



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐

Yes

☒

No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) **BCP App Rev 11**

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Lumber Road Roslyn, LLC

ADDRESS 36 New York Avenue

CITY/TOWN Halesite

ZIP CODE 11743

PHONE 631 923 3513

FAX 631 923 1702

E-MAIL philip@g2dgroup.com

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

☒

Yes

☐

No

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

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

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

Section II. Project Description

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

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

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

Section III. Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	X
Chlorinated Solvents			
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides	X		
PCBs	X	X	
Other*			

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Marina and fleet service center with fueling stations

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME <u>Clocktower</u>				
ADDRESS/LOCATION <u>45 Lumber Road</u>				
CITY/TOWN <u>Roslyn</u>		ZIP CODE <u>11576</u>		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): <u>Roslyn</u>				
COUNTY <u>Nassau</u>		SITE SIZE (ACRES) <u>1.26</u>		
LATITUDE (degrees/minutes/seconds) <u>40</u> ° <u>48</u> ' <u>08.10</u> "		LONGITUDE (degrees/minutes/seconds) <u>73</u> ° <u>39</u> ' <u>04.64</u> "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
45 Lumber Road	06	53	1031	1.26
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor: JZ _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY	
BCP SITE NAME: _____		BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Philip Foote			
ADDRESS 36 New York Avenue			
CITY/TOWN Halesite		ZIP CODE 11743	
PHONE 631 923 3513	FAX 631 923 1702	E-MAIL philip@g2dgroup.com	
NAME OF REQUESTOR'S CONSULTANT GEI Consultants, Inc., P.C. Attn: Edward Bradshaw			
ADDRESS 1000 New York Avenue Suite B			
CITY/TOWN Huntington Station		ZIP CODE 11746	
PHONE 631 759 2977	FAX 781-721-4073	E-MAIL ebradshaw@geiconsultants.com	
NAME OF REQUESTOR'S ATTORNEY Brown Duke & Fogel, P.C. Attn: George Duke			
ADDRESS 350 Fifth Ave, Suite 4640			
CITY/TOWN New york		ZIP CODE 10118	
PHONE 646 915 0236	FAX 646 219 2601	E-MAIL gduke@bdflegal.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME (Same as Requestor)		OWNERSHIP START DATE: 3/11/2021	
ADDRESS N/A			
CITY/TOWN N/A		ZIP CODE N/A	
PHONE N/A	FAX N/A	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

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

☐ Yes ☐ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? Waterfront Mixed Use

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

☒ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

The Village of Roslyn approved a special use permit

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

☒ Yes ☐ No

The Village of Roslyn approved a special use permit to construct a 4-story residential rental apartment building at the subject site. See attached Special Permit

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

☒ Yes ☐ No

The Village of Roslyn approved a special use permit to construct a 4-story residential rental apartment building at the subject site. See attached Special Permit

XI. Statement of Certification and Signatures

(By requestor who is an individual)


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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 7/21/21 Signature: 

Print Name: Gregory DeRosa

SUBMITTAL INFORMATION:

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

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

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

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

BCP App Rev 11

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Clocktower

City: Roslyn

Site Address: 45 Lumber Road

County: Nassau

Zip: 11576

Tax Block & Lot

Section (if applicable): 06

Block: 53

Lot: 1031

Requestor Name: Lumber Road Roslyn, LLC

City: Halesite

Requestor Address: 36 New York Avenue

Zip: 11743

Email: philip@g2dgroup.com

Requestor's Representative (for billing purposes)

Name: Philip Foote

Address: 36 New York Avenue

City: Halesite

Zip: 11743

Email: philip@g2dgroup.com

Requestor's Attorney

Name: Brown Duke & Fogel, P.C. Attn: George Duke

Address: 350 Fifth Ave, Suite 4640

City: New York

Zip: 10118

Email: gduke@bdflegal.com

Requestor's Consultant

Name: GEI Consultants, Inc., P.C. Attn: Edward Bradshaw

Address: 1000 New York Avenue Suite B

City: Huntington Station

Zip: 11746

Email: ebradshaw@geiconsultants.com

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

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree

Notes:

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

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION- SUPPLEMENTAL INFORMATION

Clocktower BCP Site

REQUESTOR/VOLUNTEER: Lumber Road Roslyn, LLC

June 24, 2021

Section I. Requestor Information

Requestor Name: Lumber Road Roslyn, LLC (the "Requestor")

Individual members of LLC include: Greg DeRosa

See attached print-out from the New York State Department of State's Corporation & Business Entity Database.

Section II. Project Description

3. Overall Development Plan: The existing on-site building will be demolished, and a new approximately 65,000- square foot residential building will be built on the east side of the Site. The structure will extend along the property lines and be four-stories in height with no basement. The first floor will be approximately 16,250-square feet, and will be used for storage, a business center, lounge, and utilities. The second, third and fourth stories will be used for residential apartments. A parking area will be located to the west of the building. An on-site storm water recharge unit (i.e. drywell or similar) will likely be installed under the parking area.

Anticipated Project Schedule

Estimated Schedule	Task/Goal
May 2021	Submit Brownfield Cleanup Application and RIWP
August 2021	Sign Brownfield Cleanup Agreement
August 2021	Submit Citizen Participation Plan (CPP)
August 2021	Approval and Implementation RIWP/IRMWP
September/October 2021	Submit RIR, RIR Fact Sheet and RAWP
December 2021	Approval of RAWP
January 2022	Begin Implementation of RAWP
May 2022	FER
July 2022	COC Issued

Section III. Site Environmental History

Reports included in BCP Application:

- Phase I ESA prepared by ATC Associates, Inc. dated September 2012
- Phase II ESA Report prepared by Envirotrac dated January 30, 2013
- Phase I Environmental Site Assessment 45 Lumber Road prepared by GEI Consultants, Inc., P.C. dated February 25, 2021

- Supplemental Phase II Environmental Subsurface Investigation and Brownfield Cleanup Program Assessment prepared by GEI Consultants, Inc., P.C. dated February 4, 2021

Based upon GEI's Phase I and Phase II ESAs (attached) and the review of previous environmental reports, historical documents, including plans and drawings, and regulatory information, the following RECs were identified on the project site:

Four 4,000-gallon Gasoline Underground Storage Tanks (USTs)

The project site was listed as having two 4,000-gallon gasoline USTs that were installed in 1972. These tanks were removed in 1990 and were found to have significant soil and groundwater impacts which resulted in New York State Department of Environmental Conservation (NYSDEC) Spill No. 9001558 being opened in May 1990. Remedial actions included the excavation of 100 cubic yards of impacted soil. Four groundwater monitoring wells were installed to evaluate the groundwater quality and, from 1991 through 1996, the wells were tested on a quarterly basis. The Spill was closed by the NYSDEC in February 1997. Subsequently, the four groundwater monitoring wells were permanently closed in October 1999.

Additionally, two 4,000-gallon gasoline USTs were installed on the Site in May of 1990 to replace the two gasoline USTs (referenced in the above paragraph) that were removed. These two USTs and their associated dispensers were removed from the Site in 1997. According to documentation that was reviewed for this report, three soil samples were taken from four boreholes installed around these tanks and analyzed for total petroleum hydrocarbons (TPH). Also, composite samples were analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX), total organic halogen (TOX), reactivity, corrosivity, flashpoint, percent moisture and Toxicity Characteristic Leaching Procedure (TCLP) metals plus nickel, copper and zinc. However, the documentation obtained and reviewed regarding this work did not include the laboratory analysis of the samples.

In addition, based on the information reviewed, it does not appear that soil and groundwater testing was conducted around two former gasoline pump islands associated with the four gasoline USTs.

Based upon the lack of laboratory analysis, no statement can be made with regard to the existing quality of the soil and groundwater in the areas where the former gasoline USTs and pump islands were located. Therefore, a site investigation was conducted (see attached investigation report referenced above) that included a geophysical survey to confirm the locations of the former USTs/tank graves and associated pump islands, and that testing to determine the existing quality of underlying soils and groundwater, as well as soil vapor at the site.

Historical On-Site Fill

Based upon a review of historical topographic maps, it appears that, prior to 1900, the project site was located in a wetland area associated with Hempstead Harbor. Subsequently, the 1947 map shows the project site to have been filled in and a small structure is depicted on the site. Based upon the fact that fill was brought in to increase the elevation of the project site, this was considered a Recognized Environmental Condition (REC) of concern. Testing of the project site fill material was performed to determine the condition of the fill used.

Depiction of a Gasoline Pump Island

A historical plan depicts a gasoline pump island located off the northeast corner of the building. There were no associated USTs depicted and it is unknown whether this pump island was ever installed. An

investigation of this area was performed and the investigation results are described in the attached investigation report.

Hydraulic Lifts

Documentation reviewed indicated the closure and removal of two underground hydraulic lifts between June 21 and 23, 2000. The hydraulic fluid in the tanks and piping were pre-characterized for potential PCBs prior to removal activities. Analytical results of the hydraulic fluid indicated that there were no PCBs present. Soil below the groundwater table in the north excavation exhibited heavy visible staining and moderate motor oil odors and NYSDEC Spill No. 0003559 was issued. Approximately one ton of visibly impacted soil was removed from the area of the hydraulic lifts. Additional excavation of impacted soil was not possible due to the proximity of the foundation and a nearby load-bearing wall. A total of six post-excavation samples were collected and analyzed for volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs). One sample was analyzed using the hydrocarbon chromatograph "fingerprinting" method. All post-excavation soil samples were non-detected for VOCs and PAHs. The petroleum constituents within the fingerprinted sample closely resembled waste oil. NYSDEC closed this spill case on October 1, 2002.

In association with the above, GEI reviewed historical building plans which indicated that trench drains were located within the garage area where the above hydraulic lifts were located, as well as an "oil interceptor in a concrete pit with a 55-gallon waste tank adjoining" located within the shop area adjacent to one of the hydraulic lifts. Given that the "fingerprinting" method indicated that the petroleum constituents closely resembled waste oil, it is possible that these former drains and oil interceptor/concrete pit may have also impacted the underlying soils and groundwater beneath the garage area where the hydraulic lift was located.

Based upon the information reviewed, due to structural integrity issues, residual soil contamination that could not be removed remains underneath the garage area where the hydraulic lift and oil interceptor/concrete pit were located. Additionally, this residual soil contamination could be considered a potential vapor intrusion condition underlying the existing building. Testing was performed in this area as described in the attached investigation report.

Oil/Water Separators and Dry Wells

A 1994 historical plan depicts an exterior oil/water separator and an associated holding tank located in the southwestern portion of the site. This exterior oil/water separator and holding tank were to replace an already existing oil/water separator that was located within the building. This system appeared to discharge to a dry well outside the building in the vicinity of the oil/water separator and holding tank.

