

**Manhasset Bay Real Estate LLC
Brownfield Cleanup Program Application
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street
Port Washington, New York 11050**



**Legal & Consulting Team:
Knauf Shaw LLP & GZA
January 2026**

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January 23, 2026

VIA ELECTRONIC MAIL

Site Control Section
Attn: Alexandra Servis
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**RE: Brownfield Cleanup Program – Revised Submission
Main Street Coal & Boat Yard Laundry Site
BCP Site No. C130257**

To Whom It May Concern:

A Brownfield Cleanup Program (“BCP”) application for the above-referenced BCP Site, revised pursuant to your Letter of Incomplete Application dated January 20, 2026, been uploaded to the Site Control Dropbox. Responses to each of your comments can be found below.

Section I: Property Information

- Please update the narrative regarding existing easements and rights-of-way on the subject property, as ownership of the site has changed since the initial application submission.

RESPONSE: The Section I – Property Information, Question 12. Easements and Existing Right of Ways section of the Support Narrative Document has been updated to reflect Manhasset Bay Real Estate LLC’s (“Requestor”) ownership of the BCP Site.

- Please update the references to the current ownership throughout the Property Description Narrative.

RESPONSE: The Section I – Property Information, Question 14. Property Description and Environmental Assessment section of the Support Narrative Document has been updated to reflect Requestor’s ownership of the BCP Site.

Section II: Project Description

- The schedule included with the application still proposes timeframes that are significantly more aggressive than average BCP timeframes and is likely unfeasible. Please revise. Note that this comment is related to the BCP project schedule in the application and not the schedule included in the draft RIWP.

RESPONSE: The Schedule – Commencement through COC located under the Section II: Project Description of the Support Narrative Document has been updated to be more reasonable and acceptable to the Department’s standards.



Alexandra Servis
January 23, 2026
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Section V: Current and Historical Property Owner and Operator Information

- The tables included in Exhibit F still list Main Street 413 LLC as the property owner for Lot 5-C-429 and 5-C-428. Please correct.

RESPONSE: The tables included in the Previous & Current Owners and Operators List for 413 Main Street (5-C-429) and 415 Main Street (5-C-428) have been updated to reflect the Requestor's current ownership of the properties. Please see Exhibit F to the Application Package.

Section X: Requestor Eligibility

- Please update the responses to Item 14 on the application form, as the requestor is no longer a prospective purchaser.

RESPONSE: Section X: Requestor Eligibility, Question 14. Requestor relationship to property, on the actual BCP Application form has been updated to state that the Requestor is now the current owner of the property.

- Please update the requestor's certification of volunteer status, since they are no longer a prospective purchaser.

RESPONSE: The Requestor Certifications located under Section X: Requestor Eligibility of the Support Narrative Document has been updated to remove the reference to prospective purchaser and reflects that the Requestor is now the current title owner of the BCP Site.

Thank you.

Sincerely,
KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

Enclosures

ec: Richard Mustico, NYS DEC
Christopher Aucoin, NYS DEC
Melissa Sweet, NYS DEC
Girish Desai, NYS DEC
Craig Elgut, NYS DEC
Adam Balick, NYS DEC
Kelly Lewandowski, NYS DEC
Eli Weiss, Manhasset Bay Real Estate LLC
Victoria Whalen, GZA GeoEnvironmental of New York



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

Form with fields for SITE NAME: Main Street Coal & Boat Yard Laundry Site, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information						
PROPOSED SITE NAME Main Street Coal & Boat Yard Laundry Site						
ADDRESS/LOCATION 403-405 & 413-415 Main Street						
CITY/TOWN Town of North Hempstead				ZIP CODE 11050		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Town of North Hempstead (Hamlet of Port Washington)						
COUNTY Nassau				SITE SIZE (ACRES) 2.78		
LATITUDE			LONGITUDE			
40	49	47.2074	-73	42	8.6034	
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.						
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.						
Parcel Address		Section	Block	Lot	Acreage	
403-405 Main Street		5	C	461, 462, 463	.4; .98; .56	
413-415 Main Street		5	C	428, 429, 470	.27;.22;.35	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)					<input checked="" type="radio"/>	<input type="radio"/>
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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%					<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:					<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)		Y	N				
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>				
8. 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? If yes, attach relevant supporting documentation.		<input checked="" type="radio"/>	<input type="radio"/>				
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>				
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>				
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>				
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%; text-align: center;"><u>Description</u></td> </tr> <tr> <td style="text-align: center;">See Support Document</td> <td style="text-align: center;">Drainage Easement; Declaration</td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>	See Support Document	Drainage Easement; Declaration	<input type="radio"/>	<input checked="" type="radio"/>
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>						
See Support Document	Drainage Easement; Declaration						
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%;"> <tr> <td style="width: 33%; text-align: center;"><u>Type</u></td> <td style="width: 33%; text-align: center;"><u>Issuing Agency</u></td> <td style="width: 33%; text-align: center;"><u>Description</u></td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>	<input type="radio"/>	<input checked="" type="radio"/>	
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>				
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.							
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N				
		<input type="radio"/>	<input type="radio"/>				
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>				
17. If you have answered YES to Question 16 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?		<input type="radio"/>	<input type="radio"/>				
NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.							
Initials of each Requestor: _____							

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
 Is this information attached? Yes No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input checked="" type="radio"/>	<input type="radio"/>
If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.		
4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? N/A	<input type="radio"/>	<input checked="" type="radio"/>

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>B-W (Waterfront Business)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide 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 by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
	<input type="radio"/>	<input checked="" type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.		
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Manhasset Bay Real Estate LLC		
CONTACT NAME Eli Weiss		
ADDRESS 6319 Northern Boulevard		
CITY East Norwich	STATE NY	ZIP CODE 11732
PHONE 516-780-1524	EMAIL gvs@rg1907.com	
OWNERSHIP START DATE 12/2/2025		
CURRENT OPERATOR See Previous and Current Operator List in Exhibit F for various tenants		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit 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 ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

YES

NO

- Indicate Past Land Uses (check all that apply):

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

Other: Boat repair yard, Coal Yard, Laundry

SECTION VII: Requestor Information			
NAME Manhasset Bay Real Estate LLC			
ADDRESS 6319 Northern Boulevard			
CITY/TOWN East Norwich		STATE NY	ZIP CODE 11732
PHONE 516-780-1524	EMAIL gvs@rg1907.com		
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y <input checked="" type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			N <input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<input checked="" type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Manhasset Bay Real Estate LLC; Eli Weiss			
ADDRESS 6319 Northern Blvd.			
CITY East Norwich		STATE NY	ZIP CODE 11732
PHONE 516-780-1524	EMAIL gvs@rg1907.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Victoria D. Whalen, P.G., Vice President			
COMPANY GZA GeoEnvironmental of New York			
ADDRESS 324 South Service Rd Suite 119			
CITY Melville		STATE NY	ZIP CODE 11747
PHONE 631-793-8821	EMAIL victoria.whelan@gza.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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="radio"/>	<input checked="" type="radio"/>
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 or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved 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?	<input type="radio"/>	<input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are 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 selecting this option, 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; and, (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.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

 Yes No N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

Previous Owner

Current Owner

Potential/Future Purchaser

Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?

 Yes No N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • 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. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

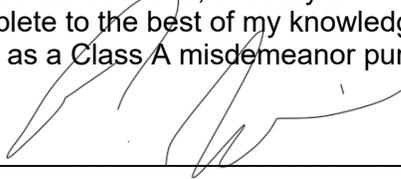
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and 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 _____ (title) of Manhasset Bay Real Estate LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 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: _____

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 16.1

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

From ECL 27-1405(31):

“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.

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:

- (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
 - (1) the proposed use is at least 75 percent for industrial uses; or
 - (2) at which:
 - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (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
 - (c) there are no structures.

“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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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
- 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’ household’s 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation 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.

No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

**BCP APPLICATION
SUPPORT
DOCUMENT**

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map and Survey Map
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantage Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous & Current Owners and Operators List
Exhibit G	Deeds
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letter
Exhibit M	Fish and Wildlife Assessment Part 1
Exhibit N	Drainage Easement and Declaration for Public Access and Parking
Exhibit O	Climate Screening Checklist
Exhibit P	NC DOH Foil Response-Tank

ENVIRONMENTAL REPORTS:

- a. September 2024 Phase I Environmental Site Assessment prepared by Galli Engineering, P.C. for Rothmann’s Group
- b. December 2024 Phase II Environmental Site Assessment prepared by Galli Engineering, P.C. for Rothmann’s Group
- c. August 2025 Phase I Environmental Site Assessment prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate LLC
- d. August 2025 Supplemental Phase II Environmental Site Investigation prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate LLC
- e. August 2025 Remedial Investigation Work Plan prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
403-405 Main Street	Section 5 Block C, Lots 461-463	Lot 461 - 0.4 acres Lot 462 - 0.98 acres Lot 463 - 0.56 acres
413-415 Main Street	Section 5 Block C, Lots 428-429 and 470	Lot 428 - 0.27 acres Lot 429 - 0.22 acres Lot 470 – 0.35 acres

The Site is located in Port Washington, New York 11050 (“Site” or “BCP Site”) and is a total of 2.78-acres. The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map and a Survey Map are provided in Exhibit B. Since Lot 470 previously did not have a lot number, Nassau County just assigned this lot number and provided a copy of the Tax Map contained in Exhibit B even though it is not yet official on the on-line version of the tax map but has been approved as shown. A second illustrative tax map is provided in Exhibit B, which more clearly shows the six lots that make up the Site.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is not located in an En-Zone, BOA or disadvantaged community area.

6-7. Please refer to the BCP Application Form.

8. Spills

There were two spills associated with the Site. However, as described below, one was adjacent to the Site in Manhasset Bay and not on the Site. The other spill was associated with the movable hoist on the Site and was deemed a minor spill in the spill file notes. Therefore, even though two spills were associated with the Site, the Site was not remediated as a result of these spills.

¹ Acreages were determined using the Survey in Exhibit B.

NYSDEC Spill # 9704344 was called in on July 11, 1997 for 405 Main Street (Lot 462) due to an oil spill in the gravel parking lot next to a movable boat hoist. Since the hoist can be moved around the Site, it is not possible to put an exact location of this spill on a figure. While no specific location or spill quantity was included in the spill file, the remarks note that no significant contamination or staining was present. The spill was closed on December 10, 1997 to the satisfaction of the NYSDEC. GZA did not constitute this spill as a REC but as a HREC for this lot in their reports.

NYSDEC spill number #0325279405 also associated with Main Street (Lot 462) was called in on September 11, 2003, and was listed in the ENRS database and NY Spills database, in relation to a partially submerged vessel in Manhasset Bay due to motor oil leaking from the engine of the vessel in the Bay. A boom was employed, the vessel was removed from the water and absorbents were used to remediate the spill. This spill was in the Bay and not on the Site itself.

9-10. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

A Declaration of Covenants and Restrictions (“Declaration”) dated January 20, 1993, for 403-405 Main Street, formerly Section 5, Block C, Lots 3 and 4 (now Lots 461-463) was recorded with the deed in 1993; however, the subdivision referenced in the Declaration never occurred. See Exhibit N – 1993 Declaration of Covenants and Restrictions. The covenants in the Declaration are for mutual public access to each lot inure to the benefit of the owners of the respective lots, and do not give rise to the right of public to access, only a right of access to the owners and their customers. The purpose at the time was to permit access to the marina operations over the commercial operations closer to the street, and to allow shared parking, ingress and egress, and to regulate the obligations of each party to maintain and repair each lot. Since that subdivision did not occur and the lots have been purchased by Requestor Manhasset Bay Real Estate LLC, the covenants in this Declaration are no longer applicable, and will have no effect on the remediation or redevelopment project.

Moreover, the proposed development is providing public access since the plans include a boardwalk that extends around the perimeter of the property on Lot 462 to provide a scenic public greenway and a proposed pocket park on lots 428 and 429 along Main Street to allow for public greenspace community use.

A 1986 Covenant affecting Lots 428 and 429 (and presumably new lot 470) requires compliance with all laws, and the consent of the Town of North Hempstead for any development on the property. This is already required under the Zoning code and other regulations and will be part of any approval received from the Town for the development of the property. This covenant also does not give any rights of access to the general public. See Exhibit N – 1986 Declaration of Restrictive Covenants.

In addition, there is also a drainage easement and associated drainage pipe that runs along the northern lot boundary of Lot 462 from Main Street to the Bay’s edge. If remediation is required under or around this drainage pipe, it may have to be temporarily relocated during the remediation. See Ex. N – Drainage Easement. Alternatively, the drainage pipe may be permanently relocated to a new location.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
403–405 Main Street	Section 5 Block C, Lots 461-463
413–415 Main Street	Section 5 Block C, Lots 428-429 and 470

The 2.78-acre Site located in a suburban area in the Hamlet of Port Washington, Town of North Hempstead, New York 11050. The closest body of water to the Site is the Manhasset Bay, which is adjacent to and within 0 feet the Site. The Site is located in a flood zone. See Exhibit D Flood Map.

B. Site Features

The Site is occupied by several buildings with two commercial office spaces housing multiple tenants on 403-405 Main Street, a vacant carpenter shop on 413 Main Street, and a vacant restaurant on 415 Main Street. In addition, a marina and repair shop are present on 403-405 Main Street lots. The remaining developed portion of the Site is paved or consists of gravel roadways, docks, and a beach on the southwestern portion of the property. See Exhibit F - Previous and Current Owners and Operators List.

C. Current Zoning and Land Use

The Site is currently located in the B-W District (Waterfront Business). See Exhibit E - Zoning Map. This District allows for commercial, residential, and industrial use. The Site currently has a commercial use and is occupied by stores, businesses, and marina space. Specifically, multiple commercial practices were present on 403-405 Main Street, with some vacant spaces, and 413-415 Main Street had vacant commercial spaces and was primarily used as a parking lot. A marina boat repair business was operated by a previous owner at 403-405 Main Street. The Site is surrounded by a restaurant to the north, a hotel and residential property to the south, Main Street, residential, and commercial uses to the east, and Manhasset Bay to the west. The nearest residential area is approximately 0.03 miles east of the Site. The planned project is “as of right” and does not require any special zoning approvals from the Town of North Hempstead other than Site Plan Approval.

D. Past Use of the Site

The Site was developed with the Bay View Hotel, the C.W. Copp Lumber Yard, and the Geo. C. McKee Coal Yard from 1909 through to the mid-1920s. By 1925, the southern portion of the Site

was filled in to raise the elevation of the ground surface to above Manhasset Bay. At that time, the Site was developed with a new laundry facility. In the 1930's, the Site was depicted as A & R Marshall, Inc. Marine Service & Supplies with several boat houses, repair shops, a machine shop and several store front. The Site also had three gasoline tanks at this time. The laundry on the southern parcel is no longer depicted on historical records past the late 1930's. In the 1950's, the three gasoline tanks were no longer depicted on historical fire insurance maps. In the 1960's, the historical use map shows that several buildings on the Site have been demolished and the center of the Site has been developed with the Town Dock Theater. From the 1980's to the present, the Site has been developed with several retail buildings along Main Street and commercial buildings, associated with the current marina boat yard use, on the western portion of the Site that were operated by the previous owner of 403-405 Main Street (lots 461-463), Ventura Marina Management Corp.

The historical and current owners and operators associated with the Site are further described below and in Exhibit F - Previous & Current Owners and Operators List.

E. Site Geology and Hydrogeology

Based on the 1970 New York State Education Department Publication Geologic Map of New York, Lower Hudson Sheet (D.W. Fisher, et.al., 1992), bedrock consists of crystalline metamorphic rocks including gneiss. The bedrock surface is estimated to be greater than 100 feet deep.

During sampling activities, the consultant GZA encountered subsurface conditions that include a surface cover, consisting of gravel or asphalt, underlain by fill that includes fine to medium sand, varying amounts of silt and gravel, and other miscellaneous fill materials to depths of approximately six (6) to 10 feet bgs. Underlying the fill is a layer of fine to coarse sand with varying amounts of silt and gravel. Groundwater was encountered between five (5) and nine (9) feet bgs. Based on local topography and surface water flow patterns, the inferred direction of groundwater flow is to the west towards Manhasset Bay.

F. Environmental Assessment

A data summary from the previous Phase II ESA, dated December 9, 2024 performed by Galli and Supplemental Phase II ESA, dated June 2025 performed by GZA identified the following contaminants in soils, groundwater, and soil vapor that may be attributed to historical Site use and contaminated historic fill.

Both investigations included soil sampling to 10 feet bgs and identified contamination above RRSCOs on all of the tax lots. Galli identified elevated concentrations of mercury in two of its soil borings, with a maximum concentration of 2.25 mg/kg, and lead in one of its soil borings at a concentration of 954 mg/kg. An additional sample was also found to have hazardous levels of lead from a TCLP analysis with a concentration of 19.9 mg/kg. GZA's investigation identified exceedances in soil above RRSCOs for multiple metals, pesticides, and SVOCs. Metal exceedances included Copper with a maximum concentration of 482 mg/kg, Lead with a maximum concentration of 2,340 mg/kg, and Mercury with a maximum concentration of 7.320 mg/kg. SVOCs exceedances included Benzo(a)anthracene with a maximum concentration of 3.0 mg/kg,

Benzo(a)pyrene with a maximum concentration of 3.30 mg/kg, Benzo(b)fluoranthene with a maximum concentration of 5.40 mg/kg, Dibenzo(a,h)anthracene with a maximum concentration of 0.540 mg/kg, Indeno(1,2,3-cd)pyrene with a maximum concentration of 2.60 mg/kg. In addition, there were exceedances of the Protection of Groundwater Use Soil Cleanup Objectives (PGWSCO) for benzo(a)anthracene, benzo(b)fluoranthene, chrysene, lead, and mercury.

Both investigations included groundwater sampling from temporary wells at the Site and identified total metals, dissolved metals, and SVOCs above the NYSDEC TOGS 1.1.1 standards on all of the tax lots. Total metals with exceedances included Antimony with a maximum concentration of 11.1 ug/L, Arsenic with a maximum concentration of 0.139 ug/L, Barium with a maximum concentration of 1.52 ug/L, Chromium with a maximum concentration of 0.213 ug/L, Copper with a maximum concentration of 1.40 ug/L, Lead with a maximum concentration of 320 ug/L, Magnesium with a maximum concentration of 924,000 ug/L, Manganese with a maximum concentration of 619 ug/L, Mercury with a maximum concentration of 0.0027 ug/L, Nickel with a maximum concentration of 0.15 ug/L, Selenium with a maximum concentration of 24 ug/L, and Sodium with a maximum concentration of 4,320,000 ug/L. Dissolved metals with exceedances included Antimony with a maximum concentration of 11.1 ug/L, Beryllium with a maximum concentration of 3.33 ug/L, Cadmium with a maximum concentration of 5.56 ug/L, Lead with a maximum concentration of 0.221 ug/L, Magnesium with a maximum concentration of 482,000 ug/L, Manganese with a maximum concentration of 886,000 ug/L, Selenium with a maximum concentration of 25.8 ug/L, and Sodium with a maximum concentration of 8,650,000 ug/L. SVOCs with exceedances included Benzo(a)anthracene with a maximum concentration of 4.2 ug/L, Benzo(b)fluoranthene with a maximum concentration of 3.5 ug/L, Benzo(k)fluoranthene with a maximum concentration of 3.6 ug/L, Chrysene with a maximum concentration of 4.5 ug/L, and Indeno(1,2,3-cd)pyrene with a maximum concentration of 2.5 ug/L.

The VOCs reported in soil vapor higher than ambient air concentrations include 1,2,4-Trimethylbenzene with a maximum concentration of 170 ug/m³, 1,3,5-Trimethylbenzene with a maximum concentration of 74.7 ug/m³, 1,4-Dichlorobenzene with a maximum concentration of 1.743 ug/m³, 1,3-Butadiene with a maximum concentration of 31.3 ug/m³, 2-Butanone with a maximum concentration of 9.139 ug/m³, 4-Ethyltoluene with a maximum concentration of 54.4 ug/m³, 4-Isopropyltoluene with a maximum concentration of 11.4 ug/m³, 4-methyl-2-pentanone with a maximum concentration of 2.77 ug/m³, Acetone with a maximum concentration of 330 ug/m³, Acrylonitrile with a maximum concentration of 4.122 ug/m³, Benzene with a maximum concentration of 17.883 ug/m³, Carbon disulfide with a maximum concentration of 25.5 ug/m³, Carbon tetrachloride with a maximum concentration of 0.547 ug/m³, Chloroform with a maximum concentration of 11.2 ug/m³, Chloromethane with a maximum concentration of 11.1 ug/m³, Cyclohexane with a maximum concentration of 35.1 ug/m³, Dichlorodifluoromethane with a maximum concentration of 2.768 ug/m³, Ethanol with a maximum concentration of 88.3 ug/m³, Ethyl acetate with a maximum concentration of 4.682 ug/m³, Ethyl benzene with a maximum concentration of 39.1 ug/m³, Isopropanol with a maximum concentration of 3.440 ug/m³, n-Heptane with a maximum concentration of 11.6 ug/m³, Hexane with a maximum concentration of 21.1 ug/m³, Isooctane with a maximum concentration of 462 ug/m³, Isopropyl alcohol with a maximum concentration of 6.17 ug/m³, Isopropyl benzene with a maximum concentration of 9.27 ug/m³, Methyl ethyl ketone with a maximum concentration of 32.1 ug/m³, Methylene chloride with a maximum concentration of 5.42 ug/m³, Naphthalene with a maximum concentration of 31

ug/m³, o-Xylene with a maximum concentration of 54.9 ug/m³, p- & m-Xylenes with a maximum concentration of 37.7 ug/m³, Propylene with a maximum concentration of 361 ug/m³, Sec-Butylbenzene with a maximum concentration of 11.6 ug/m³, Tetrachloroethene with a maximum concentration of 3.27 ug/m³, Tetrahydrofuran with a maximum concentration of 5.14 ug/m³, Toluene with a maximum concentration of 74.4 ug/m³, Trichloroethylene with a maximum concentration of 1.11 ug/m³, and Trichlorofluoromethane with a maximum concentration of 16.2 ug/m³.

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The planned mixed use residential and commercial project includes construction of a 2-story residential building with a parking garage on the lowest level that is partially submerged below grade on lots 462 and 463, a private garage and storage building for residents on Lot 461, commercial space for a restaurant and retail on lots 461, 462, and 463, a parking lot on lots 428, 429, and 470, and a pocket park on lots 428 and 429. The existing bulkhead will also serve to prevent any potential for off-site migration of any contaminants that may remain on the Site post-remediation and will facilitate the climate resiliency of the Site by allowing for the raising of the level of occupied spaces. The proposed development plans to include a boardwalk that extends around the perimeter of the property on Lot 462 to provide a scenic public greenway. The proposed pocket park on lots 428 and 429 will be along Main Street and allow for public greenspace for community use. Parking areas are proposed to include electric charging stations for vehicles owned by residents or customers of the commercial spaces.

It is important to note that in order to preserve the current storefront appearances of the shops along Main Street, the front wall façade of the Ice Cream Shop on Lot 463 and the front and side wall façades on the shops on Lot 461 will remain. See Exhibit B – Survey Showing Parts of Building Storefronts. However, the slabs behind these front walls and all of the back walls will be removed, and thus remediation will be possible under the buildings.

Schedule – Commencement through COC

Construction financing has already been obtained for this project. Therefore, there will be no associated public or private funding delays. This is not an affordable housing project. A Remedial Investigation (RI) Work Plan (RIWP) was submitted with the application. The Site is expected to be approved for entrance into the BCP by early 2026 and the DEC will review the RIWP and provide comments by Spring 2026. The Remedial Investigation (RI) will proceed thereafter and is expected to be completed on the Site by Summer 2026. The Remedial Investigation Report (RIR)

is expected to be completed by late Summer/Fall 2026. The DEC will provide comments on the RIR and a revised RIR will be submitted by late Fall/early Winter 2026. Site preparation activities are expected to also commence by late 2026 including demolition of any remaining on-site structures. The Remedial Action Work Plan (RAWP) will be submitted by late 2026, or early 2027 and DEC will provide their comments. Any required comments will be incorporated, and the Decision Document is expected to be issued by Spring 2027. Remediation would then commence thereafter and be completed in Summer 2027. The Site Management Plan will be submitted by September 2027 and the Final Engineering Report in October 2027. Once the DEC reviews and makes comments on these reports, the final reports will be turned around either before the end of 2027 in order to earn the Certificate of Completion before December 31, 2027, or in early 2028 if the reports are not revised in time to meet the end of the year deadlines.

5. Green and Sustainable Remediation (GSR)

A Green and Sustainable Remediation Analysis and Checklist is contained in Exhibit O. A summary appears below:

Remedial Investigation/Alternatives Analysis:

The RI phase of the project is anticipated to have limited impacts on the Site and will incorporate GSR practices through minimizing use of consumables and transportation related impacts and tracking of sustainability metrics. During planning for the RI, local subcontractors for drilling, utility location and surveying, and analytical laboratories will be selected for minimizing the transportation distance to and from the Site and to use the Long Island railroad for transportation to the Site. Permanent monitoring wells will be installed during the RI to prevent the need for an additional mobilization and use of drilling equipment if additional groundwater samples are needed after the initial sampling. The NYSDEC's Climate Screening Checklist will be utilized to evaluate the RI components for their resiliency to climate change at the Site. The RI will include the permanent monitoring wells as the only components of this phase to remain on Site after completion of the investigation. Monitoring wells will be constructed per NYSDEC DER-10 requirements with water-tight seals to ensure no impacts from flooding or severe weather would damage the wells or impact the water table.

During the RI, the field team will track equipment and material usage onsite, transportation methods and distances of all personnel and equipment, and volume of resources used, such as decontamination water and groundwater from well development. The SiteWise™ Tool will be utilized to estimate the environmental footprint of the RI based on the tracked metrics. The footprint analysis will be included as an appendix to the Remedial Investigation Report (RIR) and include the metrics listed below:

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)

- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

Remedial Design:

Utilizing the results from the RI, a minimum of two remedial action alternatives will be evaluated for protectiveness, effectiveness, implementability, cost, community impact, and sustainability and resilience. A Track 1 remedy and at least one other Track will be evaluated in the Remedial Action Work Plan (RAWP) for selection of the remedy. The remedy selection will be made for the alternative that is effective for protection of human health and the environment and feasible to implement with an equal balance of consideration made on the costs, community impact, and the sustainability and resilience of the design.

To evaluate the sustainability of the alternatives, a footprint analysis will be completed utilizing the SiteWise™ Tool to evaluate the anticipated implementation of the remedial action. The sustainability evaluation will provide the same metrics list above under the RI for each alternative evaluated. The resiliency of the alternatives will be compared utilizing the NYSDEC Climate Screening Checklist and a combination of climate change modeling resources, such as FEMA's Resiliency Analysis and Planning Tool (RAPT) and Climate Mapping for Resilience and Adaption's (CMRA) Assessment Tool.

A GSR evaluation summarizing the results of the footprint analyses and climate screening checklists and providing a comparative analysis between alternatives will be included as an Appendix to the RAWP. The evaluation will be utilized in the selection of the preferred remedy and documented in the RAWP. Due to the proximity of the Site to Manhasset Bay, the remedies' impacts to the Bay, susceptibility to flooding, and implementation in a shallow water table will be key factors during the evaluation of the sustainability and resiliency of each alternative.

Remedial Action:

The field team will incorporate daily GSR tracking to log equipment usage, material usage, transportation of personnel and equipment, and resource consumption throughout the entirety of the Remedial Action (RA). Daily GSR tracking logs will be included as an attachment to the daily field reports submitted to the NYSDEC Project Manager. At the end of the RA, the tracking logs will be used to develop an accurate footprint analysis for environmental impacts from the implementation. The SiteWise™ Tool will be utilized to develop the environmental footprint analysis of the RA and include the same metrics listed above in the Remedial Investigation/Alternatives Analysis section.

