

**Cornerstone Hicksville LLC  
Brownfield Cleanup Program Application  
20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
20 Jerusalem Avenue and 40 Jerusalem Avenue  
Hicksville, New York 11801**



**Legal & Consulting Team:  
Knauf Shaw LLP & GEI Consultants.  
April 2026**

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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.

a. 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 12233-7015

Form with fields for SITE NAME, application amendment questions, and site numbers. Includes radio buttons for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 20-40 Jerusalem Ave Dry Cleaner Dry Wells Site						
ADDRESS/LOCATION 20 Jerusalem Avenue and 40 Jerusalem Avenue						
CITY/TOWN Hamlet of Hicksville				ZIP CODE 11801		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Town of Oyster Bay						
COUNTY Nassau				SITE SIZE (ACRES) 1.740		
LATITUDE			LONGITUDE			
40	°	45	'	58.4994	"	
				-73	°	
				31	'	
					31.44	
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.						
<b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b>						
Parcel Address		Section	Block	Lot	Acreage	
20 Jerusalem Avenue		11	179	p/o 324	0.24	
20 Jerusalem Avenue		11	179	325	1.28	
40 Jerusalem Avenue		11	179	102	0.22	
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 type="radio"/>	<input checked="" 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 <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>N/A</u> 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"/>

<b>SECTION I: Property Information (continued)</b>		<b>Y</b>	<b>N</b>						
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 type="radio"/>	<input checked="" 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%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
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%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </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"/>						
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>									
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.		<b>Y</b>	<b>N</b>						
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"/>						
<b>NOTE:</b> 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.									
<b>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.</b>									
<b>Initials of each Requestor:</b>  _____									

**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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).  
 Is this information attached?  Yes  No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.  
 Is this information clearly identified in the BCP project schedule?  Yes  No  N/A

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 1/2-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" 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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>Hicksville Downtown I (HD-I)</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 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 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"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		
	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?		
	<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.		
	<input checked="" type="radio"/>	<input type="radio"/>
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"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Please see Support Narrative Document - Multiple Owners		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE 11758
PHONE	EMAIL	
OWNERSHIP START DATE		
CURRENT OPERATOR Please see Support Narrative Document - Multiple Operators		
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input 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: VOCs, SVOCs, and metals in sediment.

- 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 checked="" 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: On-Site Dry Wells

SECTION VII: Requestor Information							
NAME Cornerstone Hicksville LLC							
ADDRESS 141 Merritts Road, 2nd Floor							
CITY/TOWN Farmingdale		STATE NY	ZIP CODE 11735				
PHONE (516) 249-2022	EMAIL anthony@terwilligerbartone.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input 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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . 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?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<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"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Anthony Bartone			
ADDRESS 141 Merritts Road, 2nd Floor			
CITY Farmingdale		STATE NY	ZIP CODE 11735
PHONE (516) 249-2022	EMAIL anthony@terwilligerbartone.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Gary Rozmus, P.E.			
COMPANY GEI Consultants			
ADDRESS 1000 New York Avenue, Suite B			
CITY Huntington Station		STATE NY	ZIP CODE 11746
PHONE (631) 760-9300	EMAIL grozmus@geiconsultants.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Avenue, 2600 Innovation Square			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

<b>SECTION IX: Program Fee</b>		
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.		
	<b>Y</b>	<b>N</b>
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"/>

<b>SECTION X: Requestor Eligibility</b>		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	<b>Y</b>	<b>N</b>
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.  <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<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"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul>

**SECTION XIII: Statement of Certification and Signatures**

(By requestor who is an individual)

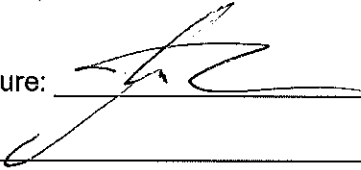
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) 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 Authorized Signatory (title) of Cornerstone Hicksville 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: 3/6/2026 Signature: 

Print Name: Anthony Bartone

**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 17*

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**

<b>Exhibit A</b>	Site Location Map, Base Map, and Street Map
<b>Exhibit B</b>	Tax Map – Before Reapportionment, Tax Map After Reapportionment, Survey Map and Metes and Bounds
<b>Exhibit C</b>	Brownfield Opportunity Area (“BOA”) Map, Environmental Justice (EJ) Map Disadvantage Communities Map (“DCM”), and En-Zone Map
<b>Exhibit D</b>	Flood Map
<b>Exhibit E</b>	Zoning Map
<b>Exhibit F</b>	Previous & Current Owners & Operators List
<b>Exhibit G</b>	Deeds
<b>Exhibit H</b>	Site Access Agreements
<b>Exhibit I</b>	Site Drawing Spider Maps
<b>Exhibit J</b>	NYS DOS Entity Information
<b>Exhibit K</b>	Written Consent
<b>Exhibit L</b>	Site Contact List
<b>Exhibit M</b>	Repository Letter
<b>Exhibit N</b>	Organizational Chart
<b>Exhibit O</b>	Nassau County DOH Tank Abandonment Form
<b>Exhibit P</b>	Initial Climate Screening Checklist

### **ENVIRONMENTAL REPORTS:**

1. April 2024 Phase I Environmental Site Assessment Report (20 Jerusalem Avenue) prepared by GEI Consultants, Inc. DBA GEI Consultants Engineering, Geology, Architecture & Landscape Architecture (“GEI”) for Terwilliger & Bartone Properties;
2. October 2024 Phase I Environmental Site Assessment Report (40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
3. March 2025 Phase II Environmental Subsurface Investigation (40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
4. July 2025 Phase II Supplemental Environmental Site Assessment (20 and 40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
5. February 2026 Phase I Environmental Site Assessment Report (20 and 40 Jerusalem Avenue) prepared by GEI for Cornerstone Hicksville LLC;
6. March 2026 Phase II Environmental Subsurface Investigation (20 Jerusalem Avenue) prepared by GEI for Cornerstone Hicksville LLC; and
7. March 2026 Remedial Investigation Work Plan prepared by GEI for Cornerstone Hicksville LLC.

## SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage <sup>1</sup>
p/o 20 Jerusalem Avenue	p/o 11-179-324	0.24
20 Jerusalem Avenue	11-179-325	1.28
40 Jerusalem Avenue	11-179-102	0.22

The Site located in Hicksville, New York 11801 and is approximately 1.74-acres (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are provided as Exhibit A.

### 1. Site Boundary and Tax Parcel Information

The Site boundary does not correspond to the tax boundary. The Tax Boundary Map, a Survey Map and Metes and Bounds are provided in Exhibit B. A 0.20-acre portion of Tax Lot 11-179-324 is being excluded from the BCP Site due to the location of the current Bank of America Building. Please note that Tax Parcels 11-179-324 and 11-179-325 are newly reappportioned. Parcel 324 contains a portion of the former parcels 11-179-7 (lots p/o 9, 10-16, p/o 17, p/o 18) and 11-179-19 (p/o lot 19). Parcel 325 contains the following former parcels: 11-179-5 (lots 5-6), p/o 11-179-7 (lots 7, 8, p/o 9, p/o 17, p/o 18, p/o 19), p/o 11-179-19 (lot p/o 19, 20-21), 11-179-29 (lots 29-30), 11-179-31 (lots 31-33), 11-179-125 (lots 125, 202, 323), 11-179-204 (lots 204, 223), and 11-179-227. All of these former lots are mentioned in the deeds and are shown on a prior historic Tax Map in Exhibit B - Tax Map Before Reapportionment but no longer exist as shown on the Tax Map - After Reapportionment, and the final Survey Map and Metes and Bounds.

### 2. Property Map

The Site Location Map, Base Map and Street Map are provided as Exhibit A. The Tax Map – Before Reapportionment, Tax Map – After Reapportionment, Survey and Metes and Bounds provided as Exhibit B.

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

The Site BOA, Disadvantaged Communities, Environmental Justice and En-Zone Maps are provided as Exhibit C. The Site is not located in an EnZone, Environmental Justice Area, Disadvantaged Community, or BOA.

### 6-11. Please refer to the BCP Application Form.

### 12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site that will impact the remediation. There is an ingress and egress access easement between the two current owners of the Site but this will be extinguished upon acquisition of the BCP Site by the Requestor.

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<sup>1</sup> The acreage is based on the Final Survey in Exhibit B showing new lots and associated acreage.

**13. Please refer to BCP Application Form.**

**14. Property Description and Environmental Assessment**

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
20 Jerusalem Avenue	11-179-324 (Portion of)
20 Jerusalem Avenue	11-179-325
40 Jerusalem Avenue	11-179-102

The Site located in a suburban area of the Hamlet of Hicksville, New York 11801. There are multiple unnamed ponds in the area surrounding the Site; however, none are located within a mile of the Site. The closest body of water to the Site appears to be a small pond located on the edge of the Underhill Preserve, which is approximately 2-miles northwest of the Site and the largest pond in the surrounding area is located approximately 2.7-miles east of the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.17 miles southeast of the Hicksville Station on the Long Island Railroad. Therefore, the proposed project is a transit-oriented development project.

B. Site Features

The Site is occupied by a single one-story masonry and wood-framed building located on the 40 Jerusalem Ave (Lot 102) parcel, which is occupied by the laundromat and deli tenants described below. The building does not have a basement, and it is approximately 3,600 square feet. The remainder of the Site (p/o Lot 324 and 325) is occupied by a parking lot, with a small Bank of America outbuilding utilized as a drive through ATM. The ATM will be removed as part of the project.

C. Current Zoning and Land Use

The Site is currently located in the HD-I (Hicksville Downtown I) District. See Exhibit E - Zoning Map. This District allows for commercial and residential use. The Site currently has commercial uses and is occupied by a laundromat and delicatessen. The surrounding properties are commercial in nature. North of the Site is a 3-story commercial office building. To the west of the Site is an undeveloped property used by the office building for parking. South of the Site is an undeveloped property used for parking. To the Site's east is a 1-story funeral home. The nearest residential area is approximately 0.03 miles south of the Site. The Site is not located within a Potential Environmental Justice Area, though there is a Potential Environmental Justice Area located northwest of the Site (Census Block Group: 15000US360595189006). Please see Exhibit C - EJ Map.

#### D. Past Use of the Site

The 40 Jerusalem parcel Site has been used for dry cleaning since 1967-68 until approximately 1994 at which time the former dry cleaning facility became a laundromat. Recently, part of the building became a deli. The 20 Jerusalem parcels were historically used as a church but then were used for several residential dwellings with associated detached auto garages until 1957 when the bank building that exists today on the portion of this lot that is not part of the BCP Site was constructed. The bank associated parking lot area located on the portion of the Lot 324 and Lot 325 is part of the BCP Site, including a small outbuilding currently utilized as a drive through ATM, which will be removed as part of the project.

The sanitary wastewater from the bank building is discharged to a septic/cesspool system located on the west side of the building, which was installed at the time this property was developed in 1957. According to information obtained from the Town of Oyster Bay Buildings Department, there is at least one cesspool and nine dry wells associated with this sanitary system with manhole covers on the surface. The historical building and tax assessor records indicated that the bank building utilized fuel oil for heating at the time the building was constructed.

The historical owners and operators associated with the Site are summarized in Exhibit F – Previous & Current Owners & Operators List – which is broken up by the former original historic lots.

#### E. Site Geology and Hydrogeology

According to the USGS Hicksville, New York topographic map, the general elevation for the area around the Site is 150 feet above mean sea level. Based upon Site-visit observations, the topography of the Site is generally flat. The regional topography gently slopes to the south. Based on review of the soil boring logs, the stratigraphy of the Site outside of the building footprint, consists of an approximate 4-inch cover of asphalt underlain by fine to coarse sand and silt with varying amounts of fine gravel, observed to a depth of 1 to 15 feet below grade surface (ft bgs).

According to the USGS Hydrologic Conditions Maps for Long Island, New York 2016, groundwater beneath the Site is expected to be encountered at a depth of 51-75 feet below ground surface (bgs). Additionally, the regional groundwater flow direction is expected to be in a southerly direction. Actual depth to groundwater in six on-Site temporary well was observed to be 55 ft bgs.

#### F. Environmental Assessment

In soil, VOCs detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) in the March 2025 Phase II included acetone (max of 0.08 mg/kg) and chloroform (max 3.5 of mg/kg). In the July 2025 Supplemental Phase II Cis-1-2-Dichloroethylene (max of 890 mg/kg), PCE (max of 76,000 mg/kg), and TCE (max of 3,400 mg/kg) were also detected in soil above the RRSCOs. VOCs in soil were detected at highest concentrations in the area of the former dry cleaner, at a depth of 14 to 15 ft. bgs. within a former equipment dry well identified in the spider maps as EDW-1.

SVOCs were also detected exceeding RRSCOs in DW-2, including benzo(a)anthracene (max of 13.5 mg/kg), benzo(a)pyrene (max of 15.4 mg/kg), benzo(b)fluoranthene (max of 20.5 mg/kg), benzo(k)fluoranthene (max of 14.3 mg/kg), chrysene (max of 25.2 mg/kg), dibenz(a,)anthracene (max of 3.8 mg/kg), and indeno(1,2,3-cd)pyrene (max of 11.2 mg/kg). DW-2 is located in the area behind the former dry cleaner.

In sediment samples taken from stormwater drywells and the septic system on-Site, VOCs were found exceeding Protection of Groundwater Soil Cleanup Objectives (PGSCOs), included 2-butanone (max of 0.23 mg/kg) and acetone (max of 0.6 mg/kg). SVOCs were also found exceeding PGSCOs including benzo(a)anthracene (max of 78.8 mg/kg), benzo(a)pyrene (max of 71.7 mg/kg), benzo(b)fluoranthene (max of 102 mg/kg), benzo(k)fluoranthene (max of 35.5 mg/kg), chrysene (max of 82.4 mg/kg), and indeno(1,2,3-cd)pyrene (max of 53.1 mg/kg). Mercury was also found exceeding PGSCOs, at a maximum of 1.76 mg/kg. Highest detections of SVOCs were found in stormwater dry well SW-10, located in the northern portion of the parking lot. However, significantly elevated concentrations of SVOCs were also detected in most of the stormwater dry wells across the site, at depths ranging from 8 to 16 ft. bgs.

In soil vapor, VOCs were detected within the 6 samples collected from the Site including 1,1-dichloroethylene (max of 63 µg/m<sup>3</sup>) cis-1,2-dichloroethylene (max of 111,000 µg/m<sup>3</sup>), ethyl benzene (max of 8.9 µg/m<sup>3</sup>), isopropanol (max of 25 µg/m<sup>3</sup>), methyl methacrylate (max of 24 µg/m<sup>3</sup>), methylene chloride (max of 56 µg/m<sup>3</sup>), n-heptane (max of 31 µg/m<sup>3</sup>), n-hexane (max of 56 µg/m<sup>3</sup>), o-xylene (max of 8.1 µg/m<sup>3</sup>), p- & m- xylenes (max of 15 µg/m<sup>3</sup>), propylene (max of 1,300 µg/m<sup>3</sup>), tetrachloroethylene (max of 95,000 µg/m<sup>3</sup>), toluene (max of 33 µg/m<sup>3</sup>), tetrahydrofuran (max of 55 µg/m<sup>3</sup>), trans-1,2-dichloroethylene (max of 3,400 µg/m<sup>3</sup>), trichloroethylene (max of 88,000 µg/m<sup>3</sup>), and vinyl chloride (max of 230 µg/m<sup>3</sup>).

#### **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 redevelopment of the Site entails construction of a single building containing a total of 106 units of which 11 will be for affordable workforce housing at 80% area median income, supporting local employees, first responders, veterans, and young professionals while contributing to Hicksville's broader affordability objectives. The ground floor of the building will contain approximately 3,247 square feet of retail space. The Site is a centrally located infill parcel in Downtown Hicksville, positioned within the Town of Oyster Bay's targeted redevelopment district and one block north of the Hicksville LIRR station, one of two "hub" stations connecting Long Island to NYC, which makes the project a transit-oriented development.

Hicksville received a \$10 million NYS grant to develop the Downtown Revitalization Initiative (DRI), which plan was designed to catalyze transit-oriented redevelopment, infrastructure enhancements, and environmental remediation of underutilized properties in Downtown Hicksville. The DRI Strategic Investment Plan identifies the Jerusalem Avenue corridor as a priority redevelopment sub-area intended for “enhanced walkability, pedestrian-oriented street frontage, and mixed-use housing.” Multiple DRI strategies emphasized converting aging commercial structures into modern, code-compliant, environmentally remediated residential buildings to support economic vitality and the long-term repositioning of Downtown Hicksville. Therefore, as a prominently located infill parcel in the Jerusalem Avenue corridor, remediation of this property directly advances the DRI goals.

### Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) is being submitted with this application and expected to be approved by NYSDEC by mid-summer 2026. Therefore, the Remedial Investigation (RI) is expected to be completed by late summer 2026. The RI Report (RIR) Remedial Action Work Plan (RAWP) will likely be completed by early fall 2026 for a 45-day NYSDEC review and comment and then will be subject to a 45-day public comment period, which should be completed by the end of 2026. In the interim, the Volunteer will be progressing the final local land use approvals during the rest of 2026, which are expected to be received before the end of 2026. Once the land use approvals are received, the anticipated closing will proceed soon thereafter, which again is projected to be an end of the year closing. The laundromat is anticipated to vacate 30 - 60 days in advance of closing. The deli will vacate possibly shortly after the closing depending on when the remediation is approved to commence by NYSDEC. Site preparation activities, which may include demolition of the building, cleaning of the sediment in the dry wells, removal of the septic tank, and removal of the 1,000 gallon tank, are expected to commence by the first quarter of 2027. The remediation will proceed thereafter with the easement (if required) submitted in June 2027, the Site Management Plan in September 2027 and the Final Engineering Report in October 2027. The Certificate of Completion is anticipated to be issued on or before the end of December 2027.

### **5. Green and Sustainable Remediation (GSR)**

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIR. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.

- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect

to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The building will be constructed using all LED light fixtures, energy efficient appliances, high density insulations, triple glazed windows, air sealants, and areas have been designated on the roof for solar supplemental power although solar is not being contemplated at this time the building is designed to accommodate it. Additionally, the site is currently all hardscaped with asphalt and concrete whereas the new project will incorporate new native plantings.

## **6. Climate Change Screening or Vulnerability Assessment**

The Site is entering the program at the investigation stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time; however, please see the initial Climate Screening Checklist included as Exhibit P. 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 an unnamed pond, which is approximately 2-miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

## **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).**

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat. Therefore, FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application as further described below.

The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

[https://gisservices.dec.ny.gov/gis/erm/?\\_gl=1\\*faquhx\\*\\_ga\\*MTA0MDU5ODAxMi4xNjk2NTEwOTc0\\*\\_ga\\_QEDRGF4PYB\\*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w](https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w)

## SECTION IV: LAND USE FACTORS

### 1. Current Zoning

The Site is within the HD-I District. *See* Exhibit E - Zoning Map.

### 2. Allowed Uses

The HD-I zoning district allows for residential and commercial uses.

### 3-4. Current Use

This Site is currently occupied by a laundromat (Lot 102), delicatessen (Lot 102), parking lot (p/o Lot 324 and Lot 325) and drive through ATM (Lot 324).

### 5. Intended Use Post Remediation

After the remediation, the Site will be used for a new residential building and which will include space for commercial/retail use.

### 6. Post Remediation Use

Post remediation use of the Site entails construction of a single building containing 11 units of workforce housing at 80% area median income, supporting local employees, first responders, veterans, and young professionals while contributing to Hicksville's broader affordability objectives.

### 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 Oyster Bay zoning laws and map.

### 10. Consistent with the Master Plan?

Yes, the project is consistent with the Hicksville Downtown Revitalization Initiative, which intends to promote transit-oriented development in the HD-I District, diversify the economy, and create a live-work-shop environment in the downtown area.

As noted above, Hicksville received a \$10 million NYS grant to develop the Downtown Revitalization Initiative (DRI), which plan was designed to catalyze transit-oriented

redevelopment, infrastructure enhancements, and environmental remediation of underutilized properties in Downtown Hicksville. The DRI Strategic Investment Plan identifies the Jerusalem Avenue corridor as a priority redevelopment sub-area intended for “enhanced walkability, pedestrian-oriented street frontage, and mixed-use housing.” Multiple DRI strategies emphasized converting aging commercial structures into modern, code-compliant, environmentally remediated residential buildings to support economic vitality and the long-term repositioning of Downtown Hicksville.

Therefore, as a prominently located infill parcel in the Jerusalem Avenue corridor, remediation of this property directly advances DRI goals by:

- Eliminating legacy contamination associated with historic commercial and dry-cleaning operations;
- Converting a low-density, environmentally toxic parcel into a vibrant mixed-use residential building;
- Reinforcing the DRI focus on transit-oriented development steps from the LIRR station; and
- Extending the momentum of ongoing downtown reinvestment.