A 1971 historical plan shows trench drains that were within the building when it was first constructed. This 1971 plan indicates that all drains discharge to the "sewer." However, there is one drain line that is depicted as discharging to a dry well off the eastern side of the building, but the exact location of this dry well is not shown. Testing was performed in this area as described in the attached investigation report.

Section IV. Property Information

10. Property Description and Environmental Assessment:

Location: The Site is located approximately 775 feet to the north of the intersection formed by Lumber Road and Old Northern Boulevard, in the Village of Roslyn, Nassau County, New York. The site is a 1.26

acre parcel located in a mixed commercial and residentially zoned area. The Tax Map identification numbers associated with the project site are Section 6, Block 53, Lot 1031.

Site Features: The Site is currently occupied by a single-story 5,720 square foot commercial building and an asphalt-paved parking area.

Current Zoning and Land Use: The Site is zoned for Waterfront Mixed Use. Attached is the Village of Roslyn permit for this use.

Past Use of the Site: The project site was originally wetlands associated with Hempstead Harbor until sometime during the 1930's and early 1940's when the Site and surrounding areas were filled in. The project site was first used as a marina in the 1940s and continued with that use until the late 1960s or when the Site was developed with the current building in 1971. The current building was constructed for New York Telephone as a work center and a maintenance garage. The garage also contained an area for vehicle washing. Verizon later occupied the building until sometime prior to 2013.

Site Geology and Hydrogeology:

A fill layer was encountered in all the borings ranging from approximately 5 to 16 feet thick, and apparently increasing in thickness towards Hempstead Harbor based on the information obtained from the borings.

Northeastern Nassau County is underlain by unconsolidated coastal plain deposits of Cretaceous, Tertiary, and Quaternary age, which overlie igneous and metamorphic rocks of Precambrian age. The Cretaceous deposits are composed of interbedded lenses of gravel, sand, silt, and clay, which rest unconformably upon the bedrock. Two formations of Late Cretaceous age underlie the area. The oldest is the Raritan Formation. The overlying post-Raritan deposits of Cretaceous age have been assigned tentatively to the Magothy Formation but may include some younger formations which have not yet been differentiated in the report area (Perlmutter and Crandell, 1959, p. 1066). Deposits of Tertiary age are represented by the Mannetto Gravel, which the Geological Survey considers to be of Pliocene[^] age (Suter and others, 1949, p. 9). Pleistocene deposits of pre-Wisconsin age are represented by the Jameco Gravel and the Gardiners Clay. Two advances of the ice during the Wisconsin Glaciation account for the till and outwash deposits, which comprise the upper Pleistocene deposits. Shoreline, marsh, and alluvial deposits of recent age occur locally along the beaches and in some valleys.

Environmental Assessment: Based upon investigations conducted to date, the primary contaminants of concern for the site include Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), and Metals.

Catch Basin Observations and Sampling Summary

Two lines of stormwater catch basins, oriented east-west, were identified to the south and north of the building. The northern line consists of five catch basins that are all inter-connected and discharge via an outfall pipe to Hempstead Harbor. The southern line consists of three inter-connected catch basins that also discharge via an outfall pipe to Hempstead Harbor. All catch basins were approximately 3.5 feet deep and consisted of an open grate cover, inlet (from the west) and outlet (to the east) pipes at the base, and a solid bottom. Groundwater was encountered at approximately 3 ft bgs at high tide, so the base of each catch basin is below the water table.

Sheens were observed on the water in the southern line of catch basins in CB-1 and CB-2, which are located in close proximity to the former gasoline USTs and associated pump islands. Catch basin CB-1 also had a pipe entering from the north. The origin of this pipe is unknown. Therefore, water samples (CB-1W and CB-2W) were collected from CB-1 and CB-2 for laboratory analysis. Catch basin CB-2 contained sediment that had a gasoline odor and a maximum PID reading of 19.9 ppm. Therefore, a sample of the sediment (CB-2S) in CB-2 was collected for laboratory analysis. A sheen was also noted on the water discharging to Hempstead Harbor from the southern line of catch basins. In addition, during low tide, a sheen was observed on the bed of Hempstead Harbor below the outfall pipe. Pooled water located near the collapsed southern outfall pipe along the landward side of the bulkhead also had a sheen. Therefore, a sediment (PW-S) and water sample (PW) were collected for laboratory analysis. Sheens were not observed on the water in any of the other six catch basins on-Site (see attached investigation report for site features and sampling locations).

The soil across the Site generally consisted of fill material (e.g., containing red brick and concrete, etc.) underlain by sand with gravel and silt and clay with organic odors. Visual impacts (e.g., staining, odors, and sheen) were generally observed in two areas on-Site; within and downgradient of the former gasoline pump island off the southeast side of the building, and in the northeast portion of the garage area of the building where contamination from NYSDEC Spill No. 0003559 was left in place.

Strong gasoline odors, sheens, black soil staining, and elevated PID readings were generally observed in the 2 to 10 ft bgs soil interval in the area of the former gasoline pump island, which included boring B-10 and test pit TP-1, and in the immediately adjacent areas including test pits TP-6, TP-7, and TP-8 adjoining to the north, east, and west, respectively. The maximum PID reading in this area was 960 parts per million (ppm) in test pit TP-7, located to the east and immediately downgradient of the pump island. While excavating the test pits in this area, the gasoline odors were noticeable across the Site. Downgradient of the pump island, which included boring B-20 and test pits TP-4 and TP-5, gasoline odors, black soil staining, and elevated PID readings were generally observed in the 2 to 10 ft bgs soil interval. A faint sheen was also noted on the groundwater at test pit TP-5. The maximum PID reading in this area was 65 ppm in boring B-20.

In the northeast portion of the garage area, petroleum odors, sheen, black soil staining, and a maximum PID reading of 2.1 ppm were identified in the approximately 7 to 9 ft bgs soil interval of borings B-5 and B-6. These borings were advanced in the vicinity of the former oil interceptor/concrete pit with waste tank (B-5) and the former north hydraulic lift (B-6) within the garage area of the building, as well as in the general vicinity of the area where contamination from NYSDEC Spill No. 0003559 was left in place. A faint sheen was noted on the groundwater in test pit TP-3, which is downgradient of this area. As noted previously, these borings and test pit could not be conducted at their preferred locations (at the former north hydraulic lift and oil interceptor/concrete pit) due to the presence of large heavy equipment associated with the existing tenant that could not be moved.

No other visual impacts, odors, or PID readings above background were observed in the soil borings or test pits. Groundwater was encountered at approximately 3 to 5 ft bgs.

The soil/sediment analytical results were compared to the 6 NYCRR Part 375 6.6 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Protection of Groundwater SCOs (PGSCOs), Residential Use SCOs (RUSCOs), Restricted Residential Use SCOs (RRUSCOs), Commercial Use SCOs (CUSCOs), and Industrial Use SCOs (IUSCOs).

VOCs exceeded the UUSCOs and PGSCOs in 12 of the soil/sediment samples, including 1,2,4-trimethylbenzene (max of 24 milligrams per kilogram [mg/kg] in B-10) in B-10(6-7), TP-1(7-8), and TP-7(6-7); n-propylbenzene (max of 16 mg/kg in B-10) in B-10(6-7), TP-7(6-7), and TP-8(5-6); acetone (max of 35 mg/kg in TP-8) in B-4(2.5-3.5), B-5(7-8), B-6(7-8), B-14(2.5-3.5), TP-1(7-8), TP-6(7-8), TP-8(5-6), CB-2S, and PW-S; 2-butanone (0.26 mg/kg) in B-20(4.5-5.5); ethylbenzene (max of 8.2 mg/kg in TP-7) in TP-1(7-8) and TP-7(6-7); xylenes (max of 9.8 mg/kg in TP-7) in TP-1(7-8) and TP-7(6-7); and methylene chloride (max of 1.7 mg/kg in CB-2S) in TP-1(7-8), TP-6(7-8), TP-7(6-7), TP-8(5-6), and CB-2S. Various VOC TICs were also identified in the TP-4(4-5) and TP-5(4-6) samples.

The SVOC chrysene (1.34 mg/kg) exceeded the RUSCOs and PGSCOs in the B-15(3-4) sample. Various SVOCs exceeded SCOs in the CB-2S sample, including benzo(a)pyrene (5.62 mg/kg) and dibenzo(a,h)anthracene (1.77 mg/kg) above IUSCOs; benzo(a)anthracene (6.26 mg/kg) and benzo(b)fluoranthene (6.47 mg/kg) above CUSCOs; and benzo(k)fluoranthene (5.15 mg/kg), chrysene (8.17 mg/kg), and indeno(1,2,3-cd)pyrene (3.77 mg/kg) above RRUSCOs. Various SVOC TICs were also identified in the samples collected from TP-1(7-8), TP-3(4-6), TP-6(7-8), TP-7(6-7), TP-8(5-6), and TP-9(3-5).

Metals exceeded the SCOs in 15 of the soil/sediment samples. Arsenic (max of 22.8 mg/kg) exceeded the IUSCOs in TP-4(4-5) and PW-S, mercury (max of 2.84 mg/kg) exceeded the CUSCOs in TP-9(3-5), and lead (max of 422 mg/kg) exceeded the RRUSCOs in TP-4(4-5). Exceedances of UUSCOs were noted for arsenic in B-13(4-6) and TP-9(3-5); copper (max of 194 mg/kg in TP-4) in B-3(3-5), B-7(2-3), B-13(4-6), TP-4(4-5), and TP-9(3-5); lead in B-3(3-5), B-7(2-3), B-12(3-4), B-13(4-6), B-21(3-4), and TP-9(3-5); mercury in B-6(7-8), TP-1(7-8), TP-2(4-6), TP-5(4-6), and TP-7(6-7); and zinc (max of 410 mg/kg in B-14) in B-13(4-6), B-14(2.5-3.5), TP-4(4-5), TP-9(3-5), CB-2S and PW-S.

Pesticides exceeded the UUSCOs in four of the soil/sediment samples, including 4,4'-DDD (max of 0.00958 mg/kg in TP-9) in B-3(3-5), B-15(3-4), and TP-9(3-5); 4,4'-DDT (0.00837 mg/kg) in B-3(3-5); and 4,4'-DDE (max of 0.00897 mg/kg in TP-9) in B-12(3-4) and TP-9(3-5). PCBs (0.108 mg/kg) exceeded the UUSCOs in the TP-2(4-6) sample.

Groundwater, Catch Basin Water and Pooled Water

Groundwater was encountered at approximately 3 to 5 ft bgs. A sheen was observed on the groundwater at the GW-1 and GW-2 locations, in addition to the observations of sheens noted above. The water analytical results were compared to 6NYCRR Part 703.5 Class GA Ambient Water Quality Standards (AWQS) (see attached investigation report referenced above).