A GSR evaluation will be provided as an attachment to the Final Engineering Report (FER) and include the footprint analysis and a summary of the analysis inputs and the sustainability metrics. During the RA and construction, GSR practices will be implemented to limit environmental

impacts. This will include the following practices at a minimum:

- Limit the use and idling of generators, excavation equipment, and vehicles to reduce emissions.
- Minimize truck travel for disposal of waste generated during the implementation of the remedy by selecting local disposal facilities.
- Manage onsite resources and materials efficiently.
- Use of local subcontractors to minimize vehicle emissions during commute.
- Request that subcontractors use clean diesel equipment to reduce emissions.
- Request project staff and subcontractors to use public transportation, including the Long Island Railroad, to the extent practicable.
- Reduce waste, increase recycling and increase reuse of materials that otherwise be considered waste.

Additional best management practices (BMPs) may be implemented depending on the selected remedy. Additional BMPs will be evaluated and documented in the RAWP.

Site Management:

Should ongoing site management (SM) be necessary, a Site Management Plan (SMP) will be prepared utilizing NYSDEC's latest template. The SMP will include a footprint analysis to estimate the environmental impacts of the proposed on going activities that may include regular site inspections, groundwater monitoring, and/or operation and maintenance of a sub-slab depressurization system (SSDS). The footprint analysis will be completed utilizing the SiteWise™ Tool and include the same metrics for evaluation outline in the RA Section. The footprint analysis will be included in a GSR Evaluation appendix to the SMP which will summarize the analysis' inputs and resulting metrics. A climate change resiliency screening analysis will also be included in the SMP utilizing the NYSDEC Climate Screening Checklist and available climate change planning tools, such as FEMA's RAPT and CMRA's Assessment Tool.

Periodic Review Reports (PRRs) and System Optimization Reports (SOR) will also include footprint analysis for evaluation of the reporting periods impacts and the estimated impacts for any proposed optimizations. Daily tracking of equipment usage, material usage, transportation of personnel and equipment, and resource consumption will be included on the GSR logs as part of the daily field reports during SM activities. These logs will be utilized in the preparation of the footprint analyses for the PRRs for each reporting period. SORs will also include a climate change resiliency analysis for assessing the proposed optimizations at the Site.

During the SM phase, efforts will be made to reduce environmental impacts based upon the required components. The party responsible for the SM will incorporate multiple tasks into a single mobilization and reduce transportation related impacts. For instance, if an annual inspection and quarterly groundwater monitoring are required, including the site inspection during one of the groundwater monitoring events annually will reduce transportation related emissions for the SM. Similarly, higher efficiency equipment and vehicles will be utilized whenever possible during the SM phase.

Redevelopment:

The planned development includes the construction of a 2-story residential building with a parking garage on the lowest level that is partially submerged below grade on lots 462 and 463, a private garage and storage building for residents on Lot 461, commercial space for a restaurant and retail on lots 461, 462, and 463, a parking lot on lots 428, 429, and the parcel west of 429, and a pocket park on lots 428 and 429. The proposed development plans to include a boardwalk that extends around the perimeter of the property on Lot 462 to provide a scenic public greenway. The proposed pocket park on lots 428 and 429 will be along Main Street and allow for public greenspace for community use. Parking areas are proposed to include electric charging stations for vehicles owned by residents or customers of the commercial spaces.

6. Climate Change Screening or Vulnerability Assessment

Even though this Site is entering the program at the investigation Stage, a Climate Screening Checklist has been filled out for the preliminary proposed remediation and redevelopment. See Exhibit O.

The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Manhasset Bay, which is directly adjacent to the Site. The Site is located in a flood zone, Zone AE (EL 13). See Exhibit D – Flood Map. The Site redevelopment design will have parking under the occupied spaces which will be raised out of the flood plain to avoid any potential future climate related flooding event impacts.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

The Site is located within 0.5 miles of habitat for four potential T&E/rare species of animals associated with the adjacent estuary: (1) Kemp's or Atlantic Ridley Sea Turtle, (2) Green Sea Turtle, (3) Loggerhead Sea Turtle, and (4) Leatherback Sea Turtle.² In addition, the Site is immediately adjacent to a waterbody and the existing bulkhead may need to be repaired in order to prevent off-site migration impacts into Manhasset Bay. Therefore, pursuant to DER-10 Section 3.10.1, FWRIA Part I is attached in Exhibit M.

² See the DEC's Environmental Resource Mapper,

https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDR_GF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the B-W District (Waterfront Business). See Exhibit E - Zoning Map.

2. Allowed Uses

The B-W District (Waterfront Business) allows for residential, commercial, and industrial uses.

3-4. Current Use

This Site is currently used for commercial/office and marina repair purposes. The current tenant/corresponding use of each lot is as follows: 403 Main Street (Lot 461) - Signal 5 Apparatus (Commercial Office Space for a company that buys and sells pre-owned emergency vehicles), Self Care Lab (Commercial Space/Spa), Port Salt Cave (Commercial Space/Salt Therapy), Leeds Pond Properties, LLC (Commercial Office Space/Real Estate Investment), Avi Pelossof/Eddie Debiasi (Commercial Office Space/Financial Office); 405 Main Street (Lot 462) has been vacant since December 2025, prior to December 2025, the lot was used as boat storage but all the boats were removed upon the Requestor's purchase of the lot; 403-405 Main Street (Lot 463) - Douglas & James/Sweet Treats in the Wharf (Commercial/Ice Cream Parlor), Atlantic Outfitters LLC (Commercial/Fishing Store), Gold Coast Chiropractic (Commercial/Medical Office), BeFIT Therapy (Commercial/Medical Office), I&Eye Trading Corp. (Commercial Office), ISW/Hair Studio (Hair Salon); 413 Main Street (Lot 429) has been vacant since 2021; 415 Main Street (Lot 428) has been vacant since 2020; and 413-415 Main Street (Lot 470) is mostly vacant, though it is occasionally used as overflow parking for Louie's Restaurant. The proposed project is an "as of right" development project that only requires a Site Plan review by the Town of North Hempstead. All tenants will be vacated from the Site in approximately three months.

5. Intended Use Post Remediation

After the remediation, the Site will be used for a mixed use commercial and residential project with a 2-story apartment complex, commercial space for a restaurant and retail on lots 461,462, and 463, a parking lot on lots 428, 429, and the parcel west of 429, a pocket park on lots 428 and 429 and a public access boardwalk that will extend around the perimeter of the property on Lot 462 to provide a scenic public greenway. The redevelopment will not qualify as single-family housing.

6. Post Remediation Use

Post remediation use of the Site will be a mixed use commercial and residential project with a 2-story apartment complex, commercial space for a restaurant and retail on lots 461,462, and 463, a parking lot on lots 428, 429, and the parcel west of 429, a pocket park on lots 428 and 429 and a public access boardwalk that will extend around the perimeter of the property on Lot 462 to provide a scenic public greenway.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical and/or recent development patterns support the proposed use.

9. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the Town of North Hempstead zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Nassau County Master Plan, which intends to support and promote industries, target development in growth areas, and invest in infrastructure improvements. In addition, this is currently an underutilized waterfront property in need of improvements.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owner of the Site is listed in the table below.

Parcel Address	Owner and Owner Contact Information	Ownership Start Date
403 Main Street (Lot 461), 403-405 Main Street (Lots 462 and 463), 413-415 Main Street (Lot 470), 413 Main Street (Lot 429) and 415 Main Street (Lot 428)	Manhasset Bay Real Estate LLC Attn: Eli Weiss 6319 Northern Boulevard East Norwich, New York 11732 (516) 780-1524 gvs@rg1907.com	12/12/2025

Requestor is the owner of the Site. Please see Exhibits G - Deeds.

The Previous & Current Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor’s relationship to each owner and operator (all of which are “None”). Exhibit F also includes the prior operators’ use of the Site.

SECTION VI: PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- a) September 2024 Phase I Environmental Site Assessment prepared by Galli Engineering, P.C. for Rothmann's Group;
- b) December 2024 Phase II Environmental Site Assessment prepared by Galli Engineering, P.C. for Rothmann's Group.
- c) August 2025 Phase I Environmental Site Assessment prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate, LLC.
- d) August 2025 Supplemental Phase II Environmental Site Investigation prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate, LLC
- e) August 2025 Remedial Investigation Work Plan prepared by GZA GeoEnvironmental of New York for Manhasset Bay Real Estate, LLC.

2. Sampling Data

See Exhibit H - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, SVOCs and metals in groundwater, and chlorinated and Petroleum VOCs in soil vapor. See Exhibit H - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > POGWs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	POGW (mg/kg)	Depth (ft-bgs)
SVOCs						
Benzo(a)anthracene	2	2	3	1	1	0-2
Benzo(a)pyrene	4	0	3.3	1	22	0-2
Benzo(b)fluoranthene	5	3	5.4	1	1.7	0-2
Chrysene	0	2	3.7	3.9	1	0-2
Indeno(1,2,3-cd)pyrene	5	0	2.6	0.5	8.2	0-2
Metals						
Copper	1	0	482	270	1,720	0-2
Lead	4	4	2,340	400	450	0-2
Mercury	6	7	7.32	0.81	0.73	3-5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
SVOCs			
Benzo(a)anthracene	4	4.2	0.002
Benzo(b)fluoranthene	5	3.5	0.002
Benzo(k)fluoranthene	5	3.6	0.002
Chrysene	4	4.5	0.002

Indeno(1,2,3-cd)pyrene	4	2.5	0.002
Metals			
Aluminum	5	88.6	-
Antimony	0	0.029	3
Arsenic	0	0.139	25
Barium	0	1.52	1,000
Chromium	0	0.213	50
Copper	0	1.40	200
Iron	5	225	-
Lead	3	320	25
Magnesium	2	924,000	35,000
Manganese	2	671	300
Mercury	0	0.0027	0.7
Nickel	0	0.15	100
Selenium	2	22.1	10
Sodium	2	4,320,000	20,000
Dissolved Metals			
Magnesium	1	482,000	35,000
Manganese	2	886,000	300
Selenium	2	25.8	10
Sodium	2	8,650,000	20,000

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
VOCs			
1,2,4-Trimethylbenzene	3	6.879	SV
1,3,5-Trimethylbenzene	2	2.850	SV
1,4-Dichlorobenzene	1	1.743	SV
2,2,4-Trimethylpentane	3	2.008	SV
2-Butanone	3	9.139	SV
4-Methyl-2-pentanone	1	1.392	SV
Acetone	3	83.107	SV
Acrylonitrile	3	4.122	SV
Benzene	3	17.883	SV
Carbon disulfide	3	5.295	SV
Carbon tetrachloride	3	0.547	SV
Chlorobenzene	1	0.690	SV
Chloroform	3	10.737	SV
Chloromethane	3	2.271	SV
Cyclohexane	3	1.548	SV
Dichlorodifluoromethane	3	2.768	SV
Ethyl acetate	3	4.682	SV
Ethyl benzene	2	4.080	SV

Isopropanol	3	3.440	SV
n-Heptane	1	1.065	SV
n-Hexane	3	1.585	SV
o-Xylene	3	6.510	SV
p- & m- Xylenes	3	18.229	SV
p-Ethyltoluene	3	8.845	SV
Propylene	3	5.333	SV
Styrene	3	1.874	SV
Tetrachloroethylene	2	9.491	SV
Toluene	3	18.081	SV
Trichloroethylene	3	0.591	SV
Trichlorofluoromethane (Freon 11)	3	4.212	SV
Vinyl acetate	1	0.528	SV
Xylenes, Total	3	24.738	SV

4. Past Land Use

1. Past Use of the Site

Lots 461 through 463 were utilized as a coal yard from 1909-1919, a laundromat from 1925-1931, and a boat yard from 1936 until present day. Additionally, there are records of two spills at 405 Main Street (032579 and 9704344), and listings from 1975, 1997, and 1999 as a Historic Auto. Due to these previous historic activities at the Site, Galli recommended that further investigation, including sampling of the soil/groundwater, should be performed in order to determine if the environmental quality of the Site had been impacted. Further, the western portion of Lots 461 and 463 have been operated as a boat yard repair yard for several years. The coal yard use and the boat repair use likely could be attributed to the SVOCs and heavy metals contamination on the Site.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

A Subsurface Soil Investigation was performed by Soil Mechanics Drilling Corp. on May 16, 2024 at 405 Main Street. The document is provided in the Phase I as Appendix F. The report revealed that the Site is comprised of mixed soil, rubble fill (concrete, brick, gravel, rock fragments, cinders, ash, glass, wood and other miscellaneous debris extending down from 10 feet to 18 feet.

The Phase I completed by Galli, dated September 13, 2024, found the following historical recognized conditions and environmental concerns that warranted further investigation and sampling. First, according to the EDR database, Lots 461 and 463 were utilized as a coal yard from 1909-1919, a laundromat from 1925-1931, and a boat yard from 1936 until present day. Additionally, there are records of two spills at 405 Main Street (032579 and 9704344), and listings from 1975, 1997, and 1999 as a Historic Auto. Second, according to the EDR database, spill numbers 0225209 and 0205177 at 397 Main Street, 9602277 and 1205511 at 433 Main Street, 0703538 at 387 Main Street, 9604430 and 9005625 at Main Street and 2nd Ave, and 9101193 at 400 Main Street have occurred adjoining/adjacent to the Site. In particular, spill numbers 9602277 and 1205511 (433 Main Street) have been recorded to have impacted the groundwater at the Site.

Further, the observation of staining on the soil throughout the yard and the conditions noted in the Subsurface Soil Investigation also warranted further investigation.

Galli then performed a Phase II ESA, dated December 9, 2024, to investigate the soil, groundwater, and soil vapor conditions across the Site. The 2024 Phase II ESI reported the following findings in connection with the Site. The groundwater analytical results had detections that exceeded the NYSDEC TOGS 1.1.1 ambient values, and groundwater samples collected from five groundwater monitoring wells had lead exceedances above the NYSDEC TOGS 1.1.1 standard. In addition, mercury in soil samples SB-3 and SB-6, and lead in soil sample SB-3 had soil exceedances above the 6 NYCRR Part 375-6.8(b) Residential Restricted Soil Cleanup Objectives (SCOs). Further, TCLP Lead levels exceeded EPA Toxicity Characteristics in composite sample SB-5. TCLP Metals that exceed EPA Toxicity Characteristics are considered hazardous waste. Lastly, the concentrations of contaminants identified in soil vapor samples were compared to the ambient air sample results and there were more contaminants with higher concentrations observed in the soil vapor samples than the ambient air sample. Based on the findings of the 2024 Galli Phase II ESI, GZA GeoEnvironmental of New York (GZA) proposed the completion of a Phase I ESA as well as, a Supplemental Phase II ESI.

A Geophysical Investigation Report was performed by Coastal Environmental Solutions, Inc. on May 12, 2025. “The site inspection revealed multiple manholes related to drainage to the shallow water to the north. The buildings on site were mainly connected to utilities along Main Street, though one natural gas line and multiple electrical lines were located within the gravel lots behind the buildings. Some of the proposed boring locations needed to be field adjusted to avoid encountering subsurface features.” These relate to the drainage pipe easement in Exhibit N. All internal drainage lines that currently service the existing structures will likely need to be removed during the remediation and the main drainage pipe temporarily removed and replaced.

The Phase I ESA by GZA dated August 2025 found the following recognized environmental conditions (RECs). The Site’s historic use as a coal yard (1909-1931), lumber yard (1909-1919), a laundry (1925-1936), and a marine service and supply center (1936-1980) with multiple boat repair shops is considered a REC. The property at 439 Main Street (127 feet upgradient to the SSE) was listed in the NY Spills and EDR Historic Auto databases under spill number 9511616. Historical records showed that this property had been operated as a gasoline service station from 1982 to 1990, followed by general automotive repair work from 1992 to 2012 and still has an open spill record. Due to the status and location of the spill, this nearby property was considered a REC.

In addition, the following historical RECs (HRECs) of importance were noted. First, 405 Main Street (Lot 462) is listed in the ENRS database and NY Spills database as spill number 0325279 due to a reported partially submerged vessel on September 11, 2003. The spill was called in due to motor oil leaking from the engine of a vessel that was partially submerged. The spill cleanup was completed when a boom removed the vessel from the water and applied absorbents to the spill. This spill was in Manhasset Bay and not on the Site.

A second NYSDEC Spill number 9704344 was called in on July 11, 1997 for the portion of the property located at 405 Main Street (Lot 462), due to an oil spill in the gravel parking lot next to a mobile boat hoist. Since the hoist could be moved around the Site, no specific location or spill

quantity was included in the listing. However, the spill notes state that no significant contamination or staining was present. The spill was closed on December 10, 1997, to the satisfaction of the NYSDEC. As a result, this spill was not listed as a REC but as a HREC for the Site.

GZA performed a Supplemental Phase II ESI and drafted a Phase II Report dated August 2025, which included the following findings. The subsurface conditions at the Site included fill material to depths of six to 10 feet bgs, followed by a fine to coarse sand with silt and gravel. In addition, GZA encountered groundwater between five to nine feet bgs.

Soil samples reported concentrations of SVOCs, metals, pesticides, and PCBs at concentrations above UUSCOs. Specifically, SVOCs and metals were found detected above RRUSCOs and/or PGWSCOs. Soil samples with exceedances of SVOCs and/or metals above the RRUSCOs and/or PGWSCOs included GZA-SB-01 (0-2'), GZA-SB-02 (0-2'), GZASB-02 (3-5'), GZA-SB-03 (0-2'), GZA-SB-03 (3-5'), GZA-SB-06 (3-5'), GZA-SB-07 (0-2'), GZA-SB-08 (0-2'), GZA-SB-08 (3-5'), and TP-01 (0-2). Further, groundwater samples reported two SVOCs, five total metals, and seven dissolved metals at concentrations above NYSDEC standards. Soil vapor and ambient air samples show no VOCs detected above the NYSDOH Air Guidance screening levels but petroleum and chlorinated VOCs were present. In addition, the GPR did not reveal the presence of anomalies indicative of underground storage tanks (USTs) at the Site.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Manhasset Bay Real Estate LLC, a New York limited liability company, located at 6319 Northern Blvd., East Norwich, New York 11732. Manhasset Bay Real Estate LLC is authorized to do business in the State of New York. *See* Exhibit I - NYSDOS Entity Information. The members are as follows:

1. MFT Manhasset Bay LLC
2. GJS Manhasset Bay Real Estate LLC

The Written Consent provides Eli Weiss with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor. *See* Exhibit J - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

A GRP Survey was performed and there were no USTs identified to be present at the Site.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it recently purchased the Site from the two previous owners. Requestor did not have involvement with the Site at the time of disposal or when the Site was filled with contaminated fill or when it was a coal yard. The Requestor had performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site when it has accessed the Site for due diligence purposes.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit H, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XII: SITE CONTACT LIST

See Exhibit K - Site Contact List. See Exhibit L - Repository Letter.

EXHIBIT A

BASE MAP

Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street
Port Washington, New York 11050

Legend:

 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – I



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.



July 2025

Source: Nassau County Land Records Viewer

Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Manhasset Bay Real Estate LLC	403 Main St Port Washington, 11050	5-C-461
2	Manhasset Bay Real Estate LLC	403-405 Main St Port Washington, 11050	5-C-462
3	Manhasset Bay Real Estate LLC	403-405 Main St Port Washington, 11050	5-C-463
4	Manhasset Bay Real Estate LLC	415 Main St Port Washington, 11050	5-C-428
5	Manhasset Bay Real Estate LLC	413 Main St Port Washington, 11050	5-C-429
6	Manhasset Bay Real Estate LLC	413-415 Main Street, Port Washington, 11050	5-C-470

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Louie's Real Estate Main Street LLC	395 Main St	5-C-2
B	Main Street Realty LLC	433 Main St	5-C-430
C	Takashi Iwata and Ukei Iwata	3 Third Ave	5-45-212
D	Nicholas Center for Autism LTD.	416 Main St	5-45-2
E	Dan Forrest Properties, Inc.	410 Main St	5-45-101
F	Harding Property Trust	404 Main St	5-44-121
G	Harding Property Trust	402 Main St	5-44-122
H	Louie's Real Estate Main Street LLC	400 Main St	5-44-116
I	Louie's Real Estate Main Street LLC	396 Main St	5-44-17

SITE LOCATION MAP

403-405 & 413-415 Main Street Port Washington, New York 11050



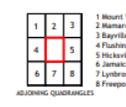
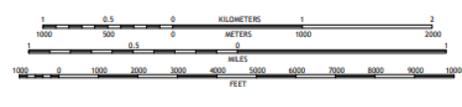
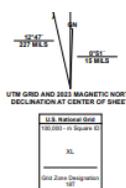
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



SEA CLIFF QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



World Geodetic System of 1984 (WGS84), Projection and 1 000-meter grid (Universal Transverse Mercator, Zone 18T)
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.
Imagery: NADP, August 2017 - December 2017
Roads: U.S. Census Bureau, 2016 - 2016
Names: National Hydrography Dataset, 2004 - 2022
Hydrography: National Elevation Dataset, 2015
Contours: Multiple sources; see metadata file 2021 - 2022
Wetlands: FWS National Wetlands Inventory 2004



BCP Site Location
SEA CLIFF, NY
2023



Street Map

Main Street Coal & Boat Yard Laundry Site

403-405 & 413-415 Main Street

Port Washington, New York 11050



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

Legend:

 Site Property Boundary

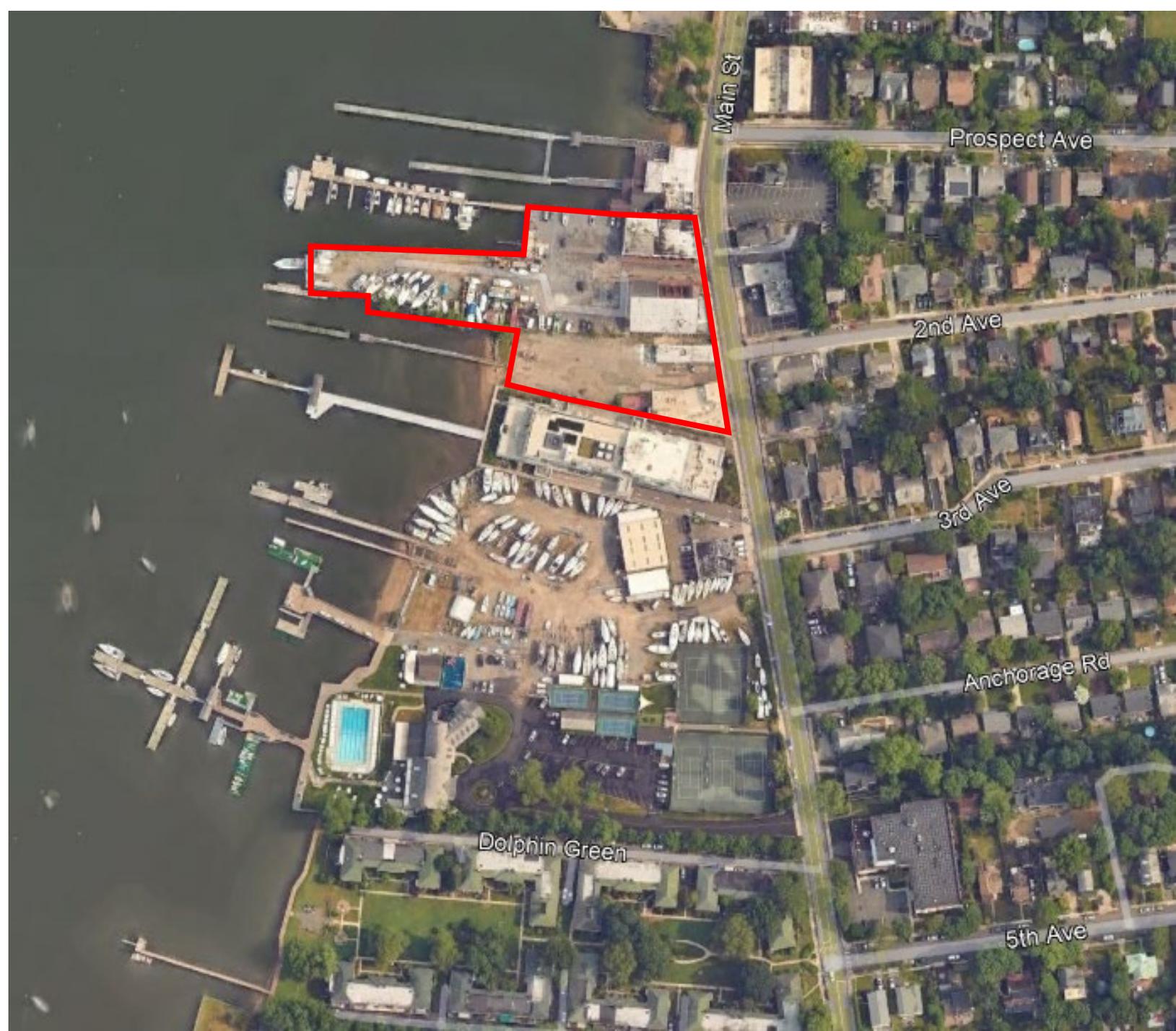
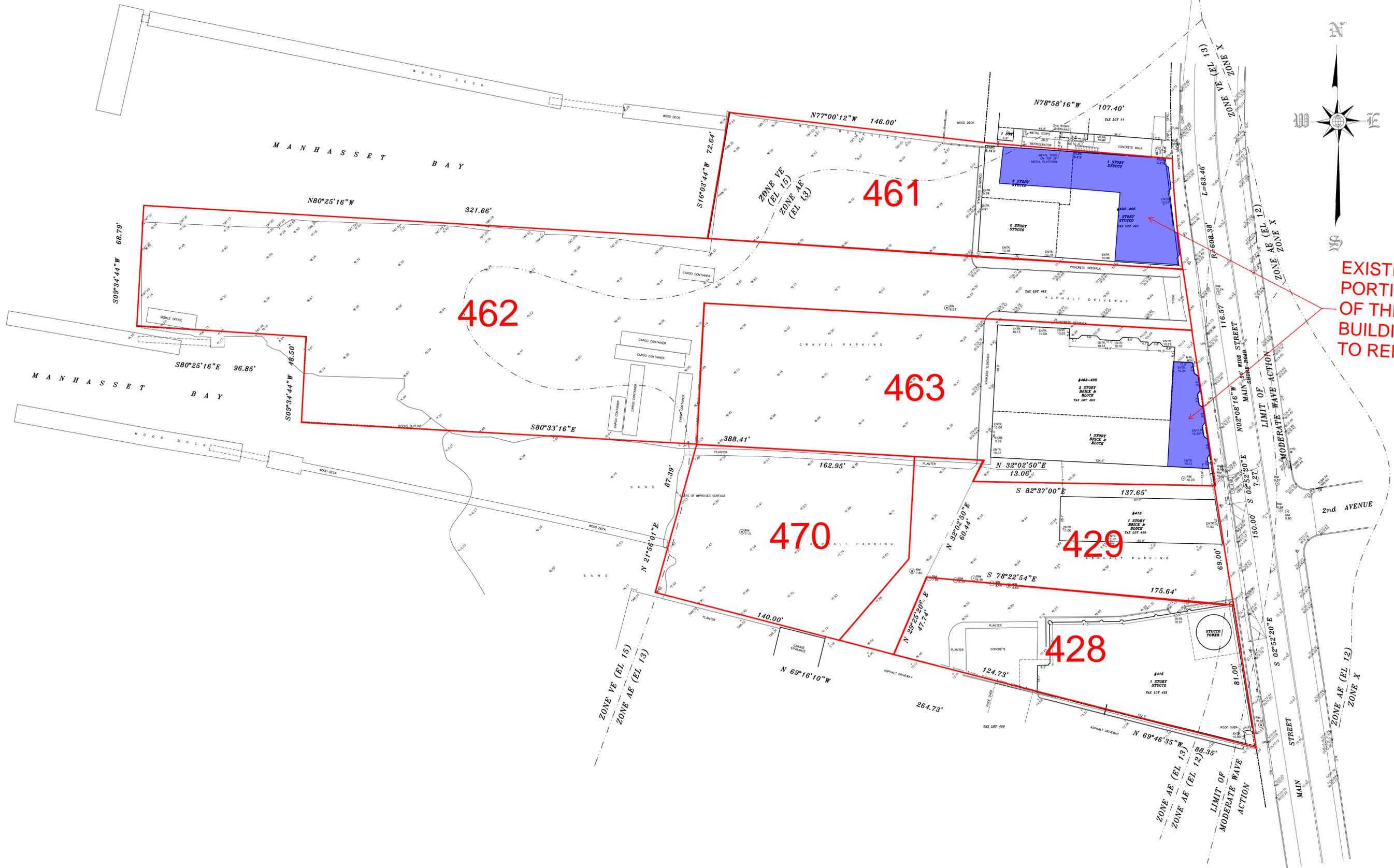


