



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: \_\_\_\_\_

### PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Laconia Properties LLC

ADDRESS 30-29 Steinway Street, 2nd Floor

CITY/TOWN Astoria, New York

ZIP CODE 11103

PHONE 718-932-5600

FAX

E-MAIL gkondos@ditmarsrec.com

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

☒ Yes ☐ No

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

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

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

#### Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No **Not Applicable**

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

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

**Section III. Property's Environmental History** Appendix C

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

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

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

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

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input 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: \_\_\_\_\_

**Section IV. Property Information - See Instructions for Further Guidance**

Appendix D

PROPOSED SITE NAME 4125-4149 Laconia Avenue

ADDRESS/LOCATION 4125-4149 Laconia Avenue

CITY/TOWN Bronx, New York

ZIP CODE 10466

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of New York

COUNTY Bronx

SITE SIZE (ACRES) 0.74

LATITUDE (degrees/minutes/seconds)

40 ° 53 ' 16.31 "

LONGITUDE (degrees/minutes/seconds)

73 ° 50 ' 49.69 "

**Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.**

Parcel Address

Section No.

Block No.

Lot No.

Acreage

4125-4149 Laconia Avenue, Bronx, New York

15

4877

1

0.74

1. Do the proposed site boundaries correspond to tax map metes and bounds?

☒ Yes ☐ No

If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application?

☒ Yes ☐ No

(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?

(See [DEC's website](#) for more information)Yes ☐ No ☒

If yes, identify census tract : \_\_\_\_\_

Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No

If yes, identify name of properties (and site numbers if available) in related BCP applications: \_\_\_\_\_

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No6. 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? ☐ Yes ☒ No

If yes, attach relevant supporting documentation.

7. Are there any lands under water?

☐ Yes ☒ No

If yes, these lands should be clearly delineated on the site map.

#### Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information) **Not Applicable**

Type

Issuing Agency

Description

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

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

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor: \_\_\_\_\_



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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE George Kondos			
ADDRESS 30-29 Steinway Street, 2nd Floor			
CITY/TOWN Astoria, New York		ZIP CODE 11103	
PHONE 718-932-5600	FAX	E-MAIL gkondos@ditmarsrec.com	
NAME OF REQUESTOR'S CONSULTANT Jeffrey Wills			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia, New York		ZIP CODE 11749	
PHONE 631-232-2600	FAX 631-232-9898	E-MAIL jwills@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY Cole Schotz PC c/o Jill Richardson			
ADDRESS 1325 Avenue of the Americas, 19th Floor			
CITY/TOWN New York, NY		ZIP CODE 10019	
PHONE 646-563-8953	FAX 646-563-7953	E-MAIL jrichardson@coleschotz.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".</b> <b>APPENDIX E</b> <b>IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## Section VII. Requestor Eligibility Information (continued)

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

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

### ☒ PARTICIPANT

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

### ☐ VOLUNTEER

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

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

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

## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other \_\_\_\_\_

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

☐ Yes ☐ No **Not Applicable**

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. **Not Applicable** ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

## Section IX. Contact List Information **Appendix F**

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

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

**Section X. Land Use Factors** Appendix G

1. What is the current municipal zoning designation for the site? Commercial (C1-4)

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

☐ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing? **Not Applicable** ☐ Yes ☐ No

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

☒ Yes ☐ No

The proposed use for the site is to remain as commercial use.

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

☒ Yes ☐ No

The proposed commercial use is consistent with the current zoning provisions of the property. However, property rezoning will be necessary if the property is redeveloped in the future for a different use (i.e., residential).

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

☒ Yes ☐ No

There is no development proposed for the property at this time. The proposed use of the property will remain as commercial use.



## XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

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

Laconia Properties LLC By: \_\_\_\_\_

Date: 12/13/2019 Signature: \_\_\_\_\_

Print Name: George Kondos

### SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

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

**BCP App Rev 10**

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

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

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

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

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

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

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

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

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



**BCP Application Summary (for DEC use only)****Site Name:** 4125-4149 Laconia Avenue**City:** Bronx, New York**Site Address:** 4125-4149 Laconia Avenue**County:** Bronx**Zip:** 10466**Tax Block & Lot****Section (if applicable):** 15      **Block:** 4877      **Lot:** 1**Requestor Name:** Laconia Properties LLC**City:** Astoria, New York**Requestor Address:** 30-29 Steinway Street, 2nd Floor**Zip:** 11103**Email:** gkondos@ditmarsrec.com**Requestor's Representative (for billing purposes)****Name:** George Kondos**Address:** 30-29 Steinway Street, 2nd Floor**City:** Astoria, New York**Zip:** 11103**Email:** gkondos@ditmarsrec.com**Requestor's Attorney****Name:** Cole Schotz PC c/o Jill Richardson **Address:** 1325 Avenue of the Americas, 19th Floor**City:** New York, NY**Zip:** 10019**Email:** jrichardson@coleschotz.com**Requestor's Consultant****Name:** Jeffrey Wills**Address:** 209 Shafter Street**City:** Islandia, New York**Zip:** 11749**Email:** jwills@rouxinc.com**Percentage claimed within an En-Zone:** ☒ 0%    ☐ <50%    ☐ 50-99%    ☐ 100%**DER Determination:** ☐ Agree    ☐ Disagree**Requestor's Requested Status:** ☐ Volunteer    ☒ Participant**DER/OGC Determination:** ☐ Agree    ☐ Disagree

Notes:

**For NYC Sites, is the Requestor Seeking Tangible Property Credits:** ☐ Yes    ☒ No**Does Requestor Claim Property is Upside Down:** ☐ Yes    ☐ No**DER/OGC Determination:** ☐ Agree    ☐ Disagree    ☐ Undetermined

Notes:

**Does Requestor Claim Property is Underutilized:** ☐ Yes    ☐ No**DER/OGC Determination:** ☐ Agree    ☐ Disagree    ☐ Undetermined

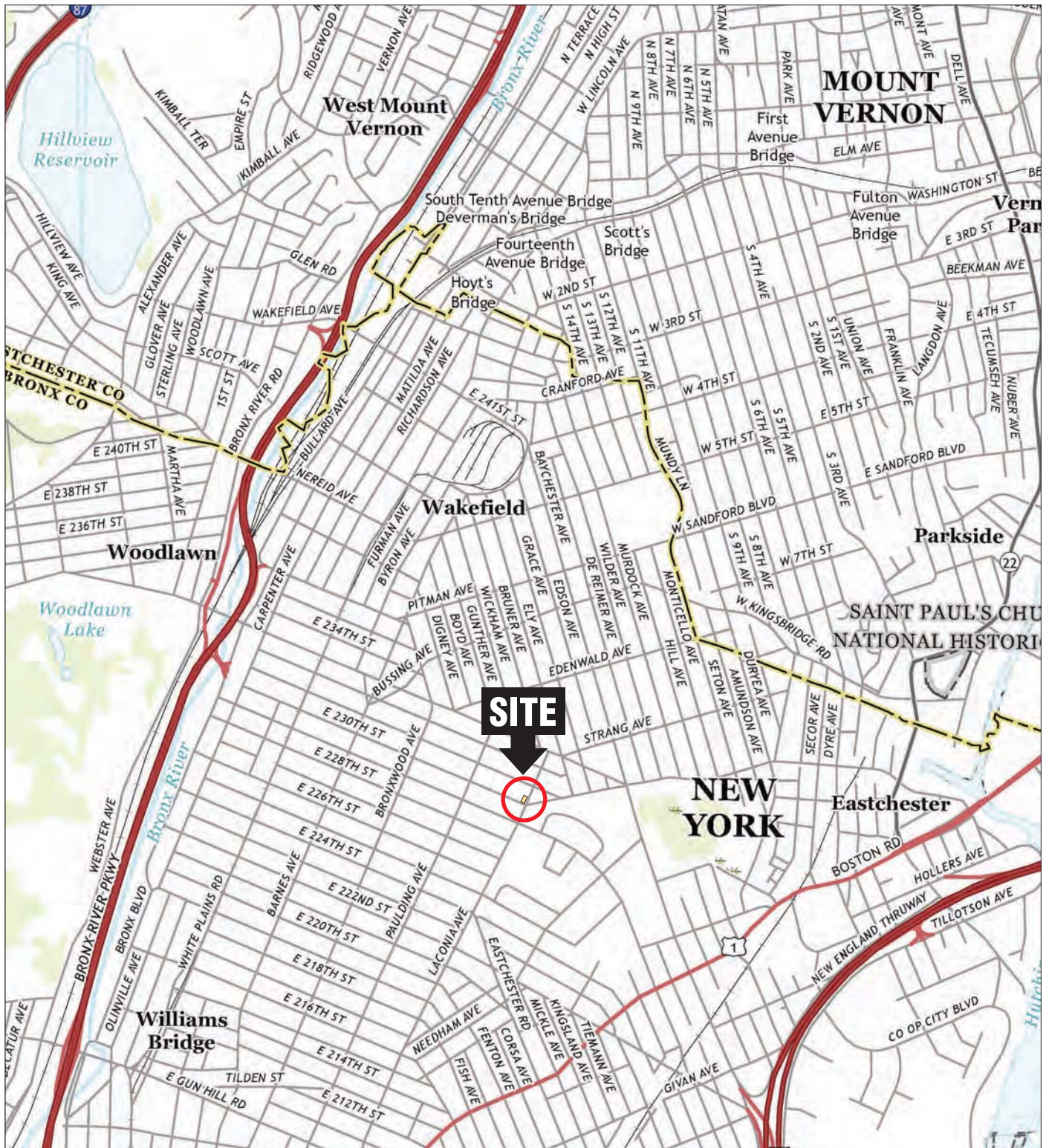
Notes:

**Does Requestor Claim Affordable Housing Status:** ☐ Yes    ☐ No    ☐ Planned, No Contract**DER/OGC Determination:** ☐ Agree    ☐ Disagree    ☐ Undetermined

Notes:

**FIGURES**

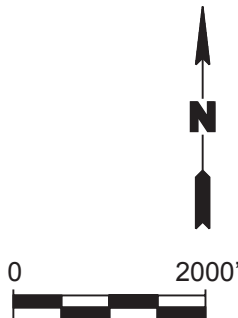
1. Site Location Map
2. Tax Map
3. Site Plan
4. Soil Exceedances
5. Groundwater Exceedances
6. Site Plan with Adjacent Property Owners
7. Land Use Map



QUADRANGLE LOCATION



SOURCE:  
USGS; 2016, Mount Vernon, NY  
7.5 Minute Topographic Quadrangle



Title:

## SITE LOCATION MAP

4125-4149 LACONIA AVENUE  
BRONX, NEW YORK

Prepared for:

LACONIA PROPERTIES

**ROUX**

Compiled by: J.W.	Date: 13SEP19
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr: J.W.	Project: 3390.0001Y000
File: 3390.0001Y100.01.CDR	