VOCs exceeded the AWQS in the GW-1, GW-2, and CB-2W samples, including 1,2,4-trimethylbenzene (1,000 micrograms per liter [µg/L] in GW-2), n-propylbenzene (max of 640 µg/L in GW-2), methylene chloride (max of 93 µg/L in GW-2), 1,3,5-trimethylbenzene (6.8 µg/L in GW-2), ethylbenzene (max of 81 µg/L in GW-2), isopropylbenzene (180 µg/L in GW-2), n-butylbenzene (50 µg/L in GW-2), o-xylene (13 µg/L in GW-2), p&m-xylene (13 µg/L in GW-2), and p-isopropyltoluene (6.5 µg/L in GW-2). The 1,2,4-trimethylbenzene and n-propylbenzene exceedances in the GW-2 sample were both several orders of magnitude above the AWQS of 5 µg/L for each compound. These two VOCs exceeded the UUSCOs and PGSCOs in the soil sample collected from this location, B-10(6-7), and test pit samples collected from this area including TP-1(7-8) and TP-7(6-7), as well as TP-8(5-6) for n-propylbenzene.

SVOCs exceeded the AWQS in all of the water samples, including benzo(a)anthracene (max of 1.56 µg/L in CB-2W), benzo(a)pyrene (max of 2.6 µg/L in CB-2W), benzo(b)fluoranthene (max of 4.2 µg/L in CB-

2W), benzo(k)fluoranthene (max of 3.36 µg/L in CB-2W), bis(2-ethylhexyl)phthalate (max of 28.3 µg/L in CB-2W), chrysene (max of 3.84 µg/L in CB-2W), indeno(1,2,3-cd)pyrene (max of 1.32 µg/L in CB-2W), naphthalene (max of 205 µg/L in GW-1), acenaphthene (41 µg/L in GW-1), and fluorene (56.2 µg/L in GW-1). Several of the SVOCs (chrysene, benzo(a)anthracene, etc.) exceeded their respective AWQS by several orders of magnitude. These SVOCs were detected above various SCOs in the CB-2S sample, and chrysene exceeded the RUSCOs and PGSCOs in the soil sample collected from the GW-3 location, B-15(3-4).

Total metals exceeded the AWQS in all of the water samples, including chromium (max of 5,770 µg/L in GW-3), copper (max of 104,000 µg/L in GW-3), lead (max of 107,000 µg/L in GW-3), barium (max of 15,800 µg/L in GW-3), magnesium (max of 551,000 µg/L in GW-3), nickel (max of 7,120 µg/L in GW-3), sodium (max of 33,700 µg/L in GW-3), zinc (max of 131,000 µg/L in GW-3), manganese (max of 21,100 µg/L in GW-2), antimony (6.17 µg/L in CB-2W), and arsenic (max of 120 µg/L in PW). Several of the metals exceeded the AWQS by several orders of magnitude. Lead exceeded the RRUSCOs in the TP-4(4-5) sample, arsenic exceeded IUSCOs in the TP-4(4-5) and PW-S samples, and copper and zinc exceeded the UUSCOs in several soil/sediment samples.

Total PCBs (max of 0.726 µg/L in GW-3) exceeded the AWQS in the GW-3, CB-1W, and CB-2W samples. No pesticides exceeded the AWQS.

Soil Vapor

Elevated concentrations of n-heptane (56,000 µg/m³) and n-hexane (220,000 µg/m³), both gasoline-related compounds, were noted in the SV-3 sample, collected at the location of the former gasoline pump island. Detections of several other VOCs were noted in each sample, including gasoline-related compounds benzene, toluene, ethylbenzene, and xylene (BTEX).

Section VI. Current Property Owner Information

Current Owner - The current owner is the Requestor (Lumber Road Roslyn, LLC).

Requestor's relationship to the current owner – Requestor is Owner.

Prior Site owners – see attached deeds.

Owner	Years of Ownership	Last Known Address/Contact Information	Relationship to Requestor
45 LUMBER ROAD LLC, KROPLICK REALTY LLC, KD 45 LUMBER ROAD LLC, E&B Realty, Inc, NH 45 Lumber Road LLC	June 2018 – March 11, 2021	6 Grace Avenue, Suite 400, Great Neck, New York	None
45 LUMBER ROAD LLC, KROPLICK REALTY LLC, KD 45 LUMBER ROAD LLC, JS 45 LUMBER ROAD LLC, JA 45 LUMBER ROAD LLC AND DM 45 LUMBER ROAD LLC E&B Realty, Inc	April 2, 2015 – June 18, 2018	105 Main Street, Roslyn, New York 11576	None

45 LUMBER ROAD LLC, KROPLICK REALTY LLC, KD 45 LUMBER ROAD LLC, JS 45 LUMBER ROAD LLC, JA 45 LUMBER ROAD LLC AND DM 45 LUMBER ROAD LLC	February 6, 2014 – April 2, 2015	15 Lumber Road, Roslyn, NY 11576	None
Marvin L Linder Associates LLC	February 6, 2014	1161 Meadowbrook Rd, North Merrick, NY 11566	None

GEI's analysis of historical information indicates that property was originally wetlands associated with Hempstead Harbor until sometime during the 1930's and early 1940's when the property and surrounding areas were filled in. The project site was first used as a marina in the 1940s and continued with that use until the late 1960s or when the property was developed with the current building in 1971. The current building was constructed for New York Telephone as a work center and a maintenance garage. The garage also contained an area for vehicle washing. Verizon brought New York Telephone some time in 2000. Verizon later occupied the building until sometime prior to 2013. Verizon's corporate offices are located at 1095 Avenue of the Americas, New York, NY 10036. From 2013 until 2018, the building was vacant. From 2018 until May 2021 the building was occupied by an industrial hemp oil manufacturing company. The building is currently vacant.

Section VII – Requestor Eligibility as a Volunteer

The Requestor purchased the site on March 11, 2021. As part of its pre-acquisition due diligence, the Requestor performed all appropriate inquiries consistent with CERCLA by having a Phase I Environmental Site Assessment completed for the site in accordance with ASTM Standard E1527-13 by GEI Consultants, Inc, P.C. The Phase I report was conducted in February 2021 and identified Recognized Environmental Conditions (RECs) pertaining to the presence of gasoline storage tanks and associated pump islands, former dry wells, catch basins, former oil/water separator and a floor drains in the vehicle maintenance portion of the building. As a result of the findings and recommendations within the Phase I report, Requestor retained GEI to perform additional subsurface investigations which were summarized in a Phase II Environmental Subsurface Investigation (ESI) dated April 20, 2021. The findings of the Phase II ESI identified contamination on the site which the Requestor proposes to investigate and remediate, if necessary, pursuant to the New York State Brownfield Cleanup Program, as a Volunteer.

Since its purchase of the Site, the Requestor has exercised due care with respect to the site by actively investigating and notifying DEC of the Site conditions (On March 12, 2021, GEI notified DEC spill hotline and DEC has assigned Spill Number 2010022 to the Site). Accordingly, Requestor certifies that it is a Volunteer in accordance with ECL 27-1405.

Section IX. Contact List

Village

Incorporated Village of Roslyn
1200 Old Northern Boulevard Roslyn NY 11509
516-621-1961

mayor@historicroslyn.org
<http://www.historicroslyn.org>

Fire District

Roslyn FD Rescue
1464 Old Northern Boulevard Roslyn NY
516-621-3899
516-742-3300

Nassau County Police Precinct

Nassau County Police Department 6th Precinct
100 Community Drive Manhasset NY 11030
516-573-6600
911
http://www.police.co.nassau.ny.us/6th_pct.htm

Town

Town of North Hempstead
Supervisor Judi Bosworth
220 Plandome Road Manhasset NY 11030
516-627-0590
bosworthj@northhempstead.com
<http://www.northhempstead.com/index.php>

Town of Hempstead
Department of Planning & Economic Development
200 North Franklin Street
First Floor
Hempstead, NY 11550

Nassau County Executive

Nassau County Executive
Laura Curran
1550 Franklin Avenue Mineola NY 11501
516-571-3131
<http://www.nassaucountyny.gov/agencies/CountyExecutive/email.html>

Nassau County Legislature

Nassau County Legislative District 11
Delia DeRiggi-Whitton
1550 Franklin Avenue Mineola NY 11501
516-571-6211
dderiggiwhitton@nassaucountyny.gov
<http://www.nassaucountyny.gov/507/District-11---Delia-DeRiggi-Whitton>

NYS Senate District

New York Senate District 7

Anna M. Kaplan

516-746-5924

LOB 805 Albany NY 12247

518-455-2170

kaplan@nysenate.gov

<https://www.nysenate.gov/senators/anna-m-kaplan>

NYS Assembly District

New York Assembly District 13

Charles D. Lavine

1 School Street-Suite 303-B Glen Cove NY 11542

516-676-0050

LOB 713 Albany NY 12248

518-455-5456

LavineC@nyassembly.gov

<http://www.assembly.state.ny.us/mem/?ad=013>

School District

Roslyn School District

300 Harbor Hill Road Roslyn NY 115761531

516-625-6303

<http://www.roslynschools.org/>

Ms. Allison Brown, Superintendent

Nassau County Planning Department

1194 Prospect Ave.

Westbury, NY 11590-2723

Phone: 516-571-9600

Fax: 516 -571-9450

Sean Sallie, AICP

Deputy Commissioner

Local newspaper

Newsday

6 Corporate Center Drive

Melville, New York, U.S. 11747

Water Supplier

Roslyn Water District
24 W Shore Rd
Roslyn, NY 11576

Document Repository

Gold Cost Public Library
50 Railroad Avenue
Glen Head, NY 11545
Mr. Michael Morea
Library Director

The building/site is currently vacant.

Adjacent Property Owners

Address	Owner	Owner's Address	Operator
35 Lumber Road	35 Lumber LLC Nai Long Island	3 Huntington Quadrangle #307n, Melville, NY 11747	Manhattan Motorsports
55 Lumber Road	Black Beast Enterprises LLC & 55 Lumber Road LLC Howard Kroplick	33 Wren Dr Roslyn, NY 11576	The Little Gym of Roslyn, Lift Gym, The Music Zoo, Abrakadoodle,
25 Lumber Road	25 Lumber LLC Nai Long Island	3 Huntington Quadrangle #307n, Melville, NY 11747	Parts Authority
17 Lumber Road	Lumber Earth Realty LLC	1 Railroad Ave Roslyn, NY 11576	BOUT Boxing, Roslyn Salt Cave, Glamour Nail Spa
34 Lumber Road	34 Lumber Realty LLC	7001 Brush Hollow Rd Westbury, NY 11590	Vacant
24 Lumber Road	Legend Resources Group LLC	24 Lumber Road Roslyn, NY 11576	Aqua Systems, Inc.
1221 Old Northern Blvd	Trh Hospitality LLC	525 7 Ave #1810 New York, NY	Hilton Hotel
34 Lumber Road	34 Lumber Realty LLC	7001 Brush Hollow Rd Westbury, NY 11590	
22 Lumber Road	Ng Boon Huat & Ng Allen	46-41 160th St Flushing, NY 11358	Long Island Sports Center
20 Lumber Road	18-20 Seacatoag Avenue LLC	257-17 Pemboke Ave Great Neck, NY 11020	MunchKIDS Playhouse, Next Fabrics
1295 Old Northern Blvd	Gw Roslyn Realty LLC	1295 Old Northern Blvd Roslyn, NY 11576	
1305 Old Northern Blvd	Gw Roslyn Realty LLC	2 Middle Neck Rd Roslyn, NY 11576	Hendrick's Tavern
1251 Old Northern Blvd	Rkf LLC	1251 Old Northern Blvd Roslyn, NY 11576	Fabricant Insurance
1345 Old Northern Blvd	Janssen Properties Inc	1345 Old Northern Blvd Roslyn, NY 11576	Chase bank

Section X. Land Use Factors

1. Current Use and Zoning: The site building is currently utilized as a warehouse and production of CBD oils and products. The current operations at the building are not suspected to be a source of the contamination observed at the site. The current underlying zoning is Waterfront Mixed Use, which permits residential, commercial and recreational uses within the district.