EXHIBIT B



EXISTING PORTIONS OF THE BUILDINGS TO REMAIN

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. THIS SURVEY IS FOR BUILDING DEPARTMENT USE ONLY, NOT FOR ANY OTHER PURPOSE.
3. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.
4. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

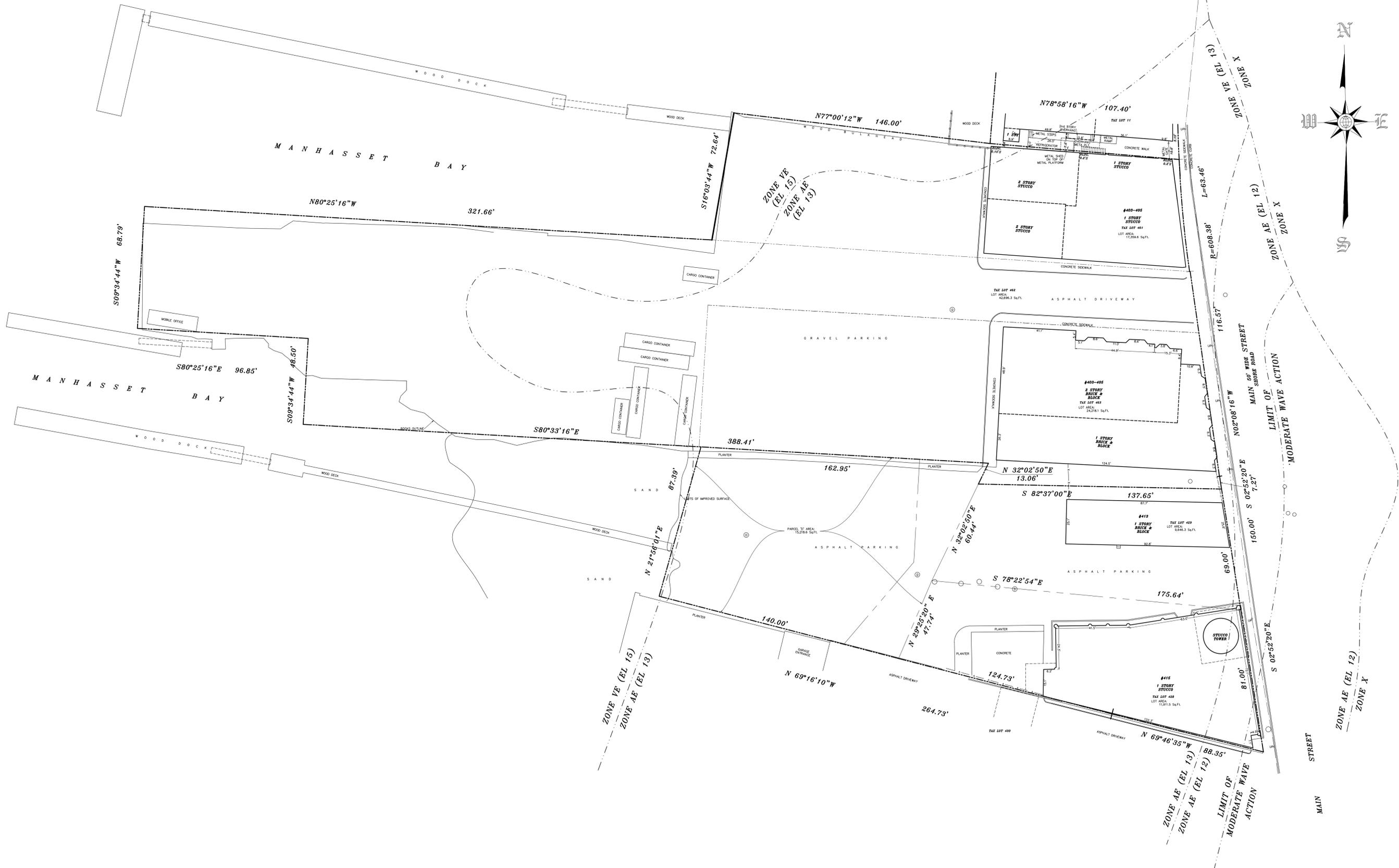
SURVEY OF PROPERTY LOCATED AT:
 #403-415 MAIN STREET, PORT WASHINGTON
 TOWN OF NORTH HEMPSTEAD
 COUNTY OF NASSAU, STATE OF NEW YORK
 SECTION ... 5, BLOCK ... C
 LOT(S) ... 428, 429, 463, 462 & 461

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. PROPERTY SURVEY	K.S.	04-23-25	ASC25168
2. TOPOGRAPHICAL INFO ADDED	K.S.	05-09-25	ASC25168-1

SURVEYED BY ARKADIUSZ JUSIEGA, P.L.S. <i>Arkadiusz Jusiega</i> N.Y.S. LIC. NO. 050569	
AREK SURVEYING P.C. 10 Taft Place, Albertson NY 11507 WWW.ASCNY.NET TEL: (516) 792-6676	Scale: 1" = 25' Job No: ASC-25168

CERTIFY TO:

ORDERED BY:
GDI Construction LLC



Only copies from the original of this survey marked with an original of the land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

- NOTES:**
1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
 2. THIS SURVEY IS FOR BUILDING DEPARTMENT USE ONLY, NOT FOR ANY OTHER PURPOSE.
 3. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

SURVEY OF PROPERTY LOCATED AT:
 #403-415 MAIN STREET, PORT WASHINGTON
 TOWN OF NORTH HEMPSTEAD
 COUNTY OF NASSAU, STATE OF NEW YORK
 SECTION ... 5, BLOCK ... C
 LOT(S) ... 428, 429, 463, 462 & 461

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. PROPERTY SURVEY	K.S.	04-23-25	ASC25168
2. LOT AREAS ADDED	K.S.	09-30-25	ASC25168

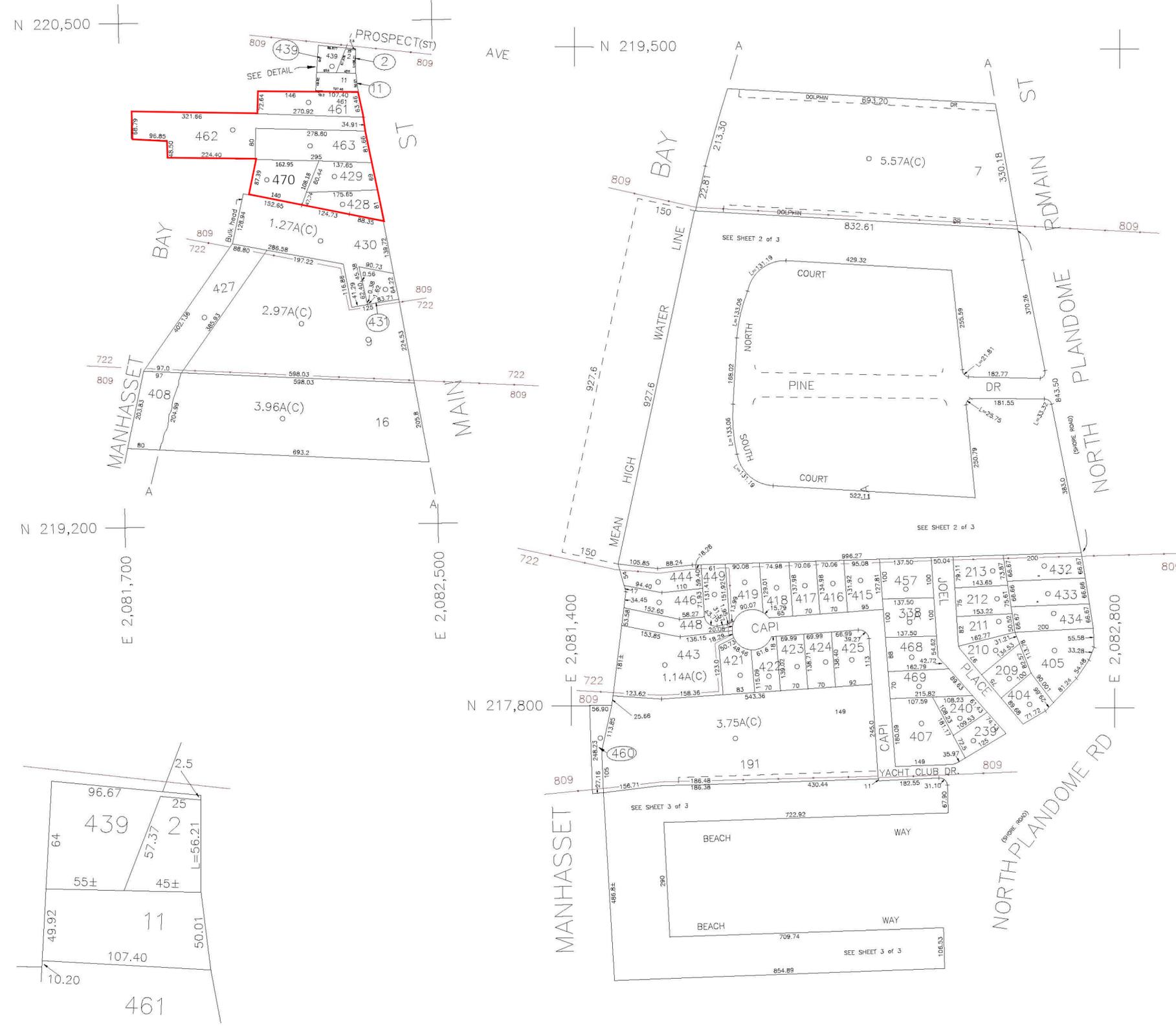
SURVEYED BY ARKADIUSZ JUSIEGA, P.L.S. <i>Arkadiusz Jusiega</i> N.Y.S. LIC. NO. 050569		Scale: 1" = 25'
AREK SURVEYING P.C. 10 Taft Place, Albertson NY 11507 WWW.ASCNY.NET TEL: (516) 792-6676		Job No: ASC-25168

CERTIFY TO:

ORDERED BY:
GDI Construction LLC



SCALE: 1" = 200'



COPYRIGHT 1988 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.	245
CALCULATED ACREAGE	75A(C)
DEED ACREAGE	176A
SCALED DIMENSION	327(S)
DEED DIMENSION	185.59

REFERENCE MAPS
MAP NO. 7659

POLICE	Port Washington	4
WATER	Port Washington	13
LIGHTING	Town of North Hempstead	30
LIBRARY		
FIRE		

SPECIAL DISTRICTS

FIRE PROTECTION	Port Washington	49
SANITARY		
REFUSE & GARBAGE		
REFUSE DISPOSAL		
SEWAGE COLLECTION		
IMPROVEMENT		
SIDEWALK	Town of North Hempstead	S

SPECIAL DISTRICTS

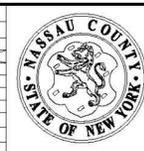
PUBLIC PARKING	Port Washington	72
SEWER		
PARK		
IMPROVEMENT		
SIDEWALK	Town of North Hempstead	S

SPECIAL DISTRICTS

DRAINAGE		
FIRE HYDRANT RENTAL		
GARBAGE	Port Washington	64
ESCALATOR		
WATER POLLUTION CONTROL	Port Washington	83
	Town, County, College, Police HQ	1
	Town Highway	2

MUNICIPALITIES

TOWN OF HEMPSTEAD		
NORTH HEMPSTEAD		
OYSTER BAY		
CITY OF GLEN COVE		
LONG BEACH		
VILLAGE OF:		
SCHOOL DISTRICT	Port Washington	4



Nassau County
Department of Assessment
Land & Tax Map
Map Last Revised July 25 2025
SEC. 5
BLK. C
SHEET 1 OF 3

CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN
722	1	13	2	30	4	49	64	72	S		
809	1	13	2	30	4	49	64	72	83	S	

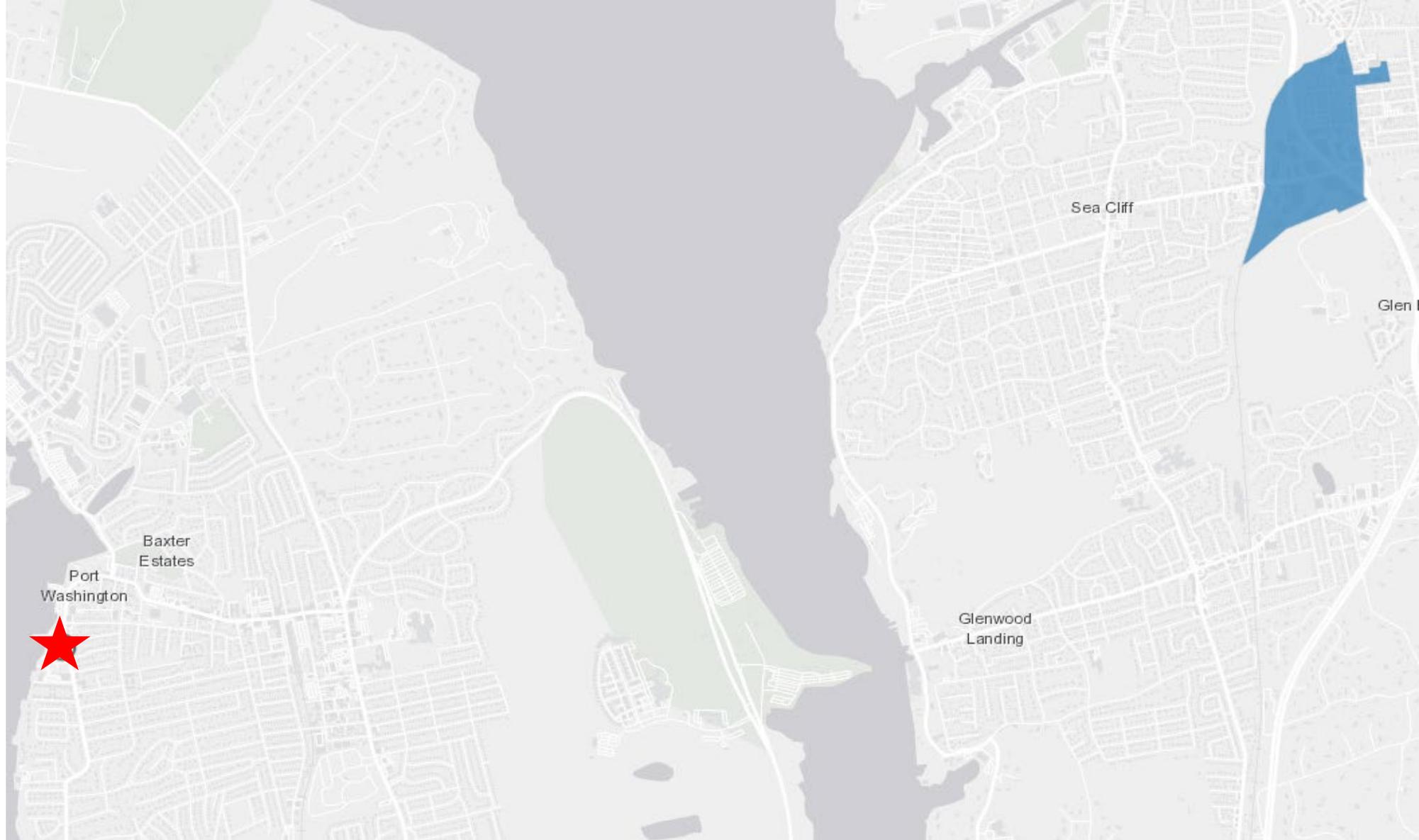
EXHIBIT C

BOA Map

Main Street Coal & Boat Yard
Laundry Site
403-405 & 413-415 Main Street
Port Washington, New York 11050

Legend:

 Site Location



September 2025
Source: DOS Geographic
Information Gateway

Disadvantaged Communities Map

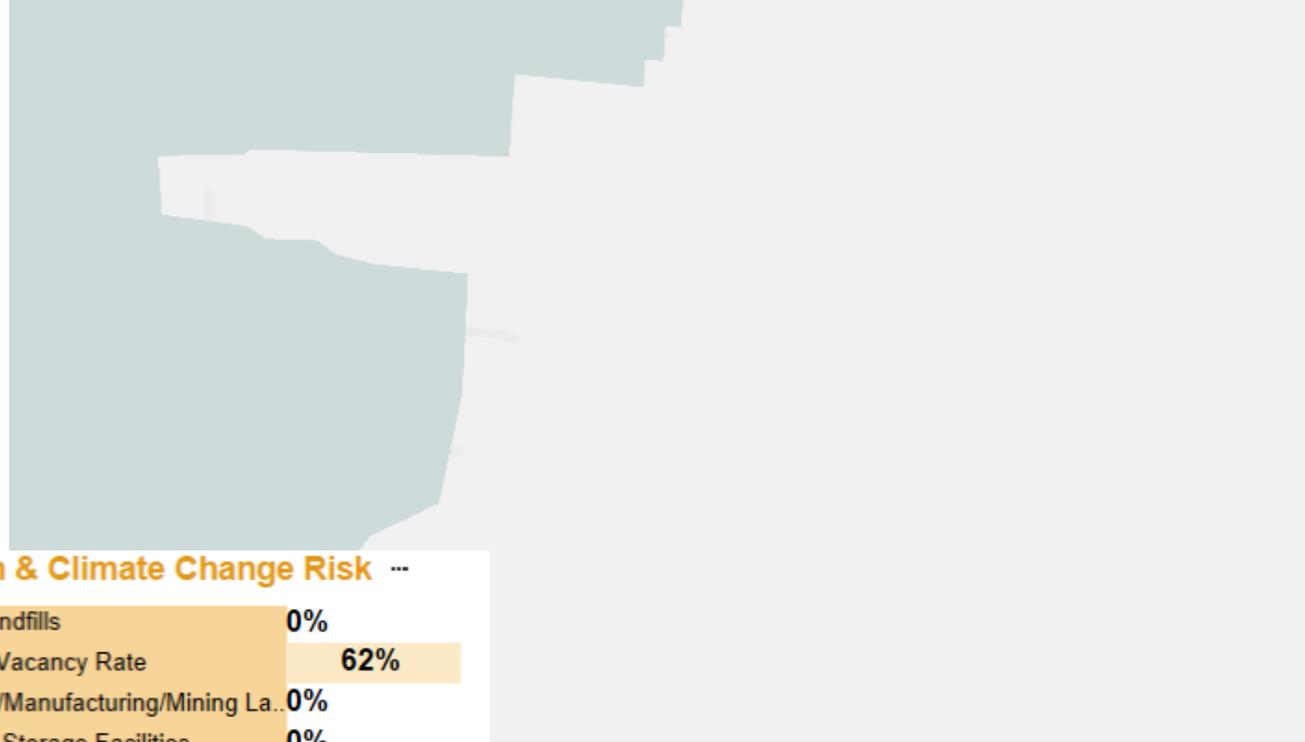
Main Street Coal & Boat Yard
Laundry Site
403-405 & 413-415 Main Street
Port Washington, New York 11050

- Legend:**
- Site Property Boundary
 - Disadvantaged Community



Census Tract 36059301200 is **Not Designated a DAC**
 This Tract covering **Port Washington** has a population of **5,941**

Environmental Burden is higher than **20%** of Census Tracts statewide
Population Vulnerability is higher than **4%** of Census Tracts statewide



Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	15%
	COPD ED visits	18%
	Heart attack (MI) Hospitalization	10%
	Low Birthweight	8%
	Pct Adults Age 65+	66%
	Pct w/ Disabilities	9%
	Pct w/o Health Insurance	20%
Housing, Mobility, Communications	Premature Deaths	5%
	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	57%
	Housing Cost Burden (Rental C...	40%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	39%
Income	Pct w/o Internet (home or cellul...	4%
	Pct <100% of Federal Poverty ...	13%
	Pct <80% Area Median Income	13%
	Pct Single-Parent Households	43%
	Pct w/o Bachelor/Es Degree	5%
Race/Ethnicity	Unemployment Rate	17%
	Limited English Proficiency	38%
	Pct Asian	62%
	Pct Black or African American	7%
	Pct Latino/a or Hispanic	36%
Pct Native American or Indigen...	0%	

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	62%
	Industrial/Manufacturing/Mining La...	0%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	29%
Potential Climate Change Risk	Remediation Sites	0%
	Scrap Metal Processing	0%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ...	32%
	Driving Time to Urgent/Critical Care	70%
	Extreme Heat Projections (>90? d...	59%
Potential Pollution Exposure	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	39%
	Benzene Concentration (Modeled)	49%
	Particulate Matter (PM2.5)	47%
	Traffic: Diesel Trucks	14%
	Traffic: Number of Vehicles	28%
Wastewater Discharge	0%	

Source: NYS Climate Act, Disadvantaged Communities Criteria
Legend:
 — Site Property Boundary
 ■ Disadvantaged Community

En-Zone Map

Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street
Port Washinton, New York 11050

Legend:

-  Site Property Boundary

3012	
STATEFP	36
COUNTYFP	059
TRACTCE	301200
GEOID	36059301200
NAME	3012
NAMLSAD	Census Tract 3012
MTFCC	G5020
FUNCSTAT	S
ALAND	2303100
AWATER	2178891
INTPTLAT	+40.8240114
INTPTLON	-073.7032951
FIPS	36059301200
County_FIPS	36059
Geography	Census Tract 3012
County	Nassau County
UnempRate	2.9
NYS_UR	7.1
Pov_Rate	3.1
County_PR	5.4
CountyRateX2	10.8
Criteria_A	
Criteria_B	
Both_AB	
EnZoneType	None



July 2025

Source: Google Earth

EXHIBIT D

FLOOD MAP

Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street
Port Washington, New York 11050

Legend:



Site Location



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

NOTES TO USERS

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

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

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the **Summary of Stillwater Elevations and Transect Data** tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the **Summary of Stillwater Elevations and Transect Data** tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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

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

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

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

NGS Information Services
NOAA, NNGSI2
National Geodetic Survey
SSMC-3, #5202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

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

Base map information shown on this FIRM was provided in digital format by the New York State Office of Cyber Security and Critical Infrastructure Coordination. This information was derived from digital orthophotography produced at a 1.0-foot pixel resolution from photography dated 2007.

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

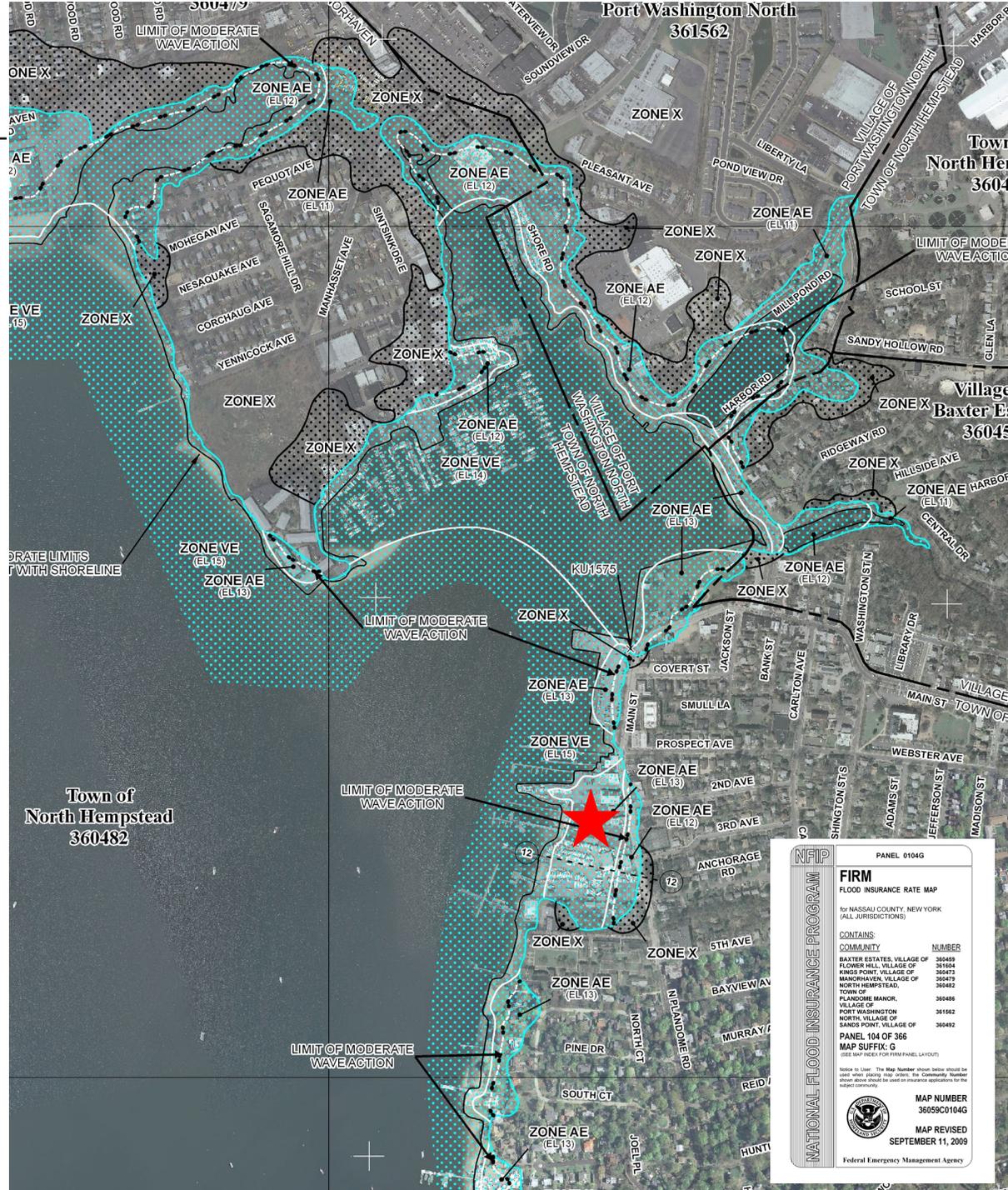
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LMWA)**. The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

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

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



LEGEND

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

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

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

- OTHER FLOOD AREAS**
 - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
 - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

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

* Referenced to the North American Vertical Datum of 1988
 A-A Cross section line
 1-1 Limited detail cross section line
 2-2 Transect line
 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 1000-meter Universal Transverse Mercator grid values, zone 18
 5000-foot grid values: stateplane State Plane coordinate system, spzone (FIPSZONE fipszone), spherename projection

DX5510 x
 M1.5
 River Mile

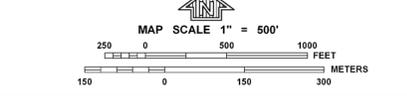
MAP REPOSITORY
 Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP
 April 2, 1987

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
 September 11, 2009 - to change Base Flood Elevations, to change Special Flood Hazard Areas, to update map format, to change zone designations, to update the effects of wave action, to incorporate Primary Frontline analysis, to reflect revised shoreline, to reflect the effects of coastal erosion, and to reflect updated topographic information

