYC Fire Dept.**
Source: New York City Fire Department. Data obtained by Toxics Targeting: 2/18/1997

11) **RCRA Hazardous Waste Generators and/or Transporters Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the NYS Department of Environmental Conservation's Division of Environmental Remediation pursuant to New York State Law. ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.²

New facilities updated through: 06/10/2019. New facilities obtained by Toxics Targeting: 06/15/2019.
Manifest transactions data updated to: 06/10/2019. Manifest transactions data obtained by Toxics Targeting: 06/15/2019.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency¹
New facilities updated through: 3/01/2018. Data obtained by Toxics Targeting: 3/07/2018.
Data attributes updated through: 3/01/2018. Data obtained by Toxics Targeting: 3/07/2018.

12) **Chemical Bulk Storage Facilities:** New York State database of facilities compiled pursuant to 6NYCRR Part 596 that store regulated substances listed in 6NYCRR Part 597 in aboveground tanks with capacities greater than 185 gallons and /or in underground tanks of any size. **Tank & other data withheld by NYSDEC as of 4/1/2002.**

ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.²
Data updated through: 7/1/2016. Data obtained by Toxics Targeting: 7/1/2016.

13) **Historic New York City Utility Facilities (1898 to 1950)**: An inventory of selected power generating stations, manufactured gas plants, gas storage facilities, maintenance yards and other gas and electric utility sites identified in various historic documents, maps and annual reports of New York utility companies, including: Sanborn Fire Insurance Maps of NYC (1898-1950); Consolidated Edison Co. Annual Reports (1922-1939); Consolidated Edison Co. Map: "Boroughs of Manhattan and the Bronx Showing Distribution Mains of the New York Edison Co.," (1922); and Consolidated Edison document: "Generating and Annex Stations," (1911).

14) **Hazardous Substance Waste Disposal Site Study**: NYS database of waste disposal sites that may pose threats to public health or the environment, but could not be remediated using monies from the Hazardous Waste Remedial Fund.

Source: New York State Department of Environmental Conservation.²

Data updated to: 5/16/2000.

Data obtained by Toxics Targeting: 5/16/2000.

15) **Toxic Release Inventory (TRI)**: Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water and land of any specifically listed toxic chemical. See Fannie Mae requirement** below.

Source: U. S. Environmental Protection Agency.¹ / NYS Department of Environmental Conservation²

Data updated through: 3/8/2004.

Data obtained by Toxics Targeting: 3/25/2004

16) **Toxic Wastewater Discharges (Permit Compliance System)**: Federal database of discharges of wastewater to surface waters and groundwaters. See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.¹

Data updated through: 6/17/2004.

Data obtained by Toxics Targeting: 7/19/2004.

17) **Air Discharge Facilities**: EPA AIRS database containing address information on each air emission facility and the type of air pollutant emission it is. Compliance information is also provided on each pollutant as well as the facility itself.

See Fannie Mae requirement** below.

Source: U. S. Environmental Protection Agency¹

Data updated through: 11/24/1999.

Data obtained by Toxics Targeting: 1/6/2000

18) **Civil Enforcement & Administrative Docket**: This database is the U. S. EPA's system for tracking administrative and civil judiciary cases filed on behalf of the agency by the Department of Justice. Fannie Mae required.**

Source: U. S. Environmental Protection Agency.¹

New Sites through: 10/14/1999.

Data updated through: 10/14/1999.

Data obtained by Toxics Targeting: 11/18/1999.

19) **New York City Environmental Quality Review (CEQR) – E Designation Sites**: These sites are parcels assigned a special environmental ("E") designation under the CEQR process. E designation requires specific protocols that must be followed.

Source: New York City Department of Planning³

Data updated through: 3/22/2018.

Data obtained by Toxics Targeting: 4/3/2018.

20) **Emergency Response Notification System (ERNS)**: Federal database of spills compiled by the Emergency Response Notification System. On-site searches only.

ASTM required.* See Fannie Mae requirement** below.

Source: U. S. Environmental Protection Agency.¹

Data updated through: 1/31/2000.

Data obtained by Toxics Targeting: 2/15/2000

21) **Remediation Site Borders**: Remediation site borders reported by NYSDEC.

Source: New York State Department of Environmental Conservation.²

Updated through: 8/06/2021.

Data obtained by Toxics Targeting: 8/06/2021.

* American Society of Testing Materials: Standard Practice on Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05).