Furthermore, the redevelopment program includes much-needed multifamily housing, responding to a well-documented regional shortage. The project will deliver 106 units of housing of which 11 will be affordable workforce housing at 80% AMI, supporting local employees, first responders, veterans, and young professionals while contributing to Hicksville’s broader affordability objectives. This housing aligns with the DRI’s stated priorities for economic diversification, residential density near transit, and creating a live-work-shop environment to support the downtown economy.

**SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION**

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
20 Jerusalem Avenue (324) and 20 Jerusalem Avenue (325)	<u>2020 Partners, LLC</u> Contact: David Grossman Address: 20 Jerusalem Avenue Hicksville, NY 11810 Phone Number: (516) 680-1896 Email: <a href="mailto:dgrossman@horizongroup.com">dgrossman@horizongroup.com</a>	8/30/2005
40 Jerusalem Avenue	<u>MJM Plus, Inc.</u> Contact: Michael Messina Address: 833 Broadway Massapequa, NY 11758 Phone Number: (516) 984-5944 Email: <a href="mailto:sortman123@aol.com">sortman123@aol.com</a>	10/2/2007

See correction deeds in Exhibit G for the 20 Jerusalem Ave parcels and bargain and sale deed for the 40 Jerusalem lot.

Requestor is not the owner of the parcels that make up the Site. MJM Plus, Inc. and 2020 Partners, LLC are the current owners of the Site. See Exhibits G - Deeds.

The operators of the Site are as follows:

Property/Lot	Operator/Operator Contact Information	Operation Start Date
20 Jerusalem Avenue (Lots p/o 324 and 325) These entities are using the Parking Lot but the building they occupy is not on the BCP Site	<u>Bank of America</u> Contact: Dylan Simms Address: 20 Jerusalem Avenue Hicksville, NY 11801 Phone Number: (516) 595-0463 Email: dylan.simms@ml.com	2005
	<u>The Horizon Group</u> Contact: David Grossman Address: 20 Jerusalem Avenue Hicksville, NY 11801 Phone Number: (516) 680-1896 Email: <a href="mailto:dgrossman@thehorizongroup.com">dgrossman@thehorizongroup.com</a>	2005
40 Jerusalem Avenue (Lot 102)	<u>Hicksville Laundry Center</u> Contact: Michael Messina Address: 40 Jerusalem Ave, Unit 1 Hicksville, NY 11801 Phone Number: (516) 984-5944 Email: <a href="mailto:sortman123@aol.com">sortman123@aol.com</a>	2007
	San Eduardo Deli & Bakery Contact: Walter Canales Address: 40 Jerusalem Ave Hicksville, NY 11801 Phone Number: (516) 513-1542 Email: N/A	2018

The Previous & Current Owner & 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) April 2024 Phase I Environmental Site Assessment Report (20 Jerusalem Avenue) prepared by GEI Consultants, Inc. DBA GEI Consultants Engineering, Geology, Architecture & Landscape Architecture (“GEI”) for Terwilliger & Bartone Properties;

- b) October 2024 Phase I Environmental Site Assessment Report (40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
- c) March 2025 Phase II Environmental Subsurface Investigation (40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
- d) July 2025 Phase II Supplemental Environmental Site Assessment (20 and 40 Jerusalem Avenue) prepared by GEI for Terwilliger & Bartone Properties;
- e) February 2026 Phase I Environmental Site Assessment Report (20 and 40 Jerusalem Avenue) prepared by GEI for Cornerstone Hicksville LLC;
- f) March 2026 Phase II Environmental Subsurface Investigation (20 Jerusalem Avenue) prepared by GEI for Cornerstone Hicksville LLC; and
- g) March 2026 Remedial Investigation Work Plan prepared by GEI for Cornerstone Hicksville LLC.

## 2. Sampling Data

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

## 3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs in soil; VOCs, SVOCs, and metals in sediment; and petroleum-related VOCs, chlorinated solvents, and other VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

**Soil:**

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGSCO (mg/kg)	Depth (ft-bgs)
<b>VOCs</b>						
Cis-1,2-Dichloroethene	1	2	890	41	0.19	14–15
Acetone	0	2	0.08	100	0.05	8
Chloroform	0	1	3.5	49	0.037	8
Tetrachloroethene	2	2	76,000	18	1.3	14–15
Trichloroethene	1	2	3,400	6.4	0.47	14–15
<b>SVOCs</b>						
Benzo(a)anthracene	2	2	13.5	1	1	8
Benzo(a)pyrene	2	0	15.4	1	22	8
Benzo(b)fluoranthene	2	2	20.5	1	1.7	8
Benzo(k)fluoranthene	1	2	14.3	3.9	1.7	8
Chrysene	2	2	25.2	3.9	1	8
Dibenz(a,)anthracene	2	2	3.8	0.33	1	8
Indeno(1,2,3-cd)pyrene	2	1	11.2	0.5	8.2	8

**Sediment:**

Analytes	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGSCO (mg/kg)
<b>VOCs</b>					
2-Butanone	0	1	0.23	100	0.1
Acetone	0	4	0.6	100	0.05
<b>SVOCs</b>					
Benzo(a)anthracene	14	14	78.8	1.4	1
Benzo(a)pyrene	6	5	71.7	1	22
Benzo(b)fluoranthene	15	15	102	1.4	2.1
Benzo(k)fluoranthene	11	13	35.5	4.9	2
Chrysene	13	16	82.4	4.9	1
Indeno(1,2,3-cd)pyrene	10	9	53.1	1.4	6.6
<b>Metals</b>					
Mercury	2	2	1.76	0.3	0.3

**Soil Vapor:**

Analytes	Total Detections	Max Detection ( $\mu\text{g}/\text{m}^3$ )	NYSDOH Matrices ( $\mu\text{g}/\text{m}^3$ )	Type
<b>VOCs</b>				
1,1-Dichloroethylene	2	<b>63</b>	Mitigate if 60 and above	SV
Cis-1,2-Dichloroethylene	3	<b>110,000</b>	Mitigate if 60 and above	SV
Ethyl Benzene	1	8.9	Mitigate if 600 and above	SV
Isopropanol	2	25		SV
Methyl Methacrylate	1	24		SV
Methylene Chloride	2	56	Mitigate if 1,000 and above	SV
n-Heptane	2	31		SV
n-Hexane	3	56		SV
o-Xylene	1	8.1		SV
p- & m- Xylenes	1	15		SV
Propylene	3	1,300		SV
Tetrachloroethylene	3	<b>95,000</b>	Mitigate if	SV

			1,000 and above	
Toluene	2	33	Mitigate if 3,000 and above	SV
Tetrahydrofuran	3	55		SV
Trans-1,2-Dichloroethylene	3	3,400		SV
Trichloroethylene	3	<b>88,000</b>	Mitigate if 60 and above	SV
Vinyl Chloride	1	<b>230</b>	Mitigate if 60 and above	SV

**\*Bolded numbers indicate max detections requiring mitigation.**

#### 4. Past Land Use

##### 1. Past Use of the Site

Beginning around 1908, the 40 Jerusalem parcel was occupied by a small residential dwelling. In 1966, the building that exists on the 40 Jerusalem parcel was constructed. When the current building was constructed, two 550-gallon USTs were also installed. Fashion Cleaners Shirt Launderers, a dry cleaner, began operating on-Site in 1967-68. The 40 Jerusalem parcel has been used for dry cleaning between approximately 1968 and until approximately 1994. Nassau County Department of Health records indicate that a fuel oil UST was closed in place on-Site in 1994. In 1994, a laundromat began operating in the space that was previously occupied by the dry cleaner, and the laundromat is still in operation. Adjacent to the laundromat within the same building at 40 Jerusalem Avenue is a second commercial tenant currently operating a delicatessen.

The 1895 and 1902 Sanborn maps indicated the 20 Jerusalem parcels were primarily undeveloped land except for a small church located in the portion of the site presently occupied by the 3-story building. The 1908, 1917, 1925, and 1947 Sanborn maps depict the small church and the addition of several residential dwellings and associated detached auto garages. The dwellings increase in numbers as the years progress. 1968 Sanborn map depicts the bank building that exists today as occupied by the Meadowbrook National Bank. The bank building is shown to have a 1957 date of construction. All other former buildings were demolished at this time and the portion of the 20 Jerusalem parcels that is part of this BCP Site were turned into parking lot areas. The sanitary wastewater from the bank building is discharged to a septic/cesspool system located on the west side of the building, which was installed at the time this property was developed in 1957 and according to information obtained from the Town of Oyster Bay Buildings Department, there are nine cesspool units associated with this sanitary system with manhole covers on the surface. The historical building and tax assessor records indicated that the bank building utilized fuel oil for heating at the time the building was constructed.

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

In April 2024, GEI Consultants, Inc. (GEI) completed a Phase I Environmental Site Assessment (ESA) for the portion of the Site at 20 Jerusalem Avenue. This ESA identified three recognized environmental conditions (RECs) associated with this property, as well as one de minimis condition. For the first REC, GEI observed multiple open grate stormwater dry wells on this property, and these are often impacted by automotive lubricants and fluids, tire particles, vehicle exhaust, degrading asphalt, and/or parking lot sealants. Second, GEI found evidence that an on-Site septic/cesspool system receives the sanitary wastewater discharge from the bank building on this property. The third REC was the historic use of fuel oil for heating the building on-Site. GEI did not observe any USTs or ASTs on-Site, but recommended use of ground penetrating radar to investigate whether a UST was present. A final de minimis condition noted was the presence of an on-Site water supply well. Although this well was no longer in use, GEI recommended the well be properly decommissioned pursuant to NYSDEC regulations.

In October 2024, GEI completed another Phase I ESA for the portion of the Site at 40 Jerusalem Avenue. This Phase I ESA identified four RECs at the Site. The first REC was a historical 1,000-gallon fuel oil UST that was closed in place on the Site in 1994. No testing or closure information was available to GEI, and they considered the lack of this documentation as a REC. Second, GEI observed two open grate stormwater dry wells on the Site. These dry wells are often impacted by automotive lubricants and fluids, tire particles, degrading asphalt, and parking lot sealants. Third, the 1966 Site Plan depicts the Site as having a septic/cesspool system in front of the building and three equipment dry wells that appear to be connected to the building. GEI could not confirm when the septic system was closed. The fourth and final REC was the Site's historical use for dry cleaning operations for at least 20 years. These operations typically involve the storage and use of large quantities of dry-cleaning solvents, such as perchloroethylene.

GEI recommended a geophysical survey to identify subsurface anomalies that could be associated with the abandoned in-place fuel oil UST, and cesspool, and dry wells; a limited soil assessment, consisting of borings/probes and the collection and laboratory analysis of soil samples, to evaluate if impacts are present from the historical fuel oil UST as well as from the area of the historical cesspool system and three equipment dry wells; Soil/sediment samples be collected from within the stormwater dry wells; and groundwater sampling if soil/sediment impacts are noted from below the exterior drainage structures (dry wells and historical cesspool and three equipment dry wells).

In March 2025, GEI completed a Phase II ESI for the portion of the Site at 40 Jerusalem Avenue. This Phase II included a geophysical investigation that revealed an anomaly indicative of a UST on the southern side of the front parking lot area along Jerusalem Avenue. The five boring soil sampling program revealed multiple SVOCs exceeding their respective Restricted Residential Soil Cleanup objectives (RRSCOs), as well as PGSCOs. Two soil samples (SB-4 and SB-5) were collected in the front of the Site from the area identified during the GPR Survey as possibly being an UST closed in place at the Site and soil recovered at 8 to 10 feet from both borings exhibited a chemical odor as well as elevated PID readings, ranging from 5.7 to 30.7 ppm. Groundwater sampling from a single temporary well did not reveal any exceedances of AWQS. Several chlorinated VOCs in three soil vapor probes, two of which were collected samples at the depth of

the proposed subsurface future parking garage 15 ft bgs, and one of which was only 1 ft bgs in the vicinity of the dry wells. VOCs were detected at concentrations above the “mitigate” threshold of the NYSDOH Soil Vapor Matrices regardless of corresponding indoor air samples. The highest concentrations were found in the northwest corner of the front parking lot. GEI concluded that these high concentrations, including very high concentrations of PCE and TCE, are likely linked to the Site’s former use for dry cleaning.

GEI recommended further investigation and remediation of the source of the identified CVOCs on the Site based on the planned future construction and use of the Site for residential housing purposes since exposure risks may be present during redevelopment and construction activities. Based on the contaminants identified in Site soil vapor, prior to implementation of any redevelopment and construction activities, efforts should be made to identify and address the sources of identified CVOCs identified on the Site, which will require further investigation and remediation in the area of the equipment dry wells and other areas were not included in the Phase II ESI. In addition, the UST anomaly should be further investigated to confirm what this structure is and, if determined to be a UST, it should be properly removed or closed in accordance with all applicable NCDOH and other agency rules and regulations. Lastly, the sediments within the two impacted stormwater dry wells should be pumped/removed and properly cleaned and closed in accordance with NCDOH and USEPA Underground Injection Control (UIC) Program protocols.

In July 2025, GEI completed a Phase II Supplemental ESA for the entire Site. This supplemental ESA included a GPR survey that identified two dry well structures off the southwest corner of the building on-Site. Observations at the soil borings confirmed the presence of fill material including brick and concrete fragments between 1 and 2 feet bgs. Gray colored sediment exhibiting strong odors and PID concentrations of up to 4,585 ppm was noted at the surface of Equipment Dry Well 1. In soil samples, SVOCs were detected above RRSCOs in the southwestern portion of the Site. Chlorinated VOCs and SVOCs were also detected above PGSCOs in samples taken from equipment dry wells. Chlorinated VOCs were also detected in soil vapor samples, particularly along the eastern portion of the Site. Multiple VOCs were detected at extremely high concentrations at SV-1: cis-1,2-dichloroethene (8,390 µg/m<sup>3</sup>), tetrachloroethene (24,000 µg/m<sup>3</sup>), trans-1,2-dichloroethene (556 µg/m<sup>3</sup>), and trichloroethene (9,450 µg/m<sup>3</sup>). GEI stated that these concentrations likely resulted from the Site’s historic operation as a dry cleaner.

In February 2026, GEI completed a Phase I ESA for the entire Site. This ESA identified five RECs and one de minimis condition associated with the Site. First, GEI stated the presence of multiple open grate stormwater dry wells in the parking areas on the Site constituted a REC. Previous investigations at the Site revealed that these dry wells are heavily impacted by SVOCs. Second, evidence exists that the building at 20 Jerusalem Avenue discharges sanitary wastewater to an on-Site septic/cesspool system. Past investigations revealed VOCs and TPH in sediment samples taken from the septic system. Third, the building at 40 Jerusalem Avenue formerly used a cesspool in front of the building and three equipment dry wells; however, it is unknown when the septic system was closed. Sediment sampled from the equipment dry wells revealed elevated concentrations of SVOCs and chlorinated VOCs, including tetrachloroethane. Fourth, records indicate that both 20 and 40 Jerusalem Avenue were formerly heated by fuel oil. No physical evidence was found associated with a UST at 20 Jerusalem Avenue, but a 1,000-gallon UST was closed in place in 1994 at 40 Jerusalem, and an anomaly indicative of this UST was found during

the March 2025 Phase II ESA. GEI noted that no VOCs, SVOCs, or metals were detected above SCOs around this anomaly. Fifth, 40 Jerusalem's historic operation as a dry-cleaning business constitutes a REC. These operations typically entail use and storage of dry cleaning solvents, and the detections of chlorinated solvents on-Site in past investigations indicate that this historic operation has impacted the Site. The lone de minimis condition GEI Observed as on-Site water supply well located at 20 Jerusalem Avenue. It appeared that this well was no longer in use, and it should therefore be properly decommissioned.

In March 2026, GEI completed a Phase II Environmental Subsurface Investigation (ESI) for the Site for the portion of the Site at 20 Jerusalem Avenue. The geophysical investigation did not reveal any anomalies associated with a possible UST. This investigation focused taking samples in 15 open grate stormwater dry wells (SW-1 through SW-15) and one manhole with a solid cover (SWMH-16) and taking a sediment sample from the septic tank and the results were solely compared to the Protection of Groundwater Soil Cleanup Objectives (PGSCOs). The septic tank sampling revealed two VOCs, 2 butanone and acetone above PGSCOs and Total Petroleum Hydrocarbons (TPH) was detected at a concentration of 117 mg/kg. Some Poly Aromatic Hydrocarbons (PAHs) exceeding PGSCOs were found in the stormwater dry wells. Mercury was also detected above its applicable PGSCO. GEI recommended further investigation and sampling prior to closing the system in accordance with Nassau County Department of Health (NCDOH) and that all of the drywell has to be cleaned and registered with the USEPA Underground Injection Control (UIC) Program.

GEI also completed a RIWP for the Site in March 2026. The RIWP identified five areas of concern for the Site: (1) stormwater drywells across the Site where elevated concentrations of SVOCs and metals were previously detected; (2) the sanitary system on the northern portion of the property displayed an elevated concentration of mercury; (3) the area near the former dry cleaner equipment dry wells elevated concentrations of PCE were detected in soil and soil vapor; (4) the area of the previously abandoned UST; and (5) the potential presence of historic fill across the Site. To properly investigate these areas of concern, GEI will first conduct another geophysical investigation of the Site. For soil sampling, GEI plans on advancing 24 soil borings across the Site. Two of these soil borings will be advanced in the single-story commercial building on-Site, and the remaining 22 borings will be advanced across the Site's exterior down to the depth of the surrounding stormwater dry wells: between 8 and 16 feet bgs. Sediment samples will also be collected from the open grate stormwater dry wells in the parking lots on the Site. Groundwater sampling will be taken from 5 permanent groundwater monitoring wells that will be installed across the Site. Soil vapor sampling will be taken from 12 soil vapor probes across the Site, installed approximately 15 feet bgs. One ambient air sample will also be collected.

## **SECTION VII: REQUESTOR INFORMATION**

The Requestor is Cornerstone Hicksville LLC, a Delaware limited liability company doing business in New York, located at 141 Merritts Road, 2nd Floor, Farmingdale, NY 11735. Cornerstone Hicksville LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. The members are as follows. Please see Exhibit N – Organizational Chart.

1. Terwilliger Bartone Development LLC - Ron Terwilliger and Anthony Bartone (50/50)-

2. Southern Investments LLC
3. Frances B. Terwilliger
4. Brendan D' Loren

The Written Consent provides Anthony Bartone with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor Cornerstone Hicksville LLC. See Exhibit K - 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**

The answer to the question is “no” because the size of the tank is less than the 1,100-gallon size tank registration requirement, and the tank’s presence is known to the Nassau County Department of Health (NCDOH), which acknowledged through its records it was closed in place. The Phase II ESI conducted by GEI detected an anomaly indicative of UST on the southern side of the front parking lot area along Jerusalem Avenue, which is likely the closed in place 1,000 tank. Based on the Nassau County DOH abandonment documentation in Exhibit O, NCDOH is aware that the tank was abandoned in place. This tank will be removed as part of the site preparation remedial activities at the Site on the RAWP is approved.

## **REQUESTOR CERTIFICATION**

The Requestor certifies that it is a Volunteer, because it does not have nor has ever had a relationship with any of the past or current owners or operators of the Site that caused the contamination, beyond Requestor’s communications with current owners of the Site regarding purchase of the Site. Requestor was not an owner or operator of the Site at the time of any disposal. The Requestor does not yet own the Site, and it has performed all required environmental due diligence before moving to acquire the Site, including Phase I and II site investigations. Requestor has also exercised due diligence to the extent it has accessed the Site prior to ownership.

## **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 I, 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 L - Site Contact List. See Exhibit M - Repository Letter.