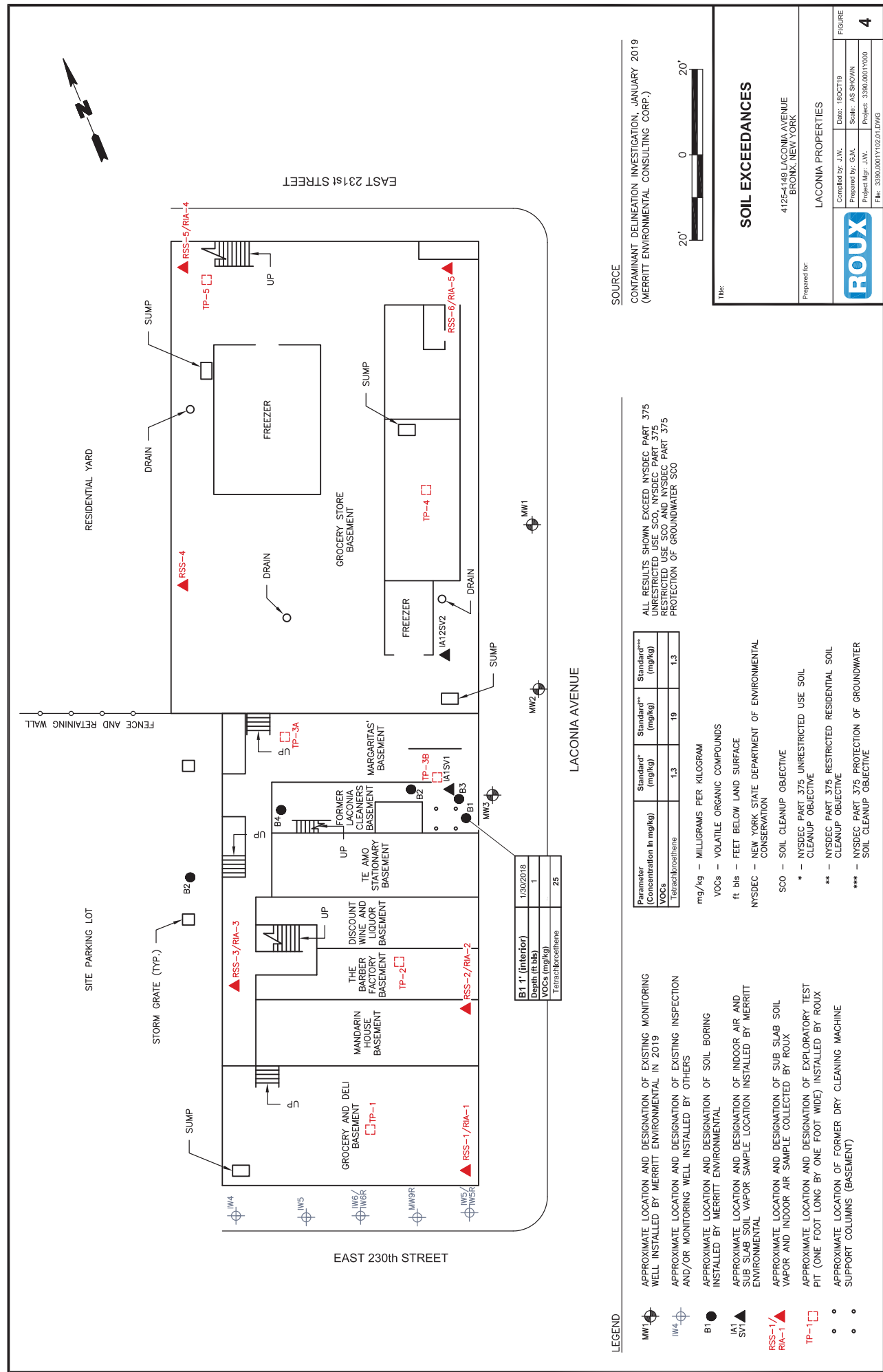
FIGURE

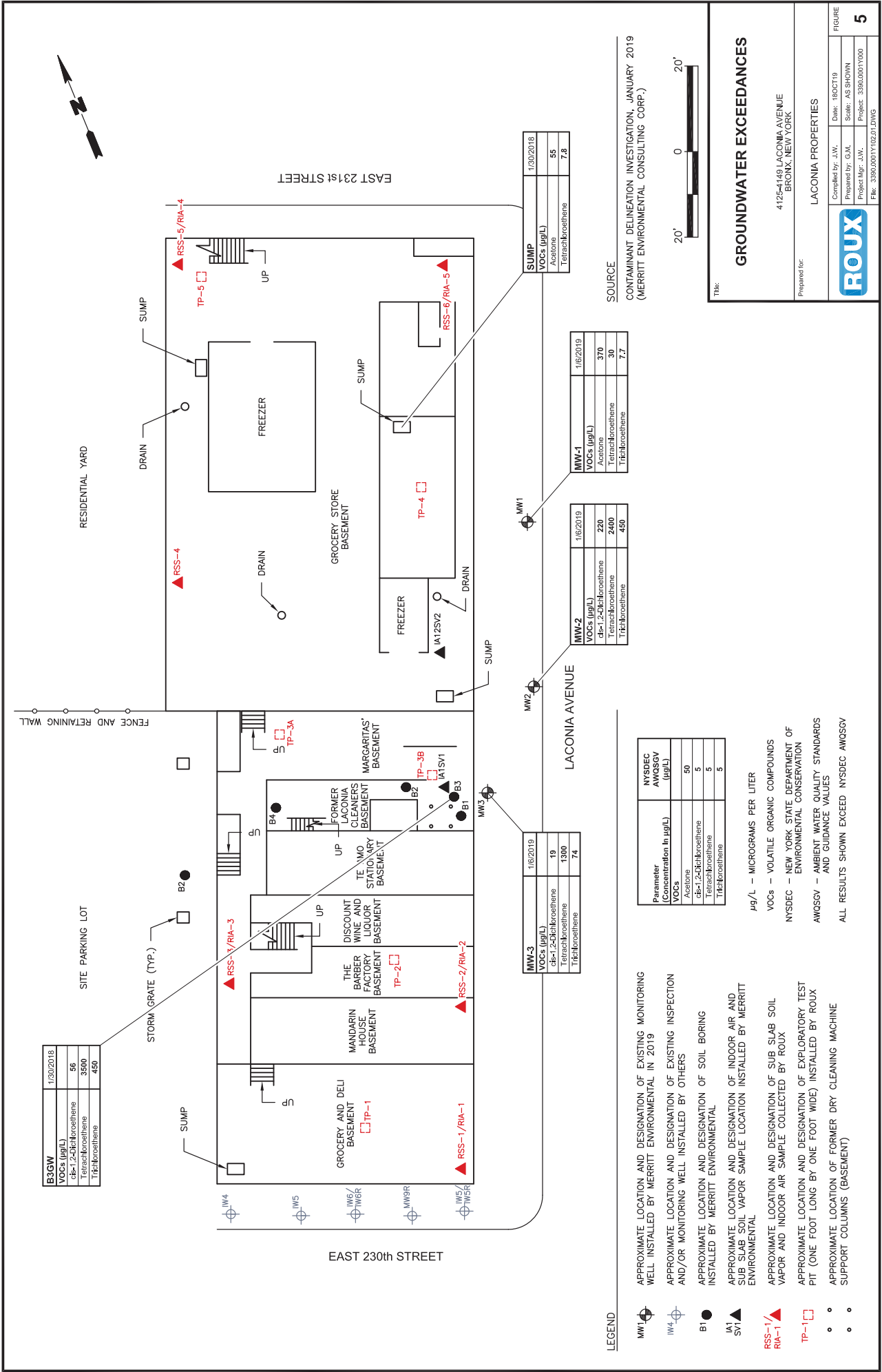
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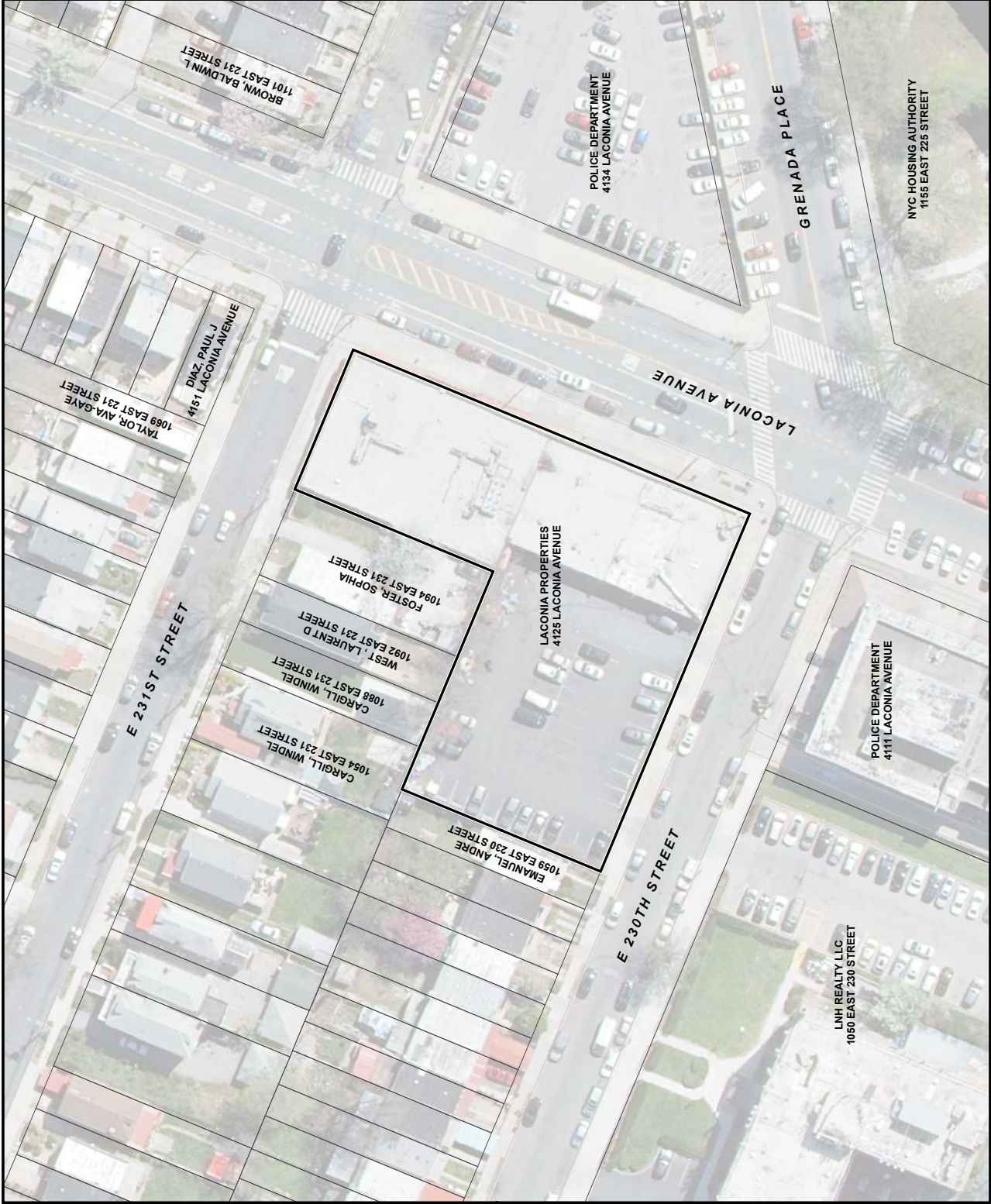












LEGEND

— SITE BOUNDARY

SOURCE

1. NEW YORK CITY DEPARTMENT OF INFORMATION & TECHNOLOGY



Title:

**SITE PLAN WITH ADJACENT  
PROPERTY OWNERS**

Prepared for:

4125-4149 LACONIA AVENUE  
BRONX NEW YORK

Prepared by:

**ROUX**

Compared by: J.W.

Project Mgr: J.W.

Date: 10/15/19

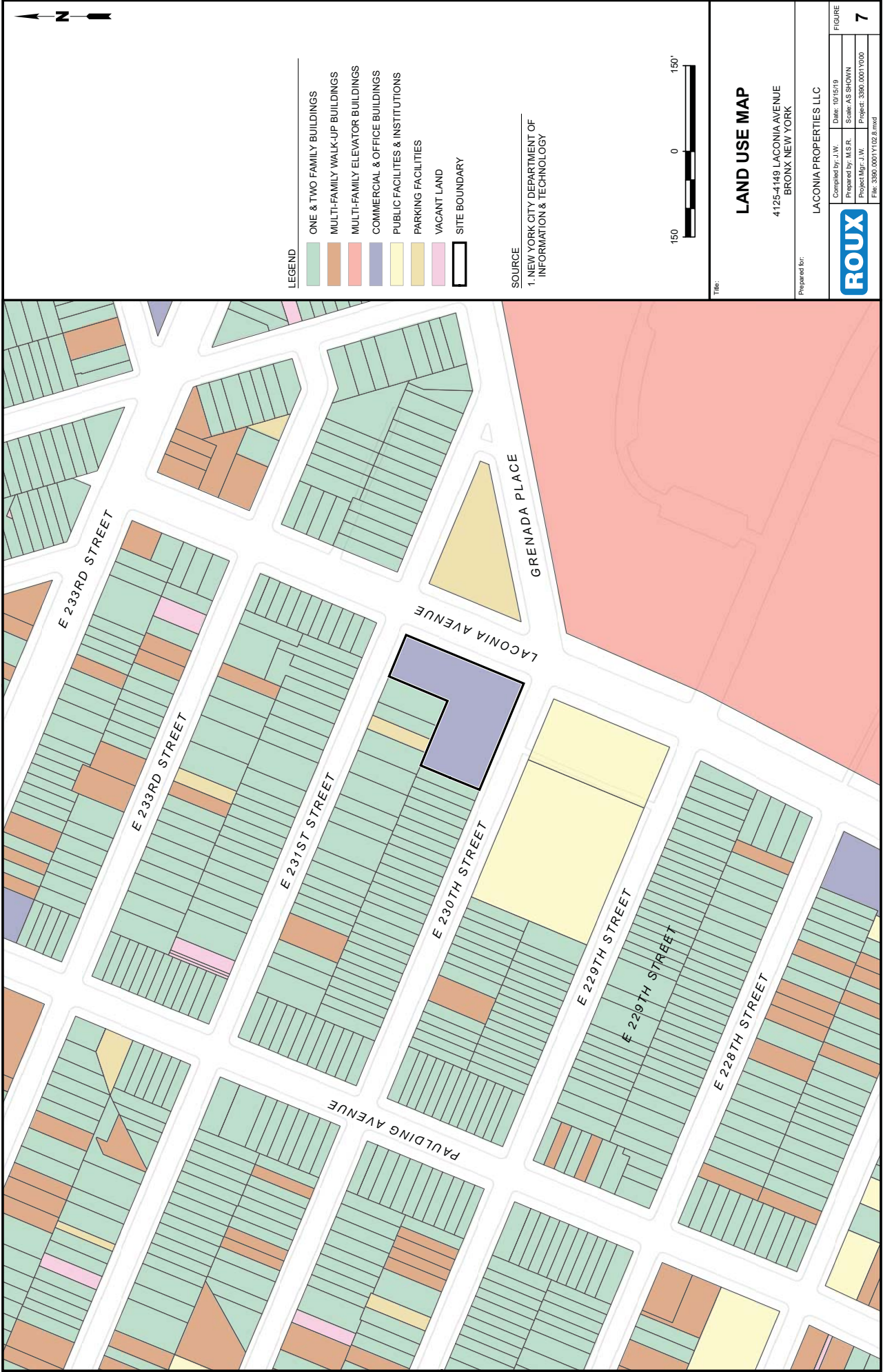
Scale: AS SHOWN

Project: 3590.0001Y027.mxd

FIGURE

**6**





LEGEND

- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- PUBLIC FACILITIES & INSTITUTIONS
- PARKING FACILITIES
- VACANT LAND
- SITE BOUNDARY

SOURCE  
1. NEW YORK CITY DEPARTMENT OF  
INFORMATION & TECHNOLOGY

Title:

LAND USE MAP

4125-4149 LACONIA AVENUE  
BRONX NEW YORK

Prepared for:

LACONIA PROPERTIES LLC



Compld by: J.W.	Date: 10/15/19
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: J.W.	Project: 3590.0001V020
File: 3590.0001V102.8.mxd	

FIGURE

7

Soil Vapor and Air Detections



**APPENDICES**

- A. SECTION I: REQUESTOR INFORMATION
  - A1. NYS Department of State Entity Information
- B. SECTION II: PROJECT DESCRIPTION
- C. SECTION III: PROPERTY ENVIRONMENTAL HISTORY
  - C1. Contaminant Delineation Investigation  
(Merritt Environmental Consulting Corp., Jan 2019)  
(Provided on CD in Bound Copy)
  - C2. Data Tables  
Source: Contaminant Delineation Investigation  
(Merritt Environmental Consulting Corp., Jan 2019)
  - C3. Data Tables  
Source: Sub-Slab Soil Vapor/Indoor Air Sampling Event,  
Oct 2019)  
(Roux Environmental Engineering and Geology, D.P.C.,  
Oct 2019)
  - C4. Laboratory Analytical Reports  
(Merritt Environmental Consulting Corp., Jan 2019 and  
Roux Environmental Engineering and Geology, D.P.C.,  
Oct 2019) (Provided on CD in Bound Copy)
- D. SECTION IV: PROPERTY INFORMATION
  - D1. Excerpts from Environmental Data Resources Report
- E. SECTION VI: PREVIOUS PROPERTY OWNERS  
/OPERATORS
  - D1. Excerpts from Environmental Data Resources Report
- F. SECTION IX: CONTACT LIST
  - F1. Repository Approval Email
- G. SECTION X: LAND USE FACTORS
  - G1. Sanborn Map Report

**APPENDIX A**

**SECTION I: REQUESTOR INFORMATION**

## **BCP Applciation**

### **Part A Section I. Requestor Information Member/Owners Names (Laconia Properties LLC):**

1. Costaras Family Trust c/o Anastasia Mastrogiannis
2. Ana Katos
3. Ethalia Katos
4. D&M Associates
5. George Kondos & Linda Kondos Tenants In Common
6. John Keriazes
7. Katos 2000
8. Koula Demetrious c/o James M. McGahan, Exq
9. Vasilis Scoufaras
10. Vasiliki Scoufaras
11. Sophie Scoufaras
12. Alex Scoufaras



NYS Department of State Entity Information

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through October 9, 2019.

---

Selected Entity Name: LACONIA PROPERTIES LLC

Selected Entity Status Information

**Current Entity Name:** LACONIA PROPERTIES LLC

**DOS ID #:** 2817107

**Initial DOS Filing Date:** SEPTEMBER 30, 2002

**County:** DUTCHESS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

LACONIA PROPERTIES LLC

128 SOUTH ROAD

STANFORDVILLE, NEW YORK, 12581

**Registered Agent**

NONE

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

information is not recorded and only available by  
[viewing the certificate.](#)

**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

**Name History**

Filing Date	Name Type	Entity Name
SEP 30, 2002	Actual	LACONIA REALTY CO
SEP 30, 2002	Actual	LACONIA PROPERTIES LLC

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

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

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SECTION II: PROJECT DESCRIPTION

Appendix B - Project Description  
4125-4149 Laconia Avenue  
BCP Application - Section II, Question 3

Laconia Properties LLC ("Laconia Properties") has owned property located at 4125-4149 Laconia Avenue in Bronx, New York ("Site") since September 27, 2002. The prior owner, Laconia Realty Co., a 100% common ownership entity (together, "Laconia"), had owned the Site since November 7, 1977. Prior to and during Laconia's ownership of the Site, dry cleaner operations took place at a portion of the Site from at least 1971 to approximately 2010. An independent investigation of the Site uncovered contamination associated with the former dry cleaner operations, thus, Laconia is requesting entry into the New York State Brownfields Cleanup Program to address the contamination. There are no development plans for the Site at this time.

**Project Schedule**

Timeframe	Description
November 2019	Submission of BCP Application to NYSDEC
November/December 2019	Submission of Interim Remedial Measure and Additional Vapor Intrusion Investigation Work Plan (IRM-VI WP) to NYSDEC
December 2019	ENB Notice if Application/IRM-VI WP
January 2020	End of BCP Application /IRM-VI WP Public Comment Period
February 2020	Sign Brownfield Cleanup Agreement/NYSDEC approval of IRM WP
February 2020	Commencement of IRM
March 2020	Completion of IRM
March 2020	Submission of Remedial Investigation Work Plan (RIWP)
March 2020	Submission of Citizen Participation Plan (CPP)
April 2020	End of RIWP Public Comment Period
April 2020	Commencement of Remedial Investigation (RI)
June 2020	Submission of RI Report to NYSDEC
July 2020	End of RI Report Comment Period
August 2020	Submission of Remedial Action Work Plan (RAWP) to NYSDEC
October 2020	End of RAWP Public Comment Period
October 2020	NYSDEC Approval of RAWP
November 2020	Commencement of Remedial Action (RA)
2021	Completion of RA
2021	Submission of Final Engineering Report
2021	Anticipated Insurance of Certificate of Completion

SECTION III: PROPERTY ENVIRONMENTAL HISTORY

Appendix C - Property's Environmental History  
4125-4149 Laconia Avenue  
BCP Application - Section III

**BCP Application Section III – Property's Environmental History Question 1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society of Testing and Materials standard (ASTM E1903).**

The following report is provided in Appendix C on the enclosed CD:

- Appendix C1: Contaminant Delineation Investigation Report (Merritt Environmental Consulting Corp., January 2019)

A summary of findings from the report, including the Site environmental history is provided below. Additionally, below includes a summary of the sub-slab soil vapor/indoor air sampling and test pitting investigation activities and findings completed by Roux Environmental Engineering and Geology, D.P.C. (Roux), in October 2019. Excerpted tables from the referenced report are provided in Appendix C2. Data tables from Roux's 2019 sub-slab soil vapor and indoor air sampling are provided in Appendix C3. A more detailed Site history and land use description can be found in Appendix D.