** Fannie Mae's Part X Environmental Hazards Management Procedures specify 1.0 mile searches for "any state or Federal list of hazardous waste sites (e.g. CERCLIS, HWDMS etc.)." Searches for the property and adjacent properties are specified for "chemical manufacturing plants," "obvious high risk neighbors engaging in storing or transporting hazardous waste, chemicals or substances" and "...any documented or visible evidence of dangerous waste handling... (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds, etc." Searches for property and adjacent properties can include sites up to a quarter mile away (W. Hayward, Director, Multi-Family Business Planning and Control, Fannie Mae, personal communication, 5/94).

¹U. S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.

²NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.

³New York City Department of City Planning, 22 Reade St, New York, NY 10007-1216

Appendix F

Supplemental Maps

National Flood Hazard Layer FIRMMette



73°54'35"W 40°40'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

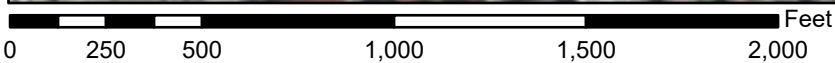
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/8/2023 at 1:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

73°53'57"W 40°39'34"N

NYC Coastal Zone Boundary Map

352 LIVONIA AVENUE, Brooklyn

BBL Lookup

Zoning and Land Use

- Tax Lots
- Show Land Use Colors
- Zoning Districts
- Commercial Overlays
- Zoning Map Amendments
- Pending Zoning Map Amendments
- Special Purpose Districts
- Special Purpose Subdistricts

Supporting Zoning Layers

- Mandatory Inclusionary Housing Areas
- Inclusionary Housing Designated Areas
- Transit Zones
- FRESH Zones
- Sidewalk Cafes
- Limited Height Districts
- Lower Density Growth Management Areas
- Coastal Zone Boundary
- Waterfront Access Plan
- Historic Districts
- Landmarks
- Effective Flood Insurance Rate Maps 2007

New York State Environmental Resource Mapper - Wetlands



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: Topographical [Using this map](#)

Search

Tools

Layers and Legend

Other Wetland Layers

National Wetlands Inventory

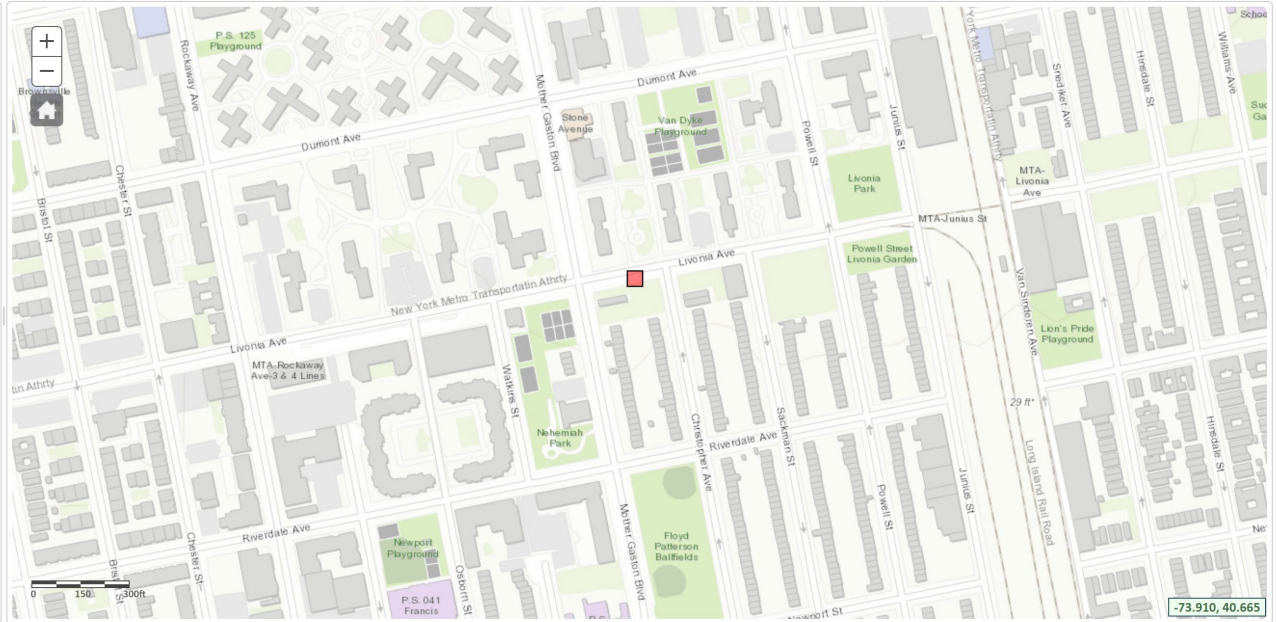
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Reference Layers