# **EXHIBIT A**

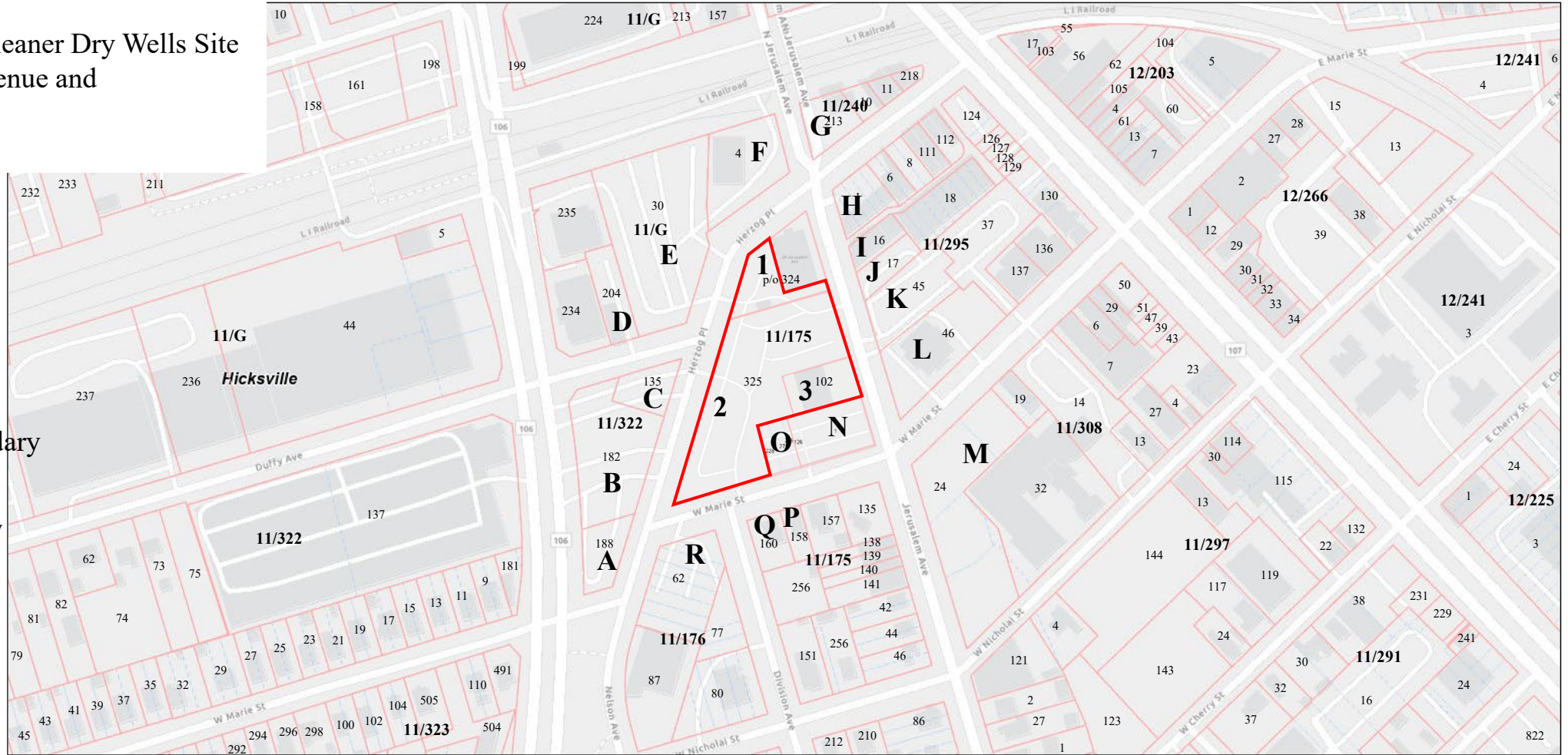
# BASE MAP

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
Portion of 20 Jerusalem Avenue and  
40 Jerusalem Avenue  
Hicksville, New York 11801

## Legend:

 Site Property Boundary

Corresponding page  
lists adjacent property owners by  
letter A – R



- 2/26/2026
-  Layers - Parcels
-  Parcels
-  Lots
-  Place - Basic Outline



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

<b>Number</b>	<b>Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>	<b>Lot Group</b>
<b>1</b>	2020 Partners, LLC	20 Jerusalem Avenue	11-179-p/o 324	N/A
<b>2</b>	2020 Partners, LLC	20 Jerusalem Avenue	11-179-325	N/A
<b>3</b>	MJM Plus, Inc.	40 Jerusalem Avenue	11-179-102	102-104

<b>Letter</b>	<b>Adjacent Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>	<b>Lot Group</b>
<b>A</b>	Joan VI, LLC and Joe VI, LLC	Nelson Avenue	11-322-188	N/A
<b>B</b>	Joan VI, LLC and Joe VI, LLC	Nelson Avenue	11-322-182	N/A
<b>C</b>	Joan VI, LLC and Joe VI, LLC	Nelson Avenue	11-322-135	N/A
<b>D</b>	The Garden of Love Church	8 Duffy Avenue	11-G-204	N/A
<b>E</b>	AR Hicksville LLC	4 Duffy Avenue	11-G-30	N/A
<b>F</b>	AR Hicksville LLC	2-10 Nelson Avenue	11-G-4	N/A
<b>G</b>	Herzog Place, LLC	30 Herzog Place	11-240-213	N/A
<b>H</b>	Bondco Trans Inc.	27 Herzog Place	11-295-1	1-5
<b>I</b>	21-23 Jerusalem, LLC	21-23 Jerusalem Avenue	11-295-16	N/A
<b>J</b>	Town of Oyster Bay	Audrey Avenue	11-295-17	N/A
<b>K</b>	Town of Oyster Bay	Audrey Avenue	11-295-45	N/A
<b>L</b>	Carriage Funeral Holdings	47 Jerusalem Avenue	11-295-46	N/A
<b>M</b>	Town of Oyster Bay	Jerusalem Avenue	11-208-24	24, 25, 33, 34, and 36
<b>N</b>	Joan VI, LLC and Joe VI, LLC	Jerusalem Avenue	11-179-1	1 and 126
<b>O</b>	Joan VI, LLC and Joe VI, LLC	W Marie Street	11-179-27	27, 226 and 228
<b>P</b>	Jose A. Chavez	63 Marie Street	11-175-158	N/A
<b>Q</b>	Dasaad Inc.	69 Marie Street	11-175-160	N/A
<b>R</b>	Joan V, LLC and Joe V, LLC	Newbridge Road	11-176-62	62-68

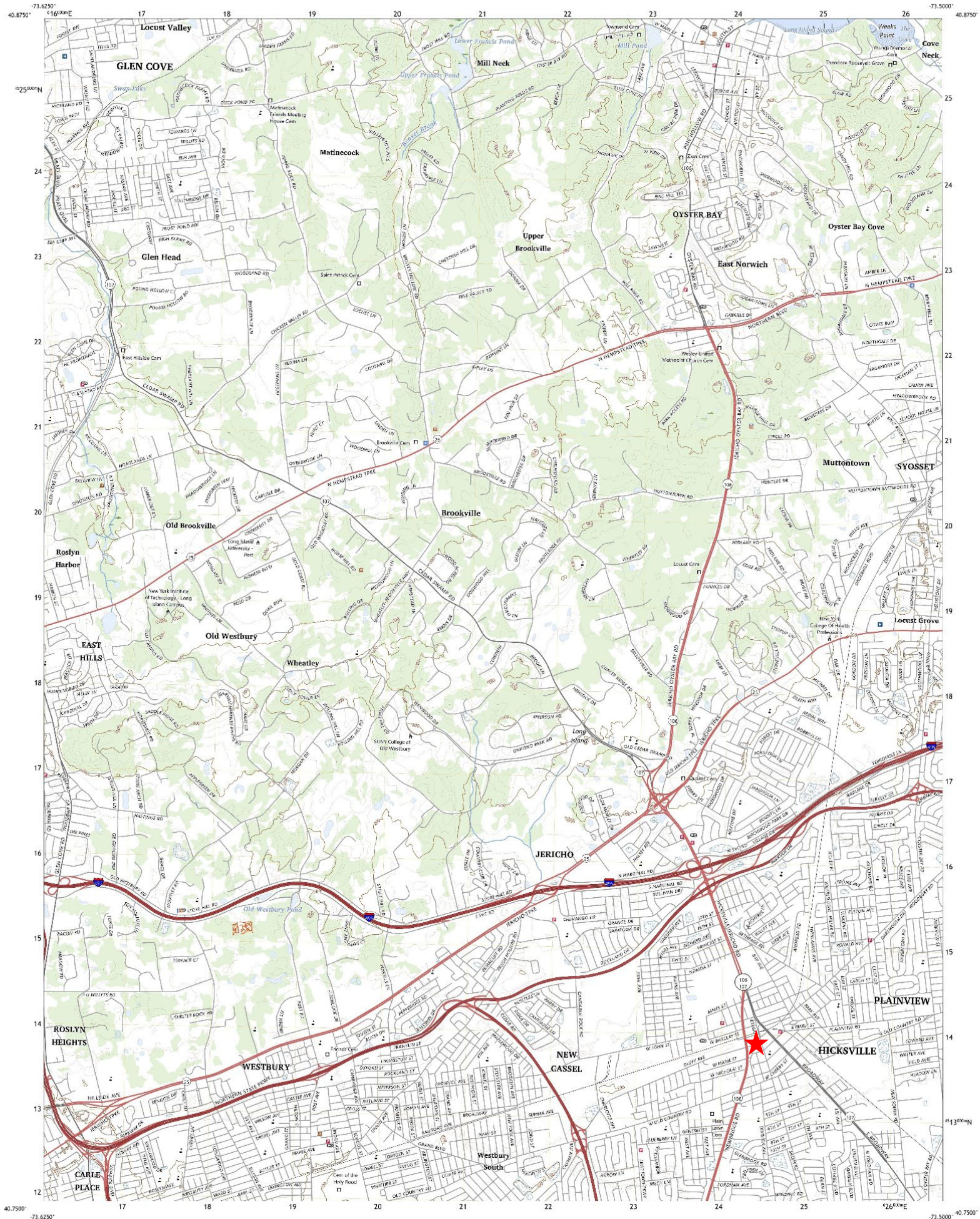
# SITE LOCATION MAP



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



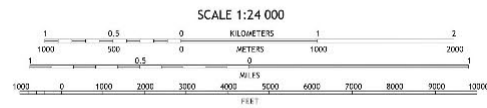
HICKSVILLE QUADRANGLE  
NEW YORK - NASSAU COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
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  
Hydrography: National Hydrography Dataset, 2004 - 2022  
Contours: National Elevation Dataset, 2015  
Boundaries: see metadata file 2020 - 2022  
Wetlands: PWS National Wetlands Inventory 2004



1	2	3
4	5	6
7	8	9

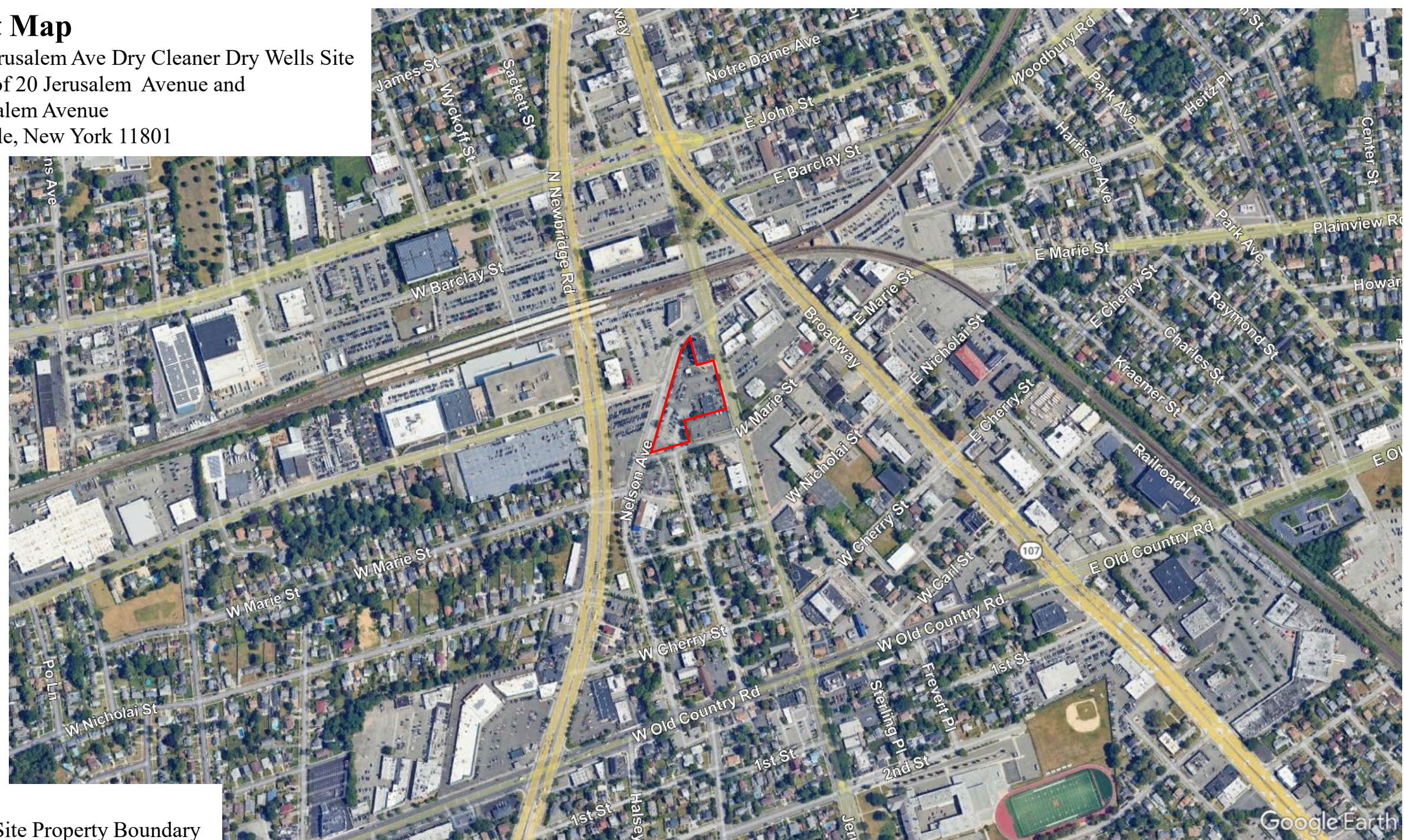
- 1 Main street
- 2 Edgeville
- 3 Wood Harbor
- 4 Sea Cliff
- 5 Westbury
- 6 Lybrook
- 7 Freeport
- 8 Hicksville

HICKSVILLE, NY  
2023



# Street Map

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
Portion of 20 Jerusalem Avenue and  
40 Jerusalem Avenue  
Hicksville, New York 11801



**Legend:**  
— Site Property Boundary

# **EXHIBIT B**

## **Description of BCP Area**

Nassau County Tax Map No.  
District 2489 Section 011, Block 179, Lots 102, P/O 324, 325

All that certain plot, piece or parcel of land, situate, lying and being in Hicksville, Town of Oyster Bay, County of Nassau and state of New York, bounded and described as follows:

Beginning at a point on the westerly side of Jerusalem Avenue from the corner formed by the intersection of Nelson Avenue and Jerusalem Avenue running thence South 07 Degrees 53 Minutes 52 Seconds East, 134.98 feet to the point or place of beginning.

Running thence from said point of beginning along the westerly side of Jerusalem Avenue South 07 degrees 53 minutes 52 seconds East, 217.22 feet;

Thence running westerly South 82 degrees 06 minutes 07 seconds West, 198.35 feet;

Thence running South 06 degrees 53 minutes 16 seconds East, 93.74 feet;

Thence running along the northerly side of West Marie Street, South 82 degrees 06 minutes 07 seconds West, 180.35 feet;

Thence running northerly from the intersection point of Nelson Avenue and West Marie Street North 25 degrees 01 minute 00 second East, 474.23 feet;

Thence running easterly along the southerly side of Nelson Avenue North 60 degrees 48 minutes 08 seconds East, 55.15 feet

Thence running South 07 degrees 59 minutes 43 seconds East, 107.27 feet;

Thence running southerly from Nelson Avenue North 82 degrees 02 minutes 16 seconds East, 71.09 feet to the point or place of beginning.

Containing within said bounds 75,765 square feet or 1.74 acres, more or less.

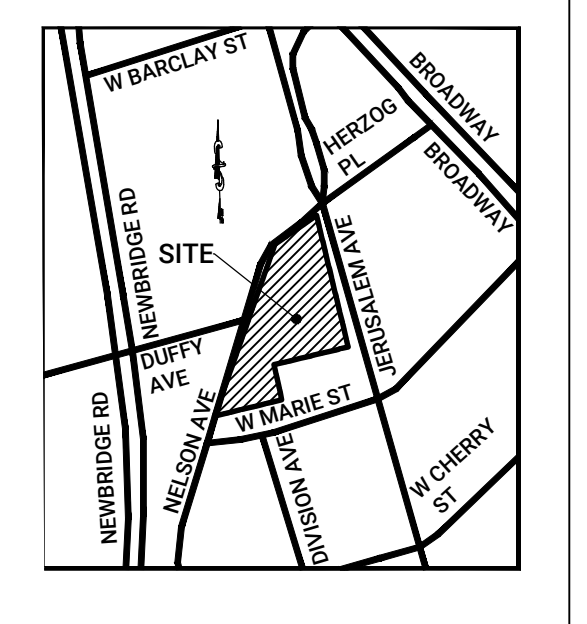
Drawing Name: P:\2024 Projects\2024-071\Minor Subdivision\2024-03-05 (2024-071) BCP Site Boundary Planning.dwg, Last Modified: Mar 05, 2026 - 4:48pm, Plotted on: Mar 05, 2026 - 5:10pm by dgraham



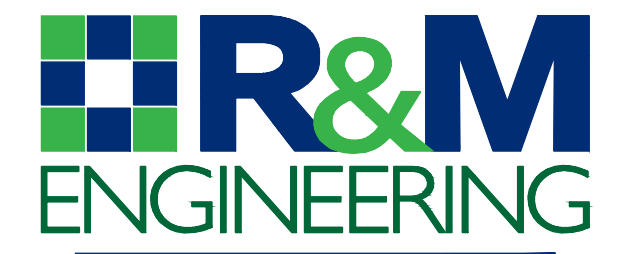
**SITE DATA**

NCTM:  
 SITE ADDRESS:  
 BCP SITE AREA:  
 EXISTING ZONE:  
 SUB-DISTRICT:  
 EXISTING USE:  
 WATER DISTRICT:  
 SEWER DISTRICT:  
 POST OFFICE:  
 FIRE DISTRICT:  
 SCHOOL DISTRICT:

DIST. 2489, SECT. 011, BLK. 179, LOTS 102, P/O 324, 325  
 20 JERUSALEM AVENUE, HICKSVILLE NY 11801  
 75,765 SF (1.74 AC)  
 HICKSVILLE DOWNTOWN DISTRICT (HD)  
 HD - 1  
 PARKING, OFFICE  
 HICKSVILLE WATER DISTRICT  
 NASSAU COUNTY SEWAGE DISTRICT  
 HICKSVILLE, 11801  
 HICKSVILLE FD  
 HICKSVILLE UFSD



KEY MAP  
 SCALE: 1" = 500'



**Robinson & Muller**  
 Engineers, P.C.  
 50 Elm Street  
 Huntington, NY 11743  
 Office: (631) 271-0576  
 Fax: (631) 271-0592  
 www.rmengineering.com

Mark	DESCRIPTION	DATE	BY
1.			