2. Overall Development Plan: The existing on-site building will be demolished, and a new approximately 65,000- square foot residential building will be built on the east side of the Site. The structure will extend along the property lines and be four-stories in height with no basement. The first floor will be approximately 16,250-square feet, and will be used for storage, a business center, lounge, and utilities.

The second, third and fourth stories will be used for residential apartments. A parking area will be located to the west of the building. An on-site storm water recharge unit (i.e. drywell or similar) will likely be installed under the parking area. The remedial program is projected to start in August 2021 and be completed in May 2022.

**BCP APPLICATION
45 LUMBER ROAD
ROSLYN, NY**

INDEX OF ATTACHMENTS

Attachment A:

NEW YORK STATE DEPARTMENT OF STATE'S
CORPORATION AND BUSINESS ENTITY
DATABASE FOR REQUESTOR

Department of State

Existing Corporations and Businesses ►

Corporation & Business Entity Database Search

Selected Entity Name: LUMBER ROAD ROSLYN, LLC

Selected Entity Status Information

Current Entity Name: LUMBER ROAD ROSLYN, LLC

DOS ID #: 5901320

Initial DOS Filing Date: DECEMBER 21, 2020

County: SUFFOLK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

G2D PROPERTIES CORP.
36 NEW YORK AVENUE
HUNTINGTON, NEW YORK, 11743

Registered Agent

NONE

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

***Stock Information**

of Shares Type of Stock \$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 21, 2020	Actual	LUMBER ROAD ROSLYN, LLC

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

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

[Search Results](#) [New Search](#)

Department of State

[Accessibility](#)

[Contact](#)

[Disclaimer](#)

[Language Access](#)

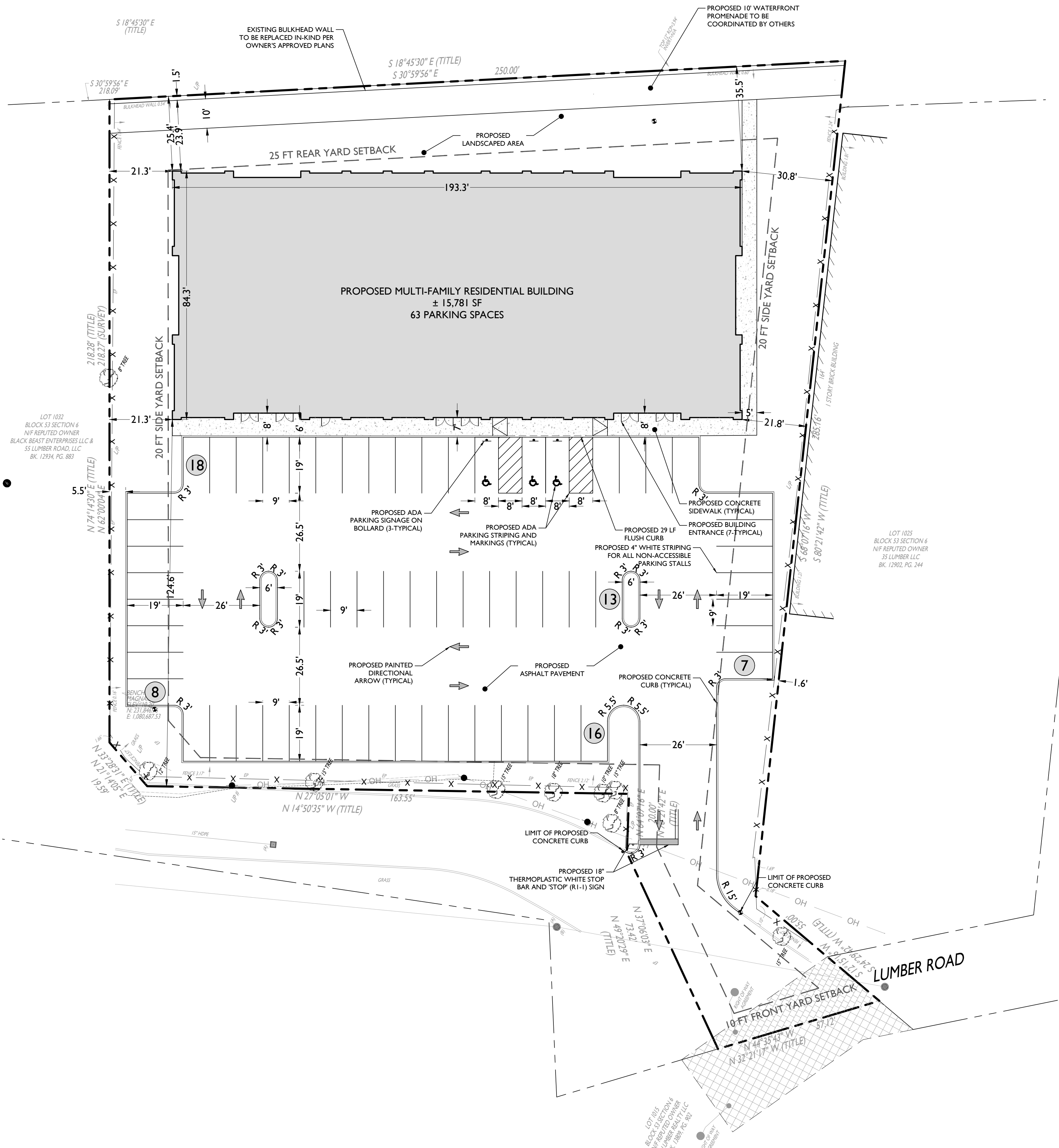
[Privacy Policy](#)



Attachment B:

PREVIOUS REPORTS
(see separate folder)

Z:\CLIENTS\2023\23-00881 G2D GROUP - 45 LUMBER ROAD, LOT 1031, NYC\DWG\23-00881 G2D.DWG



LAND USE AND ZONING			
SECTION 6, BLOCK 53, LOT 1031			
WATERFRONT MIXED-USE DISTRICT (WMU) - WATERFRONT DEVELOPMENT OVERLAY (WD-O)			
PROPOSED USE			
RESIDENTIAL APARTMENTS		PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	60,617.0 SF	60,617.0 SF
MINIMUM LOT WIDTH	150 FT	223.8 FT	223.8 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (48,494 SF)	97.8% (59,305.6 SF)	26.0% (15,781.0 SF)
MAXIMUM BUILDING COVERAGE	50% (30,309 SF)	9.4% (5,720.0 SF)	29.2% (17,718.3 SF)
MAXIMUM BUILDING HEIGHT	35 FT/ 2.5 STORIES	1 STORY	55 FT (V)
MINIMUM FRONT YARD SETBACK	10 FT	48.0 FT	124.6 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	42.9 FT	21.3 FT
MINIMUM SIDE YARD SETBACK (BOTH)	40 FT	86.0 FT	43.1 FT
MINIMUM REAR YARD SETBACK	25 FT	148.4 FT	25.4 FT
FLOOR AREA RATIO	0.60	0.09	0.26

(V) VARIANCE

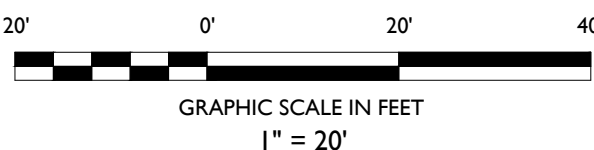
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 470-21.A.	2.5 SPACES PER DWELLING UNIT	63 SPACES
§ 470-22.A.5	TWO-WAY MINIMUM DRIVE AISLE WIDTH = 25 FT	26 FT
§ 470-22.A.5.B	MINIMUM PARKING SPACE WIDTH = 9 FT X 18 FT	9 FT X 19 FT

SYMBOL DESCRIPTION

	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED MARCH 8, 2021.
 - BUILDING PLAN PREPARED BY NOEL F. RODGERS ARCHITECT, DATED NOVEMBER 16, 2020.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012

Phone 718.606.8305

SITE PLAN

G2D DEVELOPMENT

PROPOSED MULTI-UNIT RESIDENTIAL BUILDING

SECTION 6, BLOCK 53, LOT 1031
45 LUMBER ROAD
VILLAGE OF ROSLYN
NASSAU COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

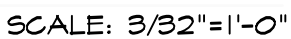
SCALE: 1" = 20' PROJECT ID: NYC-200283

TITLE:

SITE PLAN

DRAWING:

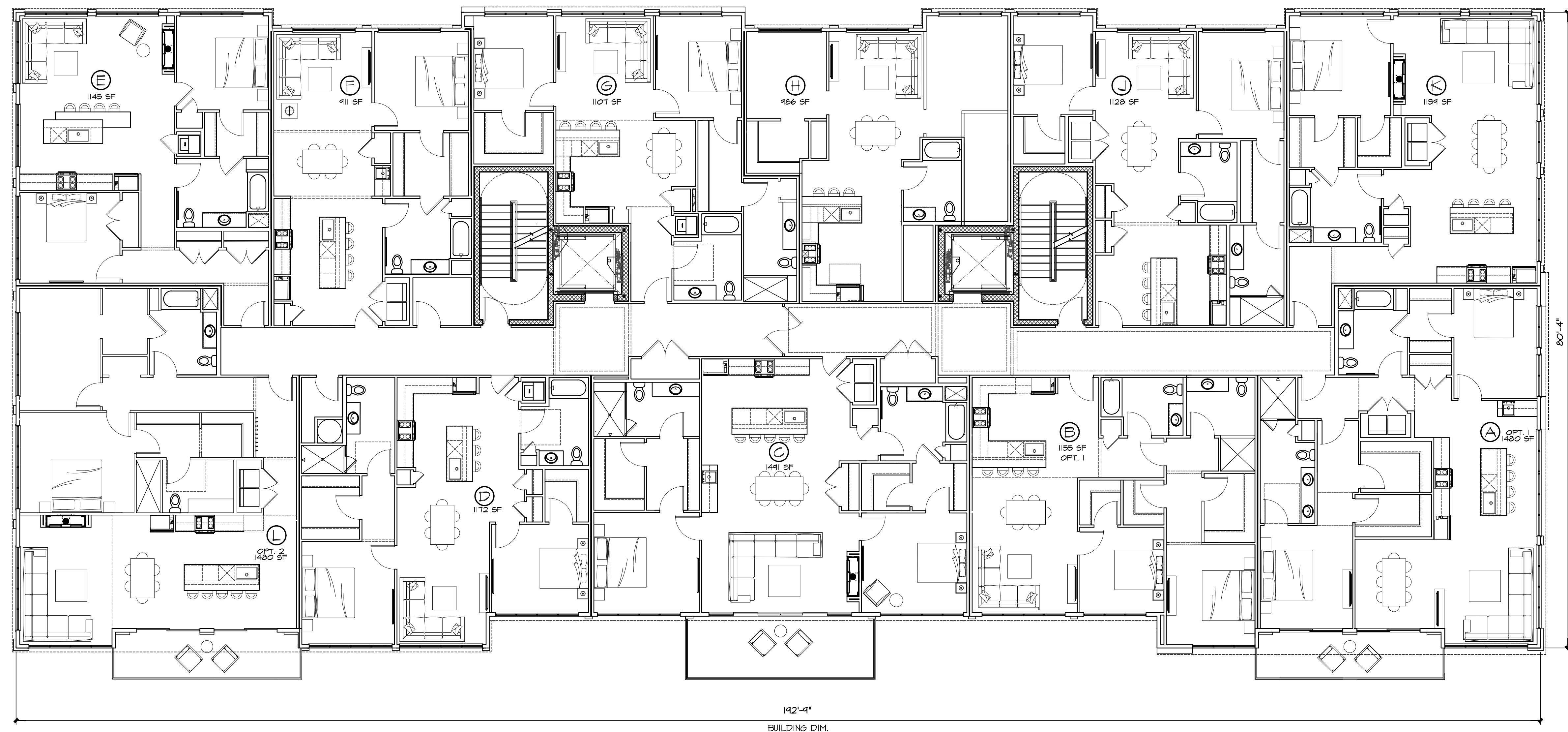
I OF I



A-1.01



1 SECOND & THIRD FLOOR PLAN



2 FOURTH FLOOR PLAN

PROJECT NO.	20-009
DATE	11-16-20
SCALE	AS NOTED
DRAWN BY	ECC
CHECKED BY	NFR

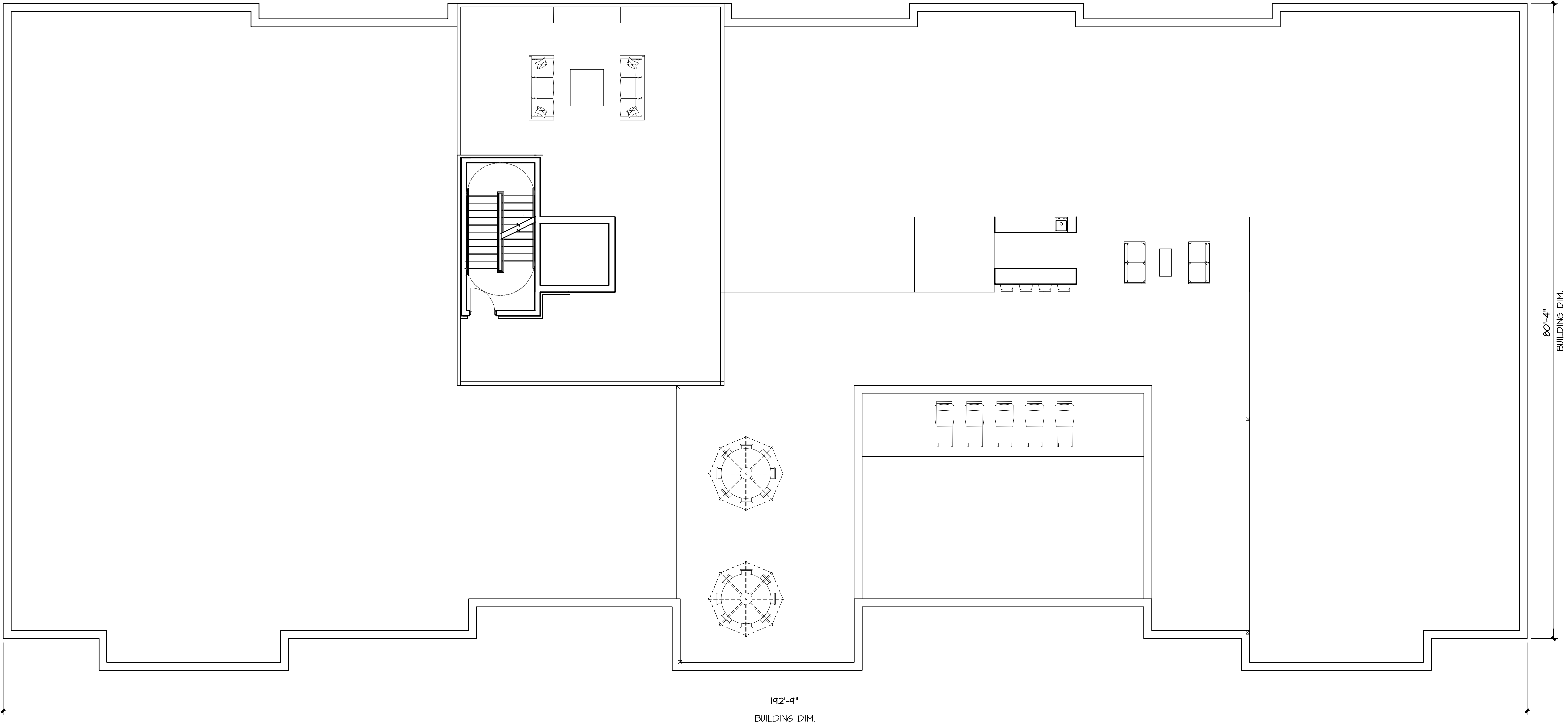
LUMBER ROAD
45 LUMBER ROAD
ROSLYN, NEW YORK

CLUB
G2D DEVELOPMENT
36 N. NEW YORK AVENUE
HUNTINGTON, NEW YORK 11743

NO.	BY	DATE	WPR
1	SCHEMATIC DESIGN	03-02-21	

APARTMENT FLOOR PLANS

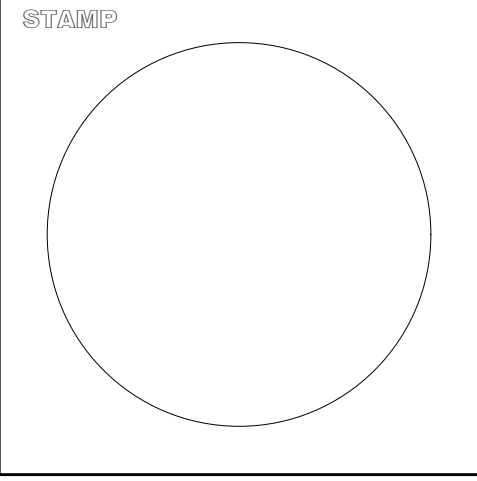
1 ROOF PLAN
SCALE: 1/8"=1'-0"



Noel F. Rodgers
ARCHITECT
36 N. New York Avenue
Huntington, New York 11743
TEL: 516-426-8182
E-Mail: noel@nfarch.com

THESE PLANS ARE AN INSTRUMENT OF
SERVICE AND ARE THE PROPERTY OF
THE ARCHITECT. INFRINGEMENTS WILL
BE PROSECUTED.

JMB
design group
William S. Novak, A.I.A.
36 N. New York Avenue
Huntington, NY 11743
TEL: 516-724-3343
E-Mail: wsnovak@jmbny.com



PROJECT NO.	20-009
DATE	11-16-20
SCALE	AS NOTED
DRAWN BY	ECC
CHECKED BY	NFR

PROJECT TITLE	LUMBER ROAD 45 LUMBER ROAD ROSLYN, NEW YORK
PROJECT	G2D DEVELOPMENT 36 N. NEW YORK AVENUE HUNTINGTON, NEW YORK 11743

NO.	DATE	BY
1	02/05/21	NFR

ROOF PLAN

A-1.03



A-1.04

Attachment D:

TAX MAP/METES AND BOUNDS

150' 75' 0' 150' 300'

SCALE: 1" = 150'

COPYRIGHT 1998 NASSAU COUNTY

LEGEND					
COUNTY LINE	---				
TOWN LINE	---				
VILLAGE LINE	---				
SCHOOL DISTRICT LINE	---				
PROPERTY LINE	---				
SPECIAL DISTRICT LINE	---				
BLOCK LIMIT	---				
LOCATOR POINT	*				
TAX MAP PARCEL NO.					
CALCULATED ACREAGE					
DEED ACREAGE					
DEED DIMENSION					
REFERENCE MAPS					
MAP NO.					

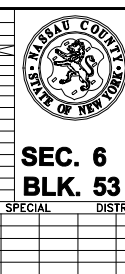
POLICE			
County Police			
Water			
Roslyn			
LIGHTING			
LIBRARY			
FIRE			

FIRE PROTECTION			
SANITARY			
REFUSE & GARBAGE			
REFUSE DISPOSAL			
SEWAGE COLLECTION			

PUBLIC PARKING			
SEWER			
PARK			
IMPROVEMENT			
SIDEWALK			

DRAINAGE			
FIRE HYDRANT RENTAL			
GARBAGE			
ESCALATOR			
WATER POLLUTION CONTROL			

MUNICIPALITIES			
SCHOOL DISTRICT			
TOWN OF			
COUNTY OF			
VILLAGE OF			



Nassau County
Department of Assessment
Charles O'Shea, Chairman
Land & Tax Map
Map Last Revised: April 24 2003

SEC. 6
BLK. 53
SHEET 5 OF 5

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN SPECIAL FLOOD ZONE AE (WITH BASELINE ELEVATION OR DEPTH DETERMINED TO BE 12 FT) & ZONE X (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) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 360489 MAP NUMBER 36059C0117G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 45 LUMBER ROAD, VILLAGE OF ROSLYN, TOWN OF NORTH HEMPSTEAD, STATE OF NEW YORK.
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JANUARY 2021 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
3. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. BEARINGS ARE REFERENCED TO THE NY STATE PLANE (LONG ISLAND ZONE) COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY CURRENTLY HAS ACCESS TO LUMBER ROAD.
8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (S.45-36.3) AND N.J.A.C. 13:40-5.1(D).
9. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
10. BENCHMARK = MAG NAIL = 11.27' (NAVD88).
- BENCHMARK = MAG NAIL = 10.20' (NAVD88).
- BENCHMARK = MAG NAIL = 9.02' (NAVD88).
- BENCHMARK = MAG NAIL = 7.80' (NAVD88).