**Contaminant Delineation Investigation (CDI) Report (Merritt Environmental Consulting Corp., (Merritt) January 2019)**

The January 2019 Merritt CDI Report, performed on behalf of Laconia Properties LLC, presents Merritt's investigation activities and findings that occurred at the Site in 2018 and 2019. Based on the CDI Report, Merritt's conclusions regarding environmental conditions at the Site are as follows:

Soil Conditions

- Chlorinated volatile organic compound (CVOC), tetrachloroethene (PCE), was detected in soil above the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (UUSCOs) at approximately one foot below the basement concrete slab, associated with the historical operation of a dry cleaner in the space identified as 4137 Laconia Avenue.

Groundwater Conditions

- CVOCs, including PCE, trichloroethene (TCE), and cis-1,2-Dichloroethene (DCE) were detected in groundwater at concentrations above the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) at the Site.

Soil Vapor/Indoor Conditions

- Several CVOCs and petroleum-related VOCs were detected in sub-slab soil vapor and indoor air. Specifically, PCE, TCE and DCE (CVOCs) were detected in sub-slab and/or indoor air at concentrations exceeding the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York decision matrices of 2006 as revised in 2017 (2017 Matrices) for mitigation. The elevated CVOCs were detected in sub-slab and indoor air samples collected in the basements of the former dry cleaner tenant space and the adjacent tenant space, occupied by Associated Supermarket, located immediately to the north.



Merritt concluded that, as a result of the CVOC contaminants detected in soil, groundwater and sub-slab soil vapor/indoor air, remediation of all environmental media is necessary, including limited source removal (CVOC impacted soil) and the installation of a sub-slab depressurization system (SSDS) for vapor intrusion mitigation.

**Sub-slab Soil Vapor/Indoor Air Sampling and Test Pitting Summary (Roux Environmental Engineering and Geology, D.P.C., October 2019)**

Roux, on behalf of Laconia Properties, LLC, completed a sub-slab/indoor air sampling and test pitting investigation to provide necessary data/information to develop an Interim Remedial Measure (IRM) work plan for the mitigation of CVOC (specifically PCE and TCE) impacts to sub-slab soil vapor and indoor air that were detected during previous investigations completed at the Site by Merritt. Six sub-slab soil vapor samples (RSS-1 through RSS-6), five indoor air samples (RIA-1 through RIA-5) and one duplicate indoor air sample (RIA-2 DUP), and one outdoor ambient air sample (AA-1) were collected for VOC analyses using the United States Environmental Protection Agency (USEPA) Method TO-15. Five approximately one-foot diameter test pits (TP-1 through TP-5) were installed to bedrock in the building basement throughout the Site.

Based on the sampling results, Roux's conclusions regarding environmental conditions at the Site are as follows:

- Elevated photoionization detector (PID) readings were detected in soil screened during test pitting activities at concentrations ranging from approximately 24 parts per million (ppm) (TP-1) to 8,000 ppm (TP-3B) and in sub-slab soil vapor sample points at concentrations ranging from approximately two ppm (RSS-5) to 1,000 ppm (RSS-1); and
- Several CVOC and petroleum-related VOCs were detected in sub-slab soil vapor and indoor air throughout the footprint of the existing building. Specifically, PCE, TCE and DCE were detected in sub-slab and/or indoor air at concentrations exceeding the NYSDOH 2017 Matrices for mitigation. The petroleum-related VOCs, such as benzene and 2,2,4-Trimethylpentane are likely associated with the documented petroleum spill (Spill Number 9407396) at the 47<sup>th</sup> Precinct located immediately south of the Site, across E 320 Street.

Based on the above, the Site (soil, groundwater, and soil vapor/indoor air) appears to have been impacted by CVOC contaminants originating from the prior operation of a dry cleaner at the Site. The CVOC contaminants have been detected above the contemplated soil cleanup objectives (Protection of Groundwater Soil Cleanup Objectives [PGWSCOs]), along with sub-slab soil vapor and indoor air above the NYSDOH 2017 Matrices for mitigation. As a result, the NYSDEC BCP will be an appropriate program to complete investigation and remediation to ensure remediation and mitigation of contaminants at the Site are protective of public health and the environment.

**BCP Section III – Property's Environmental History Question 2. Sampling Data – Indicate known contaminants and the media which are known to have been affected. Laboratory reports should be referenced, and copies included.**

Summaries of the data from each of the investigations detailed above in the response to Question 2 are provided on the Plate and Figures attached to this BCP application and described below.

- Plate 1 depicts soil vapor and indoor air detections compared to the NYSDOH 2017 Matrices.

- Figure 4 depicts soil detections above NYSDEC Part 375 PGWSCOs; and
- Figure 5 depicts groundwater detections above the NYSDEC AWQSGVs.

Excerpted data tables from the referenced Merritt report are provided in Appendix C2 and data tables from Roux's 2019 sub-slab soil vapor and indoor air sampling are provided in Appendix C3 for your convenience. Laboratory reports are provided on the CD in Appendix C4.

#### **Contaminant Delineation Investigation (CDI) Report (Merritt Environmental Consulting Corp., (Merritt) January 2019)**

##### Soil

One of six soil samples collected as part of the investigation activities contained PCE at a concentration above the NYSDEC UUSCOs (Figure 4). PCE was detected in sample B1\_1' at a concentration of 25 milligrams per kilogram (mg/kg) (compared to 1.3 mg/kg UUSCOs) collected in July 2018 beneath the basement concrete slab in the former dry cleaners tenant space (refer to Appendix C2 for soil PCE results on data tables).

##### Groundwater

Groundwater grab sample, B3GW, was collected from soil boring B3 in July 2018 during soil boring activities completed in the basement of the former dry cleaner tenant space. Groundwater monitoring wells MW-1 through MW-3 were installed in Laconia Avenue sidewalk immediately east of the former dry cleaner and Associated Supermarket tenant spaces in January 2019. MW-3 was installed at soil boring B1 (exterior) location. Groundwater sampling of MW-1 through MW-3 and a grab sample from a sump located in the basement of the Associated Supermarket space occurred in January 2019. The following analytes were present in groundwater above NYSDEC AWQSGVs (refer to Appendix C2 for groundwater VOC exceedances in data tables and Figure 5):

- PCE was detected at concentrations ranging from 7.8 micrograms per liter (µg/L) (SUMP) to 3,500 µg/L (B3GW) compared to 5 µg/L (NYSDEC AWQSGVs);
- TCE was detected at concentrations ranging from 7.7 µg/L (MW-1) to 450 µg/L (B3GW and MW-3) compared to 5 µg/L (NYSDEC AWQSGVs);
- DCE was detected at concentrations ranging from 56 µg/L (B3GW) to 220 µg/L (MW-2) compared to 5 µg/L (NYSDEC AWQSGVs); and
- Acetone was detected at a concentration of 55 µg/L (SUMP) and 370 µg/L (MW-1) compared to 50 µg/L (NYSDEC AWQSGVs).

##### Sub-Slab Soil Vapor/Indoor Air

A summary of all VOCs detected in sub-slab soil vapor and air samples collected during the investigation are provided on Plate 1 and data tables are provided in Appendix C2. Several CVOCs and petroleum-related VOCs were detected in sub-slab soil vapor and indoor air samples throughout the Site building. Specifically, PCE, TCE and DCE (CVOCs) were detected at elevated concentrations in sub-slab soil vapor and indoor air samples that exceed the NYSDOH 2017 Matrices for mitigation. The source of the CVOCs detected in sub-slab soil vapor and indoor air is attributed to the former dry cleaners operations at the Site. A summary of CVOc detections in sub-slab soil vapor and indoor air samples are provided below.

- PCE was detected in sub-slab soil vapor (SV-1 and SV-2) and associated indoor air samples (IA-1 and IA-2) at concentrations of 303,119 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) (SV-1) / 21.7  $\mu\text{g}/\text{m}^3$  (IA-1) and 28,480  $\mu\text{g}/\text{m}^3$  (SV-2) / 46.8  $\mu\text{g}/\text{m}^3$  (IA-2);
- TCE was detected in sub-slab soil vapor (SV-1 and SV-2) and associated indoor air samples (IA-1 and IA-2) at concentrations of 5,911  $\mu\text{g}/\text{m}^3$  (SV-1) / 2.42  $\mu\text{g}/\text{m}^3$  (IA-1) and 3,385  $\mu\text{g}/\text{m}^3$  (SV-2) / 8.06  $\mu\text{g}/\text{m}^3$  (IA-2); and
- DCE was detected in sub-slab soil vapor (SV-1 and SV-2) and associated indoor air samples (IA-1 and IA-2) at concentrations of 594  $\mu\text{g}/\text{m}^3$  (SV-1) / 0.71  $\mu\text{g}/\text{m}^3$  (IA-1) and 515  $\mu\text{g}/\text{m}^3$  (IA-2) / 2.93  $\mu\text{g}/\text{m}^3$  (IA-2).

#### **Sub-slab Soil Vapor/Indoor Air Sampling and Test Pitting Summary (Roux Environmental Engineering and Geology, D.P.C., October 2019)**

##### Sub-Slab Soil Vapor/Indoor Air

Plate 1 and Table 1 (Appendix C3) presents a summary of VOCs in sub-slab soil vapor and indoor air data collected during the 2019 sampling event. Several CVOCs and petroleum-related VOCs were detected in sub-slab soil vapor and indoor air samples throughout the Site building. Specifically, PCE, TCE and DCE (CVOCs) were detected at elevated concentrations in sub-slab soil vapor and indoor air samples that exceed the NYSDOH 2017 Matrices for mitigation. The source of the CVOCs detected in sub-slab soil vapor and indoor air is attributed to the former dry cleaners operations at the Site. A summary of CVOc detections in sub-slab soil vapor and indoor air samples are provided below.

- PCE was detected in sub-slab soil vapor at concentrations ranging from 208  $\mu\text{g}/\text{m}^3$  (RSS-6) to 3,890  $\mu\text{g}/\text{m}^3$  (RSS-4). PCE was detected in indoor air at concentrations ranging from 1.95  $\mu\text{g}/\text{m}^3$  (RIA-3) to 28.2  $\mu\text{g}/\text{m}^3$  (RIA-2 DUP);
- TCE was detected in sub-slab soil vapor at concentrations ranging from 3.74  $\mu\text{g}/\text{m}^3$  (RSS-2) to 2,330  $\mu\text{g}/\text{m}^3$  (RSS-4). TCE was detected in indoor air at concentrations ranging from 0.14  $\mu\text{g}/\text{m}^3$  (RSS-1) to 2.48  $\mu\text{g}/\text{m}^3$  (RIA-4); and
- DCE was detected in sub-slab soil vapor at concentrations ranging from 3.68  $\mu\text{g}/\text{m}^3$  (RSS-6) to 484  $\mu\text{g}/\text{m}^3$  (RSS-4). DCE was detected in indoor air at concentrations ranging from 0.083  $\mu\text{g}/\text{m}^3$  (RIA-2) to 0.448  $\mu\text{g}/\text{m}^3$  (RIA-5).

The highest elevated concentrations of petroleum-related VOCs, specifically 2,2,4-trimethylpentane (1,650,000  $\mu\text{g}/\text{m}^3$ ), benzene (24,400  $\mu\text{g}/\text{m}^3$ ), cyclohexane (186,000  $\mu\text{g}/\text{m}^3$ ), heptane (259,000  $\mu\text{g}/\text{m}^3$ ) and hexane (1,820,000  $\mu\text{g}/\text{m}^3$ ), were detected in the sub-slab soil vapor sample (RSS-1) collected in the southeast corner of the Site building, adjacent to E 230<sup>th</sup> Street sidewalk. The source of the petroleum-related VOCs is likely attributed to the documented petroleum spills migrating from the 47<sup>th</sup> Precinct located south of the Site across E 230<sup>th</sup> Street. Previous investigations completed by others for the 47<sup>th</sup> Precinct spills have identified petroleum-related VOC impacts to groundwater and separate phase hydrocarbon accumulations in monitoring wells installed on the north side of E 230<sup>th</sup> Street sidewalk, abutting the Site building.

APPENDIX C1-4

- C-1 Contaminant Delineation Investigation  
(Merritt Environmental Consulting Corp., Jan 2019)  
*(Provided on CD in Bound Copy)*
- C-2 Data Tables - Source: Contaminant Delineation Investigation  
(Merritt Environmental Consulting Corp., Jan 2019)
- C-3 Data Tables - Source: Sub-Slab Soil Vapor/Indoor Air Sampling  
Event, Oct 2019  
(Roux Environmental Engineering and Geology, D.P.C.)
- C-4 Laboratory Analytical Reports  
(Merritt Environmental Consulting Corp., Jan 2019 and Roux  
Environmental Engineering and Geology, D.P.C., Oct 2019)  
*(Provided on CD in Bound Copy)*

Contaminant Delineation Investigation  
(Provided in pdf format on CD in bound copy)

Data Tables - Source: Contaminant Delineation Investigation



TABLE 1: VOC LABORATORY RESULTS FOR SOIL SAMPLES							
Detected compounds only							
Compound	Sample Location and Depth						SCO
	B1 1' Interior hand auger	B1 2.5' Interior hand auger	B2 1' Interior hand auger	B4 1' interior hand auger	B1 9' exterior soil boring	B2 9' exterior soil boring	
Acetone	ND	ND	0.031	0.019	ND	0.016	0.05
Perchloroethylene	<b>25</b>	ND	0.25	0.035	ND	ND	1.3
Trichloroethene	0.19	ND	0.0089	0.0094	ND	ND	0.47

#### NOTES

1. All results are expressed in milligrams per kilogram (mg/kg), which can also be expressed as parts per million (ppm).
2. ND - Parameter non-detected, below method detection limits.
3. Results in bold exceed Unrestricted Use Soil Cleanup Objectives as defined in the New York State Department of Environmental Conservation (NYSDEC), Division of Environmental Remediation, 6 NYCRR Part 375, Environmental Remediation Programs, dated December 14, 2006. For those VOCs not listed in Unrestricted Use SCOs, the Supplemental Soil Cleanup Objectives (Residential) listed in NYSDEC Policy CP-51 / Soil Cleanup Guidance, dated October 21, 2010 was used.

As shown, the only soil sample reported to contain PCE at a level that exceeds the UUSCO is B1 1'. This sample was collected from an interior boring located directly adjacent to columns installed to support the former dry cleaning machine on the first floor.

#### 4.1 Groundwater Sample Analysis Results

All four groundwater samples were analyzed for VOCs and Table 3 provides a summary of laboratory analysis.