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0104G

FIRM
FLOOD INSURANCE RATE MAP
(ALL JURISDICTIONS)

for NASSAU COUNTY, NEW YORK

CONTAINS

COMMUNITY	NUMBER
BAXTER ESTATES, VILLAGE OF	360489
FLOWER HILL, VILLAGE OF	360494
KINGS POINT, VILLAGE OF	360473
MANHATTAN, VILLAGE OF	360479
NORTH HEMPSTEAD, TOWN OF	360482
PLANDOME MANOR, VILLAGE OF	360486
PORT WASHINGTON, NORTH VILLAGE OF	361562
SANDS POINT, VILLAGE OF	360492

PANEL 104 OF 366
MAP SUFFIX: G
SEE MAP INDEX FOR THIS PANEL LAYOUT

MAP NUMBER
36059C/0104G
MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency

July 2025
 Source: FEMA Flood Map

EXHIBIT E

ZONING MAP

Main Street Coal & Boat Yard Laundry Site
 403-405 & 413-415 Main Street
 Port Washington, New York 11050

Legend:

 Site property boundary
 Zoning Districts: Waterfront-Business

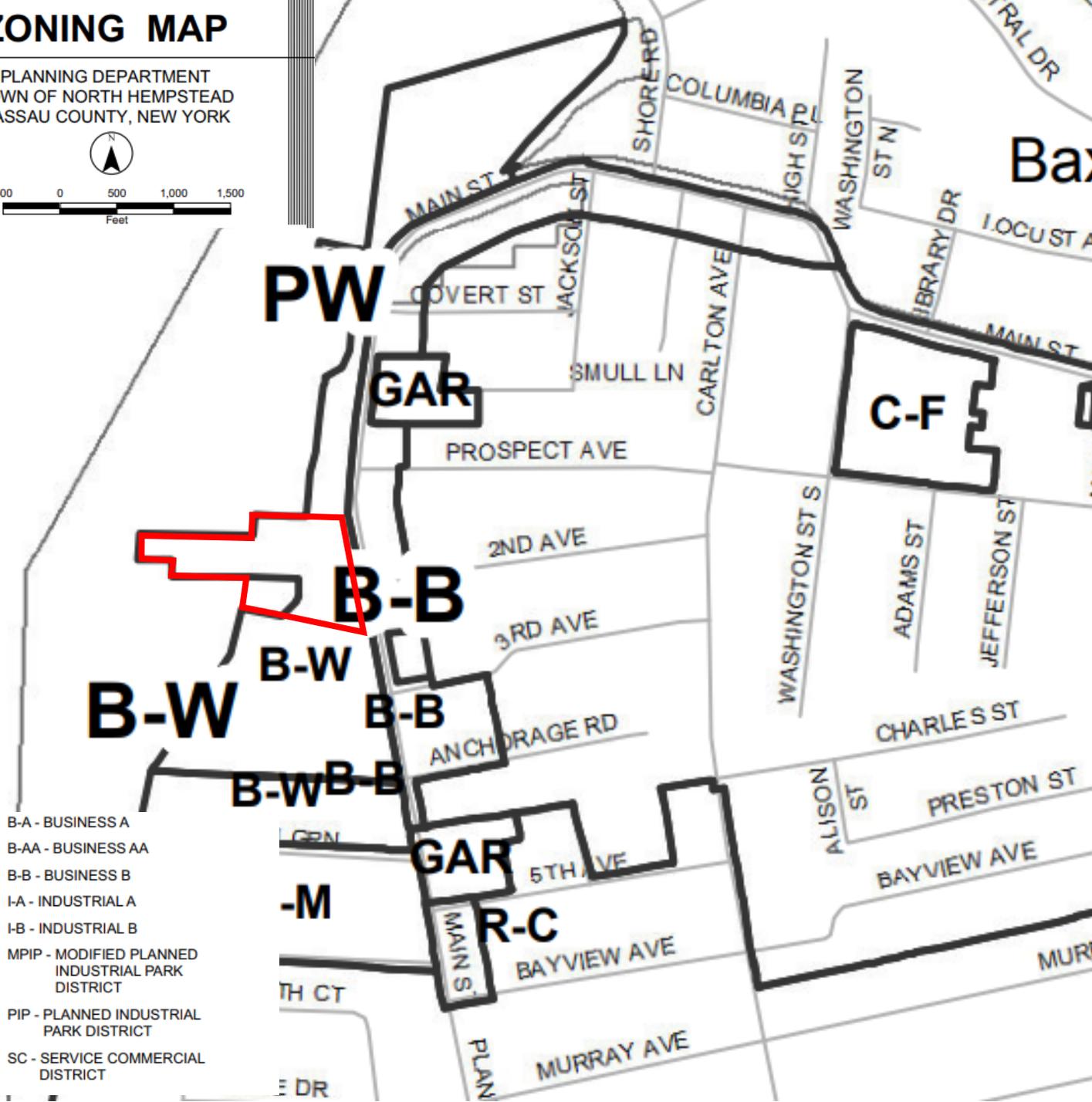
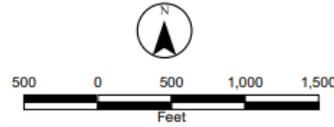
B-W – WATERFRONT
 BUSINESS

R-A - RESIDENCE A
 R-AA - RESIDENCE AA
 R-AAA - RESIDENCE AAA
 R-B - RESIDENSE B
 R-C - RESIDENCE C
 R-D - RESIDENCE D
 R-M - MULTIPLE RESIDENCE
 RPH - RESIDENCE,
 PUBLIC HOUSING
 R-O-S - RESIDENCE
 OPEN SPACE

PWRC - PLANNED WATERFRONT
 RESIDENTIAL COMMUNITY
 GAR - GOLDEN AGE
 RESIDENCE DISTRICT
 O-S-R - OPEN SPACE
 RECREATION
 T - TRANSPORTATION
 TH - TOWN HALL
 P - PARKING
 H - HOSPITAL
 C-F - COMMUNITY FACILITY

ZONING MAP

PLANNING DEPARTMENT
 TOWN OF NORTH HEMPSTEAD
 NASSAU COUNTY, NEW YORK



B-A - BUSINESS A
 B-AA - BUSINESS AA
 B-B - BUSINESS B
 I-A - INDUSTRIAL A
 I-B - INDUSTRIAL B
 MPIP - MODIFIED PLANNED
 INDUSTRIAL PARK
 DISTRICT
 PIP - PLANNED INDUSTRIAL
 PARK DISTRICT
 SC - SERVICE COMMERCIAL
 DISTRICT

Zoning District:

The Waterfront Business District was established to promote, enhance and encourage water-dependent uses, promote environmental sustainability, hazard mitigation and resiliency and increase opportunities for public access along the Town's commercial waterfront.

The Town recognizes that the preservation, enhancement and utilization of the natural and man-made resources along the waterfront should take place in a coordinated and comprehensive manner to ensure the proper balance between those natural resources and the need to accommodate population growth and economic development.

It is intended that lands within the Waterfront Business District be developed in a manner that permits the beneficial use of waterfront resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, shoreline erosion, impairment of scenic beauty, or permanent adverse changes to ecological systems. It is further intended that development within the district enhance the waterfront's recreational, historic, scenic, cultural and commercial qualities, and to preserve and enhance these qualities for the future.

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

Year	Contact Information 403 Main Street (Tax ID 5-C-461) Owners	Status	Relation to Requestor
Unknown-1996	The Harborage at Northport Ltd Phone: 631-427-2350 Address: Harbour Point Dr., Northport, NY 11768	Active	None
1996-2025	Ventura Marina Management Corp Phone: 516-883-0765 Address: 405 Main St, 2, Port Washington, NY, 11050	Active	None
12/12/2025 – Present	Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732	Active	Requestor
Operators			
1909-Unknown	Bay View Hotel; Portion of C.W. Copp Lumber Yard Phone: Unknown Last Known Address: Main St Port Washington, NY 11050	Inactive	None
1925-1931	Storage Sheds; Vacant Storefront Phone: Unknown Address: Unknown	Inactive	None
1931-1936	Boat Repair Shop; Sail Loft Storefront Phone: Unknown Address: Unknown	Inactive	None
1936-1980	A&R Marshall, Inc. Marine Service & Supplies Phone: Unknown Last Known Address: 403 Main St Port Washington, NY 11050	Inactive	None
1987	1) Port Wash Fund Inc: 983 Willis Ave Albertson, NY (516-294-3555) 2) Rusting Publications: Address Unknown, Phone Unknown 3) Weinglas Typography: 33 Main Street, Port Washington, NY (Phone Unknown)	Inactive	None
1992	1) A B Graphics: 39 East Mall, Plainview, NY, United States, 11803 (732-388-1320) 2) Discovery Enrichment Program Inc: 403 Main Street, Port Washington, NY, United States, 11050 (Phone Unknown) 3) The Harbour Graphics: 125 Main St, Port Washington, NY 11050 (Phone Unknown) 4) Long Island Power & Sail Magazine Inc.: 14 North Washington St., Port Washington, NY 11050 (Phone Unknown) 5) M S P International Inc: 405 Main St, Port Washington, NY 11050 (516-944-7340) 6) Typelink Inc: Shore Rd., Port Washington, NY 11050 (Phone Unknown)	Active Active Inactive Inactive Active Inactive	None
1995	1) Christina's Collections: Address Unknown, Phone Unknown 2) Mainly Marketing: 29 S. Washington St, Port Washington Blvd Fl.1, Port Washington, NY (516-883-0313) 3) Out Of This World: 50 Clinton St Suite 200, Hempstead, NY, United States, 11550 (Phone Unknown) 4) Treasure Chest: Address Unknown, Phone Unknown 5) Ventura Yacht Services Inc.: 2 Channel Dr, Port Washington, NY 11050 (516-883-8000)	Unknown Active Active Inactive Inactive	None
2000	1) Christinas Collections: Address Unknown, Phone Unknown 2) Harbor Town Realty LLC: 100 Jericho Quad, Jericho, NY 11753 (Phone Unknown) 3) Lager Yacht Incorporated.: P.O. Box 752 Port Washington Boulevard (516-767-0141) 4) Mainly Marketing: 29 S. Washington St, Port Washington Blvd Fl.1, Port Washington, NY (516-883-0313) 5) Out Of This World: 50 Clinton St Suite 200, Hempstead, NY, United States, 11550 (Phone Unknown)	Unknown Active Active Active Active	None
2005	1) Intercontinental Yacht Sales: Address Unknown, Phone Unknown	Unknown	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

Main Street Coal & Boat Yard Laundry Site

403-405 & 413-415 Main Street Port Washington, NY 11050

	<p>2) Lager Yacht Brokerage Corp.: P.O. Box 752 Port Washington Boulevard (516-767-0141)</p> <p>3) N2 Designs & Architecture PC: 315 Main St Port Washington, NY 11050 (516-883-4907)</p> <p>4) NCI Construction Inc. Address: Unknown, Phone Unknown</p>	Active	
		Active	
		Unknown	
2010	<p>1) Lager Yacht Inc.: P.O. Box 752 Port Washington Boulevard (516-767-0141)</p> <p>2) Mainly Marketing Enterprises: Mainly Marketing Enterprise: 29 S. Washington St, Port Washington Blvd Fl.1, Port Washington, NY (516-883-0313)</p> <p>3) N 2 Design & Architecture PC: 315 Main St Port Washington, NY 11050 (516-883-4907)</p> <p>4) Obex Data SVC: PO Box 685 Port Washington, NY 11050 (Phone Unknown)</p> <p>5) Plandome Real Estate Inc: PO Box 1018, New York, NY 11030 (Phone Unknown)</p> <p>6) SNT Inc.: 130 Shore Road Port Washington, NY 11050 (516-767-7628)</p>	Active Active Active Active Inactive Active	None
2014	<p>1) Bendix Engineering PC: 8 Haven Ave, Port Washington, NY (516-441-5500)</p> <p>2) Integrative Health Solutions: 1180 Northern Blvd, Manhasset, NY (516-676-0200)</p> <p>3) Lager Yacht Inc.: P.O. Box 752 Port Washington Boulevard (516-767-0141)</p> <p>4) Fitness Inspired Training: 334 Main Street Port Washington, NY (516-304-5743)</p> <p>5) US Industrial Service Inc.: 5 Soundview Lane, Sands Point, NY (Phone Unknown)</p>	Active	None
2017	<p>1) Bendix Engineering PC: 8 Haven Ave, Port Washington, NY (516-441-5500)</p> <p>2) Integrative Health Solutions: 1180 Northern Blvd, Manhasset, NY (516-676-0200)</p> <p>3) Lager Yacht Inc: P.O. Box 752 Port Washington Boulevard (516-767-0141)</p> <p>4) Mainly Marketing Enterprise: 29 S. Washington St, Port Washington Blvd Fl.1, Port Washington, NY (516-883-0313)</p> <p>5) Port Sailing School: 22 Pelham Road New Rochelle, NY (914-571-8003)</p> <p>6) US Industrial Service Inc.: 5 Soundview Lane, Sands Point, NY (Phone Unknown)</p>	Active	None
2020-Present	<p>1) Signal 5 Fire Apparatus: 403 Main Street 4B Port Washington, NY (516-500-1051)</p> <p>2) Self Care Lab (Erika Waxman): 403 Main St Port Washington, NY (516-675-2239)</p> <p>3) DB Rejuvenation: 403 Main St Port Washington, NY (646-286-4514)</p> <p>4) Port Salt Cave: 403 Main St #3 Port Washington, NY (516-439-4820)</p> <p>5) Avi Pelosof: 403 Main St #4F Port Washington, NY (Phone Unknown)</p> <p>6) Eddie Dibiasi: 403 Main St #4H Port Washington, NY (Phone Unknown)</p> <p>7) Leeds Pond Properties LLC: 403 Main St #4J Port Washington, NY (917-991-7366)</p>	Active	None
Year	<p>Contact Information</p> <p>405 Main Street (Tax ID 5-C-462)</p> <p>Owners</p>	Status	Relation to Requestor
Unknown-1996	<p>The Harbourage at Northport Ltd Phone: 631-427-2350 Address: Harbour Point Dr., Northport, NY 11768</p>	Active	None
1996-2025	<p>Ventura Marina Management Corp Phone: 516-883-0765 Address: 405 Main St, 2, Port Washington, NY, 11050</p>	Active	None
12/12/2025 - Present	<p>Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732</p>	Active	Requestor
Operators			
1909	<p>Geo. C. McKee Coal Yard; Portion of C.W. Copp Lumber Yard Address: Unknown Phone: Unknown</p>	Inactive	None
1919	<p>Geo. C. McKee Coal Yard; Storage Buildings; Vacant Buildings Address: Unknown Phone: Unknown</p>	Inactive	None
1925-1936	Vacant Land	N/A	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

1936-1980	A&R Marshall, Inc. Marine Service & Supplies, Boat House Address: Unknown Phone: Unknown	Inactive	None
Unknown-2025	Boatyard	NA	NA
2025 – Present	Vacant		

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

Year	Contact Information 403-405 Main Street (Tax ID 5-C-463) Owners	Status	Relation to Requestor
Unknown-1996	The Harbourage at Northport Ltd Phone: 631-427-2350 Address: Harbour Point Dr., Northport, NY 11768	Active	None
1996-2025	Ventura Marina Management Corp Phone: 516-883-0765 Address: 405 Main St, 2, Port Washington, NY, 11050	Active	None
12/12/2025 – Present	Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732	Active	Requestor
Operators			
1909	Restaurant; Storage Building; Office Building; Part of Geo. C. McKee Coal Yard Address: Unknown Phone: Unknown	Inactive	None
1919-1925	Vacant; Offices, Storage Address: Unknown Phone: Unknown	Inactive	None
1931	Vacant Lot	NA	None
1936 - 1951	A&R Marshall, Inc. Marine Service & Supplies , Boat Houses Address: Unknown Phone: Unknown	Inactive	None
1961	A&R Marshall, Inc. Marine Service & Supplies , Boat Houses, Town Dock Theatre Address: Unknown Phone: Unknown	Inactive	None
1972	McMichael Yacht Company Phone: (914) 381-5900 Address: 447 E Boston Post Rd, Mamaroneck, NY 10543	Active	None
1977	1) Flagship Yachts: 447 E Boston Post Rd, Mamaroneck, NY (914-381-5900) 2) Inter Maritime Agy: Address Unknown, Phone Unknown 3) Nautical Development: Address Unknown, Phone Unknown	Active Inactive Inactive	None
1980	Boathouse and Boat Repair Shop Address: Unknown Phone: Unknown	Inactive	None
1982	1) Bay Maintenance: Address Unknown, Phone Unknown 2) Diversified Indust: Address Unknown, Phone Unknown 3) Flagship Yachts: 447 E Boston Post Rd, Mamaroneck, NY (914-381-5900) 4) Griffith Mrn Navg: 134 North Avenue, New Rochelle, NY (212-828-5554) 5) Newport Glass Co: 23 Connell Highway Newport, RI (401-847-2333)	Inactive Inactive Active Active Active	None
1987	1) Bay Maintenance: Address Unknown, Phone Unknown 2) Flagship Yachts: 447 E Boston Post Rd, Mamaroneck, NY (914-381-5900) 3) Merker Realty: Address Unknown, Phone Unknown	Inactive Active Inactive	None
1992	1) Coastline Yacht Sales LTD: Harbor Point Dr, Northport, NY, Phone Unknown 2) Merker Realty Corp: Address Unknown, Phone Unknown 3) Chris Pion: Address Unknown, Phone Unknown	Inactive Inactive Unknown	None
1995	1) AB Graphics: 39 East Mall, Plainview, NY, United States, 11803 (732-388-1320) 2) Claire De Lune: Address Unknown, Phone Unknown 3) Douglas & James The Ice Cream Makers: 405 Main Street, Port Washington, NY (516-708-1706) 4) MSP International Inc.: 405 Main Street, Port Washington, NY (Phone Unknown) 5) Renaissance Gourmet Marketplace: 125 Carley Ave, Huntington, NY (Phone Unknown)	Active Inactive Active Active Inactive	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

Main Street Coal & Boat Yard Laundry Site

403-405 & 413-415 Main Street Port Washington, NY 11050

	<p>6) USIF World Foundation: 39 Marlin Ln Port Washington, NY (516-944-3192) 7) Xsports Inc.: Address Unknown, Phone Unknown</p>	Active Inactive	
2000	<p>1) A Capri Company Ventura Yacht Charters: Address Unknown, Phone Unknown 2) Baisi Carol L Attorney: Address Unknown, Phone Unknown 3) Dianas Spa on the Wharf: Address Unknown (516-767-9670) 4) Douglas & James The Ice Cream Makers: 405 Main Street, Port Washington, NY (516-708-1706) 5) Dynasty of Port Washington: 405 Main St Port Washington, NY (516-883-4100) 6) MSP International Inc.: 405 Main Street, Port Washington, NY (Phone Unknown) 7) Saddle View Investors Limited: 666 Fifth Ave, New York, NY (Phone Unknown) 8) USIF World Foundation: 39 Marlin Ln Port Washington, NY (516-944-3192) 9) XSports Incorporated: Address Unknown, Phone Unknown</p>	Inactive Unknown Inactive Active Inactive Active Inactive Active Inactive	None
2005	<p>1) Atlantic Outfitters LLC: 405 Main St #2 Port Washington (516-767-2215) 2) Beverly Hazelkorn CPA: Address Unknown, Phone Unknown 3) Dynasty of Port Washington: 405 Main St Port Washington, NY (516-883-4100) 4) Interconne DMD Inc: 230 Stonytown Rd Manhasset, NY (516-944-0700) 5) MSP International Inc.: 405 Main Street, Port Washington, NY (Phone Unknown) 6) Masters Exterminating Co: Address Unknown (516-883-3952) 7) Dianas Spa on the Wharf: Address Unknown (516-767-9670) 8) USIF World Foundation: 39 Marlin Ln Port Washington, NY (516-944-3192) 9) Ventura Air Serv Inc.: Two Channel Dr Port Washington, NY Phone Unknown)</p>	Active Unknown Inactive Inactive Active Inactive Inactive Active Active	None
2010-2017	<p>1) Atlantic Outfitters LLC: 405 Main St #2 Port Washington (516-767-2215) 2) Dynasty of Port Washington: Dynasty of Port Washington: 405 Main St Port Washington, NY (516-883-4100) 3) USIF World Foundation: 39 Marlin Ln Port Washington, NY (516-944-3192) 4) Pilates in Port: 2-8 Haven Ave Ste 225 Port Washington, NY (516-767-8109) 5) Dianas Spa on the Wharf: Address Unknown (516-767-9670) 6) Douglas & James The Ice Cream Makers: 405 Main Street, Port Washington, NY (516-708-1706)</p>	Active Active Active Active Inactive Active	None
2017	<p>1) Atlantic Outfitters LLC: 405 Main St #2 Port Washington (516-767-2215) 2) Dynasty of Port Washington: 405 Main St Port Washington, NY (516-883-4100) 3) I & Eye: 405 Main St #7 Port Washington, NY (516-570-2317) 4) Pilates in Port: 2-8 Haven Ave Ste 225 Port Washington, NY (516-767-8109) 5) Plandone Real Estate Inc: 236 Hill Rd Cold Brook, NY (347-468-1732) 6) Dianas Spa on the Wharf: Address Unknown (516-767-9670) 7) Sweet Treats on the Wharf: 405 Main Street, Port Washington, NY (516-708-1706)</p>	Active Active Unknown Active Active Inactive Active	None
2020	<p>1) Atlantic Outfitters LLC: 405 Main St #2 Port Washington (516-767-2215) 2) Dynasty of Port Washington: 405 Main St Port Washington, NY (516-883-4100)</p>	Active Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

	3) Gold Coast Chiropractic: 405 Main St #4 Port Washington, NY (516-944-4300) 4) I & Eye: 405 Main St #7 Port Washington, NY (516-570-2317) 5) Dianas Spa on the Wharf: Address Unknown (516-767-9670) 6) Sweet Treats on the Wharf: 405 Main Street, Port Washington, NY (516-708-1706)	Active Unknown Inactive Active	
Present	1) Douglas & James Ice Cream: 405 Main Street #1, Port Washington, NY (516-708-1706) 2) Atlantic Outfitters LLC: 405 Main St #2 Port Washington (516-767-2215) 3) Gold Coast Chiropractic: 405 Main St #4 Port Washington, NY (516-944-4300) 4) BeFIT Therapy: 405 Main St #6 Port Washington, NY (212-256-0445) 5) I & Eye Trading Corp: 405 Main St #7/8 Port Washington, NY (516-570-2317) 6) ISW/Hair Studio: 405 Main St #5 Port Washington, NY (516-606-2407)	Active Active Active Active Active	None
Year	Contact Information 413 Main Street (Tax ID 5-C-429) Owners	Status	Relation to Requestor
Unknown-1993	Frank, Vincent, and Paul Nuzzolese Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
1993-1995	Monello Enterprises Ltd Address: 337 Plandome Rd, Manhasset, NY 11030	Inactive	None
1995-2014	Frank P Nuzzolese, Paul Nuzzolese, and Vincent Nuzzolese Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
2015-2018	Paul R Nuzzolese Living Trust Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
2017-2022	413-415 Main LLC Address: 136-33 37 th Ave, 7Fl, Flushing, NY 11354	Active	None
2022-2025	Main Street 413 LLC Phone: 516-821-2003 Address: 15 Verbena Ave, Floral Park, NY 11001	Active	None
12/12/2025 – Present	Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732	Active	Requestor
Operators			
1909	Pool and Tobacco Building; otherwise vacant	Inactive	None
Unknown-1931	Laundry Facility	Inactive	None
1936-Unknown	Vacant, A&R Marshall, Inc. Marine Service & Supplies Address: Unknown Phone: Unknown	Inactive	None
1980	Storefront	Inactive	None
1987-1992	North Star Marine Phone: Unknown Address: 84 Wall Street Farmingdale, NY 11735	Inactive	None
2000-2020	Campbells Carpet & Service Phone: 516-883-8509 Address: 356 Port Washington Blvd, Port Washington, NY 11050	Active	None
2021 - Present	Vacant	NA	NA

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

Year	Contact Information 415 Main Street (Tax ID 5-C-428) Owners	Status	Relation to Requestor
Unknown-1993	Frank, Vincent, and Paul Nuzzolese Phone: Unknown Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
1993-1995	Monello Enterprises Ltd Phone: 718 984-0911 Address: 337 Plandome Rd, Manhasset, NY 11030	Inactive	None
1995-2014	Frank P Nuzzolese, Paul Nuzzolese, and Vincent Nuzzolese Phone: Unknown Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
2015-2018	Paul R Nuzzolese Living Trust Phone: Unknown Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
2017-2022	413-415 Main LLC Phone: Unknown Address: 136-33 37 th Ave, 7Fl, Flushing, NY 11354	Active	None
2022-2025	Main Street 413 LLC Phone: 516-821-2003 Address: 15 Verbena Ave, Floral Park, NY 11001	Active	None
12/12/2025 – Present	Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732	Active	Requestor
Operators			
1909-1936	Storage Building; otherwise vacant	Inactive	None
1936 – Unknown	Vacant; A&R Marshall, Inc. Marine Service & Supplies Address: Unknown Phone: Unknown	Inactive	None
1951-Unknown	Restaurant Address Unknown, Phone Unknown	Inactive	None
1972-1992	Jimmy’s Backyard Restaurant Phone: Unknown Last Known Address: 415 Main St Port Washington, NY	Inactive	None
1997-Unknown	Da Mino’s Restaurant Phone: Unknown Last Known Address: 415 Main St Port Washington, NY	Inactive	None
2014-2020	La Parma Italian Restaurant, La Parma on the Bay Phone: (516) 439-4960 Last Known Address: 415 Main St Port Washington, NY	Inactive	None
2020 - Present	Vacant	NA	NA

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Main Street Coal & Boat Yard Laundry Site
403-405 & 413-415 Main Street Port Washington, NY 11050

Year	Contact Information N/A Main Street (NEW LOT 470) Owners	Status	Relation to Requestor
Unknown - 1993	Town of North Hempstead Phone: 516-869-6311 Address: 220 Plandome Rd, Manhasset, NY 11030	Active	None
1993-Unknown	Frank, Vincent, and Paul Nuzzolese Phone: Unknown Address: 5549 N. Ocean Blvd Ocean Ridge, FL 33435	Unknown	None
July 2025-December 2025	Main Street 413 LLC Phone: 516-821-2003 Address: 15 Verbena Ave, Floral Park, NY 11001	Active	None
12/12/2025 – Present	Manhasset Bay Real Estate LLC Phone: 516-780-1524 Address: 6319 Northern Blvd., East Norwich, NY 11732	Active	Requestor
Operators			
1940-1975	Vacant; Storage	NA	NA
1976-Present	Vacant; Parking and Boat Storage, Miscellaneous Storage	NA	NA

EXHIBIT G

**** Electronically Filed Document ****

Instrument Number: 2025-81027 Originator CORPORATION SERVICE COMPANY
Recorded As: EX-D12 - COMMERCIAL
Recorded On: December 12, 2025
Recorded At: 02:45:57 pm Receipt Number: 3671033
Number of Pages: 5 Processed By: 001 AH
Book-VI/Pg: Bk-D VI-14699 Pg-595
Total Rec Fee(s): \$35,420.00

** 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	\$ 34800.00	\$ 8700000.00	RE 9737	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 34800.00

Tax Charge: \$ 34800.00

Property Information:

Section	Block	Lot	Unit	Town Name
5	C	461		N. HEMPSTEAD
5	C	462		N. HEMPSTEAD
5	C	463		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

UNY55211N

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 2nd day of December, in the year 2025

VENTURA MARINA MANAGEMENT CORP., a New York Corporation, having an office at c/o Andrew E. Curto, as Trustee, 333 Earle Ovington Boulevard, Uniondale, NY 11553

party of the first part ("Grantor"), and

Manhasset Bay Real Estate LLC, a New York limited liability company having an address at 6319 Northern Boulevard, East Norwich, NY 11732

party of the second part ("Grantee")

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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Port Washington, in the Town of North Hempstead, County of Nassau, and State of New York, bounded and described in Schedule A attached hereto and made a part hereof.