**PROPOSED  
 BCP SITE PLAN**

**20 JERUSALEM AVENUE**

SITUATED IN  
**HICKSVILLE**  
 TOWN OF OYSTER BAY,  
 NASSAU COUNTY, NEW YORK

Matthew K. Aylward, P.E.  
 NY State License No. 093172

APPLICANT:  
 CORNERSTONE HICKSVILLE LLC

NCTM: DISTRICT 2489, SECTION 11, BLOCK 179,  
 LOTS 102, P/O 324, 325

SHEET INFORMATION

R&M JOB NO.: 2024-071

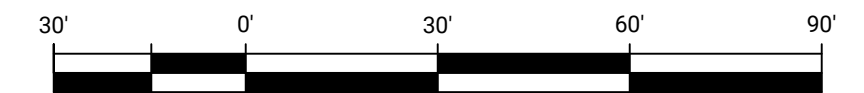
DATE: 03-05-2026

DRAWN BY: DJG

CHECKED BY: MKA

SCALE: 1"=30'

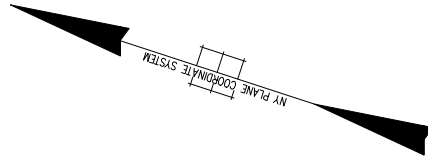
SHEET:  
**BCP-1**



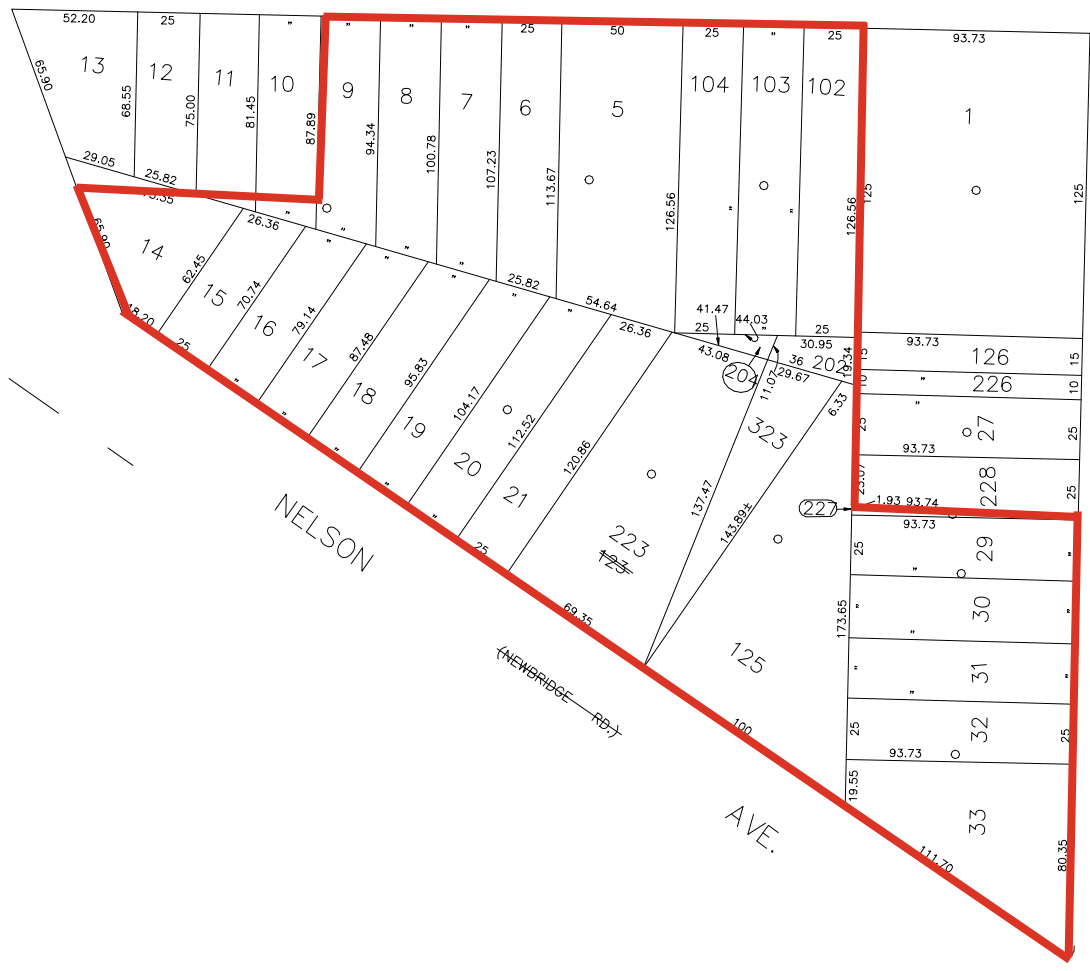
THIS PLAN IS BASED UPON THE SURVEY PREPARED BY LINE & GRADE SURVEYORS D.P.C., DATED NOVEMBER 26, 2024, PARCEL MAP DATA AND AERIAL PHOTOGRAPHS TAKEN FROM NEARMAP.



E 2,131,450



JERUSALEM AVE.



W. MARIE ST.

N 197,050

E 2,131,100  
N 197,650

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.	246
CALCULATED ACREAGE	754(C)
DEED ACREAGE	174
SCALED DIMENSION	327(S)
DEED DIMENSION	185.89
REFERENCE MAPS	
MAP NO.	

**POLICE**

County Police	3
Hicksville	9
Town of Oyster Bay	23
Hicksville	33

**FIRE PROTECTION**

SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	
Sewage Collection District #3-H	18
Town of Oyster Bay	85

**SPECIAL DISTRICTS**

PUBLIC PARKING	
Town of Oyster Bay - Unincorporated Area	A
SEWER	
Nassau County Sewage Disposal District #3	30
PARK	
Hicksville	57
IMPROVEMENT	
SIDEWALK	

**DRAINAGE**

Unincorporated Area of District #1	D
FIRE HYDRANT RENTAL	
GARBAGE	
Garbage District #1	93
ESCALATOR	
WATER POLLUTION CONTROL	
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	
Hicksville	17



**Nassau County**  
**Department of Assessment**  
Charles O'Shea, Chairman  
**Land & Tax Map**

Map Last Revised: January 17 2003

**SEC. 11**  
**BLK. 179**

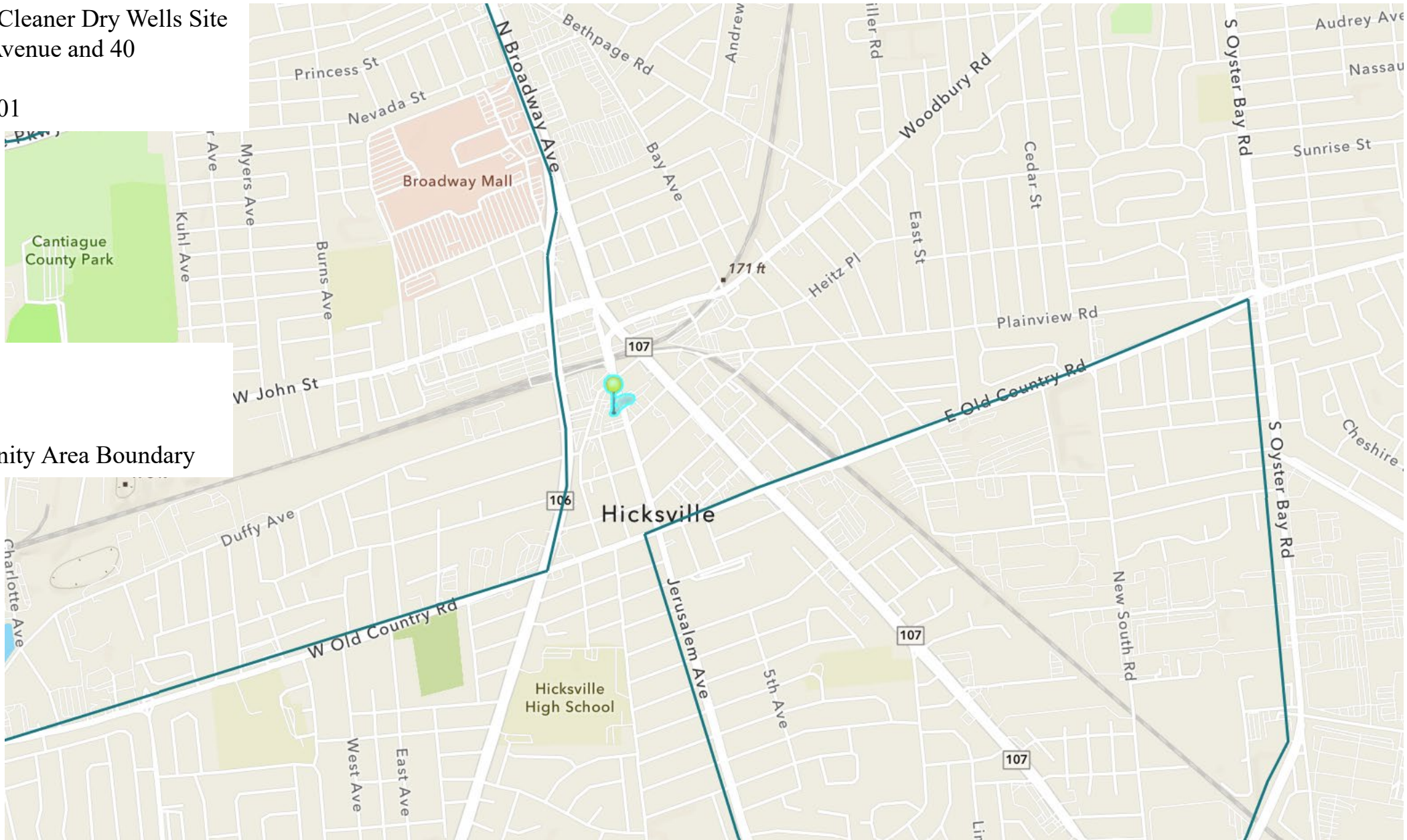
**SHEET 1 OF 1**

CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN		
011	1	18	2	23	3	33	39	85	87	9	93	A	D



# **EXHIBIT C**

# BOA Map

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
Portion of 20 Jerusalem Avenue and 40  
Jerusalem Avenue  
Hicksville, New York 11801



## Legend:

-  Site Location
-  Brownfield Opportunity Area Boundary

March 2026

Source: NYS DOS Geographic Information Gateway

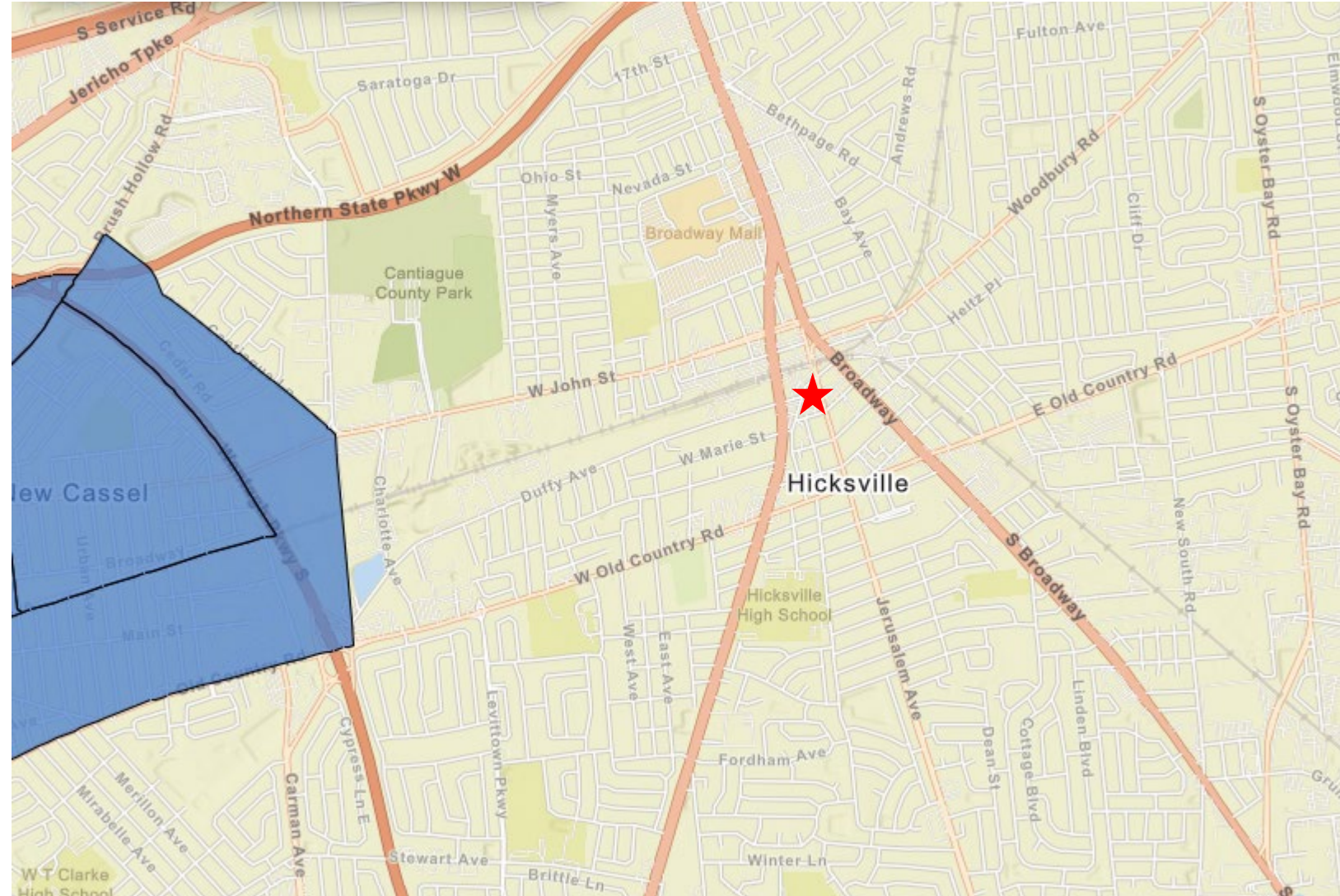
# Disadvantaged Communities Map

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site

Portion of 20 Jerusalem Avenue and

40 Jerusalem Avenue

Hicksville, New York 11801



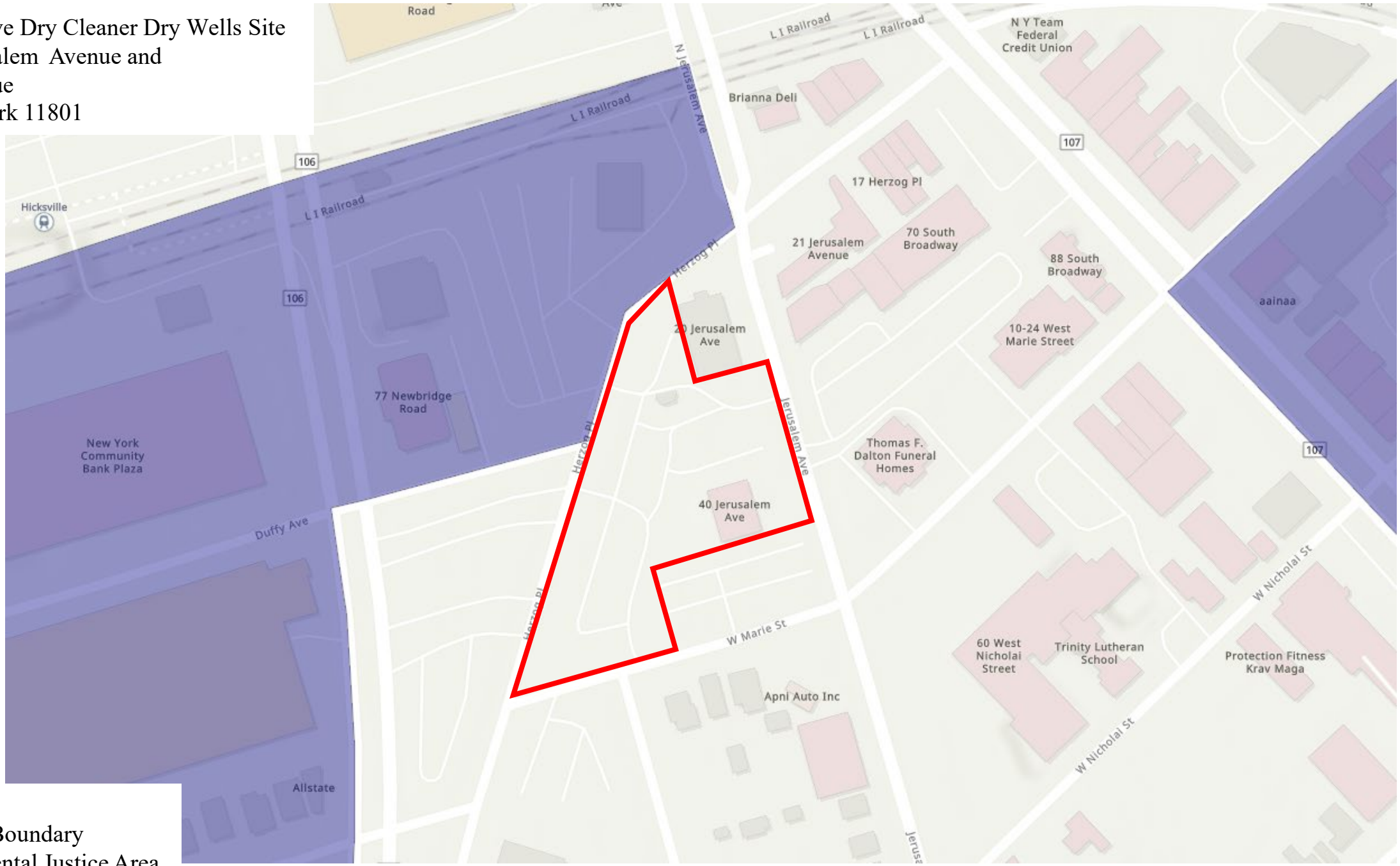
## Legend:

★ BCP Site Location

■ Disadvantaged Community

# EJ MAP

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
Portion of 20 Jerusalem Avenue and  
40 Jerusalem Avenue  
Hicksville, New York 11801



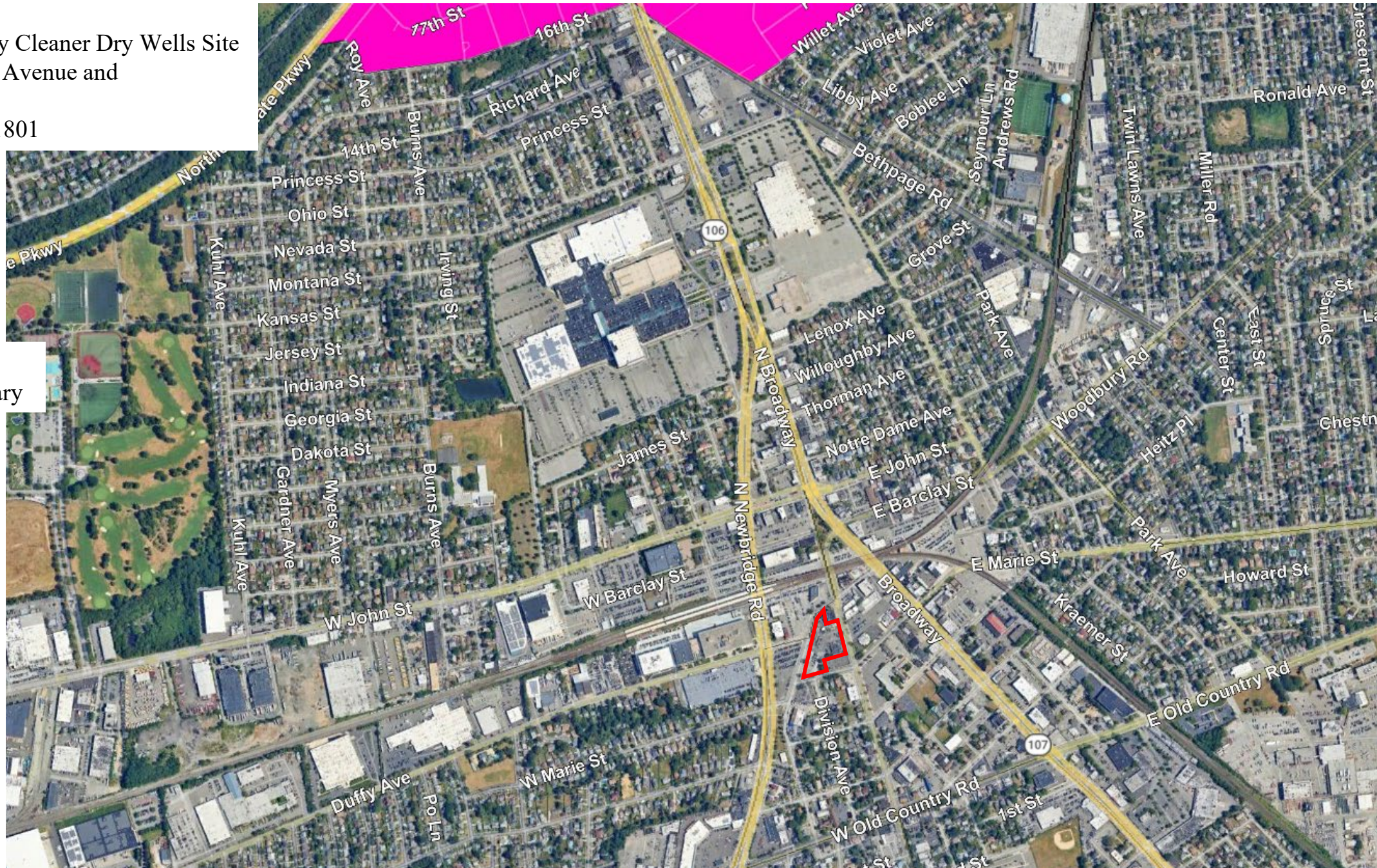
- Legend**
- BCP Site Boundary
  - Environmental Justice Area

# En-Zone Map

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
Portion of 20 Jerusalem Avenue and  
40 Jerusalem Avenue  
Hicksville, New York 11801