<b>TABLE 3: VOC LABORATORY RESULTS FOR GROUNDWATER SAMPLES</b>							
<b>Detected compounds only</b>							
<b>Compound</b>	<b>Sample Location</b>						<b>Standard</b>
	<b>SUMP</b>	<b>B3GW</b>	<b>MW1</b>	<b>MW2</b>	<b>MW3</b>	<b>MW4</b>	
Acetone	<b>55</b>	ND	<b>370</b>	ND	ND	ND	50
2-Butanone	ND	ND	6.4	ND	ND	ND	50
Methylene chloride	ND	ND	3.7	ND	ND	ND	5
cis-1,2-Dichloroethene	1.0	<b>56</b>	2.4	<b>220</b>	<b>19</b>	ND	5
Perchloroethylene	<b>7.8</b>	<b>3500</b>	<b>30</b>	<b>2400</b>	<b>1300</b>	ND	5
Trichloroethene	4.1	<b>450</b>	<b>7.7</b>	<b>450</b>	<b>74</b>	ND	5
<b>Total VOCs</b>	67.9	4006	420.2	3070	1393	0.0	

#### NOTES

1. Results expressed in micrograms per liter (ug/l), which can also be expressed as parts per billion (ppb).
2. Any result in bold exceeds New York State Department of Health Maximum Contaminant Level for drinking water, and the guidance values or standard listed in the NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values.
3. ND: Parameter non-detected, below method detection limits.

Acetone, 2-butanone and methylene chloride were variously detected in the samples. All of these substances are commonly introduced into sample media by laboratory procedures and are therefore not believed by MECC to be representative of actual groundwater quality. Further, none of these three VOCs are degradation products of PCE.

All remaining VOCs detected in the groundwater samples consist of PCE and PCE degradation products. The laboratory data confirms that a plume of PCE contamination in groundwater has developed, and that PCE concentrations decrease substantially within a relatively short distance from the source. However, it is clear that the plume extends beyond Site borders to the northeast under Laconia Avenue.

<b>TABLE 4: SUB-SLAB SOIL VAPOR, INDOOR AIR &amp; OUTDOOR AIR SAMPLE ANALYSIS</b> <b>EPA Method TO-15, detected compounds only</b>							
<b>Compound</b>	<b>IA1</b>	<b>IA2</b>	<b>IA3</b>	<b>IA4</b>	<b>SV1</b>	<b>SV2</b>	<b>OA1</b>
Acetone	52.7	141	47.8	285	131	42.8	11.6
Carbon disulfide	ND	0.4J	ND	ND	9.97J	12.8J	ND
Methylene Chloride	8.34	6.6	5.91	18.1	ND	ND	12.2
2-Butanone (methyl ethyl ketone)	5.9	5.6	2.77	4.13	5.6J	ND	2.04
Chloroform	0.51J	5.86	2	1.66J	11.7J	56.6	ND
Dichlorodifluoromethane	1.04J	0.89J	1.04J	0.99J	ND	19.3J	1.04J
Trichlorofluoromethane	1.46J	1.85J	1.69J	1.4J	ND	ND	1.46J
Chloromethane	1.57	1.38	1.38	1.22	ND	3.1J	1.2
Tetrahydrofuran	ND	ND	ND	2.12	ND	ND	ND
Methyl tert-butyl ether (MTBE)	ND	ND	ND	ND	ND	16.6J	ND
Benzene	0.99J	7.67	7.03	1.57J	ND	3.83J	1.31J
Ethylbenzene	0.83J	1.35J	0.78J	0.69J	6.52J	ND	2.04J
Toluene	37.7	16.2	13.6	24.5	17	10.9J	43.3
Xylenes	4.09J	6.52	3.78J	3.57J	36.1J	39.1J	6.86
1,2,4-Trimethylbenzene	2.26J	2.9	1.57J	3.39	18.7J	25.6	1.28J
1,3,5-Trimethylbenzene	0.69J	1.08J	0.54J	0.88J	6.88J	7.87J	ND
1,4-Dichlorobenzene	ND	0.9J	1.56J	0.6J	ND	ND	ND
4-Ethyltoluene	0.84J	0.88J	0.49J	0.98J	6.88J	7.37J	ND
2,2,4-Trimethylpentane	1.68J	2.9	1.54J	1.12J	ND	ND	4.11
Cyclohexane	0.86J	1.2J	ND	ND	ND	ND	1.45J
Hexane	20.8	ND	8.81	16.2	26.4	14.8J	24.7
Heptane	1.68J	2.38	1.15J	1.23J	ND	ND	2.25
Naphthalene	0.94J	0.63J	1.31J	0.84J	ND	ND	ND
Methyl methacrylate	12.7	1.15J	ND	323	ND	ND	ND
Styrene	ND	1.32J	0.68J	ND	ND	ND	ND
Carbon Tetrachloride	0.5	0.57	0.5	0.44	ND	ND	0.44
Trichloroethene	2.42	8.06	1.56	1.61	5911	3385	0.43
Perchloroethylene	21.7	46.8	9.49	15.6	303199	28480	0.54
cis-1,2-Dichloroethene	0.71J	2.93	ND	0.52J	594	515	ND
trans-1,2-Dichloroethene	ND	ND	ND	ND	67	396	ND
1,1-Dichloroethene	ND	ND	ND	ND	ND	6.74J	ND
Vinyl chloride	ND	ND	ND	ND	ND	9.46	ND

#### NOTES

1. All results are expressed in micrograms per cubic meter of air (ug/m<sup>3</sup>)
2. J = Concentration is approximate and is less than the quantitation limit but greater than the method detection limit (MDL)
3. "ND" Not Detected

Several substances were reported in all samples and all are common laboratory-introduced VOCs. Table 1 clusters these VOCs as the first five listed substances. MECC does not consider these reported VOCs as representative of actual Site conditions. In addition, the laboratory-introduced substances (specifically acetone) were detected at concentrations that greatly exceed levels of other individual VOCs detected in the various samples.

The Final Guidance was used to evaluate the laboratory data. The Final Guidance provides an Air Guidance Value (AGV) of 30 ug/m<sup>3</sup> for PCE in indoor air, which is the maximum recommended PCE vapor concentration. This AGV was exceeded in Sample No. IA2, which was collected in the basement of the grocery store. Further, the Final Guidance recommends "mitigate" when any sub-slab soil vapor sample analysis shows a PCE concentration in excess of 1,000 ug/m<sup>3</sup>, regardless of any reported PCE vapor level in indoor air. Laboratory analysis of the two (2) sub-slab soil vapor samples collected by MECC shows PCE vapor at concentrations that are orders of magnitude greater than 1,000 ug/m<sup>3</sup>, and mitigation in the form of a sub-slab depressurization system is necessary.

Data Tables - Source: Sub-Slab Soil Vapor/Indoor Air  
Sampling Event, Oct 2019

Notes Utilized Throughout Tables	
<b>Soil Vapor/Ambient Air</b>	
J - Estimated value	
U - Indicates that the compound was analyzed for but not detected	
DUP - Duplicate sample	
ug/m3 - Micrograms per cubic meter	
Bold data indicates that parameter was detected	

Table 1. Summary of Volatile Organic Compounds in Soil Vapor, 4125-4149 Laconia Avenue, Bronx, New York

Sample Designation: Sample Date:		RSS-1	RIA-1	RSS-3	RSS-5	RIA-4	RSS-6	RIA-5	RSS-4
Parameter		10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019
Units									
1,1,1-Trichloroethane (TCA)	ug/m3	24800 U	0.196	6.49 U	1.82 U	0.109 U	1.09 U	0.109 U	10.9 U
1,1,2,2-Tetrachloroethane	ug/m3	31200 U	1.37 U	8.17 U	2.29 U	1.37 U	1.37 U	1.37 U	13.7 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	ug/m3	34900 U	1.53 U	9.12 U	2.55 U	1.53 U	1.53 U	1.53 U	15.3 U
1,1,2-Trichloroethane	ug/m3	24800 U	1.09 U	6.49 U	1.82 U	1.09 U	1.09 U	1.09 U	10.9 U
1,1-Dichloroethane	ug/m3	18400 U	0.809 U	4.82 U	1.35 U	0.809 U	0.809 U	0.809 U	8.09 U
1,1-Dichloroethene	ug/m3	18000 U	0.079 U	4.72 U	1.32 U	0.079 U	0.793 U	0.079 U	8.52
1,2,4-Trichlorobenzene	ug/m3	33800 U	1.48 U	8.83 U	2.47 U	1.48 U	1.48 U	1.48 U	14.8 U
1,2,4-Trimethylbenzene	ug/m3	22400 U	0.983 U	5.85 U	2.08	3.51	2.35	3.77	9.83 U
1,2-Dibromoethane (Ethylene Dibromide)	ug/m3	35000 U	1.54 U	9.15 U	2.56 U	1.54 U	1.54 U	1.54 U	15.4 U
1,2-Dichlorobenzene	ug/m3	27400 U	1.2 U	7.15 U	2 U	1.2 U	1.2 U	1.2 U	12 U
1,2-Dichloroethane	ug/m3	18400 U	0.809 U	4.82 U	1.35 U	0.809 U	0.809 U	0.809 U	8.09 U
1,2-Dichloropropane	ug/m3	21000 U	0.924 U	5.5 U	1.54 U	0.924 U	0.924 U	0.924 U	9.24 U
1,2-Dichlorotetrafluoroethane	ug/m3	31800 U	1.4 U	8.32 U	2.33 U	1.4 U	1.4 U	1.4 U	14 U
1,3,5-Trimethylbenzene (Mesitylene)	ug/m3	22400 U	0.983 U	5.85 U	1.64 U	1.31	0.983 U	1.42	9.83 U
1,3-Butadiene	ug/m3	10100 U	0.442 U	2.63 U	0.737 U	1.43	0.442 U	1.38	4.42 U
1,3-Dichlorobenzene	ug/m3	27400 U	1.2 U	7.15 U	2 U	1.2 U	1.2 U	1.2 U	12 U
1,4-Dichlorobenzene	ug/m3	27400 U	1.2 U	7.15 U	2 U	1.2 U	1.2 U	1.26	12 U
1,4-Dioxane (P-Dioxane)	ug/m3	16400 U	0.721 U	4.29 U	1.2 U	0.721 U	0.721 U	0.721 U	7.21 U
2,2,4-Trimethylpentane	ug/m3	1650000	2.7	5.56 U	1.56 U	1.84	1.22	2.69	9.34 U
2-Hexanone	ug/m3	18600 U	0.82 U	4.88 U	1.36 U	0.82 U	0.82 U	0.82 U	8.2 U
4-Ethyltoluene	ug/m3	22400 U	0.983 U	5.85 U	1.64 U	1.21	0.983 U	1.72	9.83 U
Acetone	ug/m3	53900 U	4.09	16.8	26.1	206	24	215	23.8 U
Allyl Chloride (3-Chloropropene)	ug/m3	14200 U	0.626 U	3.72 U	1.04 U	0.626 U	0.626 U	0.626 U	6.26 U
Benzene	ug/m3	24400	0.776	3.8 U	3.19	9.58	2.71	10.1	6.39 U
Benzyl Chloride	ug/m3	23600 U	1.04 U	6.16 U	1.72 U	1.04 U	1.04 U	1.04 U	10.4 U
Bromodichloromethane	ug/m3	30500 U	1.34 U	7.97 U	2.23 U	1.34 U	1.34 U	1.34 U	13.4 U
Bromoform	ug/m3	47000 U	2.07 U	12.3 U	3.44 U	2.07 U	2.07 U	2.07 U	20.7 U
Bromomethane	ug/m3	17700 U	0.777 U	4.62 U	1.29 U	0.777 U	0.777 U	0.777 U	7.77 U
Carbon Disulfide	ug/m3	14200 U	0.623 U	3.71 U	1.04 U	0.623 U	1.3	0.623 U	6.23 U
Carbon Tetrachloride	ug/m3	28600 U	0.453	7.49 U	2.09 U	0.629	1.26 U	0.61	12.6 U
Chlorobenzene	ug/m3	21000 U	0.921 U	5.48 U	1.53 U	0.921 U	0.921 U	0.921 U	9.21 U
Chloroethane	ug/m3	12000 U	0.528 U	3.14 U	0.879 U	0.528 U	0.528 U	0.528 U	5.28 U
Chloroform	ug/m3	22200 U	0.977 U	286	14.4	8.25	67.9	10.4	15.4
Chloromethane	ug/m3	9400 U	1.04	2.46 U	0.995	1.5	0.413 U	1.44	4.13 U
Cis-1,2-Dichloroethylene	ug/m3	18000 U	0.079 U	28.5	95.9	0.424	3.68	0.448	484
Cis-1,3-Dichloropropene	ug/m3	20700 U	0.908 U	5.4 U	1.51 U	0.908 U	0.908 U	0.908 U	9.08 U
Cyclohexane	ug/m3	186000	0.688 U	4.1 U	1.15 U	0.688	0.688 U	1.04	6.88 U
Dibromochloromethane	ug/m3	38800 U	1.7 U	10.1 U	2.84 U	1.7 U	1.7 U	1.7 U	17 U



Table 1. Summary of Volatile Organic Compounds in Soil Vapor, 4125-4149 Laconia Avenue, Bronx, New York

Sample Designation: Sample Date:		RSS-1	RIA-1	RIA-3	RSS-3	RSS-5	RIA-4	RSS-6	RIA-5	RSS-4
Parameter		10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019
Units										
Dichlorodifluoromethane	ug/m3	22500 U	1.87	1.88	5.88 U	2.8	2.08	5.24	2.06	9.89 U
Ethanol	ug/m3	215000 U	328	262	56.2 U	98.5	330	266	347	94.2 U
Ethyl Acetate	ug/m3	41100 U	1.8 U	1.8 U	10.7 U	3.01 U	12.6	5.05	12.6	18 U
Ethylbenzene	ug/m3	19800 U	0.869 U	0.869 U	5.17 U	8.38	17.2	9.38	19.6	8.69 U
Hexachlorobutadiene	ug/m3	48500 U	2.13 U	2.13 U	12.7 U	3.55 U	2.13 U	2.13 U	2.13 U	21.3 U
Isopropanol	ug/m3	28000 U	3.37	6.74	18.4	23.2	67.8	19.3	64.4	14.9
m,p-Xylene	ug/m3	39500 U	1.87	1.74 U	10.4 U	9.9	17.7	11.4	20.5	17.4 U
Methyl Ethyl Ketone (2-Butanone)	ug/m3	33600 U	1.47 U	1.47 U	8.79 U	7.52	25.2	7.28	26.7	14.7 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	ug/m3	46700 U	2.05 U	2.05 U	12.2 U	3.42 U	2.05 U	2.05 U	2.05 U	20.5 U
Methylene Chloride	ug/m3	39600 U	1.74 U	1.74 U	10.4 U	2.9 U	1.74 U	1.74 U	1.74 U	17.4 U
N-Heptane	ug/m3	259000	1.73	1.48	4.88 U	1.67	4.79	2.22	5.37	8.2 U
N-Hexane	ug/m3	1820000	1.49	1.03	4.19 U	1.17 U	3.36	0.93	4.79	7.05 U
O-Xylene (1,2-Dimethylbenzene)	ug/m3	19800 U	0.869	0.869 U	5.17 U	1.9	2.68	2.11	3.19	8.69 U
Styrene	ug/m3	19400 U	0.852 U	0.852 U	5.07 U	1.42 U	1.29	0.852 U	1.38	8.52 U
Tert-Butyl Alcohol	ug/m3	34600 U	1.52 U	1.52 U	9.03 U	3.09	1.52 U	2.59	1.52 U	15.2 U
Tert-Butyl Methyl Ether	ug/m3	16400 U	0.721 U	0.721 U	4.29 U	1.2 U	0.721 U	0.721 U	0.721 U	7.21 U
Tetrachloroethylene (PCE)	ug/m3	30900 U	3.16	1.95	2200	692	15.1	208	14.8	3890
Tetrahydrofuran	ug/m3	33600 U	1.47 U	1.47 U	8.79 U	2.46 U	1.47 U	1.47 U	1.47 U	14.7 U
Toluene	ug/m3	17100 U	2.43	2.05	5.73	5.24	6.56	6.37	8.93	7.54 U
Trans-1,2-Dichloroethene	ug/m3	18000 U	0.793 U	0.793 U	6.82	14.5	0.793 U	0.793 U	0.793 U	1290
Trans-1,3-Dichloropropene	ug/m3	20700 U	0.908 U	0.908 U	5.4 U	1.51 U	0.908 U	0.908 U	0.908 U	9.08 U
Trichloroethylene (TCE)	ug/m3	24500 U	0.14	0.107 U	392	377	2.48	58	2.39	2330
Trichlorofluoromethane	ug/m3	25600 U	1.12 U	1.12 U	6.69 U	1.87 U	1.24	1.31	1.21	11.2 U
Vinyl Bromide	ug/m3	19900 U	0.874 U	0.874 U	5.2 U	1.46 U	0.874 U	0.874 U	0.874 U	8.74 U
Vinyl Chloride	ug/m3	11600 U	0.051 U	0.051 U	3.04 U	9.38	0.051 U	0.511 U	0.051 U	5.11 U