S
5

Being the same premises acquired by Deed dated April 16, 1996 from The Harbourage at Northport Ltd. to Ventura Marina Management Corp. and recorded in the Nassau County Clerk's Office on April 17, 1996 in Liber 10644, page 779.

B
C

Grantor being the same as Grantee in the Deed dated April 16, 1996 and recorded in the Nassau County Clerk's Office on April 17, 1996 in Liber 10644 Page 779.

L
461-
463

SAID PREMISES being known as and by street number 403-405 Main Street, Port Washington, New York Tax Map Designation: Section 5; Block C; Lots 461-463

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.

SCHEDULE A – DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING AT A POINT ON THE WESTERLY LINE OF MAIN STREET WHERE IT IS INTERSECTED BY THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF MCGRATH, SAID POINT ALSO BEING DISTANT 106.22 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF PROSPECT (AVE.) STREET AS CONTINUED WESTERLY AND THE WESTERLY SIDE OF MAIN STREET;

RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF MCGRATH NORTH 7 DEGREES 58 MINUTES 16 SECONDS WEST, 107.40 FEET AND NORTH 77 DEGREES 00 MINUTES 12 SECONDS WEST, 146.00 FEET TO THE SHORE LINE AND/OR BULKHEAD LINE OF MANHASSET BAY;

THENCE SOUTHERLY AND WESTERLY ALONG MANHASSET BAY SOUTH 16 DEGREES 03 MINUTES 44 SECONDS WEST, 72.64 FEET AND NORTH 80 DEGREES 25 MINUTES 16 SECONDS WEST, 321.66 FEET TO A POINT;

THENCE SOUTHERLY ALONG THE GENERAL WESTERLY LINE OF THE HEREIN DESCRIBED PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- (1) SOUTH 09 DEGREES 34 MINUTES 44 SECONDS WEST, 68.79 FEET;**
- (2) SOUTH 80 DEGREES 25 MINUTES 16 SECONDS EAST, 96.85 FEET;**
- (3) SOUTH 09 DEGREES 34 MINUTES 44 SECONDS WEST, 48.50 FEET;**

THENCE EASTERLY THROUGH MANHASSET BAY AND ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF JOHN BUHRMAN SOUTH 80 DEGREES 33 MINUTES 16 SECONDS EAST, 519.40 FEET TO A POINT ON THE WESTERLY SIDE OF MAIN STREET;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF MAIN STREET NORTH 02 DEGREES 08 MINUTES 16 SECONDS WEST, 116.57 FEET AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 608.38 FEET AND A LENGTH OF 63.46 FEET TO THE POINT OR PLACE OF BEGINNING.

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

VENTURA MARINA MANAGEMENT CORP.

TO

MANHASSET BAY REAL ESTATE LLC

Section: 5
Block: C
Lot: 461-463
County: Nassau
Premises: 403-405 Main Street
Port Washington, NY 11050

Record & Return to:

Stuart Steinberg, Esq.
2 Rodeo Drive
Edgewood, NY 11717

**** Electronically Filed Document ****

Instrument Number: 2025-81044 Originator CORPORATION SERVICE COMPANY
Recorded As: EX-D12 - COMMERCIAL
Recorded On: December 12, 2025
Recorded At: 02:54:15 pm Receipt Number: 3671082
Number of Pages: 4 Processed By: 001 CHR
Book-VI/Pg: Bk-D VI-14699 Pg-628
Total Rec Fee(s): \$615.00

** Examined and Charged as Follows **

12 - COMMERCIAL DEED \$ 60.00 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	\$ 0	\$ 0	RE 9743	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
5	C	470		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

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER
AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 2nd day of December, two thousand and twenty-five, between
Main Street 413 LLC, a New York limited liability company having an address at 6319 Northern
Boulevard, East Norwich, NY 11732,

party of the first part, and

Manhasset Bay Real Estate LLC, a New York limited liability company, having an address at 6319
Northern Boulevard, East Norwich, NY 11732,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 dollars, lawful
money of the United States, 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon
erected, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau, State
of New York:

[See Schedule A description attached]

Street address: 413-415 Main Street, Port Washington, NY 11050

Section 5, Block C, (vacant land adjacent to Lot 429) 470 ⑨

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,

SUBJECT TO the burdens, covenants, restrictions, and easements of record.

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.

BEING and intended to be the same premises conveyed to the grantor herein by correction deed
made by Main Street 413 LLC dated 7.9.2025 and recorded 7.25.2025 in Book D, Volume 14648 at Page
68.

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 it 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:

Main Street 413 LLC

By: _____

Gennaro Sbarro, Member

State of New York)
) ss.:
County of Nassau)

On the 20th day of December in the year 2025 before me, the undersigned, personally appeared **Gennaro Sbarro** 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.

Cristine DeAngelis
(signature and office of individual taking acknowledgment)

CRISTINE DEANGELIS
Notary Public, State of New York
No. 01DE5010375
Qualified in Nassau County
Commission Expires Mar. 29, 2027

Mail recorded deed to: Stuart M. Steinberg, P.C.
2 Rodeo Drive
Edgewood, NY 11717

Section 5, Block C, Vacant land adjacent to Lot 429

SCHEDULE A - DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MAIN STREET WHERE IT IS INTERSECTED BY THE NORTHERLY LINE OF THE KNICKERBOCKER YACHT CLUB;

RUNNING THENCE NORTH 69 DEGREES 46 MINUTES 35 SECONDS WEST, 88.35 FEET ALONG THE NORTHERLY LINE OF KNICKERBOCKER YACHT CLUB;

THENCE NORTH 69 DEGREES 16 MINUTES 10 SECONDS WEST, 124.73 FEET TO THE TRUE POINT OR PLACE OF BEGINNING;

THENCE NORTH 69 DEGREES 16 MINUTES 10 SECONDS WEST, 140 FEET, MORE OR LESS TO THE HIGH WATER LINE ON MANHASSET BAY;

THENCE NORTH 21 DEGREES 56 MINUTES 01 SECONDS, 87.39 FEET;

THENCE SOUTH 80 DEGREES 33 MINUTES 16 SECONDS EAST, 162.95 FEET;

THENCE SOUTH 32 DEGREES 02 MINUTES 50 SECONDS WEST, 73.50 FEET;

THENCE SOUTH 29 DEGREES 25 MINUTES 20 SECONDS WEST, 47.74 FEET TO THE POINT OR PLACE OF BEGINNING.

BEING 15,220 SQUARE FEET MORE OR LESS OF FORMERLY UNDERWATER LAND ADJACENT TO THE WESTERN PROPERTY LINE OF SEC. 5, BLOCK C, LOT 429 WITH THE STREET ADDRESS OF 415 MAIN STREET, PORT WASHINGTON, NEW YORK 11050.

SEC 5, BLK C, VACANT LAND ADJACENT TO TAX LOT 429

**** Electronically Filed Document ****

Instrument Number: 2026-591 Originator CORPORATION SERVICE COMPANY
Recorded As: EX-D12 - COMMERCIAL
Recorded On: January 05, 2026
Recorded At: 11:44:24 am Receipt Number: 3684197
Number of Pages: 5 Processed By: 001 AH
Book-VI/Pg: Bk-D VI-14706 Pg-648
Total Rec Fee(s): \$620.00

** 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	\$ 0	\$ 0	RE 11171	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
5	C	428		N. HEMPSTEAD
5	C	429		N. HEMPSTEAD
5	C	470		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

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

CORRECTION DEED

THIS INDENTURE, made as of the 2nd day of December, two thousand and twenty-five, between **Main Street 413 LLC**, a New York limited liability company having an address at 6319 Northern Boulevard, East Norwich, NY 11732,

party of the first part, and

Manhasset Bay Real Estate LLC, a New York limited liability company, having an address at 6319 Northern Boulevard, East Norwich, NY 11732,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 dollars, lawful money of the United States, 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau, State of New York:

This deed is to correct the deed dated 12/2/25 and recorded 12/12/2025 in Book D, Volume 14699 at Page 628 whereby Lot 470 was conveyed to grantee, in that Lots 428 and 429 should have also been included in such conveyance.

[See Schedule A description attached]

Street address: 413-415 Main Street, Port Washington, NY 11050

Section 5, Block C, Lots 428, 429 and 470

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,

SUBJECT TO the burdens, covenants, restrictions, and easements of record.

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.

S
5

B
C

L
428,
429
and
470

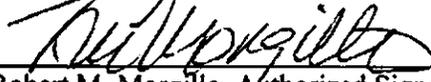
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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 it 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.

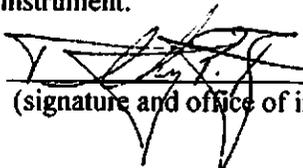
IN PRESENCE OF:

Main Street 413 LLC

By: 
Robert M. Morgillo, Authorized Signatory

State of New York)
) ss.:
County of Suffolk)

On the 30th day of December in the year 2025 before me, the undersigned, personally appeared **Robert M. Morgillo** 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.



(signature and office of individual taking acknowledgment)

TIMOTHY P REGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RE6430440
Qualified in Suffolk County
Commission Expires March 14, 2026

Mail recorded deed to: Stuart M. Steinberg, P.C.
2 Rodeo Drive
Edgewood, NY 11717

ULTIMATE ABSTRACT OF NEW YORK, INC.

as Agent for
Stewart Title Guaranty Company

SCHEDULE A - DESCRIPTION

Parcel 1 -

All that certain plot, piece or parcel of land, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MAIN STREET WHERE IT IS INTERSECTED BY THE NORTHERLY LINE OF THE KNICKERBOCKER YACHT CLUB;

RUNNING THENCE NORTH 69 DEGREES 46 MINUTES 35 SECONDS WEST, 88.35 FEET ALONG THE NORTHERLY LINE OF KNICKERBOCKER YACHT CLUB;

THENCE NORTH 69 DEGREES 16 MINUTES 10 SECONDS WEST, 124.73 FEET TO THE TRUE POINT OR PLACE OF BEGINNING;

THENCE NORTH 69 DEGREES 16 MINUTES 10 SECONDS WEST, 140 FEET, MORE OR LESS TO THE HIGH WATER LINE ON MANHASSET BAY;

THENCE NORTH 21 DEGREES 56 MINUTES 01 SECONDS, 87.39 FEET;

THENCE SOUTH 80 DEGREES 33 MINUTES 16 SECONDS EAST, 162.95 FEET;

THENCE SOUTH 32 DEGREES 02 MINUTES 50 SECONDS WEST, 73.50 FEET;

THENCE SOUTH 29 DEGREES 25 MINUTES 20 SECONDS WEST, 47.74 FEET TO THE POINT OR PLACE OF BEGINNING.

For Information Only:

Section 5 Block C Lot 470.

Parcel 2 -

All that certain plot, piece or parcel of land, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MAIN STREET, SAID POINT OR PLACE OF BEGINNING BEING WHERE THE DIVISION LINE BETWEEN PREMISES HEREIN DESCRIBED AND LAND FORMERLY OF JOHN JARVIS, NOW KNICKERBOCKER YACHT CLUB, INTERSECTS THE SAID WESTERLY SIDE OF MAIN STREET, SAID POINT OF BEGINNING ALSO BEING 436.72 FEET SOUTH FROM THE CORNER FORMED BY THE SOUTHERLY SIDE OF PROSPECT AVENUE AND THE WESTERLY SIDE OF MAIN STREET;

ULTIMATE ABSTRACT OF NEW YORK, INC.

as Agent for
Stewart Title Guaranty Company

SCHEDULE A - DESCRIPTION

RUNNING THENCE FROM SAID POINT OF BEGINNING AND ALONG LAND FORMERLY OF JOHN JARVIS, NOW KNICKERBOCKER YACHT CLUB, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- (1) NORTH 69 DEGREES 46 MINUTES 35 SECONDS WEST, 88.35 FEET;
- (2) NORTH 69 DEGREES 16 MINUTES 10 SECONDS WEST, 124.73 FEET;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- (1) NORTH 29 DEGREES 25 MINUTES 20 SECONDS EAST, 47.74 FEET;
- (2) NORTH 32 DEGREES 02 MINUTES 50 SECONDS EAST, 60.44 FEET;

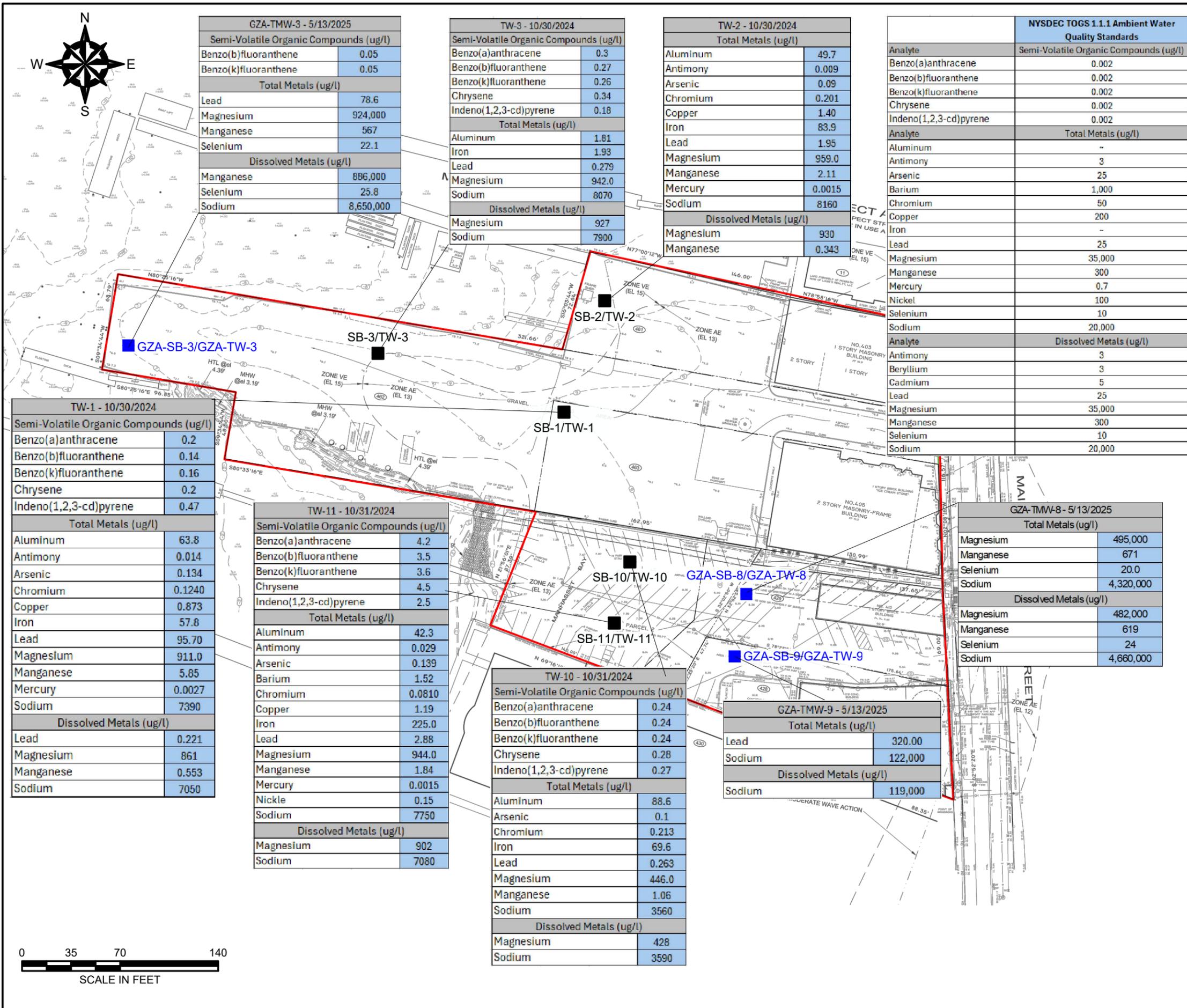
THENCE SOUTH 82 DEGREES 37 MINUTES EAST, 137.65 FEET TO THE WESTERLY SIDE OF MAIN STREET;

THENCE ALONG THE WESTERLY SIDE OF MAIN STREET SOUTH 02 DEGREES 52 MINUTES 20 SECONDS EAST, 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

**For Information Only:
Section 5 Block C Lot 428 and Lot 429**

EXHIBIT H

©2025 - GZA GeoEnvironmental of NY. GZA-J:\Active 163400 to 163499\163439.00 - Inspiration Wharf - Environmental Consulting Drawings\GZA CAD\163439.00_Ph 11.dwg [FIG 4 - GW] July 22, 2025 - 10:50am Selia.Gupta



GZA-TMW-3 - 5/13/2025	
Semi-Volatile Organic Compounds (ug/l)	
Benzo(b)fluoranthene	0.05
Benzo(k)fluoranthene	0.05
Total Metals (ug/l)	
Lead	78.6
Magnesium	924,000
Manganese	567
Selenium	22.1
Dissolved Metals (ug/l)	
Manganese	886,000
Selenium	25.8
Sodium	8,650,000

TW-3 - 10/30/2024	
Semi-Volatile Organic Compounds (ug/l)	
Benzo(a)anthracene	0.3
Benzo(b)fluoranthene	0.27
Benzo(k)fluoranthene	0.26
Chrysene	0.34
Indeno(1,2,3-cd)pyrene	0.18
Total Metals (ug/l)	
Aluminum	1.81
Iron	1.93
Lead	0.279
Magnesium	942.0
Sodium	8070
Dissolved Metals (ug/l)	
Magnesium	927
Sodium	7900

TW-2 - 10/30/2024	
Total Metals (ug/l)	
Aluminum	49.7
Antimony	0.009
Arsenic	0.09
Chromium	0.201
Copper	1.40
Iron	83.9
Lead	1.95
Magnesium	959.0
Manganese	2.11
Mercury	0.0015
Sodium	8160
Dissolved Metals (ug/l)	
Magnesium	930
Manganese	0.343

NYSDEC TOGS 1.1.1 Ambient Water Quality Standards	
Analyte	Semi-Volatile Organic Compounds (ug/l)
Benzo(a)anthracene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Analyte	Total Metals (ug/l)
Aluminum	-
Antimony	3
Arsenic	25
Barium	1,000
Chromium	50
Copper	200
Iron	-
Lead	25
Magnesium	35,000
Manganese	300
Mercury	0.7
Nickel	100
Selenium	10
Sodium	20,000
Analyte	Dissolved Metals (ug/l)
Antimony	3
Beryllium	3
Cadmium	5
Lead	25
Magnesium	35,000
Manganese	300
Selenium	10
Sodium	20,000

TW-1 - 10/30/2024	
Semi-Volatile Organic Compounds (ug/l)	
Benzo(a)anthracene	0.2
Benzo(b)fluoranthene	0.14
Benzo(k)fluoranthene	0.16
Chrysene	0.2
Indeno(1,2,3-cd)pyrene	0.47
Total Metals (ug/l)	
Aluminum	63.8
Antimony	0.014
Arsenic	0.134
Chromium	0.1240
Copper	0.873
Iron	57.8
Lead	95.70
Magnesium	911.0
Manganese	5.85
Mercury	0.0027
Sodium	7390
Dissolved Metals (ug/l)	
Lead	0.221
Magnesium	861
Manganese	0.553
Sodium	7050

TW-11 - 10/31/2024	
Semi-Volatile Organic Compounds (ug/l)	
Benzo(a)anthracene	4.2
Benzo(b)fluoranthene	3.5
Benzo(k)fluoranthene	3.6
Chrysene	4.5
Indeno(1,2,3-cd)pyrene	2.5
Total Metals (ug/l)	
Aluminum	42.3
Antimony	0.029
Arsenic	0.139
Barium	1.52
Chromium	0.0810
Copper	1.19
Iron	225.0
Lead	2.88
Magnesium	944.0
Manganese	1.84
Mercury	0.0015
Nickle	0.15
Sodium	7750
Dissolved Metals (ug/l)	
Magnesium	902
Sodium	7080

TW-10 - 10/31/2024	
Semi-Volatile Organic Compounds (ug/l)	
Benzo(a)anthracene	0.24
Benzo(b)fluoranthene	0.24
Benzo(k)fluoranthene	0.24
Chrysene	0.28
Indeno(1,2,3-cd)pyrene	0.27
Total Metals (ug/l)	
Aluminum	88.6
Arsenic	0.1
Chromium	0.213
Iron	69.6
Lead	0.263
Magnesium	446.0
Manganese	1.06
Sodium	3560
Dissolved Metals (ug/l)	
Magnesium	428
Sodium	3590

GZA-TMW-9 - 5/13/2025	
Total Metals (ug/l)	
Lead	320.00
Sodium	122,000
Dissolved Metals (ug/l)	
Sodium	119,000

GZA-TMW-8 - 5/13/2025	
Total Metals (ug/l)	
Magnesium	495,000
Manganese	671
Selenium	20.0
Sodium	4,320,000
Dissolved Metals (ug/l)	
Magnesium	482,000
Manganese	619
Selenium	24
Sodium	4,660,000

- ### GENERAL NOTES
- BASE MAP DEVELOPED FROM DRAWING TITLED "TOPOGRAPHIC SURVEY", PREPARED BY "FERRANTELLI LAND SURVEYING P.C.", ORIGINAL SCALE 1" = 20', DATED OCTOBER 8, 2024.
 - THE GENERAL LOCATION(S) OF THE PROPOSED EXPLORATION(S) SHOWN ARE APPROXIMATE. THE SPECIFIC EXPLORATION LOCATIONS SHALL BE DETERMINED BY THE SPECIALTY CONTRACTOR.
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

- ### LEGEND
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE PARCEL BOUNDARY
 - APPROXIMATE SOIL BORING AND TEMPORARY WELL LOCATION
 - PREVIOUS INVESTIGATION SOIL BORING AND TEMPORARY WELL LOCATION

Results exceed New York TOGS 111 Ambient Water Quality Standards and all addendum through June 2004.

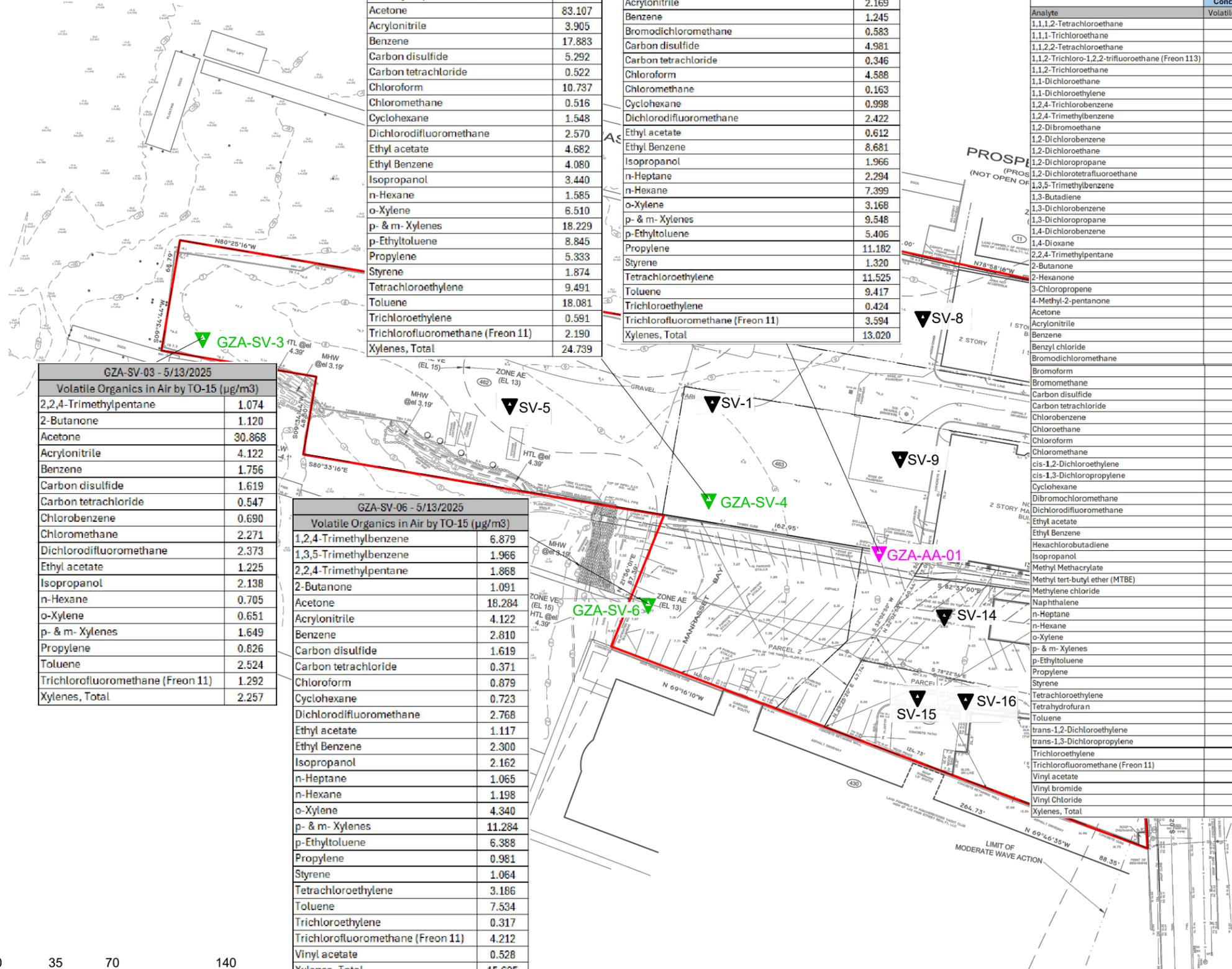
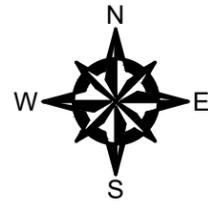
NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

INSPIRATION WHARF
403-405 & 413-415 MAIN STREET
PORT WASHINGTON, NY 11050

EXCEEDANCES IN GROUNDWATER

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	PREPARED FOR: MANHASSET BAY REAL ESTATE LLC
PROJ MGR: ZL DESIGNED BY: DT DATE: JULY 2025	REVIEWED BY: ZL DRAWN BY: DT PROJECT NO.: 41.0163439.00
CHECKED BY: VW SCALE: 1"=70' REVISION NO.: -	FIGURE 4 SHEET NO.