## Legend:

 BCP Site Boundary



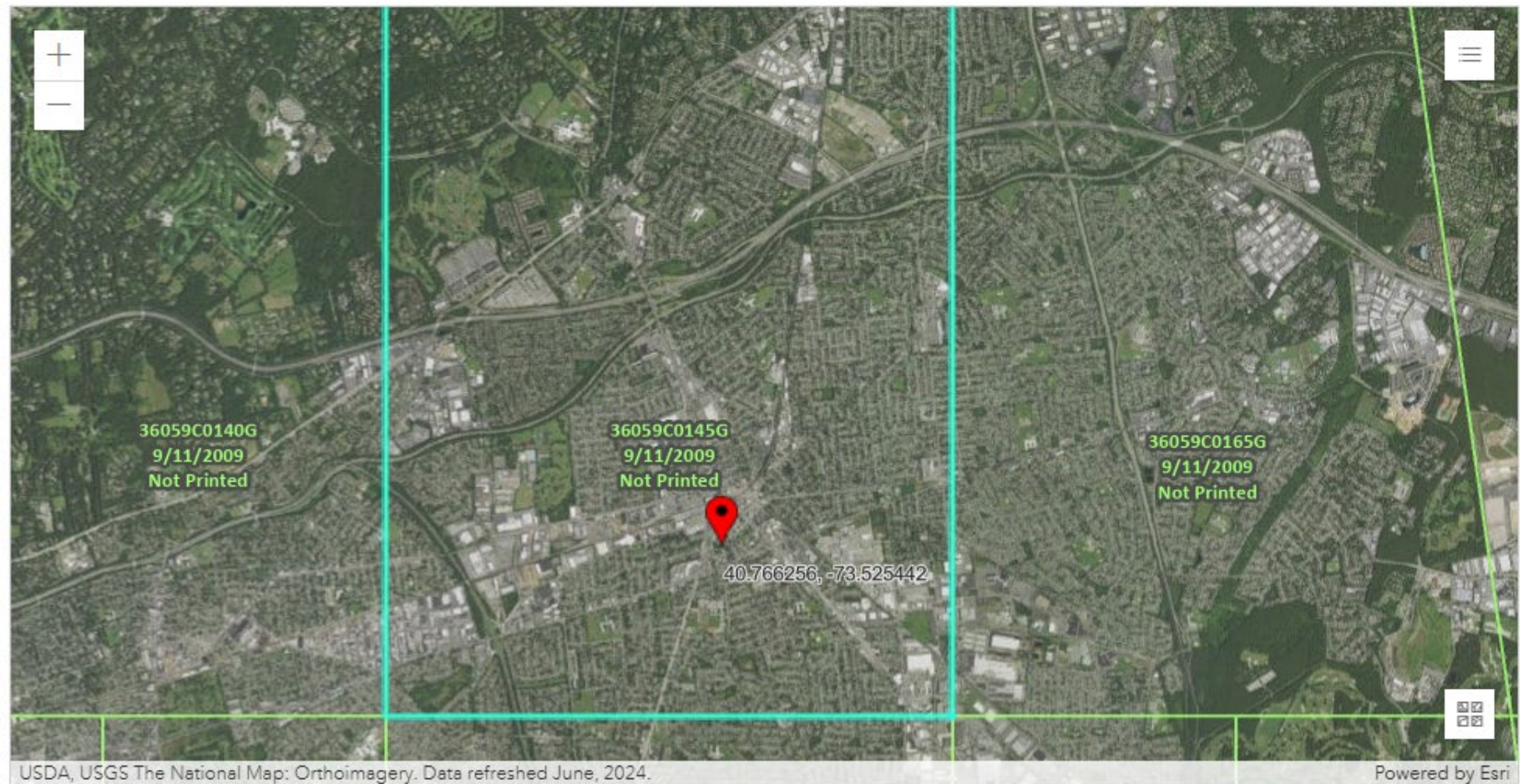
March 2026

Source: Google Earth

# **EXHIBIT D**

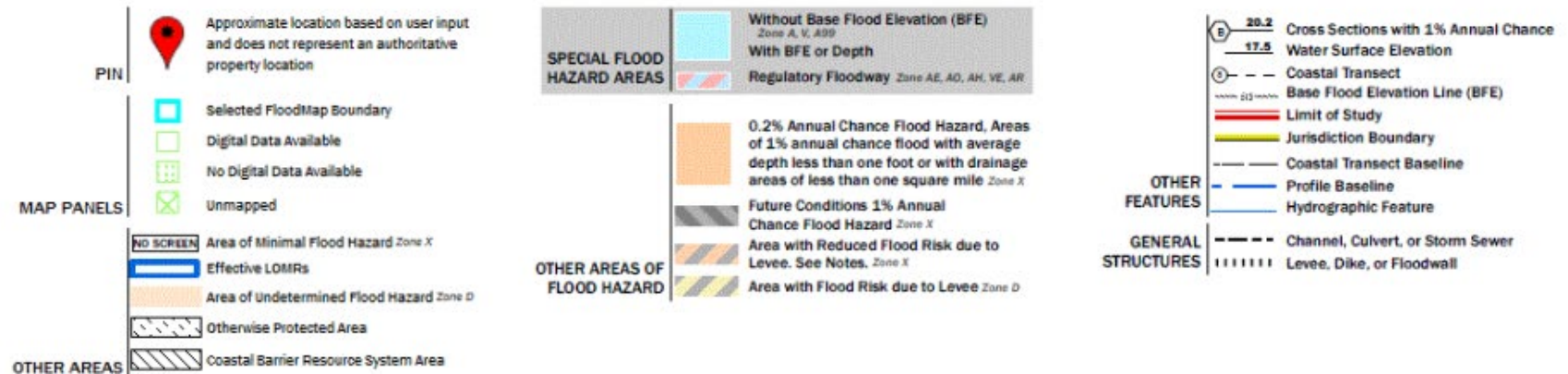
# FLOOD MAP

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site  
 Portion of 20 Jerusalem Avenue and  
 40 Jerusalem Avenue  
 Hicksville, New York 11801



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



# **EXHIBIT E**



# Zoning District: Hicksville Downtown District – Downtown Core Subdistrict (HD-I) – Chapter 246 Zoning > 5.9 Zoning for Hicksville Downtown District (HD)

5.9.5 Permitted uses.

5.9.5.1 Permitted uses. Permitted uses within the Hicksville Downtown Subdistricts are provided in Table 246-5.9.5.1.

Table 246-5.9.5.1 Schedule of Use Regulations - Hicksville Downtown Subdistricts			
Uses	HD-I	HD-II	HD-III
<b>Residential</b>			
One-family dwellings			PP
Two-family dwellings (§ 246-5.5.28)			SP (ZBA)
Multifamily dwellings	PP	PP	
Townhouses		PP <sup>1</sup>	PP
Rooming or boarding houses (§ 246-5.5.23)			
Congregate-care assisted living facilities		PP	
Parent-child residences (§ 246-5.5.18)			
Accessory apartments			
Apartments over restaurants or personal services	PP	PP	
Apartments over stores or offices	PP	PP	
Domestic employees' residences (§ 246-5.5.12)			
Conversion of garage (§ 246-5.5.20.3)			
Keeping of domestic animals (§ 246-5.5.15)	PA	PA	PA
Private garages and carports (§ 246-5.5.20)			
Home businesses (§ 246-5.5.14.3)			
Home offices (§ 246-5.5.14.2)	PA	PA	PA
<b>Recreation</b>			
Country clubs (§ 246-5.5.10)			
Game rooms	SP(TB)	SP(TB)	
Active recreation uses, including bowling, tennis, golf driving ranges, miniature golf, batting ranges, skating and similar uses	SP (TB)	SP (TB)	
Fitness centers, 3,001 square feet and larger	SP (TB)	SP (TB)	
Fitness centers, 3,000 square feet or less	PP	PP	
Marinas			
Private membership clubs (§ 246-5.5.21)	SP (TB)	SP (TB)	
Public parks	PP	PP	PP
Swimming pools (§ 246-5.5.26)	PA	PA	PA
Tennis courts (§ 246-5.5.27)	PA	PA	PA
Theaters	SP (ZBA)	SP (ZBA)	
<b>Public/Semi-Public</b>			
Cemeteries			
Colleges or universities or private schools (§ 246-5.5.8)	PP	PP	
Day-care, play care, nursery schools and similar facilities (§ 246-5.5.11)	PP	PP	
Eleemosynary institutions	PP	PP	
Hospitals, convalescent or nursing homes	PP	PP	
Marine educational institutions			
Municipal uses of Town of Oyster Bay (§ 246-4.1.4.1)	PP	PP	PP
Museums			
Other governmental uses of federal, state or county agencies, or special purpose districts thereof (§ 246-4.1.4.2)	PP (TB)	PP (TB)	PP (TB)
Places of worship (§ 246-5.5.19)	PP	PP	
Public schools	PP	PP	
Technical or trade schools	PP	PP	

Table 246-5.9.5.1 Schedule of Use Regulations - Hicksville Downtown Subdistricts			
Uses	HD-I	HD-II	HD-III
<b>Business</b>			
Accessory outdoor sales and display (§ 246-5.5.1)	SP (ZBA)	SP (ZBA)	
Agriculture (§ 246-5.5.2)			
Animal boarding facility			
Animal hospitals (§ 246-5.5.3)			
Banks	PP	PP	
Bars (§ 246-5.5.6)	SP (ZBA)	SP (ZBA)	
Boatyards			
Brewpub/distillery	SP (ZBA)	SP (ZBA)	
Business services	PP	PP	
Catering services (§ 246-5.5.7)	SP (TB)	SP (TB)	
Collateral loan brokers (§ 246-5.5.32)			
Commercial greenhouses			
Community garden	PP	PP	PP
Cabarets, discotheques, dance halls, nightclubs (§ 246-5.5.30)	SP (TB)	SP (TB)	
Drive-through services, fast-food (§ 246-5.5.13)		SP (TB)	
Drive-through services, other (§ 246-5.5.13)		PA	
Landscape nursery, garden center			
Public markets (§ 246-5.5.22)			
Fast-food restaurants (in multiple-use building)	PP	PP	
Fast-food restaurants (in freestanding building)	SP (TB)	SP (TB)	
Fishing stations			
Fish markets			
Keeping of farm animals (§ 246-5.5.16)			
Lodging places	SP (TB)	SP (TB)	
Mariculture			
Mariculture research and development facilities			
Marine-retail business complexes			
Office	PP	PP	
Personal services	PP	PP	
Professional, real estate and insurance offices	PP	PP	
Restaurants (maximum permitted occupancy of 75 persons)	PP	PP	
Restaurants (maximum occupancy of 76 or more persons)	PP	SP (TB)	
Restaurants, sidewalk seating	PA <sup>2</sup>	PA <sup>2</sup>	
Retail stores	PP	PP	
Self-service storage facility			
Undertaking establishments (§ 246-5.5.29)	PP	PP	
Veterinary offices		PP	
Water-dependent uses found to be beneficial and harmonious with the special permit requirements of the Waterfront-A District			

Uses	HD-I	HD-II	HD-III
<b>Automotive</b>			
Motor vehicle fuel sales and service, motor vehicle repair, auto body, tow car operations, car washing establishments and public garages (§ 246-5.5.17)			
Motor vehicle rental facilities		PP	
Motor vehicle dealership			
Parking structures (§ 246-7.5.3)	PA	PA	
Outdoor motor vehicle sales			
Storage of registered commercial vehicles			
Storage of unregistered vehicles (§ 246-5.5.24)			
Taxi or limousine service <sup>3</sup>	PP	PP	
<b>Industrial</b>			
Helipads			
Light manufacturing uses			
Lumberyards			
Research and development uses			
Warehouse, distribution and storage uses			
<b>Utility</b>			
Antennas (§ 246-5.5.4)	SP (ZBA)	SP (ZBA)	SP (ZBA)
Electric substations			
Public utility buildings or structures			
Radio and television broadcasting studios			
Solid waste management facilities			
Wireless telecommunications facilities	SP (ZBA)	SP (ZBA)	SP (ZBA)

Key: PP: Permitted Principal Use, PA: Permitted Accessory Use, SP: Special Permit Use, (TB): Town Board Approval, (ZBA): Zoning Board of Appeals

# **EXHIBIT F**

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information 11-179-102 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2003	Pelican Realty Properties Corp. (F/K/A Gador Realty, Inc.) Address: c/o Vincent Pellicane Phone: Unknown PO Box 8607 Deerfield Beach, Florida 33443	Active	None
2003 – 2007	Hicksville Laundry Center, Inc. Address: 40 Jerusalem Avenue, Unit 1 Phone: (516) 931-9508 Hicksville, New York 11801	Active	None
10/07/2007 – Present	MJM Plus, Inc. Address: 833 Broadway Phone: (516) 984-5944 Massapequa, New York 11758	Active	None
<b>Operators</b>			
1908 - 1966	Dwelling	N/A	None
1966	Current Building Constructed	N/A	None
1968	Dry Cleaning Address: Unknown Phone: Unknown	Unknown	None
1977 - 1987	Fashion Floors Inc. Address: Unknown Phone: Unknown	Unknown	None
1985 - 1987	RJ Foote Fashions Address: Unknown Phone: Unknown	Unknown	None
1987 - 1995	Kwik Discount Cleaners Address: Unknown Phone: Unknown	Unknown	None
1995 – Present	Hicksville Laundry Center Address: 40 Jerusalem Avenue, Unit 1 Phone: (516) 931-9508 Hicksville, New York 11801	Active	None
2000 - 2017	Jericho Bagels Address: N/A Phone: N/A	Inactive	None
2010	Harvest Deli Address: N/A Phone: N/A	Inactive	None
2014	SSYJ Deli Address: N/A Phone: N/A	Inactive	None
Present	San Eduardo Deli & Bakery Address: 40 Jerusalem Avenue Phone: (516) 513-1543 Hicksville, New York 11801	Active	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-5 (Lot Grouping 5 - 6) Now Portion of 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908 – 1947	Dwelling(s)	N/A	None
1967 - 1968	Fashion Cleaners Shirt Launderers - Dry Cleaners Address: Unknown Phone: Unknown	Unknown	None
1970s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Portion of Former 11-179-7 (Lot Grouping 7-18) Now Portion of 11-179-324 and 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908	Undeveloped	N/A	None
1917 - 1947	Dwelling	N/A	None
1960s – Present	Parking Lot – use by tenants of bank building located on the lot but excluded from the BCP Site. – Current tenants of building: Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801 The Horizon Group. Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-19 (Lot Grouping 19 - 21) Now Portion of 11-179-324 and 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908	Small Unknown Structure	N/A	None
1917 – 1947	Dwelling	N/A	None
1960s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-29 (Lot Grouping 29-30) Now Portion of 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908 – 1947	Dwelling	N/A	None
1960s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-31 (Lot Grouping 31 - 33) Now Portion of 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908 - 1925	Vacant/Undeveloped	N/A	None
1947	Dwelling	N/A	None
1960s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-125 (Lot Grouping 125, 202, and 323) Now Portion of 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908 - 1917	Unknown Structure	N/A	None
1925	Dwelling	N/A	None
1960s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

<b>Year</b>	<b>Contact Information Former 11-179-204 (Lot Grouping 204 and 223) Now Portion of 11-179-325 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908	Unknown Structure – Labeled Silver Beaters	N/A	None
1917 – 1925	Unknown Structure	N/A	None
1947	Dwelling	N/A	None
1960s – Present	Parking Lot	N/A	None

**PREVIOUS & CURRENT OWNERS & OPERATORS LIST**  
**20-40 Jerusalem Ave Dry Cleaner Dry Wells Site**  
**20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**

Year	Contact Information Former 11-179-227 Now Portion of 11-179-325 Owners 0.0022 AC	Status	Relation to Requestor
Unknown – 2004	Fleet National Bank Address: c/o Bank of America Address: 20 Jerusalem Avenue Phone: (516) 933-6215 Hicksville, NY 11801	Inactive	None
2004 - 2005	American Financial TRS, Inc. Address: 620 Newport Center Drive, Suite 1300 Phone: Unknown Newport Beach, California 92660	Inactive	None
2005 – 2005	Fort Roc Realty Hicksville LLC Address: c/o Seth Fortgang Phone: Unknown 2 Herrick Drive 2M Lawrence, New York 11559	Active	None
2005 – 2005	76 North Realty Co., LLC Address: 1101 Stewart Avenue Phone: Unknown Garden City, New York 11530	Active	None
08/30/2005 – Present	2020 Partners LLC Address: 20 Jerusalem Avenue Phone: (516) 680-1896 Hicksville, New York 11810	Active	None
<b>Operators</b>			
1908 – Present	Undeveloped – Small Portion of a Parking Lot/strip of land between Dwellings.	N/A	None

# **EXHIBIT G**



NASSAU COUNTY CLERK'S OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 10-16-2007  
Recorded Time: 10:03:28 a

Record and Return To:  
MICHAEL MESSINA  
232 NORTH HICKORY STREET  
N MASSAPEQUA, NY 11758

Liber Book: D 12327  
Pages From: 382  
To: 385

Control  
Number: 403  
Ref #: RE 006169  
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0011	00179-00	00102	
OYSTER BAY (2824)	0011	00179-00	00103	
OYSTER BAY (2824)	0011	00179-00	00104	

	Taxes Total	.00
	Recording Totals	217.00
EXO001	Total Payment	217.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
MAUREEN O'CONNELL  
COUNTY CLERK



2007101600403

D  
4  
φ

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR (INDIVIDUAL)**

**STATUTORY FORM B**

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

*THIS INDENTURE*, made the 2<sup>nd</sup> day of OCTOBER, 2007,

between

HICKSVILLE LAUNDRY CENTER, INC.  
232 NORTH HICKORY STREET  
NORTH MASSAPEQUA, NEW YORK

party of the first part, and

MJM PLUS, INC.  
232 NORTH HICKORY STREET  
NORTH MASSAPEQUA, NEW YORK

party of the second part:

*WITNESSETH*, that the party of the first part, in consideration of one dollar and other good and valuable consideration, 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 forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the Hicksville, Town of Oyster Bay, Nassau County, State of New York, known and designated as

See Schedule A Attached

Said premises being known as 40 JERUSALEM AVENUE, HICKSVILLE, NY

THIS DEED IS GIVEN WITH THE UNANIMOUS CONSENT OF THE SHAREHOLDERS

TOGETHER with all the 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 rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the parties 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 of 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 hereunto set his hand and seal the day and year first above written.

In the presence of:

HICKSVILLE LAUNDRY CENTER, INC.

BY:   
MICHAEL MESSINA, PRESIDENT

S  
11  
B  
179  
L  
102,  
103,  
104

## SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Hicksville, in the Town of Oyster Bay, Nassau County and State of New York, known and designated on a certain map entitled, "Map of Property belonging to Elizabeth Sevin, situated at Hicksville, Queens County (now Nassau) dated July 22, 1886, by William E. Haxhurst, surveyor and filed in the Queens County Clerk's Office on October 25, 1887, No. 726, Nassau County No. 187 (Case No. 1576) as and by the Easterly part of Lot Numbers 2, 3, and 4 and which said parts of said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the Westerly side of Jerusalem Avenue, distant 93.73 feet Northerly from the corner formed by the intersection of the Westerly side of Jerusalem Avenue with the Northerly side of West Marie Street; and thence from said point of beginning;

RUNNING THENCE Northerly along the Westerly side of Jerusalem Avenue 75 feet to a point;

RUNNING THENCE Westerly at right angles to the Westerly side of Jerusalem Avenue 126.56 feet;

RUNNING THENCE Southerly and parallel with the Westerly side of Jerusalem Avenue 75 feet;

RUNNING THENCE Easterly and again at right angles to the Westerly side of Jerusalem Avenue 126.56 feet to the Westerly side of Jerusalem Avenue at the point or place of BEGINNING.

FOR  
CONVEYANCING  
ONLY

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

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

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK )  
COUNTY OF NASSAU ) ss.:  
 )

On the 2nd day of OCTOBER, 2007, before me, the undersigned, personally appeared MICHAEL MESSINA, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Jacqueline A. Barbaro*  
(signature and office of individual taking acknowledgment)

JACQUELINE A. BARBARO  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 4878981  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES DEC. 8, 2010

***Bargain and Sale Deed with Covenants Against Grantor's Acts***

**Title No.**

HICKSIVILLE LAUNDRY  
To  
MJM PLUS, INC.

Section 11  
Block 179  
Lot 102,103, 104  
County or Town  
Street Address

**LEGIBILITY POOR  
FOR MICROFILM**

**Return By Mail To:**

MICHAEL MESSINA  
232 NORTH HICKORY STREET  
NORTH MASSAPEQUA, NEW YORK 11758



60 2025 00077445

Nassau County  
Maureen O'Connell  
County Clerk  
Mineola, NY 11501

Instrument Number: 2025- 00077445

As

D12 - DEED COMMERCIAL

Recorded On:

Parties: December 02, 2025

TO 2020 PARTNERS LLC  
2020 PARTNERS LLC

Billable Pages: 7

Num Of Pages: 8

Recorded By: FORCHELLI DEEGAN TERRANA LLP

Comment:

**\*\* Examined and Charged as Follows: \*\***

D12 - DEED COMMERCIAL	80.00	Blocks - Deeds - \$300	300.00	RP5217 Commercial	250.00
Tax Affidavit TP 584	5.00				
Recording Charge:	635.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RE 8845	Basic	0.00 Spec ASST 0.00
OYSTER BAY				Local NY CITY	0.00 Spec ADDL SONYMA 0.00
				Additional MTA	0.00 Transfer 0.00
Tax Charge:	0.00				

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	11	179	324		OYSTER BAY

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

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

**File Information:**

**Record and Return To:**

Document Number: 2025- 00077445  
Receipt Number: 3661804  
Recorded Date/Time: December 02, 2025 10:45:14A  
Book-Vol/Pg: Bk-D VI-14695 Pg-177  
Cashier / Station: 0 MMC / NCCL-DW197X2

JUDY LYNNE SIMONCIC ESQ  
FORCHELLI DEEGAN TERRANA LLP  
333 EARLE OVINGTON BLVD SUITE 1010  
UNIONDALE NY 11553



*Maureen O'Connell*

County Clerk Maureen O'Connell

D12 10+1  
7.