**Table 1. Summary of Volatile Organic Compounds in Soil Vapor, 4125-4149 Laconia Avenue, Bronx, New York**

Sample Designation: Sample Date:		AA-1 10/08/2019	RSS-2 10/08/2019	RIA-2 10/08/2019	RIA-2 DUP 10/08/2019
Parameter	Units				
1,1,1-Trichloroethane (TCA)	ug/m3	0.109 U	1.09 U	0.256	0.295
1,1,2,2-Tetrachloroethane	ug/m3	1.37 U	1.37 U	1.37 U	1.37 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	ug/m3	1.53 U	1.53 U	1.53 U	1.53 U
1,1,2-Trichloroethane	ug/m3	1.09 U	1.09 U	1.09 U	1.09 U
1,1-Dichloroethane	ug/m3	0.809 U	0.809 U	0.809 U	0.809 U
1,1-Dichloroethene	ug/m3	0.079 U	0.793 U	0.079 U	0.079 U
1,2,4-Trichlorobenzene	ug/m3	1.48 U	1.48 U	1.48 U	1.48 U
1,2,4-Trimethylbenzene	ug/m3	0.983 U	2.85	1.93	1.97
1,2-Dibromoethane (Ethylene Dibromide)	ug/m3	1.54 U	1.54 U	1.54 U	1.54 U
1,2-Dichlorobenzene	ug/m3	1.2 U	1.2 U	1.82	1.85
1,2-Dichloroethane	ug/m3	0.809 U	0.809 U	0.809 U	0.809 U
1,2-Dichloropropane	ug/m3	0.924 U	0.924 U	0.924 U	0.924 U
1,2-Dichlorotetrafluoroethane	ug/m3	1.4 U	1.4 U	1.4 U	1.4 U
1,3,5-Trimethylbenzene (Mesitylene)	ug/m3	0.983 U	0.983 U	0.983 U	0.983 U
1,3-Butadiene	ug/m3	0.442 U	0.442 U	0.442 U	0.442 U
1,3-Dichlorobenzene	ug/m3	1.2 U	1.2 U	1.2 U	1.2 U
1,4-Dichlorobenzene	ug/m3	1.2 U	1.2 U	1.26	1.26
1,4-Dioxane (P-Dioxane)	ug/m3	0.721 U	0.721 U	0.721 U	0.721 U
2,2,4-Trimethylpentane	ug/m3	0.934 U	1.81	3.68	3.8
2-Hexanone	ug/m3	0.82 U	0.82 U	0.82 U	0.82 U
4-Ethyltoluene	ug/m3	0.983 U	0.983 U	0.983 U	0.983 U
Acetone	ug/m3	4.13	21	5.06	4.28
Allyl Chloride (3-Chloropropene)	ug/m3	0.626 U	0.626 U	0.626 U	0.626 U
Benzene	ug/m3	0.639 U	0.68	1.09	1.12
Benzyl Chloride	ug/m3	1.04 U	1.04 U	1.04 U	1.04 U
Bromodichloromethane	ug/m3	1.34 U	4.22	1.34 U	1.34 U
Bromoform	ug/m3	2.07 U	2.07 U	2.07 U	2.07 U
Bromomethane	ug/m3	0.777 U	0.777 U	0.777 U	0.777 U
Carbon Disulfide	ug/m3	0.623 U	1.31	0.623 U	0.623 U
Carbon Tetrachloride	ug/m3	0.403	1.26 U	0.421	0.472
Chlorobenzene	ug/m3	0.921 U	0.921 U	0.921 U	0.921 U
Chloroethane	ug/m3	0.528 U	0.528 U	0.528 U	0.528 U
Chloroform	ug/m3	0.977 U	316	2.47	2.48
Chloromethane	ug/m3	1.01	0.413 U	1.05	1.06
Cis-1,2-Dichloroethylene	ug/m3	0.079 U	0.793 U	0.083	0.083
Cis-1,3-Dichloropropene	ug/m3	0.908 U	0.908 U	0.908 U	0.908 U
Cyclohexane	ug/m3	0.688 U	0.688 U	1.04	1.09
Dibromochloromethane	ug/m3	1.7 U	1.7 U	1.7 U	1.7 U

**Table 1. Summary of Volatile Organic Compounds in Soil Vapor, 4125-4149 Laconia Avenue, Bronx, New York**

Sample Designation:		AA-1		RSS-2		RIA-2		RIA-2 DUP	
Sample Date:		10/08/2019		10/08/2019		10/08/2019		10/08/2019	
Parameter	Units								
Dichlorodifluoromethane	ug/m3	1.94		2.57		2.09		2.05	
Ethanol	ug/m3	9.42 U		196		12.1		12.6	
Ethyl Acetate	ug/m3	1.8 U		5.08		1.8 U		1.8 U	
Ethylbenzene	ug/m3	0.869 U		1.85		1.46		1.47	
Hexachlorobutadiene	ug/m3	2.13 U		2.13 U		2.13 U		2.13 U	
Isopropanol	ug/m3	1.23 U		22.3		5.53		5.95	
m,p-Xylene	ug/m3	1.74 U		4.78		4.31		4.52	
Methyl Ethyl Ketone (2-Butanone)	ug/m3	1.47 U		6.61		1.47 U		1.47 U	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	ug/m3	2.05 U		2.64		2.05 U		2.05 U	
Methylene Chloride	ug/m3	1.74 U		3.13		12.1		12.4	
N-Heptane	ug/m3	0.82 U		1.33		1.82		1.9	
N-Hexane	ug/m3	0.705 U		0.973		3.84		3.98	
O-Xylene (1,2-Dimethylbenzene)	ug/m3	0.869 U		1.94		1.73		1.8	
Styrene	ug/m3	0.852 U		0.852 U		0.852 U		0.852 U	
Tert-Butyl Alcohol	ug/m3	1.52 U		3.18		1.52 U		1.52 U	
Tert-Butyl Methyl Ether	ug/m3	0.721 U		0.721 U		0.721 U		0.721 U	
Tetrachloroethylene (PCE)	ug/m3	0.251		266		27.8		28.2	
Tetrahydrofuran	ug/m3	1.47 U		3.07		1.47 U		2.9	
Toluene	ug/m3	0.769		6.97		5.16		5.28	
Trans-1,2-Dichloroethene	ug/m3	0.793 U		0.793 U		0.793 U		0.793 U	
Trans-1,3-Dichloropropene	ug/m3	0.908 U		0.908 U		0.908 U		0.908 U	
Trichloroethylene (TCE)	ug/m3	0.107 U		3.74		0.666		0.683	
Trichlorofluoromethane	ug/m3	1.12 U		2.46		2.28		2.35	
Vinyl Bromide	ug/m3	0.874 U		0.874 U		0.874 U		0.874 U	
Vinyl Chloride	ug/m3	0.051 U		0.511 U		0.051 U		0.051 U	

Laboratory Analytical Reports  
(Provided in pdf format on CD in bound copy)

SECTION IV: PROPERTY INFORMATION

Appendix D - Section IV Property Information, Question 10  
4125-4149 Laconia Avenue  
BCP Application - Section IV

## **10. Property Description and Environmental Assessment**

A Site Location Map is provided as Figure 1. The area of the proposed BCP Site boundary, (herein referred to as "Site") is identified on the New York City Tax Map as Lot 1 of Block 4877 (Figure 2). A Site Plan is provided as Figure 3. The soil exceedances and groundwater exceedances are provided on Figures 4 and 5, respectively. Sub-slab soil vapor/indoor air detections are provided on Plate 1. The proposed BCP Site boundary is shown in reference to the existing Site conditions and surrounding property owners on Figure 6. The land use within approximately 1/4 mile of the Site vicinity is provided on Figure 7.

### Location

The Site is located on the west side of Laconia Avenue between E 230<sup>th</sup> and E 231<sup>st</sup> Streets in the Wakefield section of Bronx, City and State of New York. The Site is bounded by E 231<sup>st</sup> Street to the north; residential properties to the west; E 230<sup>th</sup> Street to the south; and Laconia Avenue to the east.

### Site Features

The Site contains a one-story building and an asphalt paved parking lot. The footprint of the building is approximately 14,800 square feet and is rectangular in shape. The building contains eight tenant spaces on the first floor, a full basement, and is constructed with concrete foundation walls and a concrete slab. The exterior above-grade walls are composed of masonry and floor/roof decks are constructed of wood frame. The basement of the building is subdivided for use by occupants for general storage purposes. Six of the eight tenant spaces are currently occupied by 1681 Grocery Inc. Grocery and Deli, Mandarin House, The Barber Factory, Discount Wine and Liquors, Te Amo Stationary, Edenwald Pharmacy (former dry cleaners space), and Associated Supermarket. One of the eight tenant spaces, previously occupied by Margarita's Unisex Salon, which shares a common basement with the former dry cleaners, is vacant. Based on Site building drawings, the top of the basement concrete slab in the space currently occupied by Associated Supermarket is at a depth of approximately one to two feet lower than the adjacent spaces. Support columns for the former dry-cleaning machine are located in the basement of the tenant space identified as 4137 Laconia Avenue (former dry cleaners space – currently occupied by Edenwald Pharmacy). There is one sump located in the tenant space occupied by 1681 Grocery Inc. Grocery and Deli and three sumps located in the tenant space basement occupied by Associated Supermarket. The exterior paved parking lot is located at the central and western sections of the Site, immediately east of the existing building.

### Current Zoning and Land Use

The current zoning for the Site is C1-4, which allows for commercial overlays mapped within residence districts that serve local retail needs. The nearest residential properties are located immediately west of the Site and across E 230<sup>th</sup> Street to the north. The surrounding land uses include one- and multi-family housing, public facilities and institutions (47<sup>th</sup> Precinct), parking facilities (47<sup>th</sup> Precinct) and commercial and office buildings.



#### Past Use of the Site

Based on Environmental Data Resources (EDR) Radius Map Report, EDR-City Directory Abstract and historical Sanborn maps, the Site was developed with the existing building and parking lot in 1958. Past uses that appear to have led to Site contamination include dry cleaner operations that used tetrachloroethene (PCE). Four dry cleaners (collective referred to as the former dry cleaners) operated at the Site in the tenant space identified as 4137 Laconia Avenue including Jiffy One Hour Cleaners (operated at the Site from approximately 1971 to 1976); Jiffy Quality Cleaners (operated at the Site in 1983); Laconia Cleaners (operated at the Site from approximately 1985 to 2010); and New Laconia Cleaners operated at the Site in 2000 (see attachment D1).

The following environmental concerns are associated with the Site:

- Documented soil, groundwater, soil vapor, and indoor air contamination from the operation of the dry cleaners; and
- Documented soil vapor and indoor air petroleum-related contamination migrating from the 47<sup>th</sup> Precinct petroleum spill (spill number 9407396).

#### Site Geology and Hydrogeology

The topography in the area surrounding the Site slopes to the east and north. The land surface grade of the Site is located approximately 105 feet above mean sea level and is generally flat.

Based on previous investigations completed by others and test pitting completed by Roux within the building footprint, an approximate one-foot to three-foot layer is present consisting of fine to medium sand with varying amounts of silt, gravel, cobble, and weathered bedrock beneath the building basement concrete slab. This layer was underlain by bedrock at depths ranging from approximately two feet to three and a half feet below the building basement concrete slab. In the southern section of the Site, an approximate three-and-a-half-foot layer is present consisting of silty clay with varying amounts of fine to medium sand and gravel, which is underlain by bedrock. Bedrock was encountered approximately nine feet below land surface beneath Laconia Avenue sidewalk, immediately east of the Site building.

During test pitting activities completed by Roux, groundwater was observed above bedrock, at depths ranging from approximately seven inches to three feet below the basement concrete slab. Based on previous investigations completed by others, groundwater was observed at a depth of approximately 9.5 feet to 11 feet below land surface from monitoring wells located on E 230 Street and Laconia Ave sidewalks, immediate south and east of the Site building. According to prior environmental investigation completed at the Site, localized groundwater flow appears to be in a northerly to easterly direction and likely mimics land surface and bedrock surface topography.

#### Environmental Assessment

Based upon previous investigations, the primary contaminants of concern for the Site include chlorinated volatile organic compounds (CVOCs) – tetrachloroethene (PCE) in soil (Figure 4); CVOCs – PCE, trichloroethene (TCE), and cis-1,2-dichloroethene (DCE) and acetone in groundwater (Figure 5); and CVOCs – PCE, TCE, DCE in sub-slab soil vapor/indoor air (Plate 1). Petroleum-related VOCs – benzene, 2,2,4-trimethylpentane were also identified in Site sub-slab soil vapor/indoor air, as described below.

### **Soil**

Tetrachloroethene (PCE) is present in the 0-1 foot interval below the concrete slab of the former dry cleaners space exceeding NYSDEC Protection of Groundwater (PGW) SCOs. PCE was detected at a concentration of 25 milligrams per kilogram (mg/kg) in sample B1-1' (compared to 1.3 mg/kg UUSCO/PGWSCo and 16 mg/kg RRSCo).

### **Groundwater**

CVOCs, PCE, TCE and DCE, and Acetone were detected in groundwater exceeding the NYSDEC Ambient Groundwater Quality Standards and Guidance Values (AWQSGVs) from groundwater samples collected beneath and immediately adjacent to the former dry cleaners space and from a basement sump within the Associated Supermarket space. The highest CVOc (PCE) concentration detected in groundwater to date was in groundwater grab sample (B3GW), collected beneath the concrete slab of the former dry cleaners, at a concentration of 3,500 micrograms per liter (µg/L) (compared to 5 µg/L AWQSGVs).

### **Soil Vapor/Indoor Air**

Several CVOcs and petroleum-related VOCs were detected in sub-slab soil vapor and indoor air samples throughout the Site building. Specifically, PCE, TCE and DCE (CVOcs) were detected at elevated concentrations in sub-slab soil vapor and indoor air samples that exceed the New York State Department of Health (NYSDOH) Soil Vapor Intrusion Guidance Matrices of May 2017 for mitigation. PCE was detected in sub-slab soil vapor at concentrations ranging from 208 micrograms per cubic meter (µg/m<sup>3</sup>) (RSS-6) to 303,119 µg/m<sup>3</sup> (SV-1). PCE was detected in indoor air at concentrations ranging from 1.95 µg/m<sup>3</sup> (RIA-3) to 46.8 µg/m<sup>3</sup> (IA-2). The source of the CVOcs detected in sub-slab soil vapor and indoor air is attributed to the former dry cleaners operations.

The highest elevated concentrations of petroleum-related VOCs, specifically 2,2,4-trimethylpentane, benzene, cyclohexane, heptane, and hexane, were detected in the sub-slab soil vapor sample (RSS-1) collected in the southeast corner of the Site building, adjacent to E 230<sup>th</sup> Street sidewalk. The source of the petroleum-related VOCs is likely attributed to the documented petroleum spills migrating from the 47<sup>th</sup> Precinct located south of the Site across E 230<sup>th</sup> Street (NYSDEC Spill Number 9407396). Previous investigations completed by others for the 47<sup>th</sup> Precinct spill have identified petroleum-related VOC impacts to groundwater and separate phase hydrocarbon accumulations in monitor wells installed on the north side of E 230<sup>th</sup> Street sidewalk, abutting the Site building.