GZA-SV-04 - 5/13/2025	
Volatile Organics in Air by TO-15 (µg/m3)	
1,2,4-Trimethylbenzene	8.845
1,3,5-Trimethylbenzene	2.850
1,4-Dichlorobenzene	1.743
2,2,4-Trimethylpentane	2.008
2-Butanone	9.139
4-Methyl-2-pentanone	1.392
Acetone	83.107
Acrylonitrile	3.905
Benzene	17.883
Carbon disulfide	5.292
Carbon tetrachloride	0.522
Chloroform	10.737
Chloromethane	0.516
Cyclohexane	1.548
Dichlorodifluoromethane	2.570
Ethyl acetate	4.682
Ethyl Benzene	4.080
Isopropanol	3.440
n-Heptane	1.585
n-Hexane	6.510
o-Xylene	18.229
p- & m- Xylenes	8.845
p-Ethyltoluene	5.333
Propylene	1.874
Styrene	9.491
Tetrachloroethylene	18.081
Toluene	0.591
Trichloroethylene	2.190
Trichlorofluoromethane (Freon 11)	24.739
Xylenes, Total	

GZA-AA-01 - 5/13/2025	
Volatile Organics in Air by TO-15 (µg/m3)	
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	1.072
1,2,4-Trimethylbenzene	5.896
2,2,4-Trimethylpentane	9.340
2-Butanone	2.005
2-Hexanone	0.655
Acetone	33.243
Acrylonitrile	2.169
Benzene	1.245
Bromodichloromethane	0.583
Carbon disulfide	4.981
Carbon tetrachloride	0.346
Chloroform	4.588
Chloromethane	0.163
Cyclohexane	0.998
Dichlorodifluoromethane	2.422
Ethyl acetate	0.612
Ethyl Benzene	8.681
Isopropanol	1.966
n-Heptane	2.294
n-Hexane	7.399
o-Xylene	3.168
p- & m- Xylenes	9.548
p-Ethyltoluene	5.406
Propylene	11.182
Styrene	1.320
Tetrachloroethylene	11.525
Toluene	9.417
Trichloroethylene	0.424
Trichlorofluoromethane (Freon 11)	3.594
Xylenes, Total	13.020

GZA-SV-03 - 5/13/2025	
Volatile Organics in Air by TO-15 (µg/m3)	
2,2,4-Trimethylpentane	1.074
2-Butanone	1.120
Acetone	30.868
Acrylonitrile	4.122
Benzene	1.756
Carbon disulfide	1.619
Carbon tetrachloride	0.547
Chlorobenzene	0.690
Chloromethane	2.271
Dichlorodifluoromethane	2.373
Ethyl acetate	1.225
Isopropanol	2.138
n-Heptane	0.705
o-Xylene	0.651
p- & m- Xylenes	1.649
Propylene	0.826
Toluene	2.524
Trichlorofluoromethane (Freon 11)	1.292
Xylenes, Total	2.257

GZA-SV-06 - 5/13/2025	
Volatile Organics in Air by TO-15 (µg/m3)	
1,2,4-Trimethylbenzene	6.879
1,3,5-Trimethylbenzene	1.966
2,2,4-Trimethylpentane	1.868
2-Butanone	1.091
Acetone	18.284
Acrylonitrile	4.122
Benzene	2.810
Carbon disulfide	1.619
Carbon tetrachloride	0.371
Chloroform	0.879
Cyclohexane	0.723
Dichlorodifluoromethane	2.768
Ethyl acetate	1.117
Ethyl Benzene	2.300
Isopropanol	2.162
n-Heptane	1.065
n-Hexane	1.198
o-Xylene	4.340
p- & m- Xylenes	11.284
p-Ethyltoluene	6.388
Propylene	0.981
Styrene	1.064
Tetrachloroethylene	3.186
Toluene	7.534
Trichloroethylene	0.317
Trichlorofluoromethane (Freon 11)	4.212
Vinyl acetate	0.528
Xylenes, Total	15.625

Analyte	NYSDOH SV 022024	NYSDOH SV 052017
	Decision Matrices Minimum Concentrations	Decision Matrices Minimum Concentrations
Volatile Organics in Air by TO-15 (µg/m3)		
1,1,1,2-Tetrachloroethane	--	--
1,1,1-Trichloroethane	--	100
1,1,2,2-Tetrachloroethane	--	--
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	--	--
1,1,2-Trichloroethane	--	--
1,1-Dichloroethane	--	--
1-Dichloroethylene	--	6
1,2,4-Trichlorobenzene	--	--
1,2,4-Trimethylbenzene	60	--
1,2-Dibromoethane	--	--
1,2-Dichlorobenzene	--	--
1,2-Dichloroethane	--	--
1,2-Dichloropropane	--	--
1,2-Dichlorotetrafluoroethane	--	--
1,3,5-Trimethylbenzene	60	--
1,3-Butadiene	--	--
1,3-Dichlorobenzene	--	--
1,3-Dichloropropane	--	--
1,4-Dichlorobenzene	--	--
1,4-Dioxane	--	--
2,2,4-Trimethylpentane	--	--
2-Butanone	--	--
2-Hexanone	--	--
3-Chloropropene	--	--
4-Methyl-2-pentanone	--	--
Acetone	--	--
Acrylonitrile	--	--
Benzene	60	--
Benzyl chloride	--	--
Bromochloromethane	--	--
Bromoform	--	--
Bromomethane	--	--
Carbon disulfide	--	--
Carbon tetrachloride	--	6
Chlorobenzene	--	--
Chloroethane	--	--
Chloroform	--	--
Chloromethane	--	--
cis-1,2-Dichloroethylene	--	6
cis-1,3-Dichloropropylene	--	--
Cyclohexane	60	--
Dibromochloromethane	--	--
Dichlorodifluoromethane	--	--
Ethyl acetate	--	--
Ethyl Benzene	60	--
Hexachlorobutadiene	--	--
Isopropanol	--	--
Methyl Methacrylate	--	--
Methyl tert-butyl ether (MTBE)	--	--
Methylene chloride	--	100
Naphthalene	60	--
n-Heptane	200	--
n-Hexane	200	--
o-Xylene	60	--
p- & m- Xylenes	200	--
p-Ethyltoluene	--	--
Propylene	--	--
Styrene	--	--
Tetrachloroethylene	--	100
Tetrahydrofuran	--	--
Toluene	300	--
trans-1,2-Dichloroethylene	--	--
trans-1,3-Dichloropropylene	--	--
Trichloroethylene	--	6
Trichlorofluoromethane (Freon 11)	--	--
Vinyl acetate	--	--
Vinyl bromide	--	--
Vinyl Chloride	--	6
Xylenes, Total	--	--

GENERAL NOTES

- BASE MAP DEVELOPED FROM DRAWING TITLED "TOPOGRAPHIC SURVEY", PREPARED BY "FERRANTELO LAND SURVEYING P.C.", ORIGINAL SCALE 1" = 20', DATED OCTOBER 8, 2024.
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LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE PARCEL BOUNDARY
- ▼ GZA-SV-1 APPROXIMATE SOIL VAPOR SAMPLE LOCATION
- ▼ GZA-AA-01 APPROXIMATE AMBIENT AIR SAMPLE LOCATION
- ▼ SV-1 PREVIOUS INVESTIGATION SOIL VAPOR SAMPLE LOCATION

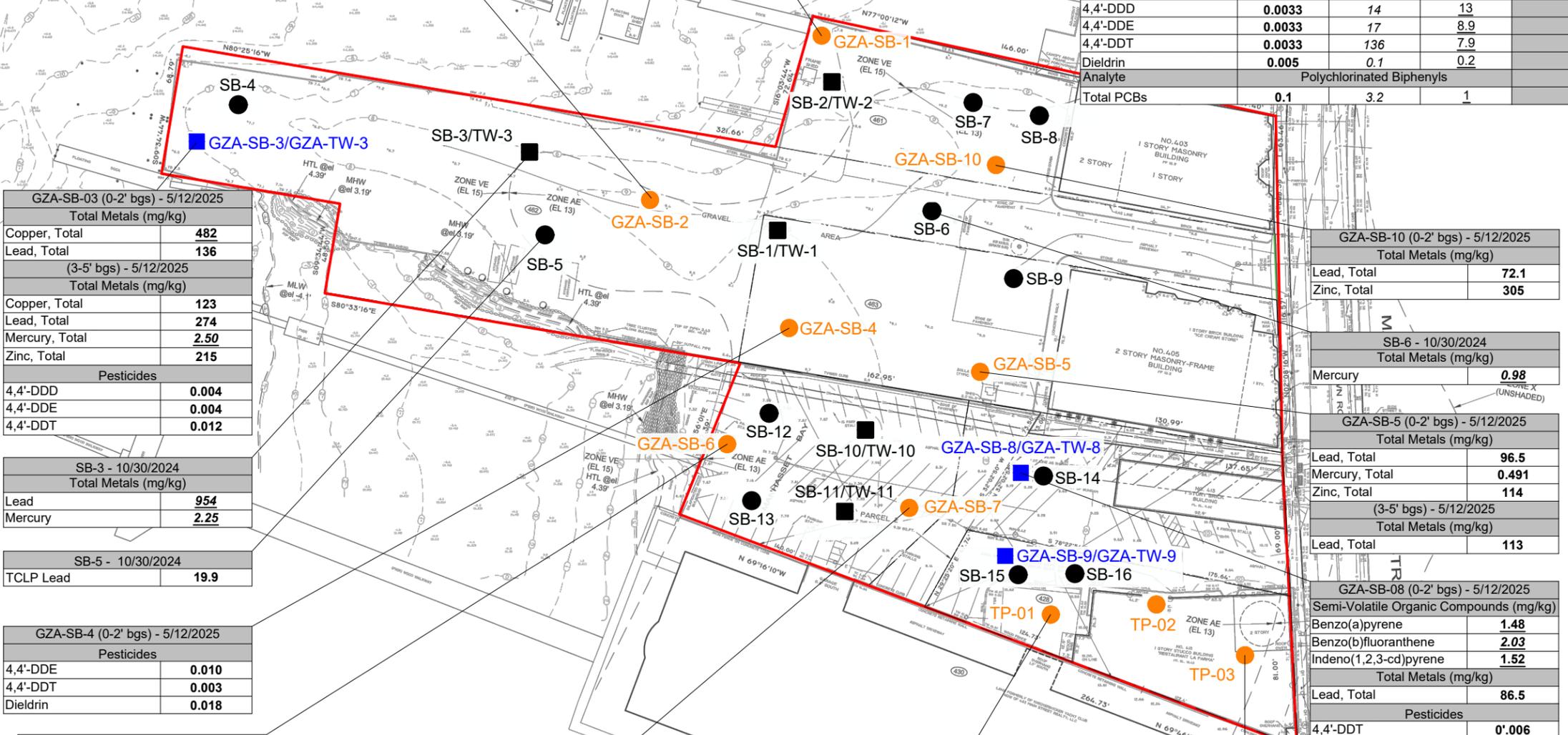
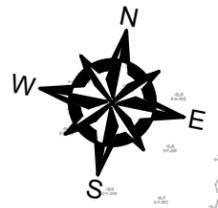
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INSPIRATION WHARF
 403-405 & 413-415 MAIN STREET
 PORT WASHINGTON, NY 11050

SOIL VAPOR DETECTIONS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	PREPARED FOR: MANHASSET BAY REAL ESTATE LLC
PROJ MGR: ZL DESIGNED BY: DT DATE: JULY 2025	REVIEWED BY: ZL DRAWN BY: DT PROJECT NO. 41.0163439.00
CHECKED BY: VW SCALE: 1"=70' REVISION NO. -	FIGURE 5 SHEET NO.





GZA-SB-02 (0-2' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	189
Lead, Total	2340
Mercury, Total	3.55
Zinc, Total	152
(3-5' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	221
Lead, Total	342
Mercury, Total	7.32
Zinc, Total	514
Pesticides	
4,4'-DDD	0.011

GZA-SB-01 (0-2' bgs) - 5/12/2025	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(b)fluoranthene	1.03
Indeno(1,2,3-cd)pyrene	0.566
Total Metals (mg/kg)	
Copper, Total	73.9
Lead, Total	63.2
Mercury, Total	0.898
Pesticides	
4,4'-DDT	0.004
(3-5' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	62.2
Zinc, Total	141
Pesticides	
Dieldrin	0.005

Analyte	Part 375 Unrestricted Use SCOs	Part 375 Protection of Groundwater SCOs	Part 375 Restricted Residential Use SCOs	USEPA TCLP Limits (mg/kg)
Semi-Volatile Organic Compounds (mg/kg)				
Benzo(a)anthracene	1	1	1	
Benzo(a)pyrene	1	22	1	
Benzo(b)fluoranthene	1	1.7	1	
Chrysene	1	1	3.9	
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	
Total Metals (mg/kg)				
Copper, Total	50	1,720	270	
Lead, Total	63	450	400	
Mercury, Total	0.18	0.73	0.81	
Zinc, Total	109	2,480	10,000	
Lead, TCLP	-	-	-	5
Pesticides				
4,4'-DDD	0.0033	14	13	
4,4'-DDE	0.0033	17	8.9	
4,4'-DDT	0.0033	136	7.9	
Dieldrin	0.005	0.1	0.2	
Polychlorinated Biphenyls				
Total PCBs	0.1	3.2	1	

GZA-SB-03 (0-2' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	482
Lead, Total	136
(3-5' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	123
Lead, Total	274
Mercury, Total	2.50
Zinc, Total	215
Pesticides	
4,4'-DDD	0.004
4,4'-DDE	0.004
4,4'-DDT	0.012

SB-3 - 10/30/2024	
Total Metals (mg/kg)	
Lead	954
Mercury	2.25

SB-5 - 10/30/2024	
TCLP Lead	19.9

GZA-SB-4 (0-2' bgs) - 5/12/2025	
Pesticides	
4,4'-DDE	0.010
4,4'-DDT	0.003
Dieldrin	0.018

GZA-SB-06 (0-2' bgs) - 5/12/2025	
(3-5' bgs) - 5/12/2025	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)anthracene	1.45
Benzo(a)pyrene	1.56
Benzo(b)fluoranthene	1.94
Chrysene	1.38
Indeno(1,2,3-cd)pyrene	1.13
(3-5' bgs) - 5/12/2025	
Pesticides	
4,4'-DDT	0.003

GZA-SB-07 (0-2' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	61.7
Lead, Total	504
Mercury, Total	0.599
Zinc, Total	601
Pesticides	
4,4'-DDE	0.012
4,4'-DDT	0.008
Polychlorinated Biphenyls	
Total PCBs	0.115
(8-10' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Copper, Total	54.5
Lead, Total	383
Zinc, Total	254

TP-01 (0-2') - 7/2/2025	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)anthracene	3.000
Benzo(a)pyrene	3.300
Benzo(b)fluoranthene	5.400
Benzo(k)fluoranthene	1.200
Chrysene	3.700
Dibenzo(a,h)anthracene	0.540
Indeno(1,2,3-cd)pyrene	2.600
Total Metals (mg/kg)	
Copper, Total	99.6
Lead, Total	135.0
Zinc, Total	332

TP-03 (0-2') - 7/2/2025	
Total Metals (mg/kg)	
Lead, Total	149
Mercury, Total	0.292

GZA-SB-10 (0-2' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Lead, Total	72.1
Zinc, Total	305

SB-6 - 10/30/2024	
Total Metals (mg/kg)	
Mercury	0.98

GZA-SB-5 (0-2' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Lead, Total	96.5
Mercury, Total	0.491
Zinc, Total	114
(3-5' bgs) - 5/12/2025	
Total Metals (mg/kg)	
Lead, Total	113

GZA-SB-08 (0-2' bgs) - 5/12/2025	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)pyrene	1.48
Benzo(b)fluoranthene	2.03
Indeno(1,2,3-cd)pyrene	1.52
Total Metals (mg/kg)	
Lead, Total	86.5
Pesticides	
4,4'-DDT	0.006
(3-5' bgs) - 5/12/2025	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)pyrene	1.06
Benzo(b)fluoranthene	1.46
Indeno(1,2,3-cd)pyrene	1.08
Total Metals (mg/kg)	
Lead, Total	91.6
Mercury, Total	0.947
Zinc, Total	113
Pesticides	
4,4'-DDE	0.015
4,4'-DDT	0.011

GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "TOPOGRAPHIC SURVEY", PREPARED BY "FERRANTELO LAND SURVEYING P.C.", ORIGINAL SCALE 1" = 20', DATED OCTOBER 8, 2024.
2. THE GENERAL LOCATION(S) OF THE PROPOSED EXPLORATION(S) SHOWN ARE APPROXIMATE. THE SPECIFIC EXPLORATION LOCATIONS SHALL BE DETERMINED BY THE SPECIALTY CONTRACTOR.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE PARCEL BOUNDARY
- APPROXIMATE SOIL BORING AND TEMPORARY WELL LOCATION
- APPROXIMATE SOIL BORING LOCATION
- PREVIOUS INVESTIGATION SOIL BORING AND TEMPORARY WELL LOCATION
- PREVIOUS INVESTIGATION SOIL BORING LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE
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<p>INSPIRATION WHARF 403-405 & 413-415 MAIN STREET PORT WASHINGTON, NY 11050</p>			
<p>EXCEEDANCES IN SOILS</p>			
<p>PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com</p>		<p>PREPARED FOR: MANHASSET BAY REAL ESTATE LLC</p>	
<p>PROJ MGR: ZL DESIGNED BY: DT DATE: JULY 2025</p>	<p>REVIEWED BY: ZL DRAWN BY: PM PROJECT NO. 41.0163439.00</p>	<p>CHECKED BY: VW SCALE: 1"=70' REVISION NO. -</p>	<p>FIGURE 3 SHEET NO.</p>



Exhibit I

An official website of New York State.
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Department of State Division of Corporations

Entity Information

[Return to Results](#)

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Entity Details ^

ENTITY NAME: MANHASSET BAY REAL ESTATE LLC

DOS ID: 7419039

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 09/12/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 09/12/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NASSAU

NEXT STATEMENT DUE DATE: 09/30/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

- <
- ENTITY DISPLAY**
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: JORGE MADRUGA

Address: 6319 NORTHERN BOULEVARD, EAST NORWICH, NY, UNITED STATES, 11732

Electronic Service of Process on the Secretary of State as agent: Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: JORGE MADRUGA

Address: 6319 NORTHERN BOULEVARD, EAST NORWICH, NY, 11732

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit J

WRITTEN CONSENT

The undersigned, being an Authorized Signatory for MFT Manhasset Bay LLC, which is a Member of Manhasset Bay Real Estate LLC, does hereby certify as follows:

1. Manhasset Bay Real Estate LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 403 Main St. (5-C-461), 403-405 Main St. (5-C-462 and 5-C-463), 413-415 Main St. (5-C-470), 413 Main St. (5-C-429) and 415 Main St. (5-C-428), Port Washington, New York (collectively the “BCP Site”).

2. The following person, Eli Weiss, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Manhasset Bay Real Estate LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 15 day of October, 2025.

By:  _____

Name: Eli Weiss, as Authorized Signatory
for MFT Manhasset Bay LLC, as Member
of Manhasset Bay Real Estate LLC

Exhibit K

Site Contact List

Main Street Coal & Boat Yard Laundry Site

403-405 and 413-415 Main Street Port Washington, New York 11050

Name	Title	Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator NY District 2	531 Dirksen Senate Office Building	Washington	DC	20510
Charles Schumer	U.S. Senator NY District 1	313 Hart Senate Building	Washington	NY	20510
Thomas R. Suozzi	U.S. House of Representatives	51 Glen Cove, 2nd Floor	Glen Cove	NY	11542
Jack M Martins	New York State Senator	1793 Mineola Blvd Suite 201	Mineola	NY	11051
Bruce Blakerman	Nassau County Executive	1550 Franklin Avenue	Mineola	NY	11501
Leonard H. Shapiro	Nassau County Planning Commission, Chair	1194 Prospect Avenue	Westbury	NY	11590
Jennifer DeSena	Town of North Hempstead, Supervisor	220 Plandome Road	Manhasset	NY	11030
Nancy Shahverdi	Town of North Hempstead Planning Board, Commissioner	220 Plandome Road	Manhasset	NY	11030
Newsday	Media Outlet	6 Corporate Center Drive	Melville	NY	11747
David Brackett	Port Washington Water District, Chairman	38 Sandy Hollow Road	Port Washington	NY	11050
Keith Klang	Director of Port Washington Public Library - Document Repository	One Library Drive	Port Washington	NY	11050
Beth Javeline	Carrie Palmer Weber Middle School, Principal	52 Campus Dr	Port Washington	NY	11050
Kati Behr	Paul D Schreiber High School, Principal	1010 Campus Dr	Port Washington	NY	11050
Amrit Sethi	The Happy Montessori School of Port Washington, Director	40 Pleasant Ave	Port Washington	NY	11050
Meg Sheehan	Sousa Elementary School, Principal	101 Sands Point Rd	Port Washington	NY	11050
Amanda Greenawalt	The Preschool at TBI, Executive Director	1 Temple Dr	Port Washington	NY	11050
Brenda Lind	Teach and Tumble Daycare, Director	12 Covert St	Port Washington	NY	11050
Christine Paige	Port Washington Children's Center, Executive Director	232 Main St	Port Washington	NY	11050
Linda D'Agostino	My Spectrum School, Early Childhood Education, Director	11 Sintsik Dr E	Port Washington	NY	11050
Louie's Real Estate Main Street LLC	Adjacent Property Owner of 395 Main St	15 Verbena Ave, Suite 200	Floral Park	NY	11001
Louie's Oyster Bar & Grille	Adjacent Property Operator of 395 Main St	395 Main St	Port Washington	NY	11050
433 Main Street Realty LLC	Adjacent Property Owner of 433 Main St	111-15 Queens Blvd, PO Box 10	Forest Hills	NY	11375
Fathoms Hotel & Marina	Adjacent Property Operator of 433 Main St	433 Main St	Port Washington	NY	11050
Takashi Iwata and Ukei Iwata	Adjacent Property Owner/Operator of 3 Third Ave	3 Third Ave	Port Washington	NY	11050
Nicholas Center for Autism Ltd	Adjacent Property Owner/Operator of 416 Main St	416 Main St	Port Washington	NY	11050
Dan Forrest Properties, Inc	Adjacent Property Owner of 410 Main St	410 Main St	Port Washington	NY	11050
H on the Harbor	Adjacent Property Operator of 410 Main St	410 Main St	Port Washington	NY	11050
Harding Real Estate LTD	Adjacent Property Owner/Operator of 404 Main St	404 Main St	Port Washington	NY	11050
Harding Property Trust	Adjacent Property Owner of 402 Main St	404 Main St	Port Washington	NY	11050
Monika Coiffure & Spa Studio Inc	Adjacent Property Operator of 402 Main St	402 Main St	Port Washington	NY	11050
Louie's Real Estate Main Street LLC	Adjacent Property Owner/Operator of 400 Main St	15 Verbena Ave, Suite 200	Floral Park	NY	11001
Louie's Real Estate Main Street LLC	Adjacent Property Owner/Operator of 396 Main St	15 Verbena Ave, Suite 200	Floral Park	NY	11001

Exhibit L



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Keith Klang, Library Director
Port Washington Public Library
One Library Drive
Port Washington, NY 11050

RE: Brownfield Cleanup Program Application
Applicant: Manhasset Bay Real Estate LLC
Site Name: Main Street Coal & Boat Yard Laundry Site
Site Address: 403-405 and 413-415 Main Street, Port Washington, NY 11050

Dear Mr. Klang:

We represent Manhasset Bay Real Estate LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 403-405 and 413-415 Main Street in the hamlet of Port Washington, Town of North Hempstead, Nassau County, New York. We respectfully request that the Port Washington Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Port Washington Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Port Washington Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 403-405 and 413-415 Main Street, Port Washington, NY 11050.

Keith Klang, Library Director

8/11/25
Date

Exhibit M



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55 Lane Road
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Fairfield, NJ 07004
T: 973-774-3300
F: 973-774-3350
www.gza.com

August 7, 2025
41.0163439.00
Manhasset Bay Real Estate, LLC
6319 Northern Blvd.
East Norwich, NY 11732

Fish and Wildlife Resources Impact Analysis Part I

Inspiration Wharf
403-405 & 413-415 Main Street
Port Washington, NY

GZA GeoEnvironmental of New York (GZA) has prepared the following Fish and Wildlife Resource Impact Analysis (FWRIA) Part 1. This has been prepared to support the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP) application for the site located at 403-405 & 413-415 Main Street in Port Washington, New York. This FWRIA has been prepared in accordance with DER-10 Section 3.10.1.

1.0 BACKGROUND

The Site is located at Section 5, Block C, Lots 428, 429, 461, 462, 463 and 470 in Nassau County New York and identified as 403-405 & 413-415 Main Street in Port Washington, New York. Manhasset Bay Real Estate, LLC (Applicant) is submitting its application to be entered into the NYSDEC BCP to investigate and remediate the site for the development of a residential building. The site is approximately 2.9 acres and is situated along the eastern coast Manhasset Bay and surrounded by residential and commercial properties.

Based on the historic usage and initial sampling results, a Remedial Investigation Work Plan (RIWP) has been prepared and will be submitted to NYSDEC with the BCP Application.

2.0 DESKTOP REVIEW FINDINGS

2.1 NOAA DATA REVIEW

NOAA has identified the bay areas within 0.5 miles of the Site as Essential Fish Habitat (EFH). EFH includes all types of aquatic habitat and, in practice, specifies where a certain fish species lives and reproduces. Marine fish could not survive without these prime locations. Congress established the EFH mandate in 1996 to improve the nation's main fisheries law—the Magnuson-Stevens Fishery Conservation and Management Act—highlighting the importance of healthy habitat for commercial and recreational fisheries.

During development, all federal agencies whose work may affect fish habitats must consult with NOAA Fisheries. EFH consultations guide federal partners, such as the U.S. Army Corps of Engineers, to minimize or avoid environmental impacts during construction and other development that may impact marine fisheries and vital habitats.

NOAA bathymetric data indicated near-shore depth outside the Site between 6-20' and far-shore depths between 20-30'.



All waters of Manhasset Bay area have been designated by the New York State Department of State as significant coastal fish and wildlife habitat.

During an August 4, 2025 consultation with NOAA, NOAA Threatened & Endangered Species biologist Edith Carson Sapino informed Blaine Rothausen, GZA Senior Ecologist, that unless the remediation has regulatory interface with Army Corps of Engineers (ACOE), NOAA would not be involved in the remediation process. She indicated that both Atlantic and short-nosed sturgeons could be occasionally transient in the bay in addition to the four species of Threatened and Endangered (T&E) sea turtles. If known sightings of recent concern should arise further consultation with DEC, NOAA, and ACOE would be necessary.

2.2 NYSDEC MAPPER REVIEW/NOTES

2.2.1 Surrounding Environmentally Sensitive Resources/Open Space within 0.5 miles, at base elevation with Site:

A) **Mill Pond Park**, 0.5 Miles North/Northeast, 40°50'11.25"N/ 73°41'59.12"W

- i. Mill Pond is a lake located in Nassau County, New York, United States. It is most popular for fishing Largemouth bass, Hickory shad, and Bluegill. Mill Pond & Mill Pond Park, in the incorporated village of Port Washington North, are operated by the government of North Hempstead. Mill Pond spans approximately 6 acres. DEC Mapper indicates that the open water is classified by the National Wetland Inventory (NWI) as a freshwater pond with freshwater wetlands wrapping around the northeastern periphery of the pond. This pond, although called out as “freshwater” may be hydrologically connected to the bay under Shore Road via a dam during storm events/flooding. The presence of hickory shad would be evidence of saltwater influence – brackish.
- ii. Shore Road Dam associated with this pond – height of 6 ft
- iii. Elevation 1’

Mill Pond could be influenced by improper handling of sediment during removal. Based on a site visit completed on June 26, 2025, by Blaine Rothausen (GZA), the park is a duck and goose pond with a predominance of grass and non-native plantings. Its brackish water fishery could be vulnerable to non-point source sediment and pollution from close proximity release.

B) **Baxter’s Pond Park**, 0.40 Miles North, 40°50'1.91"N/ 73°41'54.01"W

- i. One of 30+ parks managed by Nassau County, the five-acre Baxter's Pond and Preserve is a "passive" park (no recreational activities). Managed by Baxtor Park Foundation.
- ii. The pond itself is designated by the NWI as a 1.30-acre freshwater pond habitat, classified as PUBHh. The “h” modifier is defined as wetlands that have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water. However, the NYSDEC mapper indicates connection between the pond and Manhasset Bay. There is likely an exchange of salt water and freshwater between the two resources during storm or tidal events where the water level rises.
- iii. Baxter Estates Pond Dam associated with this pond has a height of 10-ft

NOTE: Baxter’s Pond could be influenced by improper handling of sediment during removal. But the park is a duck and goose pond with a predominance of grass and non-native plantings (Rothausen, GZA GeoEnvironmental, direct



observation 6.26.25). Its brackish water fishery could be vulnerable to non-point source sediment and pollution from close proximity release.