SURVEY REFERENCES

1. DEED BETWEEN J5 45 LUMBER ROAD LLC (GRANTOR) AND NH 45 LUMBER ROAD LLC (GRANTEE) RECORDED WITH NASSAU COUNTY CLERK ON 07/27/2018 ON PAGE 744 OF BOOK 13683.
2. DEED BETWEEN SECONDGEN ASSOCIATES, LP (GRANTOR) AND 35 LUMBER, LLC (GRANTEE) RECORDED WITH THE NASSAU COUNTY CLERK ON 02/27/2015 ON PAGE 244 OF BOOK 12902.
3. DEED BETWEEN ELVEE PROPERTIES, LLC (GRANTOR) AND THE INCORPORATED VILLAGE OF ROSLYN (GRANTEE) RECORDED WITH THE NASSAU COUNTY CLERK ON 05/09/2005 ON PAGE 891 OF BOOK 12934.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY AMTRUST TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF 12/04/2020.

AREA NOTES

TOTAL LAND AREA
60.617 SQUARE FEET, OR 1.392 ACRES

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF ROSLYN, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY PIER HEAD AND BULKHEAD LINE ON HEMPSTEAD HARBOR AS ESTABLISHED BY THE U.S. ARMY MAP OF AUGUST 8, 1929, WHICH POINT IS THE NORTHEASTLY CORNER OF THE PREMISES HEREIN DESCRIBED AND WHICH POINT IS DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF THE NORTH HEMPSTEAD TURNPIKE VIADUCT WITH THE EAST SIDE OF WEST SHORE ROAD,

1. SOUTH 87 DEGREES 07 MINUTES 10 SECONDS EAST, A DISTANCE OF 624.41 FEET;
 2. SOUTH 5 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 81.17 FEET;
 3. SOUTH 18 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 218.09 FEET AND FROM SAID POINT OF BEGINNING
- RUNNING THENCE SOUTH 18 DEGREES 45 MINUTES 30 SECONDS EAST ALONG THE PIERHEAD AND BULKHEAD LINE AS ESTABLISHED BY THE U.S. ARMY MAP OF AUGUST 8, 1929, A DISTANCE OF 250.00 FEET;
- THENCE SOUTH 80 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 285.16 FEET,
- THENCE SOUTH 24 DEGREES 29 MINUTES 42 SECONDS WEST, A DISTANCE OF 55.00 FEET,
- THENCE NORTH 32 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 57.12 FEET,
- THENCE NORTH 49 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 73.42 FEET,
- THENCE NORTH 76 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.00 FEET,
- THENCE NORTH 14 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 163.55 FEET,
- THENCE NORTH 33 DEGREES 28 MINUTES 31 SECONDS EAST, A DISTANCE OF 19.59 FEET,
- THENCE NORTH 74 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 218.28 FEET TO THE PIERHEAD AND BULKHEAD LINE AS ESTABLISHED BY THE U.S. ARMY MAP OF AUGUST 8, 1929, THE POINT OR PLACE OF BEGINNING.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY AMTRUST TITLE INSURANCE COMPANY, ISSUING OFFICE FILING NUMBER 20-CN-557100 COMMITMENT DATE DECEMBER 04, 2020.

SCHEDULE B, PART II EXCEPTIONS

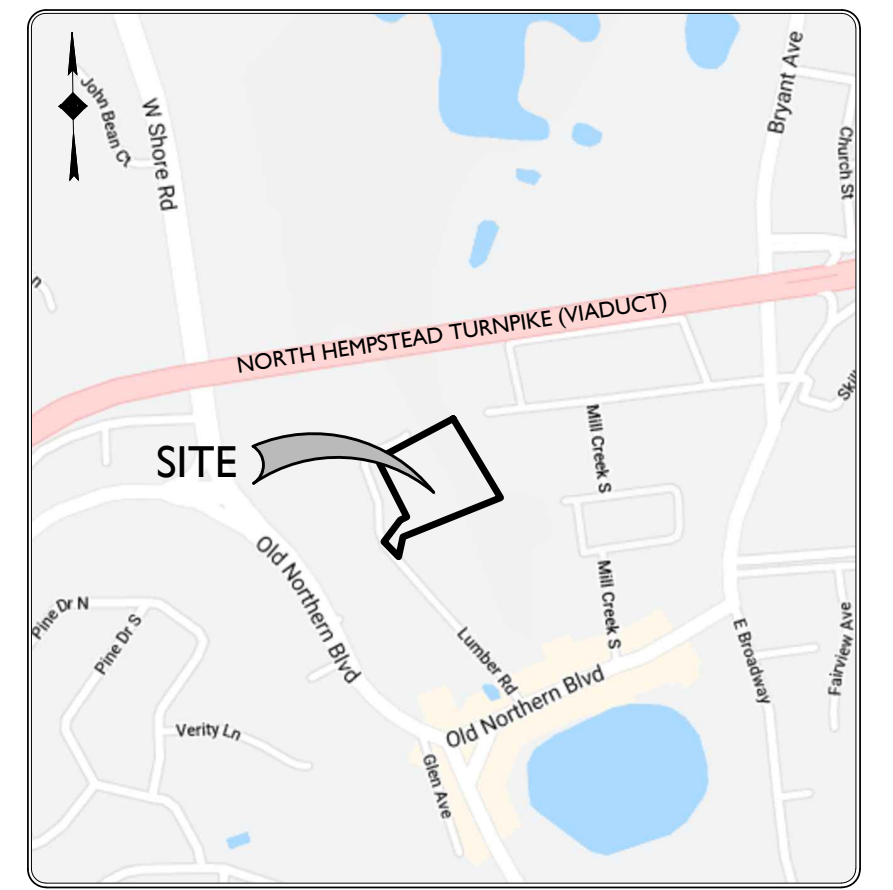
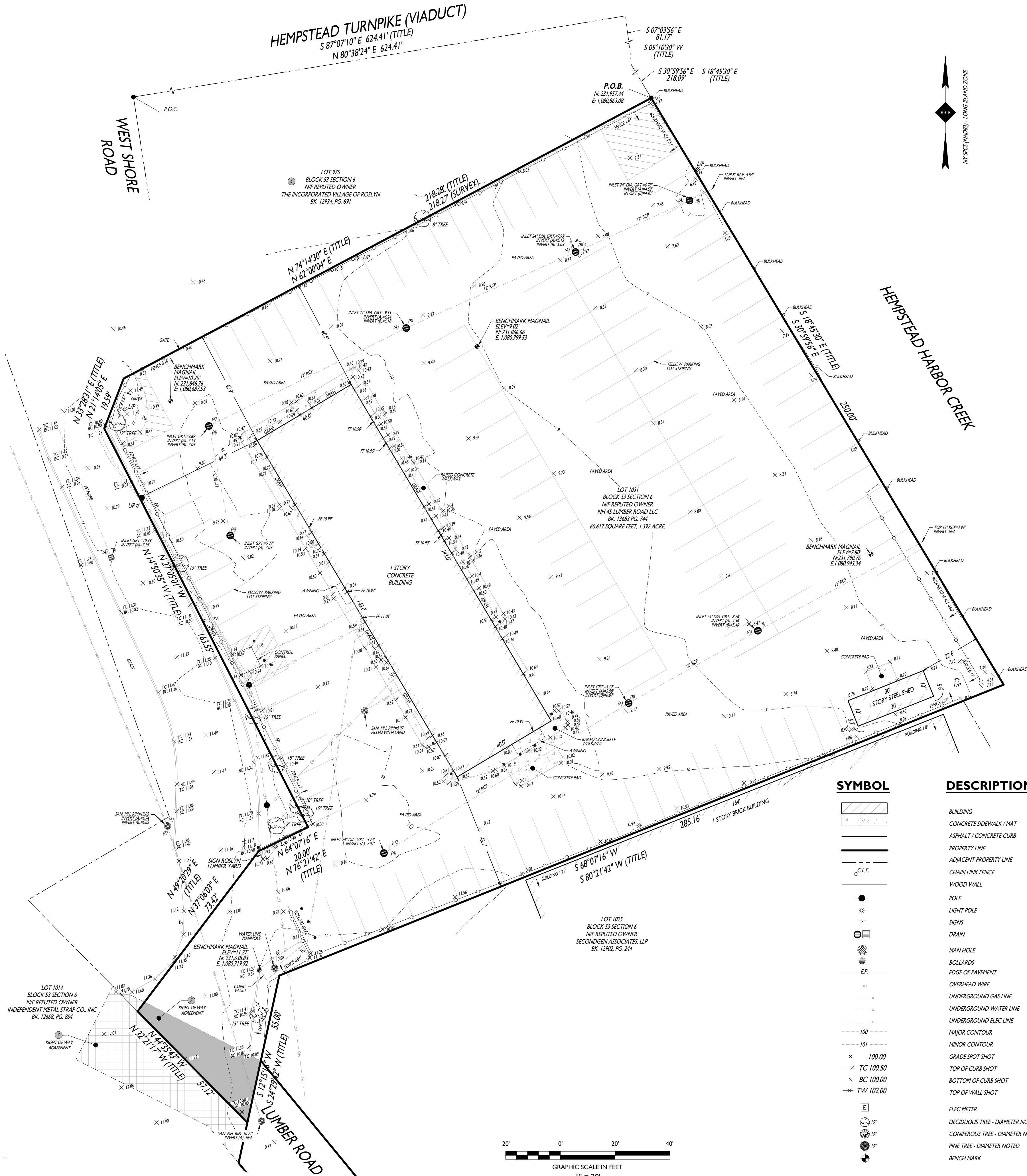
5. ELECTRIC EASEMENT RECORDED IN LIBER 2477 PAGE 321, (REFERENCED MAP NOT PROVIDED, REFERENCED TO BAR BEACH IS 1.8 MILES NORTH OF SUBJECT SITE. NOT PLOTTED, NOT SHOWN)
6. RIGHT OF WAY AGREEMENT RECORDED IN LIBER 9068 PAGE 138, (EASEMENT IS BLANKET IN NATURE 4 LOT 975 IN ITS ENTIRETY FOR RIGHT OF WAY, NOT SHOWN)
7. RIGHT OF WAY AGREEMENT RECORDED IN LIBER 7344 PAGE 677, (RIGHT OF WAY AGREEMENT, SHOWN)
8. POSSIBLE EASEMENTS OR TAKINGS AS CONTAINED IN VESTING NO. 61-004346, REQUESTED FROM NASSAU COUNTY ARCHIVES. (NOT RECEIVED, NOT SHOWN)
9. POSSIBLE EASEMENTS OR TAKINGS AS CONTAINED IN VESTING NO. 70-001296, REQUESTED FROM NASSAU COUNTY ARCHIVES. (NOT RECEIVED, NOT SHOWN)
10. SEWER EASEMENT RECORDED IN LIBER 2525 PAGE 416. NOTE: COPY TO FOLLOW. (NOT RECEIVED, NOT SHOWN)

MEAN HIGH WATER DETERMINATION

MEAN HIGH WATER LEVEL WAS DETERMINED TO BE 3.24 FEET ADJUSTED IN NAVD88 BASED UPON CONTROL TIDE STATION: 8467159 BRIDGEPORT, BRIDGEPORT HARBOR.