Excerpts from Environmental Data Resources Report

## FINDINGS

### Laconia Ave

#### 4137 Laconia Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GUARDIAN TAX SERVICES	EDR Digital Archive
2010	LACONIA CLEANERS	EDR Digital Archive
	M M Z DRY CLG ENTPS CORP	EDR Digital Archive

### LACONIA AVE

#### 4137 LACONIA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Laconia Cleaners	Hill-Donnelly Information Services
2000	LACONIA CLEANERS	Cole Information Services
1993	LACONIA CLEANERS	New York Telephone
1983	JIFFY QUALITY CLEANERS	New York Telephone
1976	JIFFY ONE HOUR CLEANRS	New York Telephone Company
1971	JIFFY ONE HOUR CLEANRS	New York Telephone
1965	BONDED VALET INC	New York Telephone Company

### Laconia Ave

#### 4139 Laconia Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OVUNA MARGARITA	EDR Digital Archive
2010	OVUNA MARGARITA	EDR Digital Archive

### LACONIA AVE

#### 4139 LACONIA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Margarita Unisex 1 5s	Hill-Donnelly Information Services
2000	FEEDING TR JRK CTR	Cole Information Services

### Laconia Ave

#### 4141 Laconia Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ALEX & SONS FOOD CORP	EDR Digital Archive
	PALERO MEAT CORP	EDR Digital Archive
2010	ALEX & SONS FOOD CORP	EDR Digital Archive

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A6  
Target  
Property

LACONIA CLEANERS  
4137 LACONIA AVE  
BRONX, NY 10466

EDR Hist Cleaner

1020023186  
N/A

Site 6 of 12 in cluster A

Actual:  
107 ft.

EDR Hist Cleaner

Year: Name:

1991 LACONIA CLEANERS  
1992 LACONIA CLEANERS  
1993 LACONIA CLEANERS  
1994 LACONIA CLEANERS  
1995 LACONIA CLEANERS  
1996 LACONIA CLEANERS  
1997 LACONIA CLEANERS  
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2005 LACONIA CLEANERS  
2006 LACONIA CLEANERS  
2007 LACONIA CLEANERS  
2008 LACONIA CLEANERS  
2009 LACONIA CLEANERS  
2010 LACONIA CLEANERS

Type:

Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
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Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC  
Drycleaning Plants, Except Rugs, NEC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

**A1**  
**Target**  
**Property**

**LACONIA CLEANERS**  
**4137 LACONIA AVE**  
**BRONX, NY 10466**

**RCRA-VSQG**  
**FINDS**  
**ECHO**  
**NY MANIFEST**

**1000338871**  
**NYD981137474**

**Site 1 of 12 in cluster A**

**Actual:**  
**107 ft.**

**RCRA-VSQG:**

Date form received by agency: 2007-01-01 00:00:00.0  
Facility name: LACONIA CLEANERS  
Facility address: 4137 LACONIA AVE  
BRONX, NY 10466  
EPA ID: NYD981137474  
Mailing address: LACONIA AVE  
BRONX, NY 10466  
Contact: Not reported  
Contact address: LACONIA AVE  
BRONX, NY 10466  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 02  
Classification: Conditionally Exempt Small Quantity Generator  
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

**Owner/Operator Summary:**

Owner/operator name: KIM CHUNG SUNG  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, WY 99999  
Owner/operator country: US  
Owner/operator telephone: 212-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: KIM CHUNG SUNG  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, WY 99999  
Owner/operator country: US  
Owner/operator telephone: 212-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 2006-01-01 00:00:00.0  
Site name: LACONIA CLEANERS  
Classification: Conditionally Exempt Small Quantity Generator  
  
Date form received by agency: 1999-07-14 00:00:00.0  
Site name: LACONIA CLEANERS  
Classification: Small Quantity Generator  
  
Date form received by agency: 1985-09-23 00:00:00.0  
Site name: LACONIA CLEANERS  
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110004400103

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

FIS (New York - Facility Information System) is New York's Department of Environmental Conservation (DEC) information system for tracking environmental facility information found across the State.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000338871  
Registry ID: 110004400103  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110004400103>

NY MANIFEST:

Name: LACONIA CLEANERS  
Address: 4137 LACONIA AVE  
City,State,Zip: BRONX, NY 10466  
Country: USA  
EPA ID: NYD981137474  
Facility Status: Not reported  
Location Address 1: 4137 LACONIA AVENUE  
Code: BP  
Location Address 2: Not reported  
Total Tanks: Not reported  
Location City: BRONX  
Location State: NY  
Location Zip: 10466  
Location Zip 4: Not reported

NY MANIFEST:

EPAID: NYD981137474  
Mailing Name: LACONIA CLEANERS  
Mailing Contact: LACONIA CLEANERS  
Mailing Address 1: 4137 LACONIA AVENUE  
Mailing Address 2: Not reported  
Mailing City: BRONX  
Mailing State: NY  
Mailing Zip: 10466  
Mailing Zip 4: Not reported  
Mailing Country: USA  
Mailing Phone: 2126523889

NY MANIFEST:

Document ID: Not reported  
Manifest Status: Not reported  
seq: Not reported  
Year: 2011  
Trans1 State ID: TXR000050930  
Trans2 State ID: Not reported  
Generator Ship Date: 01/14/2011  
Trans1 Recv Date: 01/14/2011  
Trans2 Recv Date: Not reported  
TSD Site Recv Date: 01/26/2011  
Part A Recv Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

Part B Recv Date: Not reported  
Generator EPA ID: NYD981137474  
Trans1 EPA ID: Not reported  
Trans2 EPA ID: Not reported  
TSDF ID 1: RID084802842  
TSDF ID 2: Not reported  
Manifest Tracking Number: 003378898FLE  
Import Indicator: N  
Export Indicator: N  
Discr Quantity Indicator: N  
Discr Type Indicator: N  
Discr Residue Indicator: N  
Discr Partial Reject Indicator: N  
Discr Full Reject Indicator: N  
Manifest Ref Number: Not reported  
Alt Facility RCRA ID: Not reported  
Alt Facility Sign Date: Not reported  
MGMT Method Type Code: H141  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Waste Code: Not reported  
Quantity: 100.0  
Units: P - Pounds  
Number of Containers: 1.0  
Container Type: DF - Fiberboard or plastic drums (glass)  
Handling Method: R Material recovery of more than 75 percent of the total material.  
Specific Gravity: 1.0  
Waste Code: F002  
Waste Code 1\_2: D007  
Waste Code 1\_3: D029  
Waste Code 1\_4: D039  
Waste Code 1\_5: D040  
Waste Code 1\_6: Not reported

[Click this hyperlink](#) while viewing on your computer to access  
-1 additional NY MANIFEST: record(s) in the EDR Site Report.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A4  
Target  
Property

**NEW LACONIA CLEANERS**  
**4137 LACONIA AVE.**  
**BRONX, NY 10466**

**NY DRYCLEANERS** **S110247439**  
**N/A**

**Site 4 of 12 in cluster A**

**Actual:**  
**107 ft.**

**DRYCLEANERS:**

**Name:** **NEW LACONIA CLEANERS**  
**Address:** **4137 LACONIA AVE.**  
**City,State,Zip:** **BRONX, NY 10466**  
Facility ID: 2-6002-00336  
Phone Number: 718-652-3889  
Region: Not reported  
**Registration Effective Date:** **7/26/2000**  
  
Inspection Date: 10AUG6  
Install Date: 82/10  
Drop Shop: Not reported  
Shutdown: Y  
Alternate Solvent: Not reported  
Current Business: Not reported

**APPENDIX E**

SECTION VI: PREVIOUS OWNERS AND OPERATORS

**Appendix E - Previous Owners and Operators**  
**Laconia Avenue**  
**BCP Application - Section VI**

The Site Property Owner/BCP application Requestor is Laconia Properties LLC. Laconia Properties LLC took title to the property on September 27, 2002. George Kondos is the designated agent of Laconia Properties LLC and is the Requestor's Authorized Representative. Neither the Requestor's authorized representative nor any of its corporate members have any relationship with the former owners and operators with the exception of former owners Laconia Realty Corp. and Laconia Realty Co. (100% common ownership). Additional information is provided below.

**FORMER OWNERS' INFORMATION**

**Address: 4125 - 4149 Laconia Avenue, Bronx, NY**  
**Block 4877, Lot 1**

Period	Lot	Owner/Contact Information	Previous Owner Relationship to Owner/Requestor
Unknown - 6/1/67	1	Continental Trading Corp.	None.
6/1/67 - 7/21/67	1	Marvin S. Winter, as Trustee under a certain Indenture of Trust dated 5/28/48 made by and between Beatrice Spitz, Ethel Schanzer, Marvin S. Winter, and Natalie Stern	None.
7/21/67 - 8/3/67	1	J.I.J Realty Corp.	None.
8/3/67 - 2/2/68	1	Marvin S. Winter, as Trustee under a certain Indenture of Trust dated 5/28/48 made by and between Beatrice Spitz, Ethel Schanzer, Marvin S. Winter, and Natalie Stern	None.
2/2/68 - 8/17/70	1	David Green (5/10ths), Albert A. Cuneo (2/10ths), Edward Goldman,(2/10ths) Dorothy B. Hoffman (1/10th)	None.
8/17/1970 - 7/12/72	1	David Green (5/10ths), Albert A. Cuneo (2/10ths), Edward Goldman,(3/10ths)	None.
7/12/1972 - 12/3/76	1	Silver Top, Inc.	None.
12/3/76 - 11/7/77	1	Michael Demetriou	None.
11/7/1977 - 11/7/77	1	Laconia Realty Corp.	100% common ownership.
11/7/1977 - 9/27/02	1	Laconia Realty Co.	100% common ownership.
9/27/02 - Present	1	Laconia Properties, LLC	Requestor.

**Notes:** \*The sources of ownership information provided in the above table is from property deeds

**FORMER OPERATORS' INFORMATION (based on Leases and Property Owner provided information)**

**Address: 4125 - 4149 Laconia Avenue, Bronx, NY**  
**Block 4877, Lot 1**

Year	Operator	Source/Contact Information*	Operator Relationship to Owner/Requestor
approx. 1971 - 1976	Jiffy One Hour Cleaners	New York Telephone	Tenant.
prior to 1977 - early 1980s	Insurance company	New York Telephone Company	Tenant.
prior to 1977 - unknown	TV repair shop	New York Telephone Company	Tenant.
prior to 1977 - unknown	Chinese restaurant	New York Telephone Company	Tenant.
prior to 1977 - 1980s	Dairy Queen	New York Telephone Company	Tenant.
prior to 1977 - 1980s	Restaurant	New York Telephone Company	Tenant.
prior to 1977	Supermarket	New York Telephone Company	Tenant.

**Appendix E - Previous Owners and Operators**  
**Laconia Avenue**  
**BCP Application - Section VI**

1980s	Gift & Lotto	New York Telephone Company	Tenant.
approx. 1983	Jiffy Quality Cleaners	New York Telephone Company	Tenant.
1980s - present	Liquor Store	Neil Kadre manny@mannykadre.com	Tenant.
approx. 1985-2010	Laconia Cleaners	Chung Sung Kim Laconia Cleaners 4137 Laconia Avenue Bronx, NY 10466 Sung Soon Chang & Rae Young Park d/b/a New Laconia Cleaners 4137 Laconia Avenue Bronx, NY 10466	Tenant.
12/1/96-11/30/08	Laundromat 4125 LLC (Self serve and full serve coin laundromat)	Laundromat 4125 LLC 33-04 Ditmars Blvd. Astoria, NY 11105	Tenant.
3/1/97-2/27/07	Kwong Wan Tsui (Chinese Restaurant)	Kwong Wan Tsui 125 East Broadway, Apt 3B New York, NY 10002	Tenant.
5/1/99-4/30/07	Chung Sung Kim (Dry cleaning - tailoring business)	Chung Sung Kim 61-15 43rd Ave Woodside, NY	Tenant.
March 2000 - present	1861 Grocery Store	Neil Kadre manny@mannykadre.com	Tenant.
5/1/01-10/31/11	Orion Newsstand Corp. (Stationery, cards, gifts, candy, cigarettes, newspapers, lott, party goods and serving size beverages)	Orion Newsstand Corp. 4135 Laconia Avenue Bronx, NY 10466  Saleh H. Alqifi 4185 White Plains Road Bronx, NY 10466	Tenant.
3/1/03-2/28/08	Chung Sung Kim (Dry cleaning/tailor business)	14-04 Bennie Lane, #2F Bayside, NY 11360	Tenant.
3/1/06-2/28/16	Mr. Fun Non Chen (Chinese Restaurant)	Mr. Fun Non Chen 370 Utica Ave Brooklyn, NY 11213	Tenant.
3/1/06-2/28/16	Kwong Wan Tsui (Chinese Restaurant)	Kwong Wan Tsui 125 East Broadway, Apt 3B New York, NY 10002	Tenant.
Unknown	231 Food Corp. (grocery/supermarket)	unknown	Tenant.
Unknown	Alex & Son's Corp. (grocery/supermarket)	unknown	Tenant.
6/1/06-9/30/16	Asia America Supermarket, Inc. (Grocery/Supermarket)	Asia America Supermarket, Inc. Yong Qu 92-37 Lamont Ave, 2nd Floor Elmhurst, NY 11373	Tenant.
8/1/07-9/30/16	Palero Meat Corp. (Retail supermarket)	Palero Meat Corp. 4141 Laconia Ave Bronx, NY 10466  Harvey Goldstein, Esq. Finkel Goldstein Rosenbloom & Nash, LLP 26 Broadway, Suite 711 New York, NY 10004	Tenant.
April 2008 - present	The Barber Factory (barber shop)	Lester Lebron 109 Post Ave. #1D, NY, NY 10034	Tenant.
10/28/08 -3/31/12	4125 Laundromat Corp.	James Tsachas	Tenant.
2/1/11-1/31/16	Guardian Tax Services LLC (Tax preparation, accounting, and other financial services)	Guardian Tax Services LLC P.O. Box 533 Fishkill, NY 12524  Marian J. Bowens 57 Firethorn Drive Wappingers Falls, NY 12590	Tenant.



**Appendix E - Previous Owners and Operators**  
**Laconia Avenue**  
**BCP Application - Section VI**

Approx. 2011 - 2019	Margarita Ozuna (Beauty and nail salon)	Margarita Ozuna 105 Post Ave New York, NY 10036  Margaritia Ozuna d/b/a Margarita Unisex 4139 Laconia Avenue Bronx, NY 10466	Tenant.
March 2015 - present	Exo-luk Corp (Beauty supply)	David Offei-Okanye 4754 Richardson Ave, #4E Bronx, NY 10470	Tenant.
November 2016 - present	Fun Non Chen (Chinese Restaurant)	Mr. Fun Non Chen 370 Utica Ave Brooklyn, NY 11213  Mandarin House 4129 Laconia Avenue Bronx, NY 10466	Tenant.
April 2017 - present	4135 A and M Candy Store, Inc.	4135 A and M Candy Store, Inc. Saleh H. Alqifi 4135 Laconia Avenue Bronx, NY 10466	Tenant.
October 2019 - present	Edenwald Pharmacy	4137 Laconia Ave. Bronx, NY 10464	Tenant.

\*Notes: All phone numbers are unknown

**FORMER OPERATORS' INFORMATION (based on City Directory Search)**

**Address: 4125 - 4149 Laconia Avenue, Bronx, NY**  
**Block 4877, Lot 1**

Year	Operator	Source/Contact Information	Operator Relationship to Owner/Requestor
2005	Laundromat Corp 1 s	Hill-Donnelly Information Services	Tenant.
2000	LACONIA AVE LNDGMT	Cole Information Services	Tenant.
1993	LACONIA LAUNDRY	New York Telephone	Tenant.
1983	LACONIA REALTY CO	New York Telephone	Tenant.
1983	LACONIO BROKERAGE CO	New York Telephone	Tenant.
1983	STEVEN CHAMOFF & CO INC	New York Telephone	Tenant.
1983	SUPREME REPORTING SVCE	New York Telephone	Tenant.
1976	LACONIA BROKERAGE CO	New York Telephone Company	Tenant.
1976	LACONIA REALTY CO	New York Telephone Company	Tenant.
1976	PICCIANO WM P ATTY	New York Telephone Company	Tenant.
1971	LACONIA BROKERAGE CO	New York Telephone	Tenant.
1971	LACONIA REALTY CO	New York Telephone	Tenant.
1971	PICCIANO WILLIAM P ATTY	New York Telephone	Tenant.
1971	PICCIANO WM P ATTY	New York Telephone	Tenant.
1971	ROBINS DONALD M INS	New York Telephone	Tenant.
1971	ROGERS BARNETT R ATTY	New York Telephone	Tenant.
1971	SUPREME REPORTING SVCE	New York Telephone	Tenant.
1965	LACONIA BROKRG CO	New York Telephone Company	Tenant.
1965	LACONIA REALTY CO	New York Telephone Company	Tenant.
1965	LACONIA TAX SVCE	New York Telephone Company	Tenant.
1965	PICCIANO WM P ATTY	New York Telephone Company	Tenant.
1965	ROBINS DONALD M INS	New York Telephone Company	Tenant.
1965	ROGERS BARNETT R ATTY	New York Telephone Company	Tenant.