**THIS INDENTURE**, made the 13 day of November, 2025  
**BETWEEN**

**2020 PARTNERS, LLC**, a New York limited liability company having an office at 20 Jerusalem Avenue, Hicksville, New York 11801,  
Grantor, and

**2020 PARTNERS, LLC**, a New York limited liability company having an office at 20 Jerusalem Avenue, Hicksville, New York 11801,  
Grantee,

**WITNESSETH**, that the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Oyster Bay, County of Nassau, State of New York, as more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof (the "Premises").

**SAID PREMISES** being known and designated as Section 11, Block 179, Lots 10-16 and P/O Lots 9, 17, 18 and 19 on the Nassau County Land and Tax Map.

**BEING AND INTENDED TO BE** part of the same Premises as conveyed to the Grantor herein by deed dated August 30, 2005, recorded September 12, 2005 in Liber 12006, Page 509.

**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described Premises to the center lines thereof;

**TOGETHER** with the easements and appurtenances and all the estate and rights of the Grantor in and to said Premises;

**TO HAVE AND TO HOLD** the Premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

**AND** the Grantor covenants that the Grantor has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as aforesaid.

**AND** the Grantor covenants as follows:

FIRST That said Grantor is seized of the said Premises in fee simple, and has good right to convey the same;

SECOND That the Grantee shall quietly enjoy the said Premises;

THIRD That the said Premises are free from incumbrances, except as aforesaid;

FOURTH That the Grantor will execute or procure any further necessary assurance of the title to said Premises;

FIFTH That said Grantor will forever warrant the title to said Premises to the Grantee named herein.

SIXTH All the warranties set forth herein are limited solely for the benefit of the Grantee named herein and shall not run with the land.

**AND** the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the Grantor has duly executed this deed the day and year first above written.

IN PRESENCE OF:

**2020 PARTNERS, LLC**

  
\_\_\_\_\_  
**DAVID GROSSMAN**  
Authorized Signatory

C97288

Lotted Ver Post Ver  
Section | Block 179 Lot

Section 11  
Block 179  
Lots 10-16  
and P/O 9,  
17, 18 & 19

DEC 02 2025

## Description of Lot 1

All that certain plot, piece or parcel of land, situate, lying and being in Hicksville, Town of Oyster Bay, County of Nassau and state of New York, bounded and described as follows:

Beginning at a point on the westerly side of Jerusalem Avenue from the corner formed by the intersection of Nelson Avenue and Jerusalem Avenue running thence South 07 degrees 53 minutes 53 seconds East, 151.75 feet;

Thence running westerly North 82 degrees 07 minutes 03 seconds East, 189.90 feet; ✓

Thence running northerly along the southerly side of Nelson Avenue North 25 degrees 01 minute 00 second East, 123.74 feet; ✓

Thence running North 60 degrees 48 minutes 08 seconds East, 131.65 feet to the point or place of beginning. ✓ (131.80) ok

Containing within said bounds 19,171.75 square feet or 0.44 acres, more or less.



0-10 11/11/19 + P/2019





Bruce A. Blakeman  
*County Executive*

Michael Kwaschyn, P.E.  
*Commissioner*

William Nimmo  
*Deputy Commissioner*

## Nassau County Department of Public Works Planning Commission

---

1194 Prospect Avenue  
Westbury, New York 11590-2923  
**516-571-9600**  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Leonard H. Shapiro  
*Chair*  
Jeffrey H. Greenfield  
*Vice-Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice-Chair*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich

October 23, 2025

Judy Lynn Simoncic, Esq.  
*Forchelli, Deegan, Terrana, LLP.*  
333 Earle Ovington Blvd. Suite 1010  
Uniondale, N.Y. 11553

Re: **NCPC File No. 37-2025**

Hamlet of Hicksville, Town of Oyster Bay  
20 Jerusalem Ave., Hicksville, NY 11801  
Section: 11, Block: 179, Lot(s): 5-21,29-33,125,202,204,223,227,323

Dear Ms. Simoncic:

The above-referenced application was granted by the Nassau County Planning Commission (the "NCPC") on September 25, 2025. A survey, showing the proposed minor subdivision marked "*Conditionally Approved*", is enclosed. Please review this carefully and especially note the conditions relating to expiration dates and requests for extensions of time.

When filing the applicable deeds in the Nassau County Clerk's Office, the owner or the owner's agent must submit the enclosed Nassau County Planning Commission resolution of approval, conditionally approved survey, and this letter. Please contact the Nassau County Department of Health at (516) 227-9697 for any possible jurisdiction or permits that may be required.

Please fill out the enclosed Nassau County Assessor's Apportionment Petition Request form and submit the completed form to the Assessor when recording deeds.

Sincerely,

---

Tim Wren  
Planner I  
Nassau County DPW, Planning Division

RESOLUTION Number 37-2025

**Approving an Application for Subdivision and Making Certain Determinations in Accord with the New York State Environmental Quality Review Act**

**WHEREAS**, the applicant(s) *2020 Partners, LLC*. (the “Applicant”) submitted to the NASSAU COUNTY PLANNING COMMISSION (the “Commission”) an application for the consideration and approval of a Minor Subdivision Application (the “Application”) pursuant to Subdivision C of Section 1610 of the County Government Law of Nassau County and its implementing regulations, in regard to property (the “Property”) situated in the Hamlet of Hicksville, in the Town of Oyster Bay described on the Nassau County Land and Tax Map as Section: 11, Block: 179, Lot(s): 5-21,29-33,125,202,204,223,227,323;

**WHEREAS**, the aforementioned Application sets forth a plan to subdivide one (1) parcel into two (2) parcels; and

**WHEREAS**, pursuant to Article 8 of the New York State Environmental Conservation Law, Part 617 (SEQRA) and Section 1611 of the County Government Law of Nassau County, the Commission, having considered the environmental impact of the proposed subdivision of the Property, including having reviewed the Short Environmental Assessment Form (“EAF”) for the proposed action and its supporting documentation; and

**WHEREAS**, the Commission reviewed the Application at a public hearing, duly noticed, held on September 25, 2025; and

**NOW THEREFORE, BE IT RESOLVED**, that the action described in the aforementioned Application be classified, pursuant to Part 617 of Title 6 of the New York Code of Rules and Regulations, as Unlisted and be determined to have no adverse environmental impact, a record of said determination to be maintained in a file, readily accessible to the public, at the office of the Nassau County Department of Public Works, Division of Planning; and be it further

**RESOLVED**, that the aforementioned Application for approval as a Minor Subdivision is hereby **Granted, upon full compliance with the following condition(s)**:

1. A separate deed for each lot, each deed setting forth metes and bounds, shall be simultaneously recorded in the Office of the Nassau County Clerk (the “Clerk”) not later than one (1) year after the date certifying this resolution.

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Leonard Shapiro	Chair	Aye
Jeffrey Greenfield	Vice-Chair	Aye
Neal Lewis	3 <sup>rd</sup> Vice-Chair	Aye
Dana Durso		Aye
Ronald Ellerbe		Excused
Murray Forman		Aye
Denise Gold		Aye
Khandan Kalaty		Aye
Reid Sakowich		Excused

The Chair declared the resolution: Resolution of the NASSAU COUNTY PLANNING COMMISSION adopted: **September 25, 2025**.

NCPC File # 37-2025

Adopted: 9/25/2025

**Failure to comply with these conditions shall automatically void this approval and invalidate any accompanying plat, map, or deed. Applications for an *Extension of Time* to file deeds must be filed with the Commission prior to the above noted expiration date.**

**This resolution may be modified to allow for the correction of any mathematical, typographical, and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.**

NCPC File No. 37-2025

Resolution of the Nassau County Planning Commission

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

I, William Nimmo, Deputy Commissioner of the Nassau County Planning Commission, do hereby certify that the resolution herein was passed by the concurring affirmative vote of the Planning Commission of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set  
my hand, this 27<sup>th</sup>  
day of October in the year  
two thousand and twenty-five.



---

William Nimmo  
Deputy Commissioner  
NASSAU COUNTY PLANNING COMMISSION



60 2025 00077446

Nassau County  
Maureen O'Connell  
County Clerk  
Mineola, NY 11501

Instrument Number: 2025- 00077446

As

D12 - DEED COMMERCIAL

Recorded On:

Parties: December 02, 2025

TO 2020 PARTNERS LLC  
2020 PARTNERS LLC

Billable Pages: 7

Num Of Pages: 8

Recorded By: FORCHELLI DEEGAN TERRANA LLP

Comment:

\*\* Examined and Charged as Follows: \*\*

D12 - DEED COMMERCIAL	80.00	Blocks - Deeds - \$300	300.00	RP5217 Commercial	250.00
Tax Affidavit TP 584	5.00				

Recording Charge: 635.00

	Amount	Consideration Amount	RS#/CS#			
Tax-Transfer	0.00	0.00	RE 8846	Basic	0.00	Spec ASST 0.00
OYSTER BAY				Local NY CITY	0.00	Spec ADDL SONYMA 0.00
				Additional MTA	0.00	Transfer 0.00

Tax Charge: 0.00

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	11	179	325		OYSTER BAY

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

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

Document Number: 2025- 00077446  
 Receipt Number: 3661804  
 Recorded Date/Time: December 02, 2025 11:06:29A  
 Book-Vol/Pg: Bk-D VI-14695 Pg-185  
 Cashier / Station: 0 MMC / NCCL-DW197X2

JUDY LYNNE SIMONCIC ESQ  
 FORCHELLI DEEGAN TERRANA LLP  
 333 EARLE OVINGTON BLVD SUITE 1010  
 UNIONDALE NY 11553



*Maureen O'Connell*

County Clerk Maureen O'Connell

D12 lot 2  
7.

Bargain and Sale Deed, with Covenant against Grantor's Acts - individual or corporation  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

**THIS INDENTURE**, made the 13 day of November, 2025  
**BETWEEN**

**2020 PARTNERS, LLC**, a New York limited liability company having an office at 20 Jerusalem Avenue, Hicksville, New York 11801,  
Grantor, and

**2020 PARTNERS, LLC**, a New York limited liability company having an office at 20 Jerusalem Avenue, Hicksville, New York 11801,  
Grantee,

**WITNESSETH**, that the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Oyster Bay, County of Nassau, State of New York, as more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof (the "Premises").

**SAID PREMISES** being known and designated as Section 11, Block 179, Lots 5-8, 20-21, 223, 204, 202, 323, 125, 227, 29-33 and P/O Lots 9, 17, 18 and 19 on the Nassau County Land and Tax Map

**BEING AND INTENDED TO BE** part of the same Premises as conveyed to the Grantor herein by deed dated August 30, 2005, recorded September 12, 2005 in Liber 12006, Page 509.

**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described Premises to the center lines thereof;

**TOGETHER** with the easements and appurtenances and all the estate and rights of the Grantor in and to said Premises;

**TO HAVE AND TO HOLD** the Premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

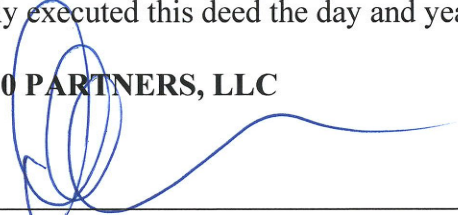
**AND** the Grantor covenants that the Grantor has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as aforesaid.

**AND** the Grantor covenants as follows:  
FIRST That said Grantor is seized of the said Premises in fee simple, and has good right to convey the same;  
SECOND That the Grantee shall quietly enjoy the said Premises;  
THIRD That the said Premises are free from incumbrances, except as aforesaid;  
FOURTH That the Grantor will execute or procure any further necessary assurance of the title to said Premises;  
FIFTH That said Grantor will forever warrant the title to said Premises to the Grantee named herein.  
SIXTH All the warranties set forth herein are limited solely for the benefit of the Grantee named herein and shall not run with the land.

**AND** the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the Grantor has duly executed this deed the day and year first above written.

IN PRESENCE OF:

**2020 PARTNERS, LLC**  
  
\_\_\_\_\_  
**DAVID GROSSMAN**  
Authorized Signatory

C97289

Lotted Section 11 Ver Post Ver Lot  
Block 179

Section 11  
Block 179  
Lots 5-8, 20-21, 223, 204, 202, 323, 125, 227, 29-33 & P/O Lots 9, 17, 18 & 19

DEC 0 2 2025

## Description of Lot 2

All that certain plot, piece or parcel of land, situate, lying and being in Hicksville, Town of Oyster Bay, County of Nassau and state of New York, bounded and described as follows:

Beginning at a point on the westerly side of Jerusalem Avenue from the corner formed by the intersection of Nelson Avenue and Jerusalem Avenue running thence South 07 Degrees 53 Minutes 53 Seconds East, 151.75 feet to the point or place of beginning. ✓

Running thence from said point of beginning along the westerly side of Jerusalem Avenue south 07 degrees 53 minutes 53 seconds East, 125.45 feet; ✓  
(125) ok

Thence running westerly along the westerly side of Jerusalem Avenue South 82 degrees 06 minutes 07 seconds West, 126.56 feet; ✓

Thence running southerly along land now or formerly owned by MJM & Inc, South 07 degrees 38 minutes 54 seconds West, 75.02 feet; ✓

Thence running westerly along land now or formerly owned by Joan & Joe IV LLC, South 82 degree 07 minutes 03 seconds West, 71.46 feet; ✓

Thence running South 06 degrees 43 minutes 03 seconds East, 93.74 feet; ✓

Thence running along the northerly side of West Marie Street, South 82 degrees 05 minutes 56 seconds West, 180.07 feet; (180.35) ok ✓

Thence running northerly from the intersection point of Nelson Avenue and west Marie Street North 25 degrees 01 minute 00 second East, 350.49 feet; ✓

Thence running easterly from Nelson Avenue North 82 degrees 07 minutes 03 seconds East, 189.90 feet to the point or place of beginning. ✓

Containing within said bounds 55,700.25 square feet or 1.28 acres, more or less.

SID P109, P1017, P1018, P1019

✓ \$ All of 5-8, 20-21, 223, 323, 204, 202, 125, 227, 29-33

**Acknowledgment taken in New York State:**

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss:

On the 13<sup>th</sup> day of November in the year 2025, before me, the undersigned personally appeared DAVID GROSSMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
(Notary Public)

Jamie Johnson  
Notary Public, State of New York  
Reg. No. 01JO63134  
Qualified in Nassau County  
Commission Expires 11/24/2026

**cknowledgment taken outside of New York State:**

STATE OF  
COUNTY OF

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the State of \_\_\_\_\_ and County of \_\_\_\_\_

\_\_\_\_\_  
(Notary Public)

**BARGAIN AND SALE DEED  
WITH COVENANTS AGAINST  
GRANTOR'S ACTS**

2020 PARNTERS, LLC

- TO -

2020 PARTNERS, LLC

SECTION: 11  
BLOCK: 179  
LOT: 5-8, 20-21, 223, 204, 202, 323, 125  
227, 29-33 and P/O Lots 9, 17, 18 & 19  
COUNTY: Nassau

**RECORD AND RETURN TO:**  
**JUDY LYNN SIMONCIC, ESQ.**  
FORCHELLI DEEGAN TERRANA LLP  
333 Earle Ovington Blvd., Suite 1010  
Uniondale, New York 11553

Bruce A. Blakeman  
*County Executive*



Leonard H. Shapiro  
*Chair*  
Jeffrey H. Greenfield  
*Vice-Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice-Chair*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich

Michael Kwaschyn, P.E.  
*Commissioner*

## Nassau County Department of Public Works Planning Commission

---

William Nimmo  
*Deputy Commissioner*

1194 Prospect Avenue  
Westbury, New York 11590-2923  
516-571-9600  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

October 23, 2025

Judy Lynn Simoncic, Esq.  
*Forchelli, Deegan, Terrana, LLP.*  
333 Earle Ovington Blvd. Suite 1010  
Uniondale, N.Y. 11553

Re: **NCPC File No. 37-2025**

Hamlet of Hicksville, Town of Oyster Bay  
20 Jerusalem Ave., Hicksville, NY 11801  
Section: 11, Block: 179, Lot(s): 5-21,29-33,125,202,204,223,227,323

Dear Ms. Simoncic:

The above-referenced application was granted by the Nassau County Planning Commission (the "NCPC") on September 25, 2025. A survey, showing the proposed minor subdivision marked "*Conditionally Approved*", is enclosed. Please review this carefully and especially note the conditions relating to expiration dates and requests for extensions of time.

When filing the applicable deeds in the Nassau County Clerk's Office, the owner or the owner's agent must submit the enclosed Nassau County Planning Commission resolution of approval, conditionally approved survey, and this letter. Please contact the Nassau County Department of Health at (516) 227-9697 for any possible jurisdiction or permits that may be required.

Please fill out the enclosed Nassau County Assessor's Apportionment Petition Request form and submit the completed form to the Assessor when recording deeds.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Wren", written over a horizontal line.

Tim Wren  
Planner I  
Nassau County DPW, Planning Division

RESOLUTION Number 37-2025

**Approving an Application for Subdivision and Making Certain Determinations in Accord with the New York State Environmental Quality Review Act**

**WHEREAS**, the applicant(s) *2020 Partners, LLC*. (the "Applicant") submitted to the NASSAU COUNTY PLANNING COMMISSION (the "Commission") an application for the consideration and approval of a Minor Subdivision Application (the "Application") pursuant to Subdivision C of Section 1610 of the County Government Law of Nassau County and its implementing regulations, in regard to property (the "Property") situated in the Hamlet of Hicksville, in the Town of Oyster Bay described on the Nassau County Land and Tax Map as Section: 11, Block: 179, Lot(s): 5-21,29-33,125,202,204,223,227,323;

**WHEREAS**, the aforementioned Application sets forth a plan to subdivide one (1) parcel into two (2) parcels; and

**WHEREAS**, pursuant to Article 8 of the New York State Environmental Conservation Law, Part 617 (SEQRA) and Section 1611 of the County Government Law of Nassau County, the Commission, having considered the environmental impact of the proposed subdivision of the Property, including having reviewed the Short Environmental Assessment Form ("EAF") for the proposed action and its supporting documentation; and

**WHEREAS**, the Commission reviewed the Application at a public hearing, duly noticed, held on September 25, 2025; and

**NOW THEREFORE, BE IT RESOLVED**, that the action described in the aforementioned Application be classified, pursuant to Part 617 of Title 6 of the New York Code of Rules and Regulations, as Unlisted and be determined to have no adverse environmental impact, a record of said determination to be maintained in a file, readily accessible to the public, at the office of the Nassau County Department of Public Works, Division of Planning; and be it further

**RESOLVED**, that the aforementioned Application for approval as a Minor Subdivision is hereby **Granted**, **upon full compliance with the following condition(s)**:

1. A separate deed for each lot, each deed setting forth metes and bounds, shall be simultaneously recorded in the Office of the Nassau County Clerk (the "Clerk") not later than one (1) year after the date certifying this resolution.

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Leonard Shapiro	Chair	Aye
Jeffrey Greenfield	Vice-Chair	Aye
Neal Lewis	3 <sup>rd</sup> Vice-Chair	Aye
Dana Durso		Aye
Ronald Ellerbe		Excused
Murray Forman		Aye
Denise Gold		Aye
Khandan Kalaty		Aye
Reid Sakowich		Excused

The Chair declared the resolution: Resolution of the NASSAU COUNTY PLANNING COMMISSION adopted: **September 25, 2025**.

NCPC File # 37-2025

Adopted: 9/25/2025

Failure to comply with these conditions shall automatically void this approval and invalidate any accompanying plat, map, or deed. Applications for an *Extension of Time* to file deeds must be filed with the Commission prior to the above noted expiration date.

This resolution may be modified to allow for the correction of any mathematical, typographical, and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.

NCPC File No. 37-2025

Resolution of the Nassau County Planning Commission

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

I, William Nimmo, Deputy Commissioner of the Nassau County Planning Commission, do hereby certify that the resolution herein was passed by the concurring affirmative vote of the Planning Commission of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set  
my hand, this 27<sup>th</sup>  
day of October in the year  
two thousand and twenty-five.