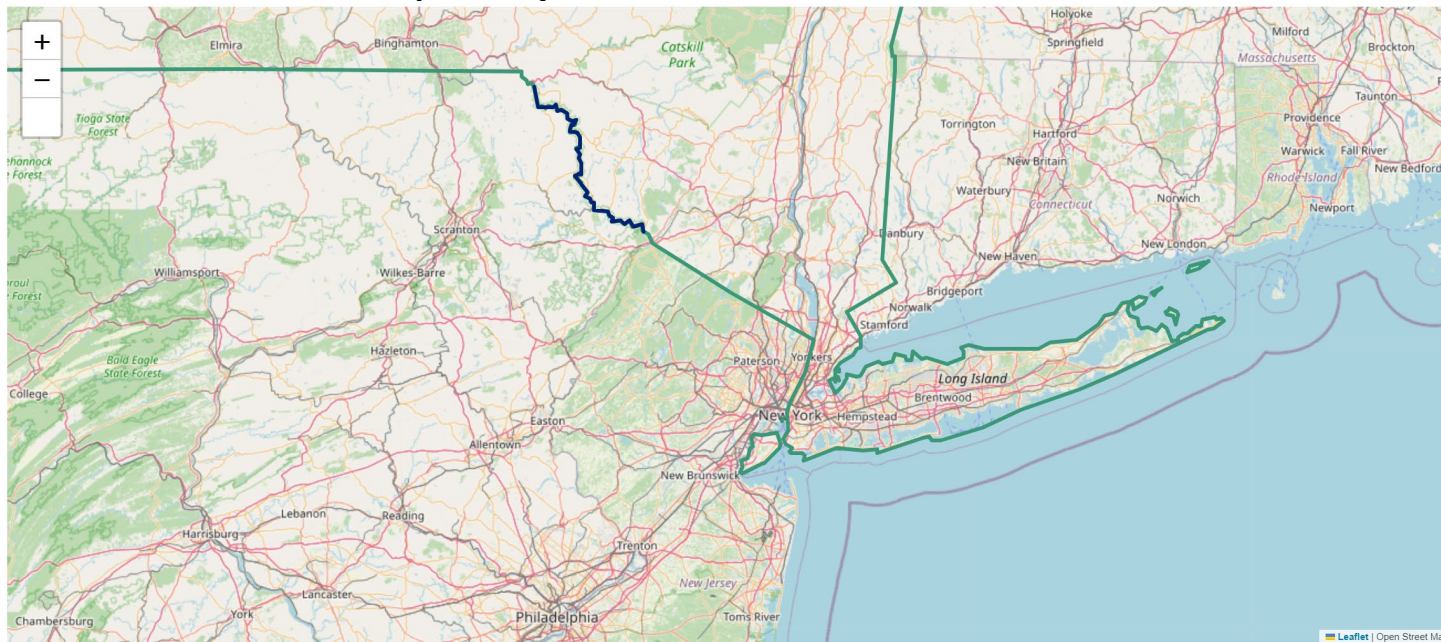
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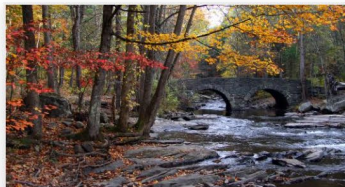
[Contacts](#)



National Wild and Scenic Rivers System Map



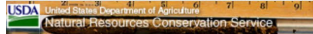
Rivers In New York



Delaware (Upper) River

New York, Pennsylvania

Web Soil Survey Map



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Search

Map Unit Legend

UBA	Urban land-Bigapple, non-dredge material complex, 0 to 3 percent slopes	10.4	0.0%
UFA	Urban land-Flatbush complex, 0 to 3 percent slopes	11,905.3	18.9%
UFAI	Urban land-Flatbush complex, 0 to 3 percent slopes, low impervious surface	572.4	0.9%
UFB	Urban land-Flatbush complex, 3 to 8 percent slopes	86.4	0.1%
UFBI	Urban land-Flatbush complex, 3 to 8 percent	10.5	0.0%

Soil Map