Know what's below
Call before you dig.



SOURCE: GOOGLE MAPS VICINITY MAP
NOT TO SCALE

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS IN THE INCORPORATED VILLAGE OF ROSLYN, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK:

BEGINNING AT A POINT ON THE WESTERLY PIER HEAD AND BULKHEAD LINE OF HEMPSTEAD HARBOR, SAID POINT BEING DISTANT THE FOLLOWING (3) COURSES FROM THE INTERSECTION FORMED BY THE SOUTHERLY SIDE OF NORTH HEMPSTEAD TURNPIKE VIADUCT AND THE EAST SIDE OF WEST SHORE ROAD, THENCE:

- (1) NORTH 80 DEGREES 38 MINUTES 24 SECONDS EAST, 624.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED NORTH HEMPSTEAD TURNPIKE VIADUCT, THENCE
- (2) SOUTH 07 DEGREES 03 MINUTES 56 SECONDS, 81.17 FEET: THENCE
- (3) ALONG THE EAST LINE OF LOT 975, SOUTH 30 DEGREES 59 MINUTES 56 SECONDS EAST, 218.09 FEET FROM THE POINT OF BEGINNING, RUNNING THENCE

ALONG THE AFOREMENTIONED PIERHEAD AND BULKHEAD LINE OF HEMPSTEAD HARBOR, SOUTH 30 DEGREES 59 MINUTES 56 SECONDS EAST, 250.00 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE OF LOT 1031 AND LOT 1035, SOUTH 48 DEGREES 07 MINUTES 16 SECONDS WEST, 285.016 FEET TO A POINT ON THE EAST SIDE OF LUMBER ROAD, THENCE

ALONG SAID DIVIDING LINE AND THE WESTERLY TERMINUS OF LUMBER ROAD (30' WIDE), SOUTH 12 DEGREES 15 MINUTES 16 SECONDS WEST, 55.00 FEET TO A POINT IN THE CENTERLINE OF SAID LUMBER ROAD, THENCE

ALONG THE DIVIDING LINE OF LOT 1031 AND LOT 1014, NORTH 44 DEGREES 35 MINUTES 43 SECONDS WEST, 57.12 FEET TO POINT ON THE SOUTHERLY MOST CORNER OF LOT 975, THENCE

ALONG THE DIVIDING LINE OF LOT 1031 AND LOT 975, NORTH 37 DEGREES 06 MINUTES 03 SECONDS EAST, 73.42 FEET TO A POINT ON THE EAST SIDE OF LUMBER ROAD, THENCE

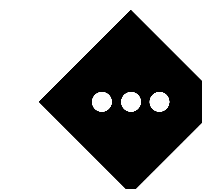
ALONG SAID DIVIDING LINE, NORTH 64 DEGREES 07 MINUTES 16 SECONDS EAST, 20.00 FEET TO A POINT ON SAID EAST LINE, THENCE

ALONG SAID DIVIDING LINE, NORTH 27 DEGREES 05 MINUTES 01 SECONDS WEST, 163.55 FEET TO A POINT ON SAID EAST LINE, THENCE

ALONG SAID DIVIDING LINE, NORTH 21 DEGREES 14 MINUTES 05 SECONDS EAST, 19.59 FEET TO A POINT FOR CORNER, THENCE

ALONG SAID DIVIDING LINE, NORTH 62 DEGREES 00 MINUTES 04 SECONDS EAST, 218.27 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 60.617 SQUARE FEET OR 1.392 ACRES



STONEFIELD
engineering & design

Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

ALTA / NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

LOT 1031, BLOCK 53 SECTION 6
45 LUMBER ROAD
INCORPORATED VILLAGE OF ROSLYN
TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU, STATE OF NEW YORK

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
I	2/4/2021	DS	1/21/2021	AW	FOR ISSUE

THIS IS TO DECLARE THAT THIS MAP OR PLOT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 8, 9, 11 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 21, 2021

THOMAS F. MILLER
NEW YORK LAND SURVEYOR No. 050484
LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK CERTIFICATE OF AUTHORIZATION No. 15155

SCALE: 1"=20' PROJECT ID: NYC-200283 SHEET: 1 OF 1

**** Electronically Filed Document ****

Instrument Number: 2021-39468
Recorded As: EX-D12 - COMMERCIAL
Recorded On: March 26, 2021
Recorded At: 02:25:41 pm Receipt Number: 2155166
Number of Pages: 5 Processed By: 001 AAR
Book-VI/Pg: Bk-D VI-14057 Pg-526
Total Rec Fee(s): \$25,120.00

** Examined and Charged as Follows **

12 - COMMERCIAL DEED	\$ 65.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Commercial Fee	\$ 250.00
EX-TP-584 Affidavit Fee	\$ 5.00				

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 24500.00	\$ 6125000.00	RE 19028	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 24500.00

Tax Charge: \$ 24500.00

Property Information:

Section	Block	Lot	Unit	Town Name

6	53	1031		N. HEMPSTEAD

*****THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

^{As of}
This indenture, made the 11th, day of MARCH Two Thousand Twenty One

Between

45 Lumber Road LLC, having an address at 55 Lumber Road, Roslyn, New York, 11576, Kroplick Realty LLC, having an address at 33 Wren Drive, East Hills, New York 11576, KD 45 Lumber Road LLC, having an address at 220 East Broadway, Roslyn, New York 11576, E & B Realty, Inc., having an address at 55 Lumber Road, Roslyn, New York 11576 and NH 45 Lumber Road LLC, having an address at 6 Grace Avenue, Suite 400, Great Neck, New York

party of the first part, and

Lumber Road Roslyn, LLC, having an address at 36 New York Avenue, Huntington, New York

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

6
53
1031
SEE SCHEDULE "A" ATTACHED.

Said Premises being known as and by 45 Lumber Road., Roslyn, New 11576

Being the same premises described in the deeds to the parties of the first part herein recorded in Liber 13047 Page 42, Liber 13199 Page 770 and Liber 13683 Page 744. Said premises are known and designated as Section 6, Block 53 and Lot(s) 1031

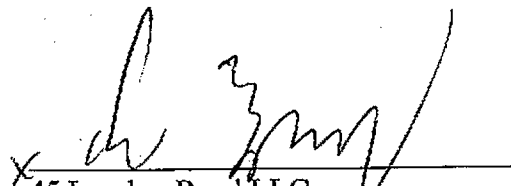
Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **To have and to hold** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever. **and** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

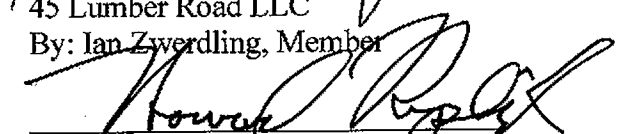
And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

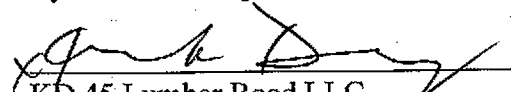
The word "party" shall be construed as if read "parties" whenever the sense of this indenture so requires.


In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.


IN PRESENCE OF:


45 Lumber Road LLC
By: Ian Zwerdling, Member


Kroplick Realty LLC
By: Howard Kroplick, Member


KD 45 Lumber Road LLC
By: Kevork Dursunyan, Member


E & B Realty Inc.
By: Ian Zwerdling, President


NH 45 Lumber Road LLC
By: Nathan Halegua Member

STATE OF NEW YORK, COUNTY OF Wassa }SS.:

On the 9th day of March in the year 2021, before me, the undersigned, personally appeared, **Ian Zwerdling**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995534
Qualified in Nassau County
Term Expires April 27, 2022

STATE OF NEW YORK, COUNTY OF Wassa }SS.:

On the 9th day of March in the year 2021, before me, the undersigned, personally appeared, **Kevork Dursunyan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995534
Qualified in Nassau County
Term Expires April 27, 2022

STATE OF NEW YORK, COUNTY OF Wassa }SS.:

On the 10th day of March, in the year 2021, before me, the undersigned, personally appeared **Howard Kroplick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995534
Qualified in Nassau County
Term Expires April 27, 2022

STATE OF NEW YORK, COUNTY OF Wassa }SS.:

On the 10th day of March in the year 2021, before me, the undersigned, personally appeared, **Nathan Halegua**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995534
Qualified in Nassau County
Term Expires April 27, 2022

BARGAIN and SALE DEED WITH COVENANTS

Title No.

**45 LUMBER ROAD LLC, KROPLICK
REALTY LLC, KD 45 LUMBER ROAD LLC,
E&B REALTY INC. AND NH 45 LUMBER
ROAD LLC**

TO

LUMBER ROAD ROSLYN LLC

DISTRICT:
SECTION: 6
BLOCK: 53
LOT: 1031
COUNTY OR TOWN: Nassau/North Hempstead

RETURN BY MAIL TO:

Philip P. Foote, Esq.
36 North New York Avenue 2nd Floor
Halesite, New York 11743

Amended 3-9-2021

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Roslyn, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly pier head and bulkhead line on Hempstead Harbor as established by the U.S. Army Map of August 8, 1929, which point is the Northeasterly corner of the premises herein described and which point is distant the following three (3) courses and distances from the corner formed by the intersection of the Southerly side of The North Hempstead Turnpike Viaduct with the East side of West Shore Road:

1. South 87 degrees 07 minutes 10 seconds East, a distance of 624.41 feet;
2. South 5 degrees 10 minutes 30 seconds West, a distance of 81.17 feet;
3. South 18 degrees 45 minutes 30 seconds East, a distance of 218.09 feet and from said point of beginning

RUNNING THENCE South 18 degrees 45 minutes 30 seconds East along the Pierhead and Bulkhead Line as established by the U.S. Army Map of August 8, 1929, a distance of 250.00 feet;

THENCE South 80 degrees 21 minutes 42 seconds West, a distance of 285.16 feet,

THENCE South 24 degrees 29 minutes 42 seconds West, a distance of 55.00 feet,

THENCE North 32 degrees 21 minutes 17 seconds West, a distance of 57.12 feet,

THENCE North 49 degrees 20 minutes 29 seconds East, a distance of 73.42 feet,

THENCE North 76 degrees 21 minutes 42 seconds East, a distance of 20.00 feet,

THENCE North 14 degrees 50 minutes 35 seconds West, a distance of 163.55 feet,

THENCE North 33 degrees 28 minutes 31 seconds East, a distance of 19.59 feet,

THENCE North 74 degrees 14 minutes 30 seconds East, a distance of 218.28 feet to the pierhead and bulkhead line as established by the U.S. Army Map of August 8, 1929, the point or place of BEGINNING.