**Appendix E - Previous Owners and Operators**  
**Laconia Avenue**  
**BCP Application - Section VI**

1965	SUPREME REPORTING SVCE	New York Telephone Company	Tenant.
1965	WILLIS CHAS L ATTY	New York Telephone Company	Tenant.
2014	JEK KEY SOLUTION	EDR Digital Archive	Tenant.
2014	MANDARIN HOUSE INC	EDR Digital Archive	Tenant.
2010	MANDARIN HOUSE INC	EDR Digital Archive	Tenant.
2005	Mandarin House	Hill-Donnelly Information Services	Tenant.
2000	MANDARIN HOUSE	Cole Information Services	Tenant.
1993	ORIENTAL RESTRNT	New York Telephone	Tenant.
1983	ORIENTAL RESTRNT	New York Telephone	Tenant.
1971	LACONIA PHARMCY INC	New York Telephone	Tenant.
1965	LACONIA PHARMCY INC	New York Telephone Company	Tenant.
1961	LACONIA PHARMCY INC	New York Telephone	Tenant.
2014	1681 GROCERY INC	EDR Digital Archive	Tenant.
2010	1681 GROCERY INC	EDR Digital Archive	Tenant.
2005	1681 Grocery Inc 1 R	Hill-Donnelly Information Services	Tenant.
2000	1681 GROCERY INC 84 881-1147	Cole Information Services	Tenant.
1993	1681 GROCERY INC	New York Telephone	Tenant.
1976	MERCURY TELEVISION CLINIC	New York Telephone Company	Tenant.
1971	MERCURY TELEVISION CLINIC	New York Telephone	Tenant.
1965	STOPSKY BUTCHER SHOP	New York Telephone Company	Tenant.
1961	ROGERS BARNETT ATTY	New York Telephone	Tenant.
2014	KADRE NEIL WINE & LIQUOR	EDR Digital Archive	Tenant.
2010	KADRE NEIL WINE & LIQUOR	EDR Digital Archive	Tenant.
2005	h Kadre Neil	Hill-Donnelly Information Services	Tenant.
2000	KADRE NEIL	Cole Information Services	Tenant.
1993	KADRE NEIL	New York Telephone	Tenant.
1983	KADRE NEIL B	New York Telephone	Tenant.
2014	I NEED A TOW TRUCK 24 HOURS	EDR Digital Archive	Tenant.
2014	LION CANDY STORE	EDR Digital Archive	Tenant.
2014	ORION NEWSSTAND CORPORATION	EDR Digital Archive	Tenant.
2010	EDENWALD NEWS STAND CORP	EDR Digital Archive	Tenant.
2010	I NEED A TOW TRUCK 24 HOURS	EDR Digital Archive	Tenant.
2010	LION CANDY STORE	EDR Digital Archive	Tenant.
2010	ORION NEWSSTAND CORP	EDR Digital Archive	Tenant.
2005	City Money Atm	Hill-Donnelly Information Services	Tenant.
2005	Orion Newsstand 1 R	Hill-Donnelly Information Services	Tenant.
2000	EDNWLD NWSTND CRP	Cole Information Services	Tenant.
1993	YOO BROTHERS STATIONERY	New York Telephone	Tenant.
1976	PHILIPS LUNCHNET	New York Telephone Company	Tenant.
1971	PHILIP S LUNCHNET	New York Telephone	Tenant.
1965	PHILIP S LUNCHNET	New York Telephone Company	Tenant.
1961	SI-BECK LUNCHNET	New York Telephone	Tenant.
2014	GUARDIAN TAX SERVICES	EDR Digital Archive	Tenant.
2010	LACONIA CLEANERS	EDR Digital Archive	Tenant.
2010	M M Z DRY CLG ENTPS CORP	EDR Digital Archive	Tenant.

**Appendix E - Previous Owners and Operators**  
**Laconia Avenue**  
**BCP Application - Section VI**

2005	Laconia Cleaners	Hill-Donnelly Information Services	Tenant.
2000	LACONIA CLEANERS	Cole Information Services	Tenant.
1993	LACONIA CLEANERS	New York Telephone	Tenant.
1983	JIFFY QUALITY CLEANERS	New York Telephone	Tenant.
1976	JIFFY ONE HOUR CLEANRS	New York Telephone Company	Tenant.
1971	JIFFY ONE HOUR CLEANRS	New York Telephone	Tenant.
1965	BONDED VALET INC	New York Telephone Company	Tenant.
2014	OVUNA MARGARITA	EDR Digital Archive	Tenant.
2010	OVUNA MARGARITA	EDR Digital Archive	Tenant.
2005	Margarita Unisex 1 5s	Hill-Donnelly Information Services	Tenant.
2000	FEEDING TR JRK CTR	Cole Information Services	Tenant.
2014	ALEX & SONS FOOD CORP	EDR Digital Archive	Tenant.
2014	PALERO MEAT CORP	EDR Digital Archive	Tenant.
2010	ALEX & SONS FOOD CORP	EDR Digital Archive	Tenant.
2010	PALERO MEAT CORP	EDR Digital Archive	Tenant.
2005	C Town Supermarket	Hill-Donnelly Information Services	Tenant.
2005	International Merchant Svc	Hill-Donnelly Information Services	Tenant.
2000	C-TOWN SPMRMT	Cole Information Services	Tenant.
1993	C-TOWN SUPERMARKET INC	New York Telephone	Tenant.
1983	ROBINS DONALD M INS	New York Telephone	Tenant.

**APPENDIX F**

SECTION IX: CONTACT LIST

**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

**1. The Chief Executive Officer and Planning Board Chairperson of each County, City, Town and Village in which the Property is located:**

Honorable Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Luis M. Diaz  
Bronx County Clerk  
851 Grand Concourse, Room 118  
Bronx, NY 10451

Honorable Kirsten E Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

Mark McIntyre, Director  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038

Hon. Carl E. Heastie  
Speaker NYS Assembly, District 83  
1446 East Gun Hill Road  
Bronx, NY 10469

Congressman Eliot L. Engel  
House of Representatives  
District 16 – Bronx Office  
3655 Johnson Avenue  
Bronx, NY 10463

Hon. Scott Stringer  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Mayor Bill de Blasio  
City Hall  
New York, NY 10007

Hon. Andy King  
New York City Council District 12  
940 East Gun Hill Road  
Bronx, NY 10469

Mitchell J. Silver, Commissioner  
New York City Department of Parks & Recreation  
The Arsenal- Central Park 830 Fifth Avenue  
New York, NY 10065

Hon. Jumaane D. Williams  
Public Advocate  
1 Centre Street, 15th Floor  
New York, NY 10007

Marisa Lago, Commissioner  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Hon. Ruben Diaz Jr.  
Bronx Borough President  
851 Grand Concourse #915  
Bronx, NY 10451

Hon. Jamaal T. Bailey  
NYS Senator  
959 East 233rd  
Bronx, NY 10466

Hon. Jamaal T. Bailey  
NYS Senator  
959 East 233rd Street  
Bronx, NY 10466

Julie Stein  
Office of Environmental Assessment & Planning  
NYC Dept. of Environmental Protection  
96-05 Horace Harding Expressway  
Flushing, NY 11373

**2. Residents, Owners, and Occupants of properties adjacent to the Property:**

**Property Operator**

Block 4877 Lot 1  
Laconia Properties LLC  
30-29 Steinway Street, 2nd Floor  
Astoria, NY 11103  
Phone: (718) 932-5600

**Occupants**

1681 Grocery Inc. Grocery and Deli  
4125 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 881-1441

Mandarin House I  
4129 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 652-2770

The Barber Factory  
4131 Laconia Avenue  
Bronx, NY 10466  
Phone: (347) 326-5555

Discount Wine & Liquors  
4133 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 231-0312

Te Amo Sationary  
4135 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 325-6505

Associated Supermarket  
4141 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 653-3460

**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

**To the West**

Current Resident  
Block 4877 Lot 11  
1059 E 230th Street  
Bronx, NY 10466

Current Resident  
Block 4877 Lot 69  
1054 E 231 Street  
Bronx, NY 10466

Current Resident  
Block 4877 Lot 71/72  
1094 E 231 Street  
Bronx, NY 10466

Current Resident  
Block 4877 Lot 73  
1092 E 231 Street  
Bronx, NY 10466

**To the North**

Current Resident  
Block 4878 Lot 1  
4151 Laconia Avenue  
Bronx, NY 10466

Current Resident  
Block 4878 Lot 6  
1069 E 231 Street  
Bronx, NY 10466

**To the East**

Current Resident  
Block 4929 Lot 28  
1101 E 231 Street  
Bronx, NY 10466

Parking Lot c/o 47th Precinct (NYPD)  
Block 4927 Lot 2  
4134 Laconia Avenue  
Bronx, NY 10466

N.Y.C.H.A.  
Block 4905 Lot 1  
1155 E 225 Street  
Bronx, NY 10466

N.Y.C.H.A.  
Management Development Office  
1145 East 229th Street  
Bronx, NY 10466

N.Y.C.H.A.  
President - Resident Association  
1145 East 229th Street  
Bronx, NY 10466

**To the South**

47th Precinct (NYPD)  
Block 4876 Lot 1  
4111 Laconia Avenue  
Bronx, NY 10466  
Pamela Johnson - President  
Phone: (718) 920-1211

Laconia Nursing Home (LNH Realty LLC)  
Block 4876 Lot 6R  
1050 E 230 Street  
Bronx, NY 10466

**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

**3. Local News Media from which the Community typically obtains information:**

Bronx Times  
P.O. Box 30023  
Phoenix, AZ 85046  
Phone: 212-361-9395, or by sending an e-mail to [info@bronx.com](mailto:info@bronx.com)

New York Post  
1211 Avenue of the Americas  
New York, NY 10036  
Phone: 212-930-8000

The Bronx Chronicle  
25 Westchester Sq.  
Suite 1  
Bronx, NY 10462  
Phone: 347-224-7635

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

Bronx Times Reporter  
900 East 132nd Street  
Bronx, NY 10454

Bronx News  
135 Dreiser Loop  
Bronx, NY 10475

New York Daily News  
4 New York Plaza  
New York, NY 10004

Hoy Nueva York  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

El Diario La Prensa  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

**4. The Public Water Supplier which services the area in which the Property is located:**

Vincent Sapienza - Commissioner  
NYC Department of Environmental Protection  
59-17 Junction Boulevard  
Elmhurst, NY 11373

**5. Any Person who has requested to be placed on the Contact List:**

We are unaware of any requests for inclusion on the contact list.

**6. The Administrator of any School or Day Care Facility located on or near the Property:**

Laconia Daycare Center  
3950 Laconia Avenue  
Bronx, NY 10466  
Phone: (718) 547-0000

The Rainbow Rhymes Leaning Center  
Owner: Marcia Blake-Davey  
4041 Bruner Avenue  
Bronx, NY 10466  
Phone: (718) 882-2388

P.S. 112 Bronxwood  
Superintendent: Cristine Vaughan  
1925 Schieffelin Avenue  
Bronx, NY 10466  
Phone: (718) 654-6377 (General)  
Phone: (718) 519-2620 (Superintendent)

Baychester Youth Council  
1220 E 229 Street  
Bronx, NY 10466  
Phone: (718) 231-3060



**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

Baychester Middle School  
Principal: Shawn Mangar  
3750 Baychester Avenue  
Bronx, NY 10466  
Phone: (718) 547-1890 (General)  
Phone: (347) 619-2837 (Principal)

One World Middle School at Edenwald  
Principal: Patricia Wynne  
3750 Baychester Avenue  
Bronx, NY 10466  
Phone: (718) 515-6780

JSH 142  
3800 Bachester Avenue  
Bronx, NY 10466

P.S. 111 Senton Falls  
Superintendent: Cristine Vaughan  
3740 Baychester Avenue  
Bronx, NY 10466  
Phone: (718) 881-2418 (General)  
Phone: (718) 519-2620 (Superintendent)

J P Sousa Junior High School  
3750 Baychester Avenue  
Bronx, NY 10466  
Phone: (718) 231-0100

Cardinal Spellman High School  
Principal Daniel O'Keefe  
One Cardinal Spellman Place  
Bronx, NY 10466  
Phone: (718) 881-8000

Bronxwood Preparatory Academy  
Superintendent: Carron Staple  
921 E 228th Street  
Bronx, NY 10466  
Phone: (718) 696-3820 (General)  
Phone: (718) 741-5834 (Superintendent)

New World High School  
921 E 228 Street  
Bronx, NY 10466  
Phone: (718) 696-3800

Childrens Aid Society  
921 E 228 Street  
Bronx, NY 10466  
Phone: (347) 947-2773

Bronx Bethany Community  
Director: Melanie Snape-Blackwood  
964 E 227 Street  
Bronx, NY 10466  
Phone: (718) 231-5289

Babies and Me Daycare Center  
1033 E 232 Street  
Bronx, NY  
Phone: (347) 983-8171

**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

Bambi's Nursery & Pre School  
4016 Ely Avenue  
Bronx, NY 10466  
Phone: (347) 202-5041

Little Stars School  
4063 Edison Avenue  
Bronx, NY 10466  
Phone: (718) 944-0604

Grace's Group Family Daycare  
2118 Garrett Pl  
Bronx, NY 10466  
Phone: (718) 325-1986

Faith Christian Academy  
1137 E 223 Street  
Bronx, NY 10466  
Phone: (718) 881-1085

Edenwald Day Care Center  
1140 East 229th Street  
Bronx, NY 10466

Susan E. Wagner Day School  
1140 E 229 Street  
Bronx, NY 10466

United Educare Preschool  
3950 Bronxwood Avenue  
Bronx, NY 10466

**7. Location of the Document Repository (\*note: please see attached copy of acknowledgement):**

New York Public Library – Wakefield Branch  
4100 Lowerre Place  
Bronx, NY 10466  
Phone: 718-652-4663  
Shantayallbright@nypl.org  
Electronic Disc. Preferred 10/15/2019

**8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries (additional Document Repository, \*note: please see attached copy of acknowledgement):**

Bronx 12 Community District  
Chairperson: Mr. William A. Hall  
District Manager: Mr. George Torres  
4101 White Plains Rd  
Bronx, NY, 10466  
Phone: 718-944-3300  
Email: gtorres@cb.nyc.gov

**Other Identified Community Groups**

Edenwald Community Center  
1150 E 229 Street  
Bronx, NY 10466

**Appendix F - Contact List Information**  
**4125-4149 Laconia Avenue**  
**BCP Application - Section IX**

New York City Housing Authority's Edenwald  
1180 Grenada Pl  
Bronx, NY 10466

Wakefield Taxpayers & Civic League  
P.O. Box 660574  
Wakefield Station  
Bronx, NY 10466

**Churches:**

Bronx Bethany Church of the Nazarene  
971 E 227 Street  
Bronx, NY 10466

Gospel of St Luke Church Inc.  
1014 E 227 Street  
Bronx, NY 10466

Living Praise Minisries  
4069 Bronxwood Avenue  
Bronx, NY 10466

Redeem Christian Church of God  
925 E 230 Street  
Bronx, NY 10466

Philadelphia Seventh-Day Adventist Church  
909 E 233 Steet  
Bronx, NY 10466

United Church of Jesus Christ  
3936 Bronxwood Avenue  
Bronx, NY 10466

**Parks:**

Seton Falls Park (NYC Parks)  
E. 233 Street bet Seron Avenue and Baychester Avenue  
Bronx, NY 10466

Stars & Stripes Playground  
Crawford Avenue at Baychester Avenue  
Bronx, NY 10466

Edenwald Playground  
Schieffelin Avenue bet E 266 Drive and E 229 Street  
Bronx, NY 10466

Consolidated Edison Corporate Affairs  
Eric Soto - Director  
511 Theodore Fremd Avenue  
Rye, NY 10580

Battalion 15 Engine 63  
FDNY  
755 E 233 Street  
Bronx, NY 10466

Repository Approval Email

From: [Shantay Allbright](#)  
To: [Jeffrey Wills](#)  
Subject: Re: Request for use of New York Public Library - Wakefield - as document repository  
Date: Tuesday, October 15, 2019 11:41:37 AM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Jeffrey,

I hope you having a great Tuesday.