---

William Nimmo  
Deputy Commissioner  
NASSAU COUNTY PLANNING COMMISSION

# **EXHIBIT H**

**CORNERSTONE HICKSVILLE LLC**

141 Merritts Road, 2nd Floor  
Farmingdale, NY 11735

MJM Plus, Inc.  
Attn: Michael Messina  
833 Broadway  
Massapequa, NY 11758

**Re: Site Access Agreement for Brownfield Cleanup Program Work  
40 Jerusalem Avenue, Hicksville, New York  
(Tax ID No. Section 11 Block 179, Lot No. 102 (Lot Group 102-104))**

Dear Mr. Messina:

Cornerstone Hicksville LLC is submitting a Brownfield Cleanup Agreement (“BCA”) Application to the New York State Department of Environmental Conservation (“NYSDEC”) to perform further investigation and remediation of real property located at 40 Jerusalem Avenue Hicksville, New York (Tax ID No. Section 11 Block 179, Lot No. 102; Lot Group 102-104) in the New York State Brownfield Cleanup Program (“BCP”). As you know, MJM Plus, Inc. owns this property. We need your written permission as an authorized signatory for MJM Plus, Inc. to access this property for the purpose of performing the BCP environmental remediation work for acceptance into the BCP.

If you agree to sign below, MJM Plus, Inc. as the current owner of the property, is granting Cornerstone Hicksville LLC what is known as a “temporary license” before Closing to allow an appropriate contractor we hire to enter the property to perform the BCP investigation and remediation work on the property. Cornerstone Hicksville LLC promises to provide you with copies of any information we generate about the property, and if we do accidentally damage the Site in any way, we agree to repair the damages to restore the property to the way it was before entry. Our contractor will also maintain insurance that would cover any accidents on the job. Cornerstone Hicksville LLC promises to minimize any and all inconvenience to you in connection with this work, and will give MJM Plus, Inc. one week notice before the work begins.

The remediation work will not commence until after Cornerstone Hicksville LLC has acquired the property. However, in the unlikely circumstance that MJM Plus, Inc. still owns the property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the property if required by the New York State Department of Environmental Conservation. Thank you for your cooperation.

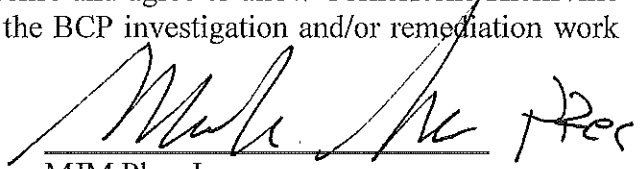
Sincerely,



\_\_\_\_\_  
Cornerstone Hicksville LLC

By: Anthony Bartone  
Member

As an authorized signatory for MJM Plus, Inc., the owner of real property located at 40 Jerusalem Avenue Hicksville, New York (Tax ID No. Section 11 Block 179, Lot No. 102; Lot Group 102-104). I am authorized to grant this temporary license and agree to allow Cornerstone Hicksville LLC and its agents to enter the Site to perform the BCP investigation and/or remediation work required.

  
MJM Plus, Inc

By: Michael Messina  
Authorized Signatory

**CORNERSTONE HICKSVILLE LLC**

141 Merritts Road, 2nd Floor  
Farmingdale, NY 11735

2020 Partners LLC  
20 Jerusalem Avenue  
Hicksville, NY 11801

**Re: BCP Parcels Access Agreement for Brownfield Cleanup Program Work  
20 Jerusalem Avenue (Tax ID No. Section 11 Block 179, p/o Lot 324 and Lot 325)  
Hicksville, New York**

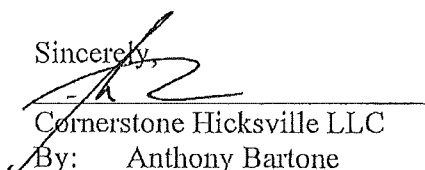
Dear Mr. Grossman:

Cornerstone Hicksville LLC is submitting a Brownfield Cleanup Agreement (“BCA”) Application to the New York State Department of Environmental Conservation (“NYSDEC”) to perform further investigation and remediation of real property located at 20 Jerusalem Avenue (Tax ID No. Section 11 Block 179, p/o Lot 324 and Lot 325) Hicksville, New York (hereinafter the “BCP Parcels”) in the New York State Brownfield Cleanup Program (“BCP”). As you know, 2020 Partners LLC owns the BCP Parcels. We need your written permission as an authorized signatory for 2020 Partners LLC to access the BCP Parcels for the purpose of performing the BCP environmental remediation work for acceptance into the BCP.

If you agree to sign below, 2020 Partners LLC as the current owner of the BCP Parcels, is granting Cornerstone Hicksville LLC what is known as a “temporary license” before Closing to allow an appropriate contractor we hire to enter the BCP Parcels to perform the BCP investigation and remediation work on the BCP Parcels. Cornerstone Hicksville LLC promises to provide you with copies of any information we generate about the BCP Parcels, and if we do accidentally damage the BCP Parcels in any way, we agree to repair the damages to restore the BCP Parcels to the way it was before entry. Our contractor will also maintain insurance that would cover any accidents on the job. Cornerstone Hicksville LLC promises to minimize any and all inconvenience to you in connection with this work, and will give 2020 Partners LLC one week notice before the work begins.

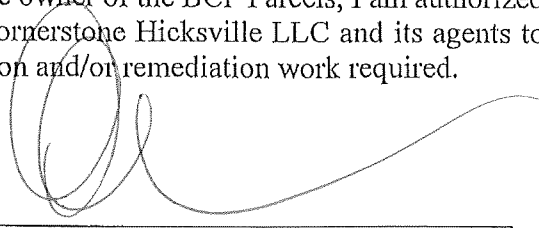
The remediation work will not commence until after Cornerstone Hicksville LLC has acquired the BCP Parcels. However, in the unlikely circumstance that 2020 Partners LLC still owns the BCP Parcels when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Parcels if required by the New York State Department of Environmental Conservation. Thank you for your cooperation.

Sincerely,

  
Cornerstone Hicksville LLC

By: Anthony Bartone  
Member

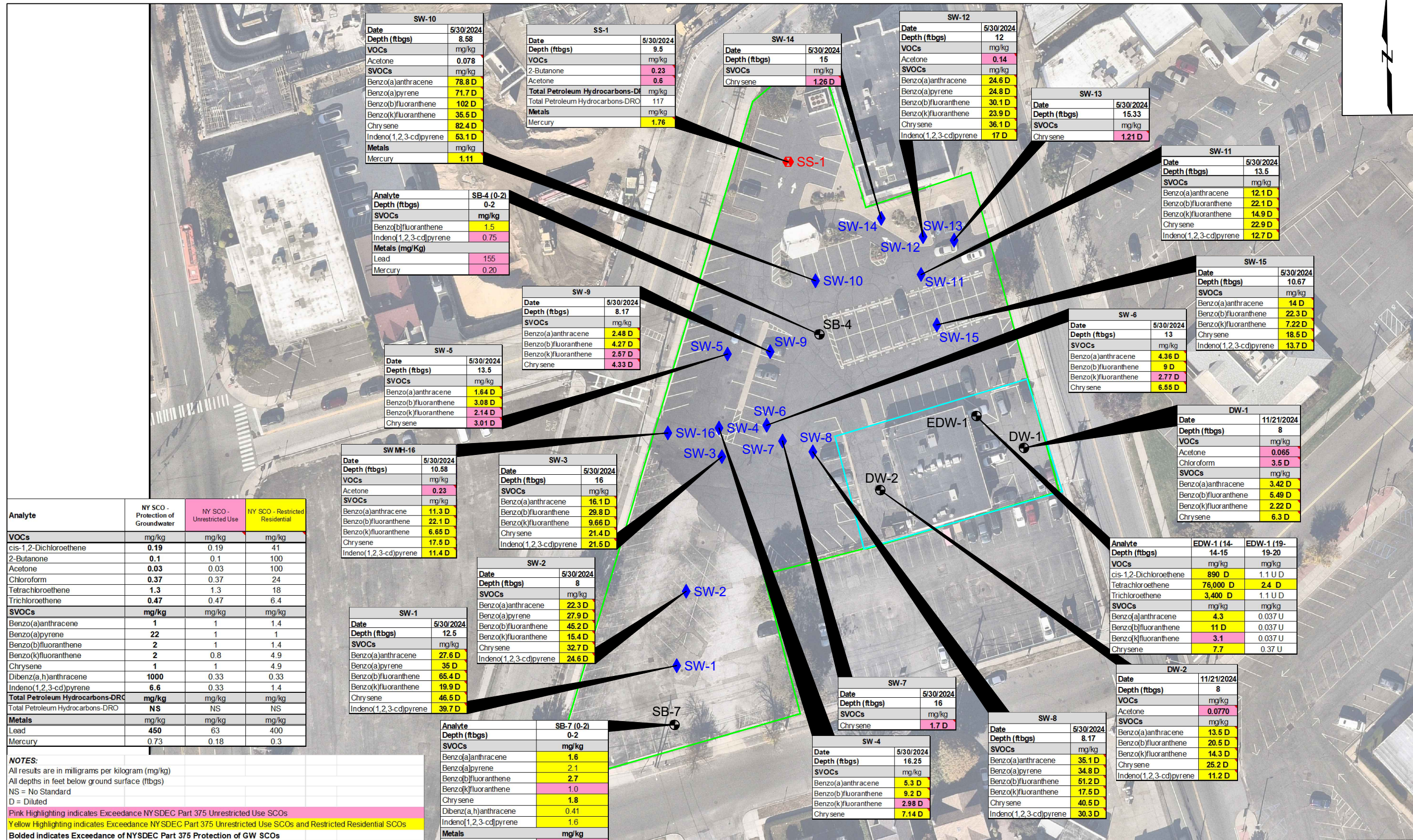
As an authorized signatory for 2020 Partners LLC, the owner of the BCP Parcels, I am authorized to grant this temporary license and agree to allow Cornerstone Hicksville LLC and its agents to enter the BCP Parcels to perform the BCP investigation and/or remediation work required.

A handwritten signature in black ink, appearing to be 'David Grossman', written over a horizontal line.

2020 Partners LLC

By: David Grossman  
Authorized Signatory

# **Exhibit I**



Analyte	NY SCO - Protection of Groundwater	NY SCO - Unrestricted Use	NY SCO - Restricted Residential
<b>VOCs</b>	mg/kg	mg/kg	mg/kg
cis-1,2-Dichloroethene	0.19	0.19	41
2-Butanone	0.1	0.1	100
Acetone	0.03	0.03	100
Chloroform	0.37	0.37	24
Tetrachloroethene	1.3	1.3	18
Trichloroethene	0.47	0.47	6.4
<b>SVOCs</b>	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	1	1	1.4
Benzo(a)pyrene	22	1	1
Benzo(b)fluoranthene	2	1	1.4
Benzo(k)fluoranthene	2	0.8	4.9
Chrysene	1	1	4.9
Dibenz(a,h)anthracene	1000	0.33	0.33
Indeno(1,2,3-cd)pyrene	6.6	0.33	1.4
<b>Total Petroleum Hydrocarbons-DRC</b>	mg/kg	mg/kg	mg/kg
Total Petroleum Hydrocarbons-DRO	NS	NS	NS
<b>Metals</b>	mg/kg	mg/kg	mg/kg
Lead	450	63	400
Mercury	0.73	0.18	0.3

**NOTES:**  
 All results are in milligrams per kilogram (mg/kg)  
 All depths in feet below ground surface (ftbgs)  
 NS = No Standard  
 D = Diluted  
 Pink Highlighting indicates Exceedance NYSDEC Part 375 Unrestricted Use SCOs  
 Yellow Highlighting indicates Exceedance NY SDEC Part 375 Unrestricted Use SCOs and Restricted Residential SCOs  
 Bolded indicates Exceedance of NYSDEC Part 375 Protection of GW SCOs

SW-10	
Date	5/30/2024
Depth (ftbgs)	8.58
VOCs	mg/kg
Acetone	0.078
SVOCs	mg/kg
Benzo(a)anthracene	78.8 D
Benzo(a)pyrene	71.7 D
Benzo(b)fluoranthene	102 D
Benzo(k)fluoranthene	35.5 D
Chrysene	82.4 D
Indeno(1,2,3-cd)pyrene	53.1 D
Metals	mg/kg
Mercury	1.11

SS-1	
Date	5/30/2024
Depth (ftbgs)	9.5
VOCs	mg/kg
2-Butanone	0.23
Acetone	0.6
<b>Total Petroleum Hydrocarbons-DRC</b>	mg/kg
Total Petroleum Hydrocarbons-DRO	117
Metals	mg/kg
Mercury	1.76

SW-14	
Date	5/30/2024
Depth (ftbgs)	15
VOCs	mg/kg
Chrysene	1.26 D

SW-12	
Date	5/30/2024
Depth (ftbgs)	12
VOCs	mg/kg
Acetone	0.14
SVOCs	mg/kg
Benzo(a)anthracene	24.6 D
Benzo(a)pyrene	24.8 D
Benzo(b)fluoranthene	30.1 D
Benzo(k)fluoranthene	23.9 D
Chrysene	36.1 D
Indeno(1,2,3-cd)pyrene	17 D

SW-13	
Date	5/30/2024
Depth (ftbgs)	15.33
VOCs	mg/kg
Chrysene	1.21 D

SW-11	
Date	5/30/2024
Depth (ftbgs)	13.5
SVOCs	mg/kg
Benzo(a)anthracene	12.1 D
Benzo(b)fluoranthene	22.1 D
Benzo(k)fluoranthene	14.9 D
Chrysene	22.9 D
Indeno(1,2,3-cd)pyrene	12.7 D

SW-15	
Date	5/30/2024
Depth (ftbgs)	10.67
SVOCs	mg/kg
Benzo(a)anthracene	14 D
Benzo(b)fluoranthene	22.3 D
Benzo(k)fluoranthene	7.22 D
Chrysene	18.5 D
Indeno(1,2,3-cd)pyrene	13.7 D

SW-6	
Date	5/30/2024
Depth (ftbgs)	13
SVOCs	mg/kg
Benzo(a)anthracene	4.36 D
Benzo(b)fluoranthene	9 D
Benzo(k)fluoranthene	2.77 D
Chrysene	6.55 D

DW-1	
Date	11/21/2024
Depth (ftbgs)	8
VOCs	mg/kg
Acetone	0.065
Chloroform	3.5 D
SVOCs	mg/kg
Benzo(a)anthracene	3.42 D
Benzo(b)fluoranthene	5.49 D
Benzo(k)fluoranthene	2.22 D
Chrysene	6.3 D

Analyte	EDW-1 (14-15)	EDW-1 (19-20)
Depth (ftbgs)	14-15	19-20
VOCs	mg/kg	mg/kg
cis-1,2-Dichloroethene	890 D	1.1 U D
Tetrachloroethene	76,000 D	2.4 D
Trichloroethene	3,400 D	1.1 U D
SVOCs	mg/kg	mg/kg
Benzo(a)anthracene	4.3	0.037 U
Benzo(b)fluoranthene	11 D	0.037 U
Benzo(k)fluoranthene	3.1	0.037 U
Chrysene	7.7	0.37 U

SB-4 (0-2)	
Analyte	SB-4 (0-2)
Depth (ftbgs)	0-2
SVOCs	mg/kg
Benzo(b)fluoranthene	1.5
Indeno(1,2,3-cd)pyrene	0.75
Metals (mg/Kg)	
Lead	155
Mercury	0.20

SW-9	
Date	5/30/2024
Depth (ftbgs)	8.17
SVOCs	mg/kg
Benzo(a)anthracene	2.48 D
Benzo(b)fluoranthene	4.27 D
Benzo(k)fluoranthene	2.57 D
Chrysene	4.33 D

SW-5	
Date	5/30/2024
Depth (ftbgs)	13.5
SVOCs	mg/kg
Benzo(a)anthracene	1.64 D
Benzo(b)fluoranthene	3.08 D
Benzo(k)fluoranthene	2.14 D
Chrysene	3.01 D

SW MH-16	
Date	5/30/2024
Depth (ftbgs)	10.58
VOCs	mg/kg
Acetone	0.23
SVOCs	mg/kg
Benzo(a)anthracene	11.3 D
Benzo(b)fluoranthene	22.1 D
Benzo(k)fluoranthene	6.65 D
Chrysene	17.5 D
Indeno(1,2,3-cd)pyrene	11.4 D

SW-3	
Date	5/30/2024
Depth (ftbgs)	16
SVOCs	mg/kg
Benzo(a)anthracene	16.1 D
Benzo(b)fluoranthene	29.8 D
Benzo(k)fluoranthene	9.66 D
Chrysene	21.4 D
Indeno(1,2,3-cd)pyrene	21.5 D

SW-2	
Date	5/30/2024
Depth (ftbgs)	8
SVOCs	mg/kg
Benzo(a)anthracene	22.3 D
Benzo(a)pyrene	27.9 D
Benzo(b)fluoranthene	45.2 D
Benzo(k)fluoranthene	15.4 D
Chrysene	32.7 D
Indeno(1,2,3-cd)pyrene	24.6 D

SW-1	
Date	5/30/2024
Depth (ftbgs)	12.5
SVOCs	mg/kg
Benzo(a)anthracene	27.6 D
Benzo(a)pyrene	35 D
Benzo(b)fluoranthene	65.4 D
Benzo(k)fluoranthene	19.9 D
Chrysene	46.5 D
Indeno(1,2,3-cd)pyrene	39.7 D

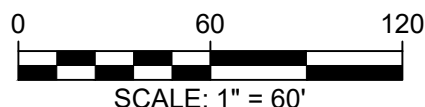
SB-7 (0-2)	
Analyte	SB-7 (0-2)
Depth (ftbgs)	0-2
SVOCs	mg/kg
Benzo(a)anthracene	1.6
Benzo(a)pyrene	2.1
Benzo(b)fluoranthene	2.7
Benzo(k)fluoranthene	1.0
Chrysene	1.8
Dibenz(a,h)anthracene	0.41
Indeno(1,2,3-cd)pyrene	1.6
Metals	mg/kg
Lead	90.3

SW-7	
Date	5/30/2024
Depth (ftbgs)	16
SVOCs	mg/kg
Chrysene	1.7 D

SW-4	
Date	5/30/2024
Depth (ftbgs)	16.25
SVOCs	mg/kg
Benzo(a)anthracene	5.3 D
Benzo(b)fluoranthene	9.2 D
Benzo(k)fluoranthene	2.98 D
Chrysene	7.14 D

SW-8	
Date	5/30/2024
Depth (ftbgs)	8.17
SVOCs	mg/kg
Benzo(a)anthracene	35.1 D
Benzo(a)pyrene	34.8 D
Benzo(b)fluoranthene	51.2 D
Benzo(k)fluoranthene	17.5 D
Chrysene	40.5 D
Indeno(1,2,3-cd)pyrene	30.3 D

DW-2	
Date	11/21/2024
Depth (ftbgs)	8
VOCs	mg/kg
Acetone	0.0770
SVOCs	mg/kg
Benzo(a)anthracene	13.5 D
Benzo(b)fluoranthene	20.5 D
Benzo(k)fluoranthene	14.3 D
Chrysene	25.2 D
Indeno(1,2,3-cd)pyrene	11.2 D