- C) **Sunset Park**, 0.21 Miles North, 40°49'58.14"N/ 73°42'4.50"W
 - i. Recreational park with baseball fields, basketball courts, and mowed grass lawn.
 - ii. Boundary edges of the park along the bay are indicated as estuarine and marine deepwater habitat by NWI. During field assessment, the edges of the park were observed to consist of ruderal flora and fauna.
 - iii. No water resources exist within the park.
- D) **Bay Walk Park**, 0.48 miles North, 40°50'9.42"N/ 73°42'4.77"W (Only the southern 1/10 of the park is within 0.48 miles from the Site)
 - i. Mostly ornamental or common landscape vegetative species but interspersed with some natural plantings such as inkberry and groundsel tree. Directly adjacent to the bay with walking trail. No water resources/connections to the bay within the park.
 - ii. A portion of the northern section of this park is identified as estuarine and marine wetlands
- E) **Leeds Pond Beach**, 40°48'59.99"N/ 73°42'14.48"W, 0.93 miles away, outside the 0.5 miles zone but is a natural area that harbors an Osprey nesting platform that was active in 2024 and a natural beach that likely supports migrating shorebirds. Field observations were conducted by GZA's Blaine Rothausser during a site visit on June 26, 2025.

Other sensitive habitats (wetlands, floodplains, unique conditions) within 0.5 miles where threatened, endangered, or rare species could be found, include the following identified Sites:

- A) Blumenfeld Family Park, 0.38 Northeast 40°49'50.48"N/ 73°41'42.89"W
- B) Stannards Brook County Park, East 40°49'41.06"N/ 73°41'53.40"W

Both Sites are upgradient from the Site and therefore excluded in our review per DER-10 Section 3.10.1 (c)1.

2.2.2 Waterbodies and their associated T&E species within 0.5 miles:

- A) Manhasset Bay and tidal tribs - estuary
 - i. Classification: SB (Saline (marine) surface waters)
 1. Class SB usage is primary and secondary contact recreation and fishing. Waters shall be suitable for fish, shellfish, and wildlife propagation and survival.
 - ii. The potential for the following T&E/rare species inhabitants is associated with this estuary, as per the NYSDEC Environmental Resource Mapper (ERM):
 1. Kemp's or Atlantic Ridley Sea Turtle (*Lepidochelys kempii*) - Endangered
 2. Green Sea Turtle (*Chelonia mydas*) - Threatened
 3. Leatherback sea turtle (*Dermochelys coriacea*) - Endangered
 4. Loggerhead sea turtle (*Caretta caretta*) - Threatened



- iii. Note: The Rare Plant and Rare Animal data layer on the NYSDEC ERM does not show precise/exact locations of these species, but general areas where potential impacts to rare species may need to be addressed if a project or activity is proposed.
- iv. Manhasset Bay designated by DECinfo Locator Map as “regulatory tidal wetlands areas”
- v. Shell fishing closures for Manhasset Bay and its tributaries during the period from January 1 through December 31st, both dates inclusive, are in such sanitary condition that the shellfish thereon shall not be taken for use as food, and such lands are designated as uncertified areas.

B) Mill Pond & Baxter’s Pond

- i. Both are designated as freshwater ponds by the NWI that have constructed dams or other features to limit the exchange of water between these ponds and the bay. However, during tidal or storm events there may be inflow/outflow of sea water and freshwater between the ponds and Manhasset Bay, resulting in saltwater intrusion.
- ii. Classification: SC (Saline (marine) surface waters)
 - 1. Class SC – lower water quality standards than SA and SB waters. The primary usage is fishing. Shall be suitable for fish, shellfish, and wildlife propagation and survival. Water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

C) Leeds Pond

- i. Tidal waterbody connected to Manhasset Bay
- ii. SC stream classification

No vernal pools or vernal habitat were identified during GZA’s desktop review or in-field reconnaissance. NYSDEC Mapping did not identify trout streams or rare aquatic species within 0.5-miles of the Site

2.2.3 NYSDEC Nature Explorer Report - Rare Species occurrences within Site boundaries and 0.5 mi radius:

- A) Kentucky warbler (*Geothlypis formosa*) – historically confirmed (1980)
 - i. Unlikely currently existing on-Site due to lack of habitat requirements
 - ii. State protected bird, but not listed as T&E
- B) Stuve’s Bush Clover (*Lespedeza stuevei*) – possible but not confirmed (1915)
 - i. State Threatened plant
 - ii. Unlikely currently existing on-Site due to habitat/vegetation disturbance
- C) Woodland Agrimony (*Agrimonia rostellata*) – historically confirmed (1924)
 - i. State Threatened plant
 - ii. Unlikely currently existing on-Site due to habitat/vegetation disturbance



- D) Woodland Lettuce (*Lactuca floridana*) – historically confirmed (1924)
 - i. State Endangered plant
 - ii. Unlikely currently existing on-Site due to habitat/vegetation disturbance
- E) Yellow Giant Hyssop (*Agastache nepetoides*) – historically confirmed (1928)
 - i. State Threatened plant
 - ii. Unlikely currently existing on-Site due to habitat/vegetation disturbance

The above-listed species occurrences are all historic documentations (prior to 1980) and are highly unlikely to be documented onsite or in the surrounding area due to the lack of natural open space habitat and increased development/non-native species intrusion. These species were not encountered during GZA’s field visit on June 26, 2025.

2.2.4 NYSDEC ERM Projected Flood Levels Map Review:

- A) The Site project area is mapped as a projected flood level of being inundated during a 100-year flood with 72/754 inches of sea-level rise.
- B) The same projection covers properties to the north and south of the site along the coast of Manhasset Bay, including Baxter’s Pond Park, Sunset Park, Mill Pond Park, Bay Walk Park, and Leeds Pond Beach

2.3 CURRENT ZONING REGULATIONS

- A) Current Zoning of Site = Waterfront Business District (B-W)
 - i. Zoning Ordinance = North Hempstead zoning ordinance. Chapter 70. Zoning Article XVIIIA. Waterfront Business District (B-W)
 - 1. Structures in waterways. Any proposed construction in or adjacent to any waterway or boat operation is subject to requirements outlined in Chapters 42 and 69 of the Town Code, as well as federal and state laws and rules and regulations of any appropriate federal and state agency having jurisdiction thereof.
 - 2. Floodplain management. Any construction within a federally designated flood zone or special flood hazard area shall be subject to the requirements of Chapter 21 of the Town Code and any applicable regulations promulgated by the Federal Emergency Management Agency and the State of New York.
 - 3. Impervious Coverage Regs: For all new construction, alterations or landscaping changes, the lot may not be covered more than 60% by any impervious material or other type of paving.
 - 4. § 70-148.17. Stormwater Management
 - a. Water flow from pavement, roofs and other impervious areas must be controlled to alleviate excessive runoff into surface waters.
 - b. The on-site stormwater management system shall have sufficient capacity to store, dispose, and/or recycle a five-inch rainfall.
 - c. All catch basins or other catch basin structures must be fitted with sediment control inserts or equivalent technology.
 - d. To the greatest extent practicable, stormwater shall be controlled through the use vegetated roofs, swales, rain gardens, bioretention cells, or with the expansion of stormwater infiltration infrastructure, upgradient from the site and within the watershed.



B) Surrounding Area Zoning:

- i. Waterfront Business District = adjacent properties to the south, and properties to the north of the Site up to and including Sunset Park
- ii. Residential = east and south of the Site; north of Sunset Park including Baxter Estates and Mill Pond
- iii. Business Zone = north of Mill Pond, including Bay Walk Park

2.4 HISTORIC & CURRENT LAND USE AERIAL MAP REVIEW

A) Historic to Current Land Use on-Site via Aerial Imagery:

- i. History of Town Use: Sand Mining in the late 19th century; shell fishing (oyster/clam fishing) and maritime activities
- ii. 1954-1994 Aerial imagery – appears to be a marina/wharf for boat storage
- iii. 2000-2025 Aerial Imagery – Appears to be of Business/Commercial land use – Marina/boat storage wharf, Parking Lot, and Storefront

B) Historic to Current Land Use Surrounding Area via Aerial Imagery:

- i. 1954-1994 Aerial Imagery – appears to consist of marina/boat storage immediately south of Site; residential in surrounding area with limited, fragmented open space. Industrial property with above-ground storage tanks (ASTs) noted north of Mill Pond
 1. 1974 imagery shows creation of sunset park, north of Site
- ii. 2000-2025 Aerial Imagery – appears to consist of commercial development/marina boat storage immediately south of Site, surrounding area primarily residential with limited, fragmented open space parks
 1. 2004 imagery - previously industrial property north of mill pond is now depicted as a large shopping center

Prior to settlement/development of this area of Long Island, NY, this area likely consisted of coastal plain ponds and dunes, and extensive salt marshes along the Manhasset Bay coast.

2.5 FEMA MAP REVIEW

- A) The majority of the central/eastern portion of the Site is mapped in Flood Hazard Zone AE (EL 13) on the FEMA Nation Flood Hazard Layer (NFHL) Viewer
- B) The western portion of the Site (dock) is mapped in Flood Hazard Zone VE (EL 15)
- C) Zones AE & VE = With Base Flood Elevation (BFE) or Depth
- D) The Site is situated partially within the VE zone and within the Limit of Moderate Wave Action (LiMWA), which represents the approximate landward limit of the 1.5-foot breaking wave. Effects of wave hazards between the LiMWA and VE Zone will be similar to, but less severe than those in the VE Zone.



2.6 ANGLER FLEET COMPANIES IN PORT WASHINGTON AREA

- A) Angler Fishing Fleet, Inc. Charter Off Port Washington
- B) Long Island Fishing Charters
- C) American Sportfishing Charter
- D) Moonlight Lady Fishing
- E) Port Yacht Charter
- F) Captain Steve Sailing

2.7 NORTHEAST OCEAN DATA EXPLORER – FISHERY SOURCE FINDINGS:

- A) Manhasset Bay is designated as “Marine Mammals Habitat”
- B) Marine Mammal Strandings Documented for Manhasset Bay:
 - i. Harp seal¹ (*Phoca groenlandica*) – confirmed (within 0.5 mi of Site)
 - ii. Harbor porpoise¹ (*Phocoena Phocoena*) – confirmed (1 mi North of Site)
 - iii. Pygmy sperm whale¹ (*Kogia breviceps*) – confirmed (1 mi North of Site)
- C) Atlantic sturgeon critical habitat is NOT designated for Manhasset Bay or rivers/streams associated with the bay. Nearest critical habitat for this species is the Hudson River estuary, 13 miles west of the Site
 - iv. There could be limited connectivity between the Hudson River and Manhasset Bay estuary via the Harlem River-East River connection.
- D) Log density of Tagged Loggerhead Sea Turtles - low for the Site and surrounding area
- E) Blue Carbon Stocks (MgC) Tidal Marsh – nearest documented 1 mile north of Site, and 2 miles south of Site
- F) Northeast Salt Marsh Soil – limited area and percentage of this soil type exists approx. 0.5-1 miles south of the Site

2.8 WEB SOIL SURVEY REVIEW:

- A) The entirety of the Site project area consists of Urban land (Ug) soils.
- B) The surrounding area soils generally consist of a mix of urban land soils with Plymouth complex, Montauk complex, and Riverhead complex soils.
- C) Limited areas approximately 1 mile to the south of the Site consist of Montauk loam and Pawcatuk mucky peat soils. These designated areas are primarily natural with very limited residential development.

¹ The above-listed mammals have historic home ranges that interface with Long Island Sound, but the documented occurrences in Manhasset Bay are unlikely strandings that do not commonly occur.



2.9 CERCLA REQUIREMENTS:

- A) The Comprehensive Environmental Response, Compensation, and Liability Act would only interface with this remediation if it were federally listed hazardous waste site, which it is not. NYSDEC will be the regulatory agency for this Site’s remediation.
- B) Contaminants of Concern on Site are PAH’s, VOCs, and Metals (Pb, Zn, Cu and Hg)

2.10 THREATENED & ENDANGERED TARGET SPECIES REVIEW:

The desktop review of the Site indicated historically confirmed rare species occurrences within the limit of disturbance (LOD) and within 0.5 miles of the Site, as well as potential rare sea turtle species presence within the adjacent bay, as discussed above in Sections 2.2.2 and 2.7, above. GZA’s T&E species specialist, Mr. Blaine Rothausser, visited the Site on June 26, 2025 to evaluate habitat conditions within the project reach and immediate vicinity for the targeted T&E species listed in Table 1, below. No T&E species were observed at the time of this Site visit; however, it is reasonable to expect that a threatened or endangered species could traverse or forage within the proposed LOD. GZA’s findings regarding the potential impacts of the proposed work on these target species are discussed as follows in Table 1, below:

Table 1 - T&E Target Species Review for Potential Site Interface

Common Name	Scientific Name	Taxa Group	State/Federal Protection Status	Notes
Northern long-eared bat	<i>Myotis septentrionalis</i>	Mammal	State/ Federally Endangered	Not identified by NYSDEC maps on-Site or in near vicinity, nor was this species identified during GZA’s Site visit in June 2025; however, this does not preclude their potential presence on-Site. NatureServe Explorer identified this bat species within a 49 mi ² hexagon overlapping the Site. While the Site does not contain applicable roosting habitat for this species, it is possible that the nearby natural open space areas may, and this species could utilize the open bay and nearby pond resources for foraging purposes. Since the project scope will not result in the removal or disturbance of trees or habitat for this species, no negative impacts associated with this species are anticipated.



Common Name	Scientific Name	Taxa Group	State/Federal Protection Status	Notes
Piping Plover	<i>Charadrius melodus</i>	Avian	State Endangered/ Federally Threatened	Although not identified on mapping/database resources during GZA's desktop review, or during GZA's Site visit in June 2025, it is possible that this species could utilize the nearby open space habitats. Specifically, the tidal marsh/beach habitat mapped 1-mile south of the Site (Leeds Pond Beach). Since the project scope will not result in the removal or disturbance of specific habitat for this species, no negative impacts associated with this species are anticipated. However, sediment control measures should be considered during Site activities to prevent potential sediment release into the adjacent Manhasset Bay that could impact aquatic invertebrate resources.
Red Knot	<i>Calidris canutus rufa</i>	Avian	State/Federally Threatened	Although not identified on mapping/database resources during GZA's desktop review, or during GZA's Site visit in June 2025, it is possible that this species could utilize the nearby open space habitats. Specifically, the tidal marsh/beach habitat mapped 1-mile south of the Site (Leeds Pond Beach). Since the project scope will not result in the removal or disturbance of specific habitat for this species, no negative impacts associated with this species are anticipated. However, sediment control measures should be considered during Site activities to prevent potential sediment release into the adjacent Manhasset Bay that could impact aquatic invertebrate resources.
Roseate Tern	<i>Sterna dougallii</i>	Avian	State/Federally Endangered	Although not identified on mapping/database resources during GZA's desktop review, or during GZA's Site visit in June 2025, it is possible that this species could utilize the nearby open space habitats. Specifically, the tidal marsh/beach habitat mapped 1-mile south of the Site (Leeds Pond Beach). However, this species only breeds at a few Long Island colonies, with the largest breeding colony located at Great Gull Island off eastern Long Island. Since the project scope will not result in the removal or disturbance of specific habitat for this species, no negative impacts associated with this species are anticipated. However, sediment control measures should be considered during Site activities to prevent potential sediment release into the adjacent Manhasset Bay that could impact fish resources.



Common Name	Scientific Name	Taxa Group	State/Federal Protection Status	Notes
Sandplain Gerardia	<i>Agalinis acuta</i>	Flora	State/Federally Endangered	Not identified by NYSDEC maps on-Site or in near vicinity, nor was this species identified during GZA's Site visit in June 2025; however, this does not preclude their potential presence on-Site. This species is known to inhabit the Hempstead grass plains, which are further south and inland from the Site LOD. The Site does not currently comprise applicable habitat for this species. Therefore, the project scope is not anticipated to negatively impact habitat for this species.
Seabeach Amaranth	<i>Amaranthus pumilus</i>	Flora	State/Federally Threatened	Although not identified on mapping/database resources during GZA's desktop review, or during GZA's Site visit in June 2025, it is possible that this species could inhabit nearby open space habitats. Specifically, the tidal marsh/beach habitat mapped 1-mile south of the Site (Leeds Pond Beach), as this species is found on barrier island beaches, over wash flats, lower foredunes, and upper strands on non-eroding beaches. The Site does not currently comprise applicable habitat for this species. Therefore, the project scope is not anticipated to negatively impact habitat for this species. However, sediment control measures should be considered during Site activities to prevent potential sediment release into the adjacent Manhasset Bay, due to its connectivity to applicable habitats for this rare species.
Shortnose Sturgeon	<i>Acipenser brevirostrum</i>	Aquatic (Fish)	State/Federally Endangered	Shortnose sturgeon is only found in the lower portion of the Hudson River, 13 miles west of the Site. There could be limited connectivity between the Hudson River and Manhasset Bay estuary via the Harlem River-East River connection, but species presence is highly unlikely within the Manhasset Bay. Therefore, the project scope is not anticipated to negatively impact habitat for this species.
Atlantic Sturgeon	<i>Acipenser oxyrinchus</i>	Aquatic (Fish)	State/Federally Endangered	Atlantic sturgeon critical habitat is <u>NOT</u> designated for Manhasset Bay or rivers/streams associated with the bay. Nearest critical habitat for this species is the Hudson River estuary, 13 miles west of the Site. There could be limited connectivity between the Hudson River and Manhasset Bay estuary via the Harlem River-East River connection, but species presence is highly unlikely within the Manhasset Bay. Therefore, the project scope is not anticipated to negatively impact habitat for this species.



Common Name	Scientific Name	Taxa Group	State/Federal Protection Status	Notes
Eastern Tiger Salamander	<i>Ambystoma tigrinum</i>	Amphibian	State Endangered	Not identified by NYSDEC maps on-Site or in near vicinity, nor was this species identified during GZA's Site visit in June 2025. NatureServe Explorer identified this species within a 49 mi ² hexagon overlapping the Site; however, NYSDEC notes the only known populations of this species known on Long Island are within the central Pine Barrens region with temporary or permanent breeding pools. The Site does not currently comprise applicable habitat for this species. Therefore, the project scope is not anticipated to negatively impact habitat for this species.
Southeastern Mud Turtle	<i>Kinosternon subrubum</i>	Reptile	State Endangered	Although not identified on mapping/database resources during GZA's desktop review, or during GZA's Site visit in June 2025, it is possible that this species could utilize the nearby open space habitats consisting of fresh or brackish water ponds and marshes. Since the project scope will not result in the removal or disturbance of specific habitat for this species, no negative impacts associated with this species are anticipated. However, sediment control measures should be considered during Site activities to prevent potential sediment release into the adjacent Manhasset Bay, due to its connectivity to applicable habitats for this rare species.
Hessel's Hairstreak	<i>Callophrys hesseli</i>	Invertebrate	State Endangered	Not identified by NYSDEC maps on-Site or in near vicinity, nor was this species identified during GZA's Site visit in June 2025. This butterfly is found in Atlantic White Cedar Swamps, which do not occur on-Site or in the immediate vicinity of the Site. Therefore, the project scope is not anticipated to negatively impact habitat for this species.
Pine Barrens Bluet	<i>Enallagma recurvatum</i>	Invertebrate	State Threatened	Not identified by NYSDEC maps on-Site or in near vicinity, nor was this species identified during GZA's Site visit in June 2025. This damselfly is found in coastal plains pond habitat, primarily within the central Pine Barrens region, which is not located in the vicinity of the Site. Therefore, the project scope is not anticipated to negatively impact habitat for this species.



Common Name	Scientific Name	Taxa Group	State/Federal Protection Status	Notes
Northeastern Beach Tiger Beetle	<i>Cicindela dorsalis</i>	Invertebrate	State Extirpated/ Federally Threatened	This species is listed as “extirpated” by NYSDEC, and therefore, is highly unlikely to be present at the Site or the vicinity of the Site; especially since the Site does not currently comprise applicable habitat for this species. Therefore, the project scope is not anticipated to negatively impact habitat for this species.



GZA GeoEnvironmental, Inc.

Exhibit N



Type of Instrument: Decl Restrctns

Recorded: 4/29/1993

Control No: 199304290340

At: 11:05:27 AM

In Liber: 10289

Of: Deed Book

From Page: 0738

Through Page: 0747

HARBOURAGE AT NORTHPORT LTD

Refers to Liber:

HARBOURAGE AT NORTHPORT LTD

Of:

Page:

Location:	Section:	Block:	Lot:	Unit:
North Hempstead (282	00000005	0000C-00	00003 46/10463	00000

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$.00

Received Following Fees For Above Instrument

	Exempt		Exempt
Recording \$ 45.00	NO	State Fee \$ 4.75	NO
		St.Fee/Cty \$.25	NO
		Total Fees: \$ 50.00	

THIS PAGE IS A PART OF THE INSTRUMENT

Old Control No: 199304070088

Old File Id: P

Doreen Banks - County Clerk
, Nassau County

893
130
6436
Sec C#

DECLARATION OF COVENANTS AND RESTRICTIONS made this
20th day of January, 1993 by THE HARBOURAGE AT NORTHPORT LTD., a
New York corporation, c/o P.O. Box 0618, Centerport, New York
11721 hereinafter called Declarant covering the entire premises
known as Lots 1, 2 and 3 on the Map of Inspiration Point at Port
Washington.

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the premises located
at 403-405 Main Street, Port Washington, New York, which premises
are under current tax lot designations and follows: School
District 4, Section 05, Block C, Lots 3 and 4 and more
particularly described in the metes and bound description in
Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Declarant wishes to subdivide the described
premises into three (3) separate lots as shown on a copy of the
map attached hereto and marked Exhibit "B" and impose various
permanent covenants and restrictions and easements relating to
the use of the said premises; and

WHEREAS, the Declarant has applied for a waiver of
subdivision to the Planning Commission of Nassau County in
connection with the filing of the said subdivision map; and

WHEREAS, the Planning Commission of Nassau County has
required the filing and recording of the enclosed covenants and
restrictions as a condition of the grant of the waiver.

NOW THEREFORE, in consideration of the sum of one
dollar (\$1.00) and for other good and valuable consideration, the
Declarant imposes the following covenants, restrictions and
easements, etc. in connection with the use of Lots 1, 2 and 3 on
the Map of Inspiration Point at Port Washington.

1. The owner or owners, their successors and assigns
and their tenants, customers, invitees, etc. of and to Lots 1 and
3 shall have the absolute unrestricted right of vehicular and

pedestrian access over that portion of Lot 2 from Main Street along the adjacent property line of Lots 2 with Lots 1 and 3 as shown on the Map of Inspiration Point at Port Washington as an easement area for of continuous ingress and egress from parking areas on said Lots 1 and 3 to Main Street, Port Washington.

2. Owner or owners, their successors or assigns, tenants of all parts of Lots 1, 2, and 3 on the subject map are prohibited from erecting any fence, barrier or structure at or along the perimeter or in designated parking areas of their premises which would interfere in any way with utilization by any pedestrian or vehicular invitee for passing over from one lot to a neighboring lot.

3. The owner, their successors and assigns of Lot 2 shall have a continuous pedestrian easement over the most westerly ten (10') feet of Lot 1 as shown on the map for ingress and egress for itself and its customers for any and all related marina operations and shall have the right to continue to maintain and operate a marina and appurtenances thereto in the adjacent waters of Manhasset Bay and shall have full riparian rights to the waters of Manhasset Bay as if it were the owner of Lot 1 and Lot 2 and as shown on the subdivision and shall have the right to have access for ingress and egress for a travel lift and for upland storage and repairs of boats over Lot 1.

4. The owner of Lot 2 shall bear the cost of and be solely responsible for the continued maintenance and repair of all bulkheading along the waterfront perimeter of Lots 1 and 2 of the property and the owner, their successors and assigns of Lot 1 shall permit full access for bulkhead or related repairs.

5. The owner of Lot 3 shall bear the full cost and shall be solely responsible to demolish and remove that portion of the existing one-story masonry and metal building known as 405 Main Street, Port Washington which presently encroaches onto Lot 2 no later than January 22, 1994. The owner shall comply with the requirements of all municipalities and agencies having jurisdiction over such demolition and removal. The said owner of Lot 3 shall be solely responsible to replace any walls or

demolition of a portion of the building and to repair the ingress and egress portion of Lot 2 as required by the owner of Lot 2.

6. In the event that the demolition and removal hereinabove referred to in Paragraph "5" shall not have been completed within the time period provided (to wit, no later than January 22, 1994), then and in that event, the waiver of subdivision approval shall ipso facto be rescinded.

7. The owner of Lot 2 shall be solely responsible to continuously maintain and repair the driveway and easement of ingress and egress over Lot 2 from Main Street for the benefit of itself and the owners, their successors and assigns of Lots 1 and 3. Snow removal shall be shared equally by the owners of Lots 1, 2 and 3.

8. The owners, their successors and assigns of Lots 1 and 3 shall be responsible for the continued maintenance and repair of their parking areas to the rear of the premises.

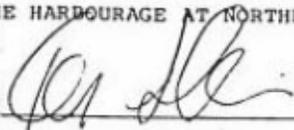
9. The owner, its successors and assigns of Lot 2 shall have the right to maintain and repair electrical, water, gas lines and utility easements over Lot 1 for the benefit of Lot 2 and/or the marina areas.

The aforementioned covenants, restrictions and easements shall be recorded in the Office of the Nassau County Clerk and shall be enforceable by the County of Nassau, the Town of North Hempstead, any owner or owners, their successors and assigns of Lots 1, 2 and 3 on the Map of Inspiration Point at Port Washington and any party seeking to enforce said covenants shall be entitled to legal and/or equitable relief as the circumstances may warrant, and in the event that there is litigation between the owners of Lots 1, 2 and 3, the successful litigant shall be entitled to recover counsel fees from the unsuccessful litigant.

The within Declaration of Covenants, Restrictions and Easements may not be amended or modified other than by application to the Nassau County Planning Commission.

assigns and upon all persons or entities claiming under THE
HARBOURAGE AT NORTHPORT LTD.

THE HARBOURAGE AT NORTHPORT LTD.

By 

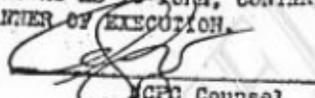
STATE OF NEW YORK)
: SS
COUNTY OF SUFFOLK)

On the 20th day of January 1993, before me personally
came Kenneth B. Tillim to me known, who, being by me duly sworn,
did depose and say that he resides at 200 West 108th Street, New
York, NY 10025 that he is the authorized agent of The Harbourage
at Northport Ltd., a New York coporation, c/o P.O. Box 0618,
Centerport, New York 11721, and that he executed the foregoing
instrument and signed his name thereto as the authorized agent of
The Harbourage at Northport Ltd.


Notary Public

MALCOLM L. TILLIM
Notary Public, State of New York
No. 4767879 - Suffolk County
Commission Expires January 31, 1995

APPROVED AS TO FORM, CONTENT
AND MANNER OF EXECUTION.


CPS Counsel

Date Jan 24, 1993

EXHIBIT "A"

UNOFFICIAL COPY

ALL that certain plot, piece or parcel of land, situate, lying and being in Port Washington, Town of North Hempstead, County of Nassau, State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Main Street, which point is the southeasterly corner of land formerly of Carlos W. Munson and the northeasterly corner of land now or formerly of John Buhrman;

RUNNING THENCE north 80 degrees 33 minutes 16 seconds west along land now or formerly of John Buhrman 519.40 feet;

THENCE north 9 degrees 34 minutes 44 seconds east 48.50 feet;

THENCE north 80 degrees 25 minutes 16 seconds west 92.00 feet;

THENCE north 9 degrees 02 minutes 44 seconds east 52.50 feet;

THENCE south 80 degrees 25 minutes 16 seconds east 384.0 feet;

THENCE south 79 degrees 45 minutes 16 seconds east 0.15 feet to the old bulkhead;

THENCE along the old bulkhead the following 8 courses an distances:

- 1) north 11 degrees 46 minutes 14 seconds east 3.607 feet;
- 2) north 11 degrees 46 minutes 14 seconds east 42.50 feet;
- 3) north 73 degrees 58 minutes 46 seconds west 39.00 feet;
- 4) north 16 degrees 01 minutes 14 seconds east 19.50 feet
- 5) south 86 degrees 43 minutes 46 seconds east 8.00 feet;
- 6) north 13 degrees 51 minutes 02 seconds east 12.201 feet;
- 7) south 76 degrees 23 minutes 16 seconds east 104.00 feet;
- 8) north 75 degrees 11 minutes 44 seconds east 10.20 feet to land now or formerly of McGrath;

THENCE south 78 degrees 58 inutes 16 seconds east 107.40 feet along land now or formerly of McGrath to the westerly side of Main Street;

THENCE southerly along the westerly side of Main Street along the arc of a curve bearing to the left having a radius of 608.38 feet a distance of 63.46 feet;

THENCE south 2 degrees 08 minutes 16 seconds east along the westerly side of Main Street 116.57 feet to the point or place of BEGINNING.