Said Land also being described on a survey made by Stonefield Engineering & design dated February 4, 2021 and last revised March 8, 2021 as follows:

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TITLE # 20-CN-57100

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Roslyn, Town of North Hempstead, County of Nassau, State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly pierhead and bulkhead line of Hempstead Harbor Creek, said point being distant the following three (3) courses and distances from the intersection formed by the Southerly side of North Hempstead Turnpike Viaduct and the Easterly side of West Shore Road:

1. North 80 degrees 38 minutes 24 seconds East, 624.41 feet to a point on the Southerly line of the aforementioned North Hempstead Turnpike Viaduct;
2. South 07 degrees 03 minutes 56 seconds East, 81.17 feet;
3. Along the East line of Tax Lots 1044 and 1032, South 30 degrees 59 minutes 56 seconds East, 218.09 feet to the point and place of beginning;

RUNNING THENCE along the aforementioned pierhead and bulkhead line of Hempstead Harbor Creek, South 30 degrees 59 minutes 56 seconds East, 250.00 feet to a point;

THENCE along the dividing line of Tax Lot 1031 and Tax Lot 1025, South 68 degrees 07 minutes 16 seconds West, 285.16 feet a point;

THENCE along the same and the Northwesterly terminus of Lumber Road (30 feet wide), South 12 degree 15 minutes 16 seconds West, 55.00 feet to a point on said terminus of Lumber Road;

THENCE along the dividing line of Tax Lot 1031 and Tax Lot 1015, North 44 degrees 35 minutes 43 seconds West, 57.12 feet to point on the Southerly most corner of Lot 1032;

THENCE along the dividing line of Tax Lot 1031 and Tax Lot 1032, North 37 degrees 06 minutes 03 seconds East, 73.42 feet;

THENCE along the same, North 64 degrees 07 minutes 16 seconds East, 20.00 feet to a point;

THENCE along the same, North 27 degrees 05 minutes 01 second West, 163.55 feet to a point;

THENCE along the same, North 21 degrees 14 minutes 05 seconds East, 19.59 feet to a point;

THENCE along the same, North 62 degrees 00 minutes 04 seconds East, 218.27 feet to the point and place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

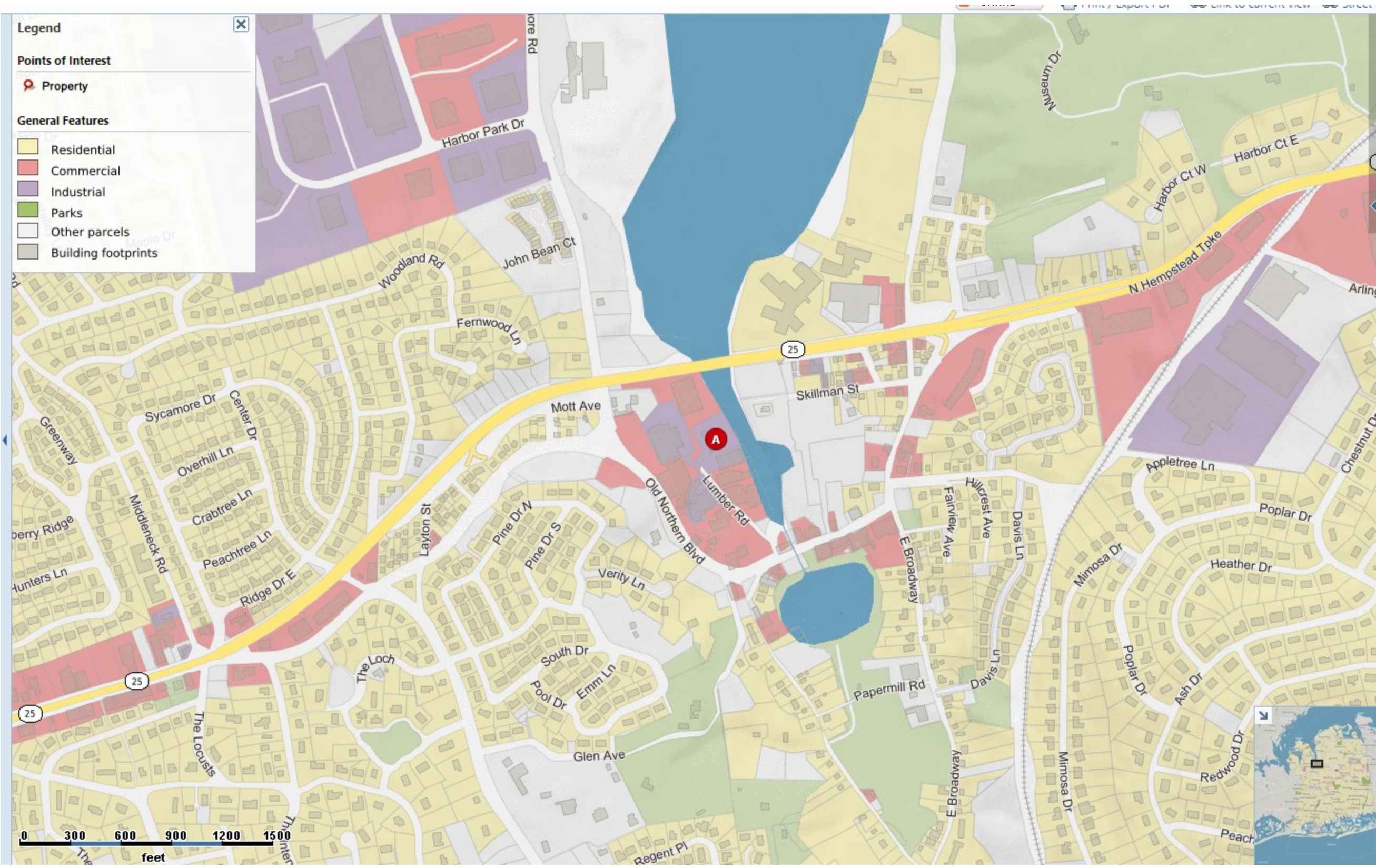
TITLE # 20-CN-57100

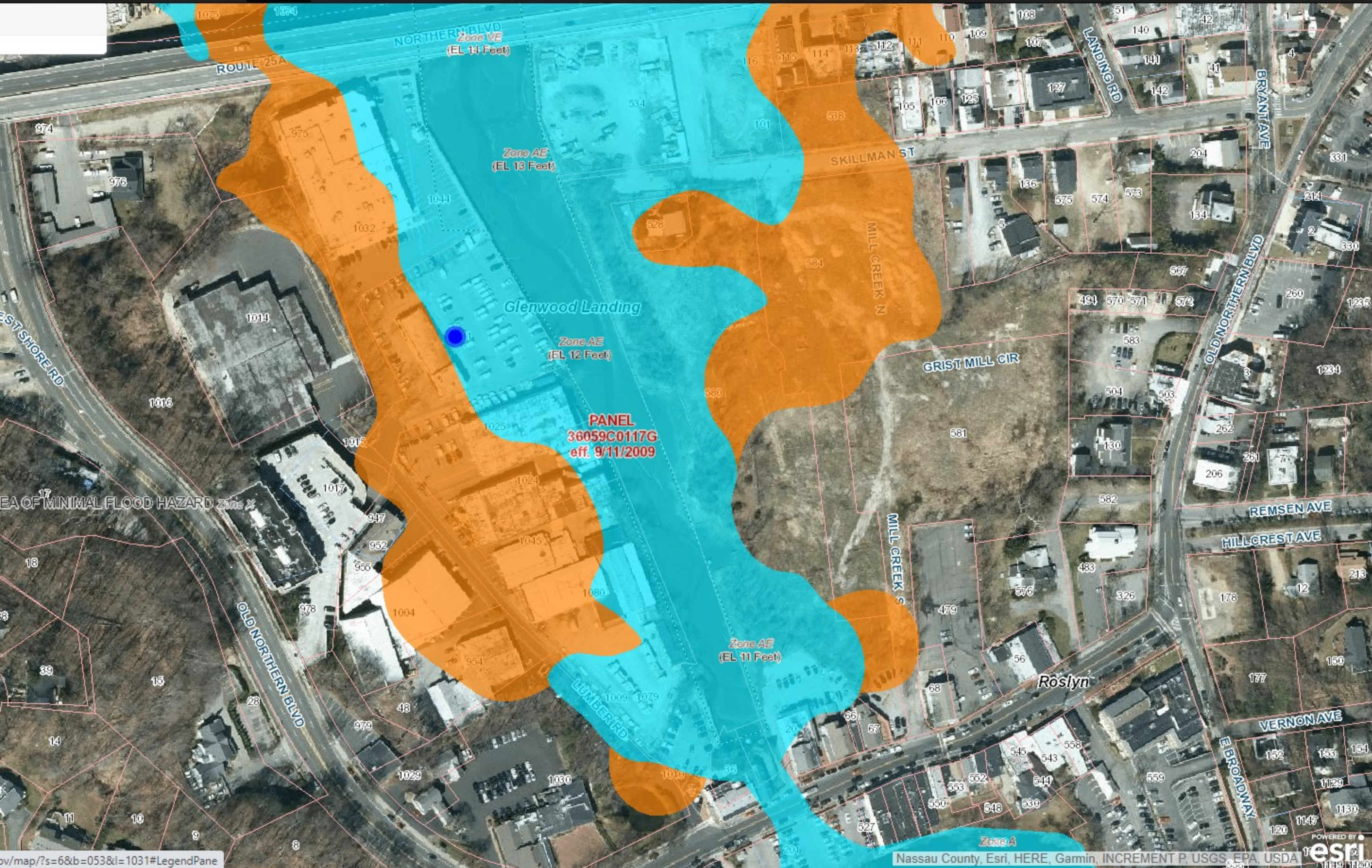
Attachment E:

SURROUNDING LAND USAGE AND
FEMA FLOOD ZONE MAPS



Adjacent Owners Map





Legend Layers

NFHL

FIRM Panels

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Flood Hazard

Levee

Submittal Information

Submittal Information

Akanda

Land Information

Parcels

Lots

Transportation

Road Annotation

Administrative Boundaries

Place - Basic Outline



Attachment F:

DOCUMENT REPOSITORY LETTER



May 12, 2021

Mr. Edward Bradshaw.
Senior Practice Leader
GEI
1000 New York Avenue Suite B
Huntington Station, NY 11746

Dear Mr. Bradshaw:

The Gold Cost Library will act as the document repository for the proposed Brownfield Cleanup Program (BCP) project at 45 Lumber Road, Roslyn, NY. Our library is located at 50 Railroad Avenue, Glen Head, NY 11545.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Morea", followed by a long horizontal line.

Michael Morea
Library Director
Gold Coast Public Library
mmorea@goldcoastlibrary.org
516-759-8300 x102