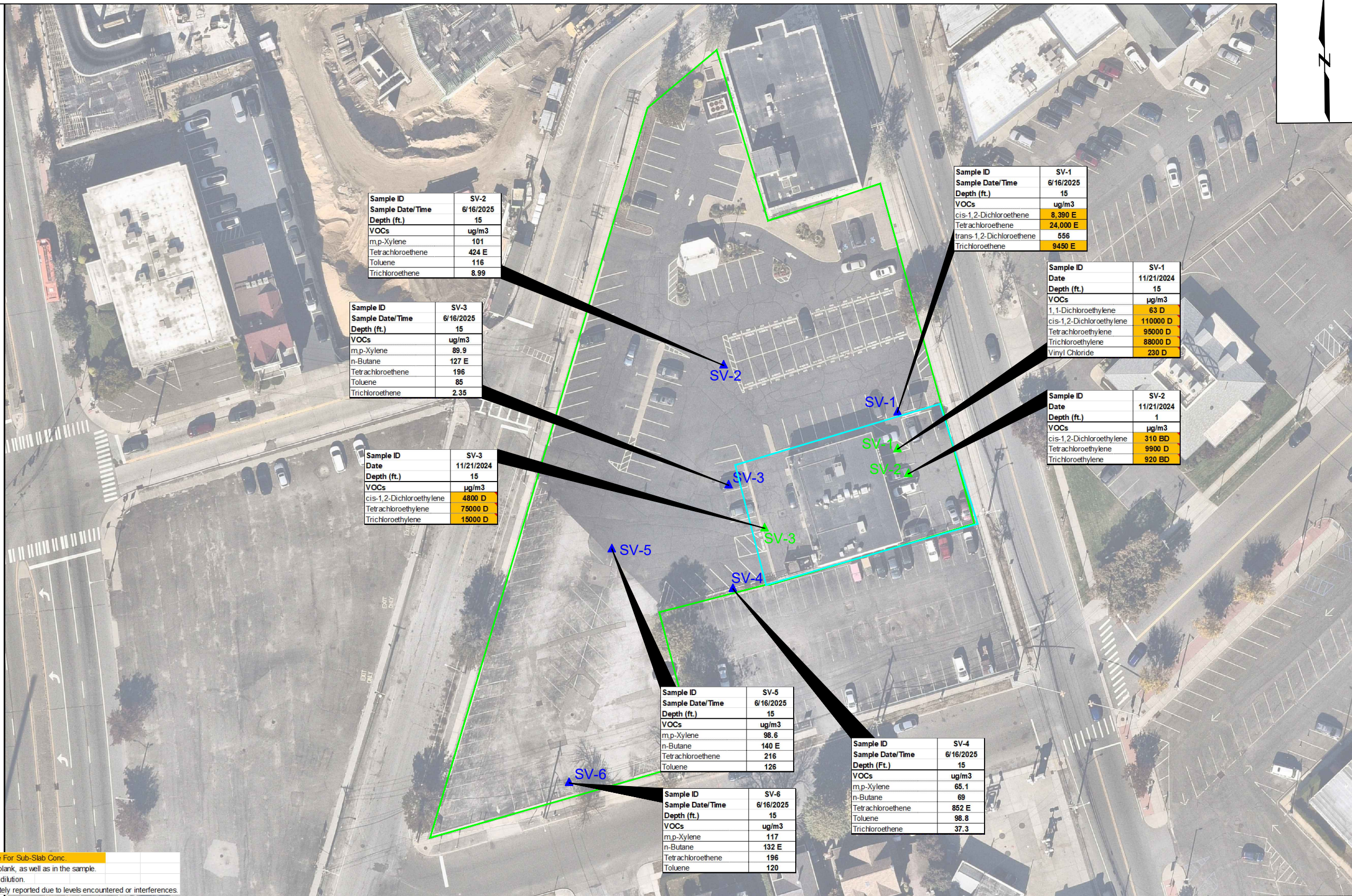
**LEGEND**

- ◆ STORMWATER DRY WELL SAMPLE LOCATION
- ◆ 20 JERUSALEM PROPERTY LINE
- ◆ SANITARY SYSTEM SAMPLE LOCATION
- ◆ 40 JERUSALEM PROPERTY LINE
- DRY WELL SAMPLE LOCATION

REMEDIAL INVESTIGATION WORK PLAN  
 20 & 40 JERUSALEM AVENUE  
 HICKSVILLE NY  
 TERWILLIGER & BARTONE PROPERTIES  
 FARMINGDALE, NEW YORK

**GEI** Consultants  
 Project: 2408313

SOIL SAMPLE EXCEEDANCE SUMMARY  
 March 2026  
 Fig. 3



Sample ID	SV-2
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
m,p-Xylene	101
Tetrachloroethene	424 E
Toluene	116
Trichloroethene	8.99

Sample ID	SV-3
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
m,p-Xylene	89.9
n-Butane	127 E
Tetrachloroethene	196
Toluene	85
Trichloroethene	2.35

Sample ID	SV-3
Date	11/21/2024
Depth (ft.)	15
VOCs	ug/m3
cis-1,2-Dichloroethylene	4800 D
Tetrachloroethylene	75000 D
Trichloroethylene	15000 D

Sample ID	SV-5
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
m,p-Xylene	98.6
n-Butane	140 E
Tetrachloroethene	216
Toluene	126

Sample ID	SV-6
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
m,p-Xylene	117
n-Butane	132 E
Tetrachloroethene	196
Toluene	120

Sample ID	SV-1
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
cis-1,2-Dichloroethene	8,390 E
Tetrachloroethene	24,000 E
trans-1,2-Dichloroethene	556
Trichloroethene	9450 E

Sample ID	SV-1
Date	11/21/2024
Depth (ft.)	15
VOCs	ug/m3
1,1-Dichloroethylene	63 D
cis-1,2-Dichloroethylene	110000 D
Tetrachloroethylene	95000 D
Trichloroethylene	88000 D
Vinyl Chloride	230 D

Sample ID	SV-2
Date	11/21/2024
Depth (ft.)	1
VOCs	ug/m3
cis-1,2-Dichloroethylene	310 BD
Tetrachloroethylene	9900 D
Trichloroethylene	920 BD

Sample ID	SV-4
Sample Date/Time	6/16/2025
Depth (ft.)	15
VOCs	ug/m3
m,p-Xylene	65.1
n-Butane	69
Tetrachloroethene	852 E
Toluene	98.8
Trichloroethene	37.3

Analyte	NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State (October 2006 & 2024) Decision Matrix - Mitigate For Sub-Slab Conc.
VOCs	ug/m3
1,1-Dichloroethylene	60 and above
cis-1,2-Dichloroethylene	60 and above
Tetrachloroethylene	1,000 and above
Trichloroethylene	60 and above
Vinyl Chloride	60 and above

Exceeds NYSDOH Decision Matrix - Mitigate For Sub-Slab Conc.  
 B : The analyte was found in an associated blank, as well as in the sample.  
 D: Result is from an analysis that required a dilution.  
 E: Result is estimated and cannot be accurately reported due to levels encountered or interferences.



LEGEND	
▲ SOIL VAPOR SAMPLE LOCATION	— 20 JERUSALEM PROPERTY LINE
▲ SOIL VAPOR SAMPLE LOCATION	— 40 JERUSALEM PROPERTY LINE

REMEDIAL INVESTIGATION WORK PLAN  
 20 & 40 JERUSALEM AVENUE  
 HICKSVILLE NY  
 TERWILLIGER & BARTONE PROPERTIES  
 FARMINGDALE, NEW YORK



ELEVATED SOIL VAPOR  
 DETECTIONS  
 Project: 2408313 March 2026

SOURCE:  
 1. MAP EXTRACTED FROM NEARMAPS

# **Exhibit J**

An official website of New York State.

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# Department of State Division of Corporations

## Entity Information

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### Entity Details ^

**ENTITY NAME:** CORNERSTONE HICKSVILLE LLC

**DOS ID:** 7765038

**FOREIGN LEGAL NAME:** CORNERSTONE HICKSVILLE LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 11/20/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 11/20/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 11/12/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** NASSAU

**NEXT STATEMENT DUE DATE:** 11/30/2027

**JURISDICTION:** DELAWARE, 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:** ANTHONY BARTONE

**Address:** 141 MERRITTS RD, 2ND FLOOR, FARMINGDALE, NY, UNITED STATES, 11735

**Electronic Service of Process on the Secretary of State as agent: Not Permitted**

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

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

Stock Information

Share Value	Number Of Shares	Value Per Share

# **Exhibit K**

## WRITTEN CONSENT

The undersigned, being the Vice President of Terwilliger Bartone Development LLC, which is a member of Cornerstone Hicksville LLC, does hereby certify as follows:

1. Cornerstone Hicksville LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 20 Jerusalem (p/o Tax Parcel 11-179-324 & 11-179-325) and 40 Jerusalem (Tax Parcel 11-179-102) (collectively the "BCP Site").

2. The following person, Anthony Bartone, a member of Terwilliger Bartone Development LLC, which is a member of Cornerstone Hicksville LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Cornerstone Hicksville LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 6<sup>th</sup> day of March 2026.



\_\_\_\_\_  
Jeffery D. Meuter, Vice President  
Terwilliger Bartone Development LLC, member of  
Cornerstone Hicksville LLC

# **Exhibit L**

# Site Contact List

20-40 Jerusalem Ave Dry Cleaner Dry Wells Site

Portion of 20 Jerusalem Avenue and 40 Jerusalem Avenue, Hicksville, New York 11801

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kirsten Gillibrand	U.S. Senator	885 Third Avenue, Suite 2402	New York	NY	10022
Thomas R. Suozzi	U.S. House of Representatives	51 Glen Street, 2nd Floor	Glen Cove	NY	11542
Steven D. Rhoads	New York State Senator	2900 Hemstead Turnpike, Suite 201	Levittown	NY	11756
Bruce Blakeman	Nassau County Executive	1550 Franklin Avenue	Mineola	NY	11501
William Nimmo	Nassau County Planning Commission	1194 Prospect Avenue	Westbury	NY	11590
Michael Kwaschyn	Nassau County Department of Public Works	1194 Prospect Avenue	Westbury	NY	11590
Joseph S. Saladino	Town of Oyster Bay, Supervisor	54 Audrey Avenue	Oyster Bay	NY	11771
Angelo A. Delligatti	Town of Oyster Bay, Planning and Development	54 Audrey Avenue	Oyster Bay	NY	11771
Richard Lenz	Town of Oyster Bay, Public Works	54 Audrey Avenue	Oyster Bay	NY	11771
Edward Dupre	Oyster Bay Water District, Superintendent	45 Audrey Avenue	Oyster Bay	NY	11771
Newsday	Media Outlet	6 Corporate Center Drive	Melville	NY	11747
Roseann Acosta	Hicksville Public Library, Library Director	169 Jerusalem Avenue	Hicksville	NY	11801
Nivia Soto	St. Ignatius Loyola School	129 Broadway	Hicksville	NY	11801
Joseph Messana	East Street Elementary School	50 East Street	Hicksville	NY	11801
Christopher Uccellini	Lee Avenue Elementary School	17th Street	Hicksville	NY	11801
Jennifer Forte	Trinity Lutheran School	40 W Nicholai Street	Hicksville	NY	11801
Raymond A. Williams	Hicksville High School	180 Division Avenue	Hicksville	NY	11801
Laura McConnell	Old Country Road Elementary School	49 Rhodes Lane	Hicksville	NY	11801
Bryan Offermann	Burns Avenue Elementary School	40 Burns Avenue	Hicksville	NY	11801
Benjamin Tangney	Hicksville Middle School	215 Jerusalem Avenue	Hicksville	NY	11801
Adrianna Aceste	Holy Family School	17 Fordham Avenue	Hicksville	NY	11801
Eugene and Jane Formica	Carousel Day School	9 West Avenue	Hicksville	NY	11801
Navpreet Kaur	Play Ways Daycare	364 Plainview Road	Hicksville	NY	11801
Denise M. Geremia	Miss Dees Busy Bees	19 Howard Street	Hicksville	NY	11801
Vicenta E. Escobar Pena	Elizabeth Daycare Corp.	71 Kraemer Street	Hicksville	NY	11801
Tamar Allen	Red Door Learning Center	115 W Cherry Street	Hicksville	NY	11801
Beatriz Pariona	Cute Baby Daycare	15 Burkland Land	Hicksville	NY	11801
Olinda M. Cespedes	Welcome to Vicky's House Daycare	230 W Marie Street	Hicksville	NY	11801
Shivonne Stewart	Kiddie Academy of Hicksville	132 W John Street	Hicksville	NY	11801
Joe VI, LLC	Adjacent Property Owner of Nelson Ave/Jerusalem Ave/W Marie St	PO Box 645, Herricks Lane	Jamesport	NY	11947
Joan VI, LLC	Adjacent Property Owner of Nelson Ave/Jerusalem Ave/W Marie St	PO Box 485	Jericho	NY	11753
The Garden of Love Church	Adjacent Property Owner/Operator of 8 Duffy Avenue	8 Duffy Avenue	Hicksville	NY	11801
AR Hicksville LLC	Adjacent Property Owner of 4 Duffy Avenue and 2-10 Nelson Avenue	257 Park Avenue South, 13th Floor	New York	NY	10010
Herzog Place, LLC	Adjacent Property Owner of 30 Herzog Place	PO Box 290	Syosset	NY	11791
Sammy's Auto Repair	Adjacent Property Operator of 30 Herzog Place	30 Herzog Place	Hicksville	NY	11801
Brianna Deli	Adjacent Property Operator of 30 Herzog Place	3 Jerusalem Avenue	Hicksville	NY	11801
Bondco Trans Inc.	Adjacent Property Owner of 27 Herzog Place	27 Herzog Place	Hicksville	NY	11801

Lee Myles Transmissions & Auto Care	Adjacent Property Operator of 27 Herzog	27 Herzog Place	Hicksville	NY	11801
Complete Auto Repair	Adjacent Property Operator of 27 Herzog	17 Jerusalem Avenue	Hicksville	NY	11801
21-23 Jerusalem, LLC	Adjacent Property Owner of 21-23 Jerusalem Avenue	14 Bridle Path East	Port Washington	NY	11050
Chandra Beauty in Wellness Center	Adjacent Property Operator of 21-23 Jerusalem Avenue	21 Jerusalem Avenue	Hicksville	NY	11801
Frank Barber Shop	Adjacent Property Operator of 21-23 Jerusalem Avenue	21 Jerusalem Avenue	Hicksville	NY	11801
Town of Oyster Bay	Adjacent Property Owner of Audrey Ave and Jerusalem Ave	54 Audrey Avenue	Oyster Bay	NY	11771
Carriage Funeral Holdings	Adjacent Property Owner of 47 Jerusalem Avenue	3040 Post Oak Blvd., Suite 300	Houston	TX	77056
Thomas F. Dalton Funeral Home	Adjacent Property Operator of 47 Jerusalem Avenue	47 Jerusalem Avenue	Hicksville	NY	11801
Jose A. Chavez	Adjacent Property Owner of 63 Marie Street	90 Jeruslaem Avenue	Hicksville	NY	11801
Dasaad Inc.	Adjacent Property Owner of 69 Marie Street	75-B West Avenue	Hicksville	NY	11801
Joe V, LLC	Adjacent Property Owner of Newbridge Road	PO Box 645, Herricks Lane	Jamesport	NY	11947
Joan V, LLC	Adjacent Property Owner of Newbridge Road	PO Box 485	Jericho	NY	11753

# **Exhibit M**



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

Roseann Acosta, Library Director  
Marie Sutton, Assistant Library Director  
Hicksville Public Library  
169 Jerusalem Avenue  
Hicksville, New York 11801  
[racosta@hicksvillelibrary.org](mailto:racosta@hicksvillelibrary.org)  
[msutton@hicksvillelibrary.org](mailto:msutton@hicksvillelibrary.org)

**RE: Brownfield Cleanup Program – Document Repository Request  
Cornerstone Hicksville LLC  
p/o 20 Jerusalem Avenue and 40 Jerusalem Avenue  
Hicksville, New York 11801**

Dear Ms. Acosta and Ms. Sutton:

Our office represents Cornerstone Hicksville LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at p/o 20 Jerusalem Avenue and 40 Jerusalem Avenue, Hicksville, New York 11801. We respectfully request that the Hicksville 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, Rebecca Owten, at [rowten@nyenvlaw.com](mailto:rowten@nyenvlaw.com), if you are able to certify that the Hicksville 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 Hicksville Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at p/o 20 Jerusalem Avenue and 40 Jerusalem Avenue, Hicksville, New York 11801.

  
\_\_\_\_\_  
Roseann Acosta, Library Director

3/6/2026  
Date

# **Exhibit N**

# Cornerstone Hickville

<b>Cornerstone Hickville LLC</b>	
\$	-
Ownership:	<b>100%</b>



<b>Terwilliger Bartone Development LLC</b>	
<i>Equity Ownership:</i>	80.00%
<i>(J. Ronald Terwilliger/Anthony Bartone 50%/50%)</i>	
<b>Southern Investments LLC</b>	
<i>Equity Ownership:</i>	5.00%
<b>Frances B. Terwilliger</b>	
<i>Equity Ownership:</i>	10.00%
<b>Brendan D'Loren</b>	
<i>Equity Ownership:</i>	5.00%

# **Exhibit O**

BRUCE A. BLAKEMAN  
NASSAU COUNTY EXECUTIVE



NASSAU COUNTY DEPARTMENT OF HEALTH

October 14, 2024

Current Resident  
40 JERUSALEM AVE.  
HICKSVILLE NY 11801

RE: ABANDONMENT  
40 JERUSALEM AVE.  
HICKSVILLE NY 11801

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:	08/16/1994
Tank Size:	1000 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:

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



# **Exhibit P**

# Climate Screening Checklist

## Background Information

- Project Manager: **Sankavi Sampath, NYS DEC - Project Manager**
- Site Name: **20-40 Jerusalem Ave Dry Cleaner Dry Wells Site - Brownfield Cleanup Program**
- Site Number: **C130258**
- Site Location: **20 Jerusalem Ave and 40 Jerusalem Ave, Hicksville, NY 11801**
- Site Elevation (average above sea level): **145 Feet (Google Earth)**
- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)): **Region 4**
- Remedial Stage/site classification: **Investigation Stage**

- Contamination - Media Impacted/ Contaminants of Concern:  
**Soil, Sediment and Soil Vapor - Petroleum, Chlorinated Solvents, VOCs, SVOCs and Metals**

- Proposed/Current Remedy:  
**N/A - Investigation Stage**

- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?  
**TBD - will be determined during preparation of Remedial Action Work Plan**

- Is the site in proximity to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.)

**Residential Properties located to the South of the Site. There are multiple schools located within a mile of the Site. Please see Exhibit L - Site Contact List. There are no wetlands, waterbodies, drinking water supplies or hospitals located within a mile of the Site.**

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

Yes  No

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

Yes  No

<b>N/A</b>
------------

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

N/A

### Climate Screening Table\*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) <sup>1</sup>	Projected Change (Reference data source/Model) <sup>3</sup>	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) <sup>4</sup>
Precipitation	Y		Y - Potential Power Loss	TBD
Temperature <sup>2</sup> (Extreme Heat or Cold Weather Impacts)	Y		Y - Potential Power Loss	TBD
Sea Level Rise	N/A			
Flooding	N/A			
Storm Surge	N/A			
Wildfire	N/A			
Drought	N/A			
Storm Severity	Y		Y - Potential Power Loss	TBD
Landslides	N/A			
Other Hazards:				

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

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

<sup>2</sup> Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

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

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

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

A full climate screening checklist will be prepared and included in the Remedial Action Work Plan after the proposed remedy is determined.

**Potential Data Sources** (not an exhaustive list)- from [Superfund Climate Resilience: Vulnerability Assessment | US EPA](#)

**NYSERDA ClimAID report-** [Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)

FEMA- [National Flood Hazard Layer | FEMA.gov](#)

NOAA- [National Storm Surge Risk Maps - Version 3 \(noaa.gov\)](#)

Department of Agriculture Forest Service [Wildfire Risk to Communities](#)

EPA [Climate Change Indicators in the United States](#)

EPA [Climate Resilience Evaluation & Awareness Tool \(CREAT\) | U.S. Climate Resilience Toolkit](#)

EPA [National Stormwater Calculator](#)

National Integrated Drought Information System [U.S. Drought Portal](#)

National Interagency Coordination Center [National Interagency Fire Center](#)

National Oceanic and Atmospheric Administration Coastal Services [Digital Coast](#)

- Resources to help communities assess coastal hazards, such as the [Sea Level Rise Viewer](#) for visualizing community-level impacts of flooding or sea level rise and [downloadable LIDAR data](#)

National Oceanic and Atmospheric Administration [National Centers for Environmental Information](#) website

National Oceanic and Atmospheric Administration [Sea Level Trends](#)

National Weather Service [Climate Prediction Center](#)

National Weather Service [National Hurricane Center](#)

National Weather Service [Sea, Lake, and Overland Surges from Hurricanes \(SLOSH\)](#)

National Weather Service [Storm Surge Hazard Maps](#)

U.S. Federal Government Climate Resilience Toolkit: [The Climate Explorer](#)

U.S. Army Corps of Engineers [Climate Preparedness and Resilience](#)

U.S. Geological Survey [Coastal Change Hazards Portal](#)

U.S. Geological Survey [Landslide Hazards Program](#)

U.S. Geological Survey [National Ground-water Monitoring Network Data Portal](#)

U.S. Geological Survey [National Climate Change Viewer](#)

U.S. Geological Survey [National Water Dashboard](#)

U.S. Geological Survey [StreamStats](#)

NYS Department of State- [Assess | Department of State \(ny.gov\)](#)

NYSERDA NY Coastal Floodplain Mapper- [Home Page \(ny.gov\)](#)

NYSDEC Coastal Erosion Hazards- [Coastal Areas Regulated By The CEHA Permit Program - NYDEC](#)

NYSDOH Heat Index- [health.ny.gov/environmental/weather/vulnerability\\_index/county\\_maps.htm](#)