BEING and intended to be the same premises conveyed by deed from SE Associates dated December 28, 1989 to The Harbourage at Northport Ltd. and recorded in the Office of the Nassau County Clerk on March 1, 1990, Liber 10051, page 416

ALL that certain plot, piece or parcel of land lying and being at Port Washington, County of Nassau and State of New York, being bounded and described as follows:

BEGINNING at a point, said point being the Southwesterly corner of land now or formerly of McGrath as shown on a survey made by Bertram J. Allen, Jr., P.L.S., dated 7-18-84 the following course and distance Westerly from the Westerly side of Main Street, North $78^{\circ} 58' 16''$ West a distance of 107.40 feet; Thence from said point or BEGINNING, North $77^{\circ} 00' 12''$ West a distance of 146 feet; Thence South $16^{\circ} 03' 44''$ West a distance of 72.645 feet; Thence North $80^{\circ} 25' 16''$ West a distance of 321.657 feet; Thence South $9^{\circ} 34' 44''$ West a distance of 68.792 feet; Thence South $80^{\circ} 25' 16''$ East a distance of 96.85 feet; Thence South $9^{\circ} 34' 44''$ West a distance of 48.50 feet; Thence South $80^{\circ} 33' 16''$ East a distance of 374.18 feet; Thence North $11^{\circ} 01' 44''$ East a distance of 179.95 feet to the point or place of BEGINNING.

Such parcel known and designated as underwater land adjacent to Section 5, Block C, p/o Lots 3 and 4 on the Land and Tax Map of Nassau County and was authorized by Town Board Resolution No. 303-1990.

BEING and intended to be a portion of the subject premises conveyed by deed of the Town of North Hempstead dated October 16, 1990 to The Harbourage at Northport Ltd. and recorded in the Office of the Nassau County Clerk on July 31, 1992, Liber 10203, page 249A.

EXHIBIT "B"

UNOFFICIAL COPY

UNOFFICIAL COPY

53 P...-5 PM 12: 15

RECORD AND RETURN TO

MALCOLM L TILLIM ESQ
PO BOX 0618
CENTERPORT NEW YORK 11721

LIBER 10289 PG 747

§ 5- 126 C - Part 428 &
429

DECLARATION OF RESTRICTIVE COVENANT

Whereas the undersigned owner of the said premises desires to assure the maintenance of the value of the said premises and all other property in the vicinity of said premises, and to assure that the said premises shall be devoted to uses which shall encourage the most appropriate use of the said premises and of other property in the vicinity thereof:

NOW, THEREFORE, I, PAUL NUZZOLESE, owner, residing at 2 Drury Lane, Port Washington, New York, do hereby, for his own benefit and in consideration of the foregoing, impose the restrictions set forth hereinafter upon all that certain piece or parcel of land, situate, lying and being at Port Washington, Town of North Hempstead, County of Nassau, State of New York, and more particularly described as follows:

BEGINNING at a point on the westerly side of Main Street, said point or place of beginning being where the division line between premises herein described and land formerly of John Jarvis now Knickerbocker Yacht Club intersects the said westerly side of Main Street; running thence from said point or place of beginning and along land formerly John Jarvis now Knickerbocker Yacht Club the following two courses and distances:

- 1) north 69 degrees 46 minutes 35 seconds west 88.35 feet;
- 2) north 69 degrees 16 minutes 10 seconds west 124.73 feet to Manhasset Bay;

thence along Manhasset Bay the following two courses and distances:

- 1) north 29 degrees 25 minutes 20 seconds east 47.74 feet;
- 2) north 32 degrees 02 minutes 50 seconds east 60.44 feet to land formerly of S. A. Jenks now Marshall's Ship Yard;

thence along said last mentioned land south 82 degrees 37 minutes east 137.65 feet to the westerly side of Main Street; thence along the westerly side of Main Street south 2 degrees 52 minutes 20 seconds east 150.00 feet to the point or place of beginning.

SAID premises known as 411 and 415 Main St., Port Washington, N.Y. SUBJECT to a life estate running to the benefit of the grantor herein. Also known as Sec. 5 Block C Lots 428 & 429.

DEED 9851 PAGE 219

RETURN TO: OFFICE OF TOWN ATTORNEY
220 PLANDOME ROAD, MANHATTEN, NY 11030

Lot 428 & 429
Section 5
Block C
Foot
Lot

SEP 20 1987
OCT 2 1987

The following restrictions shall apply to the said property henceforth:

1. That no structure or structures shall hereafter be constructed or maintained on, over or beyond the high water line of Manhasset Bay abutting the above described upland unless a permit is first obtained for such structure from the Town of North Hempstead.
2. That any structure hereafter constructed or maintained on, over, or beyond the high water line of the aforesaid public waterways, if removed, shall be removed by the declarant, his distributees, successors or assigns, at his own cost and expense upon the termination of the use of such structure in connection with the use of the above described upland. Declarant, and declarant alone, will decide if the use is terminated or not.

The undersigned, by executing this agreement does not concede that the Town of North Hempstead owns the property as set forth in the description herein.

Restrictions herein shall run with the land except that they may be altered, amended, or rescinded by the declarant, his successors, or assigns, with the written consent of the Town of North Hempstead.

Dated: November 25th, 1985.

Paul Nuzzolese L.S.
PAUL NUZZOLESE

STATE OF NEW YORK }
COUNTY OF NASSAU } SS.:

on the 25th day of November, 1985, before me personally came PAUL NUZZOLESE, to me known to be the individual who executed the foregoing instrument and he acknowledged to me that he executed the same.

Alphonse M. LaFera
ALPHONSE M. LAFERA
NOTARY Public, State of New York
No. 20412-15
Qualified in Nassau County
Commission Expires 11/20/1990 P 7

DEED 9851 PAGE 220

1000000000

RECORDED

OCT 2 11 44 AM '87

HAROLD W. H. SHELL
COUNTY CLERK
NASSAU COUNTY

OCT 2 - 1987

36

X00176

[Handwritten signature]

[Handwritten signature]

RECORD AND RETURN TO

OFFICE OF TOWN ATTORNEY
280 PLANDOME RD.
MANHASSET, N.Y.
11030

DEED 9851 PAGE 221

DRAINAGE EASEMENT

P. O. Affecting/Lot --- 12, Block C, Section 5

KNOW ALL MEN BY THESE PRESENTS that the undersigned,
GUS NUZZOLESE

residing at 415 Main Street, Port Washington, New York
for and in consideration of One (\$1.00) dollar and other good and valuable con-
siderations, in hand paid, the receipt whereof is hereby acknowledged, does
hereby grant unto THE TOWN OF NORTH HEMPSTEAD, 220 Plandome Road Manhasset, NY
in the County of Nassau and State of New York, a municipal corporation
a storm drain in certain lands of the grantor, located at Port Washington
in said Town, Nassau County, New York; to wit:

ALL that certain plot, parcel or piece of land
at Port Washington, Town of North
Hempstead, Nassau County, New York, more
particularly described as follows:

BEGINNING at a point on the westerly line of Main
Street, said point of beginning being 291 feet (more
or less) southerly from the corner formed by the
intersection of the southerly line of Prospect Street
and the Westerly line of Main Street, which point is
the northerly corner of Lot 12 in Section 5, Block C
of the Nassau County Land and Tax Map; thence from
said point of beginning southerly along the westerly
line of Main Street South 2 degrees 52 minutes 20
seconds East a distance of 20.32 feet to a point; thence
westerly North 82 degrees 37 minutes 00 seconds West
a distance of 150.45 feet to the appropriate high water
line of Manhasset Bay; thence northerly along the last
mentioned line North 32 degrees 02 minutes 50 seconds
East a distance of 22.01 feet to the northwesterly corner
of Lot 12; thence easterly along the northerly line of Lot
12 South 82 degrees 37 minutes 00 seconds East for a
distance of 137.65 feet to the point or place of beginning.

TOGETHER with the privilege at all times of relaying and repairing
said storm drain and to do whatever acts may be necessary and proper in carting,
laying and maintaining said storm drain and keeping up the flow of water through
the same.

This grant is not intended to convey a fee, but only an easement for
the purpose aforesaid, the use of said privileges to be restricted substantially to
the parcel hereinabove described with the right of access thereto and therefrom
for the purpose aforesaid.

IT IS UNDERSTOOD AND AGREED that the Town of North Hempstead
shall maintain the easement granted in a clean and orderly manner and shall con-
duct the operation of said storm drain in such a fashion as not to cause unneces-
sary obnoxious or injurious dust, gases or odors to emit therefrom.

Dec 2 1 1933
DEC 1 6 1933
Section 5 Block C Lot
Ver. by
p. 12

THE TOWN OF NORTH HEMPSTEAD covenants and agrees to defend and hold harmless said grantor, his heirs and assigns, from any and all actions, causes of actions, damages, judgments, claims and demands whatsoever, in law or in equity, which may be claimed, made or obtained, as a result, directly or indirectly, of THE TOWN OF NORTH HEMPSTEAD using the above described land for the purpose of such easement or exercising the privileges, or any of them, granted by this agreement to THE TOWN OF NORTH HEMPSTEAD.

THE TOWN OF NORTH HEMPSTEAD further covenants and agrees, at its own cost and expense, to replace the land hereinabove described in substantially the same condition as before the construction of said storm drain.

IT IS FURTHER UNDERSTOOD AND AGREED that the easement and privileges herein granted are not intended as a public use or dedication of said land or of the means of access thereto or therefrom, but that said land, as well as the means of access thereto and therefrom, shall be used solely by THE TOWN OF NORTH HEMPSTEAD and limited to the specific purpose herein granted.

IN WITNESS WHEREOF, the grantor has affixed his hand and seal and the grantee has caused these presents to be signed and sealed by its duly authorized officers, the 8th day of December, 1959.

Witness:

James D. Ross

James M. Maguire
Grantor

THE TOWN OF NORTH HEMPSTEAD

By:

Henry A. Schum
Supervisor

Leslie A. Wittman

Russell E. Sherman

Robert A. Spedo

Francis R. Battelle
Councilmen

Attest:
Frank A. Motta
Town Clerk



R -
12/21/59

Exhibit O



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

July 25, 2025
41.0163439.00
Manhasset Bay Real Estate, LLC
6319 Northern Blvd.
East Norwich, NY 11732

Green and Sustainable Remediation

403-405 & 413-415 Main Street
Port Washington, NY
NYSDEC BCP Site Number – C_____

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as *“the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.”* GZA GeoEnvironmental of New York (GZA) has prepared the following discussion of the green and sustainable remediation (GSR) practices to be incorporated throughout the Brownfield Cleanup Programs phases for the site located at 403-405 & 413-415 Main Street in Port Washington, New York.

BACKGROUND

The Site is located at Section 5, Block C, Lots 428, 429, 461, 462, and 463 and the parcel to the west of Lot 428 in Nassau County New York and identified as 403-405 & 413-415 Main Street in Port Washington, New York. Manhasset Bay Real Estate, LLC (Applicant) has submitted its application to be entered into the Brownfield Cleanup Program (BCP) with the NYSDEC to investigate and remediate the site for the development of a residential building encompassing all lots. The site is approximately 2.9 acres and is situated along the eastern coast Manhasset Bay and surrounded by residential and commercial properties. The Site is planning to conduct a remedial investigation (RI) in accordance with the Remedial Investigation Work Plan (RIWP) submitted to NYSDEC in August 2025 in support of the BCP Application. The Applicant and its contractors will plan to incorporate GSR practices throughout the remedial phases for the project as required by the BCP.

REMEDIAL INVESTIGATION

The RI phase of the project is anticipated to have limited long-term impacts on the site and will incorporate its GSR practices through minimizing use of consumables and transportation related impacts and tracking of sustainability metrics. During planning for the RI, local subcontractors for drilling, utility location and surveying, and analytical laboratories will be selected for minimizing the transportation distance to and from the Site. Permanent monitoring wells will be installed during the RI to prevent the need for an additional mobilization and use of drilling equipment if additional groundwater samples are needed after the initial sampling. The NYSDEC’s Climate Screening Checklist will be utilized to evaluate the RI components for their resiliency to climate change at the Site. The RI will include the permanent monitoring wells as the only components of this phase to remain on Site after completion of the investigation. Monitoring wells will be constructed per NYSDEC DER-10



requirements with water-tight seals to ensure no impacts from flooding or severe weather would damage the wells or impact the water table.

During the RI, the field team will track equipment and material usage onsite, transportation methods and distances of all personnel and equipment, and volume of resources used, such as decontamination water and groundwater from well development. The SiteWise™ Tool will be utilized to estimate the environmental footprint of the RI based on the tracked metrics. The footprint analysis will be included as an appendix to the Remedial Investigation Report (RIR) and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

REMEDIAL DESIGN

Utilizing the results from the RI, a minimum of two remedial action alternatives will be evaluated for protectiveness, effectiveness, implementability, cost, community impact, and sustainability and resilience. A Track 1 remedy and at least one other Track will be evaluated in the Remedial Action Work Plan (RAWP) for selection of the remedy. The remedy selection will be made for the alternative that is effective for protection of human health and the environment and feasible to implement with an equal balance of consideration made on the costs, community impact, and the sustainability and resilience of the design.

To evaluate the sustainability of the alternatives, a footprint analysis will be completed utilizing the SiteWise™ Tool to evaluate the anticipated implementation of the remedial action. The sustainability evaluation will provide the same metrics list above under the RI for each alternative evaluated. The resiliency of the alternatives will be compared utilizing the NYSDEC Climate Screening Checklist and a combination of climate change modeling resources, such as FEMA’s Resiliency Analysis and Planning Tool (RAPT) and Climate Mapping for Resilience and Adaption’s (CMRA) Assessment Tool.

A GSR evaluation summarizing the results of the footprint analyses and climate screening checklists and providing a comparative analysis between alternatives will be included as an Appendix to the RAWP. The evaluation will be utilized in the selection of the preferred remedy and documented in the RAWP. Due to the proximity of the Site to Manhasset Bay, the remedies’ impacts to the Bay, susceptibility to flooding, and implementation in a shallow water table will be key factors during the evaluation of the sustainability and resiliency of each alternative.

REMEDIAL ACTION

The field team will incorporate daily GSR tracking to log equipment usage, material usage, transportation of personnel and equipment, and resource consumption throughout the entirety of the Remedial Action (RA). Daily



GSR tracking logs will be included as an attachment to the daily field reports submitted to the NYSDEC Project Manager. At the end of the RA, the tracking logs will be used to develop an accurate footprint analysis for environmental impacts from the implementation. The SiteWise™ Tool will be utilized to develop the environmental footprint analysis of the RA and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

A GSR evaluation will be provided as an attachment to the Final Engineering Report (FER) and include the footprint analysis and a summary of the analysis inputs and the sustainability metrics.

During the RA and construction, GSR practices will be implemented to limit environmental impacts. This will include the following practices at a minimum:

- Limit the use and idling of generators, excavation equipment, and vehicles to reduce emissions.
- Minimize truck travel for disposal of waste generated during the implementation of the remedy by selecting local disposal facilities.
- Manage onsite resources and materials efficiently.
- Use of local subcontractors to minimize vehicle emissions during commute.
- Request that subcontractors use clean diesel equipment to reduce emissions.
- Request project staff and subcontractors to use public transportation to the extent practicable.
- Reduce waste, increase recycling and increase reuse of materials that otherwise be considered waste.

Additional best management practices (BMPs) may be implemented depending on the selected remedy. Additional BMPs will be evaluated and documented in the RAWP

SITE MANAGEMENT

Should ongoing site management (SM) be necessary, a Site Management Plan (SMP) will be prepared utilizing NYSDEC's latest template. The SMP will include a footprint analysis to estimate the environmental impacts of the proposed on going activities that may include regular site inspections, groundwater monitoring, and/or operation and maintenance of a sub-slab depressurization system (SSDS). The footprint analysis will be completed utilizing the SiteWise™ Tool and include the same metrics for evaluation outline in the RA Section. The footprint analysis will be included in a GSR Evaluation appendix to the SMP which will summarize the analysis' inputs and resulting metrics. A climate change resiliency screening analysis will also be included in the SMP utilizing the NYSDEC Climate Screening Checklist and available climate change planning tools, such as FEMA's RAPT and CMRA's Assessment Tool.



Periodic Review Reports (PRRs) and System Optimization Reports (SOR) will also include footprint analysis for evaluation of the reporting periods impacts and the estimated impacts for any proposed optimizations. Daily tracking of equipment usage, material usage, transportation of personnel and equipment, and resource consumption will be included on the GSR logs as part of the daily field reports during SM activities. These logs will be utilized in the preparation of the footprint analyses for the PRRs for each reporting period. SORs will also include a climate change resiliency analysis for assessing the proposed optimizations at the Site.

During the SM, efforts will be made to reduce environmental impacts based upon the required components. The party responsible for the SM will incorporate multiple tasks into a single mobilization and reduce transportation related impacts. For instance, if an annual inspection and quarterly groundwater monitoring are required, including the site inspection during one of the groundwater monitoring events annually will reduce transportation related emissions for the SM. Similarly, higher efficiency equipment and vehicles will be utilized whenever possible during the SM phase.

REDEVELOPMENT

The planned development includes the installation of a new bulkhead on Lot 462 and construction of a 3-story residential building with a parking garage on the first floor that is partially submerged below grade on lots 462 and 463, a private garage and storage building for residents on Lot 461, commercial space for a restaurant and retail on lots 461, 462, and 463, a parking lot on lots 428, 429, and the parcel west of 429, and a pocket park on lots 428 and 429. The proposed development plans to include a boardwalk that extends around the perimeter of the bulkhead on Lot 462 to provide a scenic public greenway. The proposed pocket park on lots 428 and 429 will be along Main Street and allow for public greenspace for community use. Parking areas are proposed to include electric charging stations for vehicles owned by residents or customers of the commercial spaces. A Climate Screening Checklist evaluating the preliminary proposed development is included as Attachment A.



July 2025

Port Washington, NY

Page | 5

Attachment A – Climate Screening Checklist

Climate Screening Checklist

Background

- Qualified Environmental Professional: **Victoria Whelan, P.G.**
- Project Manager: **Ron Lombino**
- Site Name: **Inspiration Wharf**
- Site Number: **TBD**
- Site Location: **403-405 & 413-415 Main Street, Port Washington, NY**
- Site Elevation (average above sea level): **Approximately 9 feet above sea level (from google earth).**



- ClimAID region: **Region 4—New York City and Long Island**

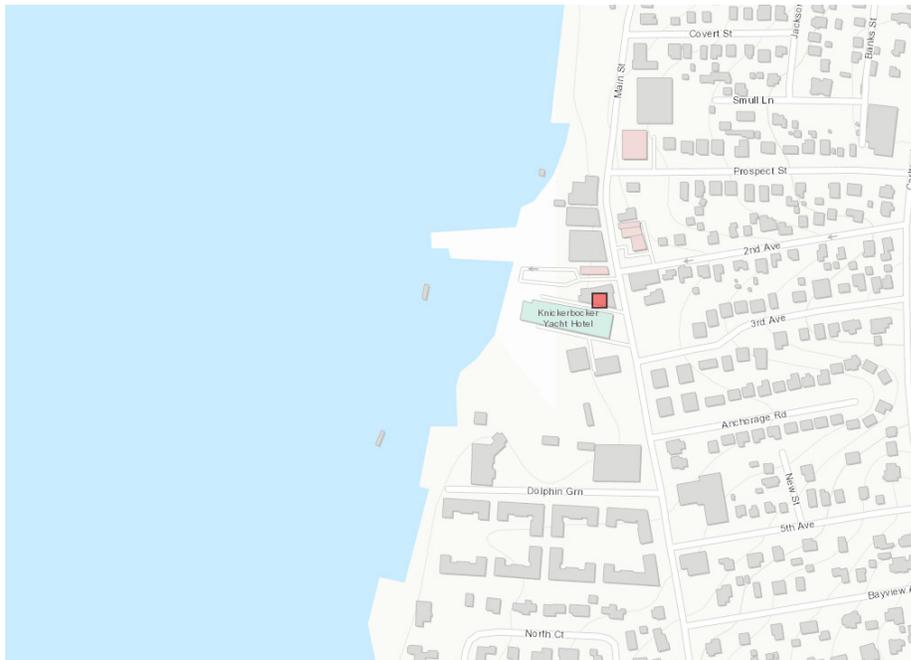


- Remedial Stage/Site Classification: **Application Stage**
- Contamination -- Media Impacted/Contaminants of Concern:
- **Limited investigations have been performed to characterize soil and groundwater at the site. Preliminary results reported indicate contamination of metals (primarily mercury and lead), SVOCs (primarily PAHs), and Pesticides (primarily 4,4'-DDE and 4,4,'-DDT) in soil and groundwater.**

- Proposed/Current Remedy: **The proposed development at the Site includes the installation of a new bulkhead and the construction of new 3-story residential building with partially submerged parking on the first level, a parking lot, a private garage and storage building for tenants, two 1-story commercial buildings (retail and restaurant), and a pocket park.**
- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years? **The development is planned to be in place for 30+ years and the future remedy will be designed to ensure protection of human health and the environment throughout the developments life cycle.**

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](https://www.dec.ny.gov/locations/decinfolocator))?

Yes No



If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

Yes No

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

Yes No

Climate Screening Table*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) ¹	Projected Change (Put the reference document/model used here) ³	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) ⁴
Precipitation	Y	Based upon NOAA's Climate Mapping for Resilience & Adaptation (CMRA) Tool the annual rain fall is projected to increase between 4.0 and 5.4 inches by the end of the century.	Y	Y – The parking level on the bottom of the residential building will be extend to approximately 5 feet above grade raising residential dwellings out of low lying areas of potential flooding.
Temperature (Extreme Heat or Cold Weather Impacts) ²	Y	Based upon NOAA's CMRA Tool, by the end of the century there will be an estimated increase of between 1,532.6 and 2,106.0 cooling degree days.	N	Y – The proposed development will is not susceptible to extreme temperatures and proper insulation will be utilized for all buildings.
Sea Level Rise	Y	Based upon the NOAA's Sea Level Rise Viewer the site is impacted at 4 feet of SLR and entirely submerged with 6.5 feet of sea level rise.	Y	Y - The parking level on the bottom of the residential building will be extend to approximately 5 feet above grade raising residential dwellings out of low lying areas of potential flooding.

<p>Flooding⁵</p>	<p>Y</p>	<p>Based upon FEMA’s Resiliency Analysis Planning Tool, the site does fall within the 100 year flood plain.</p>	<p>Y</p>	<p>Y - The parking level on the bottom of the residential building will be extend to approximately 5 feet above grade raising residential dwellings out of low lying areas of potential flooding.</p>
<p>Storm Surge</p>	<p>Y</p>	<p>NOAA’s Storm Surge Risk Maps tool indicates that the site is not impacted by category 4 or lower hurricane storm surges.</p>	<p>N</p>	<p>N/A</p>
<p>Wildfire</p>	<p>N</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Drought</p>	<p>N</p>	<p>Based upon NOAA’s CMRA Tool, by the end of the century there will be an estimated increase of between 2.3 and 5.7 days without precipitation per year, but annual precipitation will increase between 4.0 and 5.4 inches.</p>	<p>N/A</p>	<p>N/A</p>
<p>Storm Severity (could include high winds, lightning, etc.)</p>	<p>N</p>	<p>Based upon FEMA’s Resiliency Analysis Planning Tool, there is no increase</p>	<p>N</p>	<p>N/A</p>

		in storm severity outlook.		
Landslides	N	N/A	N/A	N/A
Other Hazards:	Seismic Activity – N	Based on FEMA’s National Risk Index, the census track of the development area has a very low risk for earthquakes.	N/A	N/A

*Links to potential data sources can be found on the following page

¹ If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

² Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 30 degrees F (NYSERDA ClimAID report), Note: this is important for sites with active remedial systems/sites where the remedy relies on the electrical grid

³ List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

⁴ If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

⁵ For system sites- components (e.g. electrical wiring and panels) should be evaluated to determine if they would need to be raised to avoid flooding.

Required Next Steps (If no further action, provide justification):

No further action is required for the evaluation of the remedial investigation resiliency. Climate related impacts would only impact the scheduling of the field work for the investigation. Monitoring wells will be the only lasting portions of the remedial investigation at the site and are not impacted by the climate impacts evaluated.

Exhibit P

NASSAU COUNTY DEPARTMENT OF HEALTH

Mark Frey
GZA GeoEnvironmental, Inc.
324 South Service Rd., Ste 119
Melville, NY 11747

Foil Number: 401655
Re: Property
413 Main St.
Port Washington

Dear Mark Frey:

Your request for access to records of the Department of Health, the Toxic and Hazardous Material Program and the Water Supply Program have been approved. Records will be made available during normal working hours at 200 County Seat Drive, Mineola, NY. There will be a \$0.25 per page fee for photocopying any records.

**PLEASE NOTE: We now have a searchable database for our Petroleum/Hazardous Material storage facilities. It can be found at the following link: <https://apex5.nassaucountyny.gov/ords/f?p=118:107>
PLEASE CAREFULLY READ THE INSTRUCTIONS ON THE PAGE BEFORE REQUESTING FILES.
There is also a searchable database for small tank (residential homes) abandonments and removals at the following link: <https://apex5.nassaucountyny.gov/ords/f?p=340:97>**

The Programs have searched its files for records pertaining to your request and found the following records to exist:

Small Tank/Homeowner

To schedule an appointment to review any above listed file(s) regarding toxic and hazardous materials storage **ONLY**, please contact Cathleen Koestner at petrochemfoil@nassaucountyny.gov.

Please contact Matthew Vathalloor at (516) 227-9692 to schedule an appointment to review any above listed file(s) regarding hazardous waste sites, water quality, underground injection control, sewer connections, realty subdivisions and private sewage disposal.

Very truly yours,

Cathleen Koestner

Cathleen Koestner
Records Access Officer



2018 NACCHO LOCAL HEALTH DEPARTMENT OF THE YEAR
200 COUNTY SEAT DRIVE, MINEOLA, NEW YORK 11501
Phone: 516-227-9691 Fax: 516-227-9613





GZA
Geo
of

BRUCE A. BLAKEMAN
NASSAU COUNTY EXECUTIVE



NASSAU COUNTY DEPARTMENT OF HEALTH

July 07, 2025

Current Resident
413 MAIN ST.
PT WASHINGTON NY 11050

RE: ABANDONMENT
413 MAIN ST.
PT WASHINGTON NY 11050

To Whom It May Concern:

This letter is to verify that the following tank abandonment information was filed with the Nassau County Department of Health.

Date Abandonment Completed:	12/20/2017
Tank Size:	550 Gallons
Fill Material:	SAND
New Gas Conversion	Yes
New Tank Size:	
Dec Spill # (if applicable)	
New Location:	Gas Conversion

Note: An above ground tank may be installed outdoors, indoors, or in a basement

Contractor: E.D. KING

Comments:

If you have any questions regarding this information call the Office of Toxic and Hazardous Materials Storage at (516) 227-9691.

Office of Toxic and Hazardous Materials Storage

200 COUNTY SEAT DRIVE, MINEOLA, NEW YORK 11501
Phone: 516-227-9691 Fax: 516-227-9613