Wakefield Library can be a document repository for the project of 4125-4149 Laconia Avenue, Bronx, NY, but only can store the reports electronically  
I'm currently will be out of the office until October 21st. I will give you a call about the process next Monday. Please let me know what time will be a good time to call you.

Best Regards,  
Shantay

On Fri, Oct 11, 2019 at 2:29 PM Jeffrey Wills <[jwills@rouxinc.com](mailto:jwills@rouxinc.com)> wrote:

Shantay,

Roux is an environmental consulting firm that is currently in the process of applying to get a site located in your area at 4125-4149 Laconia Avenue, Bronx, NY in to the New York State Brownfield Cleanup Program (BCP). One of the requirements of the BCP is that a document repository be established for the reports at the local community board. This is done as part of the mandated Community Participation Plan which is a component of every BCP project in the state. Routinely libraries are used a repositories.

Roux is requesting permission to use the Wakefield Branch of the New York Public Library as the document repository for the project. This will require shelf space for Roux reports for approximately 18 to 24 months. The shelf space required would be about 12 inches by 12 inches and the stack of reports might be 18 inches high. A total of six to eight reports (including but not limited to: BCP Application, Interim Remedial Measure Work Plan, Remedial Investigation Work Plan, Remedial Investigation Report, Remedial Action Plan, Remedial Action Report, Final Engineering Report) will be produced over the course of the project. We will send reports by express delivery or hand delivery.

If limited shelf space is available, we can submit electronic versions of the reports as necessary, just let me know. Please kindly confirm receipt of this email and provide approval to serve as a document repository.

Regards,

**Jeff Wills, P.G. – NY | Senior Hydrogeologist**

209 Shafter Street, Islandia, New York 11749

Main: (631) 232-2600 | Direct: (631) 630-2366 | Cell: (516) 637-0213

Email: [jwills@rouxinc.com](mailto:jwills@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



California | Illinois | Massachusetts | New Jersey | New York | Texas



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--

**Shantay Allbright**

Library Manager

**Wakefield Library**

**The New York Public Library**

4100 Lowerre Bronx, NY 10467

718-652-4663 | F: 718-652-0425

[nypl.org](http://nypl.org)



"To inspire lifelong learning, advance knowledge, and strengthen our communities."

**We are Helpful, Resourceful and Curious**



**From:** [Torres, George \(CB\)](#)  
**To:** [Jeffrey Wills](#)  
**Cc:** [Greene, Ursula \(CB\)](#)  
**Subject:** RE: Request for use of Bronx 12 Community District as a Repository  
**Date:** Thursday, October 31, 2019 10:45:02 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good morning Mr. Wills, you may use the Community Board as a repository for the information.

Best,  
George Torres

---

**From:** Jeffrey Wills <jwills@rouxinc.com>  
**Sent:** Thursday, October 31, 2019 10:02 AM  
**To:** Torres, George (CB) <GTorres@cb.nyc.gov>  
**Subject:** Request for use of Bronx 12 Community District as a Repository

Mr. Torres,

Roux is an environmental consulting firm that is currently in the process of applying to get a site located in your area at 4125-4149 Laconia Avenue, Bronx, NY in to the New York State Brownfield Cleanup Program (BCP). One of the requirements of the BCP is that a document repository be established for the reports at the local community board. This is done as part of the mandated Community Participation Plan which is a component of every BCP project in the state.

Roux is requesting permission to use Bronx 12 Community District as one of document repository for the project. This will require shelf space for Roux reports for approximately 18 to 24 months. The shelf space required would be about 12 inches by 12 inches and the stack of reports might be 18 inches high. A total of six to eight reports (including but not limited to: BCP Application, Interim Remedial Measure Work Plan, Remedial Investigation Work Plan, Remedial Investigation Report, Remedial Action Plan, Remedial Action Report, Final Engineering Report) will be produced over the course of the project. We will send reports by express delivery or hand delivery.

If limited shelf space is available, we can submit electronic versions of the reports as necessary, just let me know. Please kindly confirm receipt of this email and provide approval to serve as a document repository.

Regards,

**Jeff Wills, P.G. – NY | Senior Hydrogeologist**

209 Shafter Street, Islandia, New York 11749

Main: (631) 232-2600 | Direct: (631) 630-2366 | Cell: (516) 637-0213



Email: [jwills@rouxinc.com](mailto:jwills@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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SECTION X: LAND USE FACTORS

Appendix F - Section X Land Use Factors, Questions 2 and 3  
4125-4149 Laconia Avenue  
BCP Application - Section IV

## **2. Summary of current business operations or uses and possible contaminant source areas.**

The property is currently used for various commercial and food retail establishments including a deli, Chinese restaurant, barber shop, liquor store, stationary store, and supermarket. The property was historically occupied by similar commercial and food retail establishments including former dry cleaning businesses (source area), which were located in the tenant space identified as 4137 Laconia Avenue. Based on Environmental Data Resources (EDR) Radius Map Report, EDR-City Directory Abstract, and historical Sanborn maps. Four dry cleaners (collective referred to as the former dry cleaners) operated in the tenant space identified as 4137 Laconia Avenue including Jiffy One Hour Cleaners (operated at the Site from approximately 1971 to 1976); Jiffy Quality Cleaners (operated at the Site in 1983); Laconia Cleaners (operated at the Site from approximately 1985 to 2010); and New Laconia Cleaners operated at the Site in 2000. Historical Sanborn Map report is included in Appendix F1. Excerpts from the EDR Radius Map Report and EDR-City Directory Abstract are included in Appendix D1. Additional information regarding specific areas of concern associated with the former Site operations are described in Appendix D.

## **3. Reasonably anticipated use Post Remediation**

The anticipated Post Remediation use for the Site is Commercial.

Sanborn Map Report



3390.0001Y000

4124-4149 Laconia Avenue

Bronx, NY 10466

Inquiry Number: 5835108.3

October 18, 2019

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Certified Sanborn® Map Report

10/18/19

**Site Name:**

3390.0001Y000  
4124-4149 Laconia Avenue  
Bronx, NY 10466  
EDR Inquiry # 5835108.3

**Client Name:**

Roux Associates  
209 Shafter Street  
Islandia, NY 11749  
Contact: Jeff Wills



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Roux Associates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Certification #** EF3E-43AF-8174

**PO #** 3390.0001Y000

**Project** Laconia Ave

**Maps Provided:**

2007	1996	1981
2006	1995	1977
2005	1993	1950
2004	1992	1935
2003	1991	1918
2002	1988	1908
2001	1986	1897
1998	1983	



Sanborn® Library search results

Certification #: EF3E-43AF-8174

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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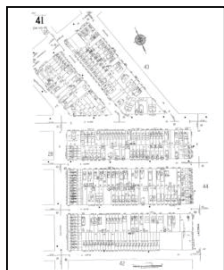
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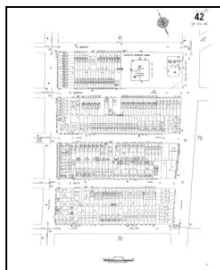
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### 2007 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

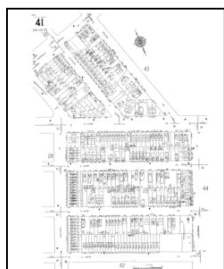


Volume 22, Sheet 44

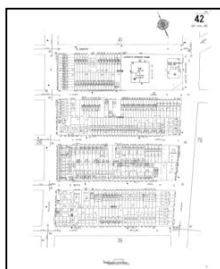


Volume 22, Sheet 79

### 2006 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



Volume 22, Sheet 79

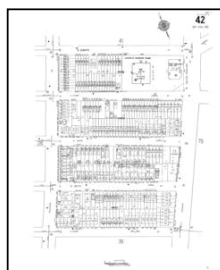
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Volume 22, Sheet 79



Volume 22, Sheet 44

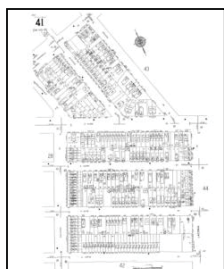


Volume 22, Sheet 42

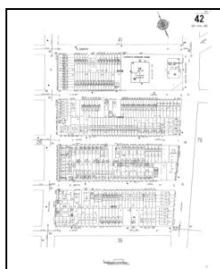


Volume 22, Sheet 41

### 2004 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



Volume 22, Sheet 79

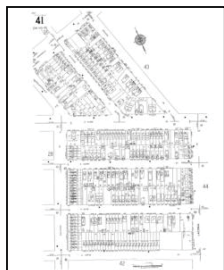


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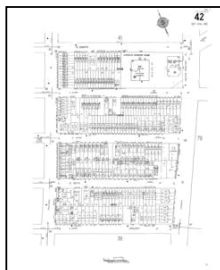
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### 2003 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

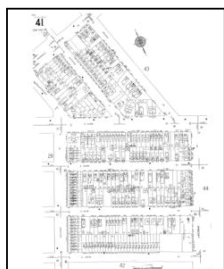


Volume 22, Sheet 44

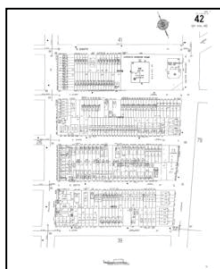


Volume 22, Sheet 79

### 2002 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

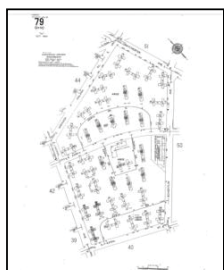


Volume 22, Sheet 44



Volume 22, Sheet 79

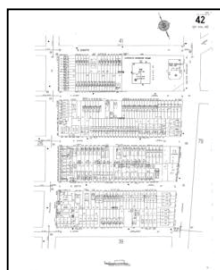
### 2001 Source Sheets



Volume 22, Sheet 79



Volume 22, Sheet 41



Volume 22, Sheet 42

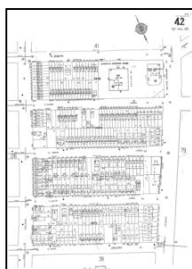


Volume 22, Sheet 44

### 1998 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



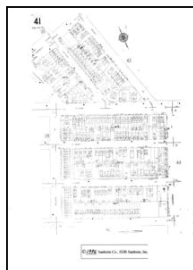
Volume 22, Sheet 79

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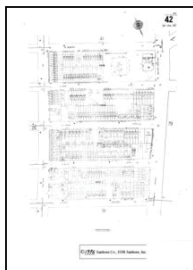
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### 1996 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44

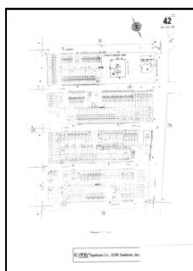


Volume 22, Sheet 79

### 1995 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

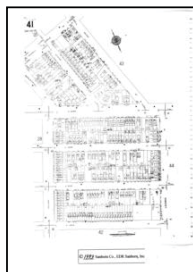


Volume 22, Sheet 44



Volume 22, Sheet 79

### 1993 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44

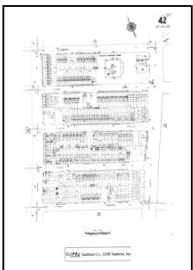


Volume 22, Sheet 79

### 1992 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



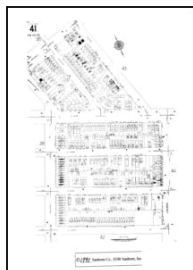
Volume 22, Sheet 79

## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1991 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

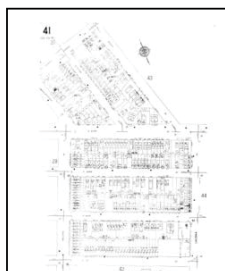


Volume 22, Sheet 44

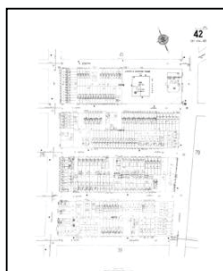


Volume 22, Sheet 79

### 1988 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44

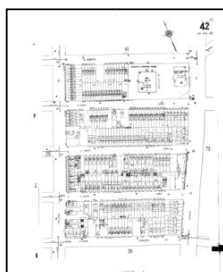


Volume 22, Sheet 79

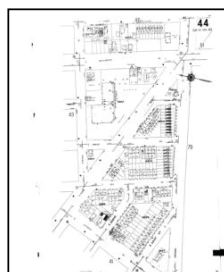
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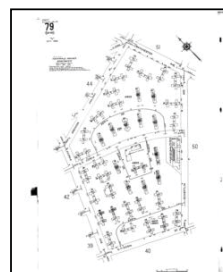
Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44

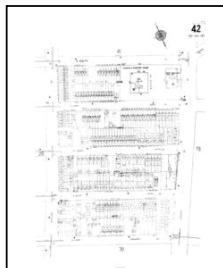


Volume 22, Sheet 79

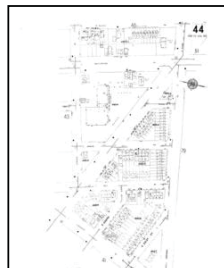
### 1983 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



Volume 22, Sheet 79



## Sanborn Sheet Key

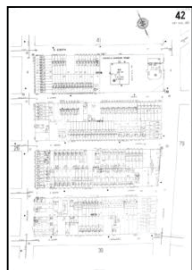
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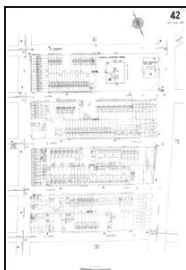
### 1981 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 42

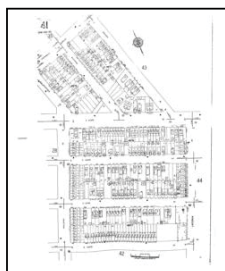


Volume 22, Sheet 44

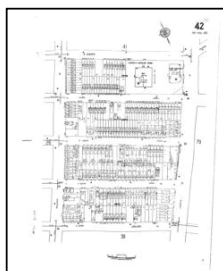


Volume 22, Sheet 79

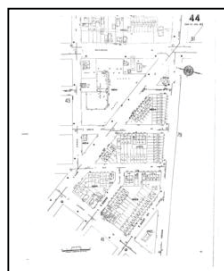
### 1977 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42

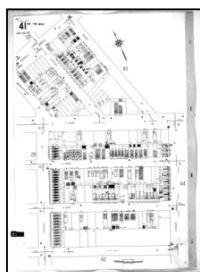


Volume 22, Sheet 44

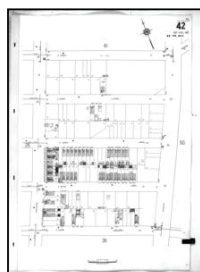


Volume 22, Sheet 79

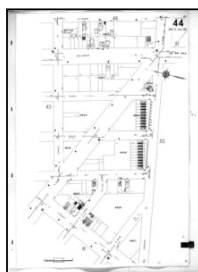
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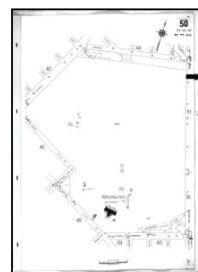
Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44

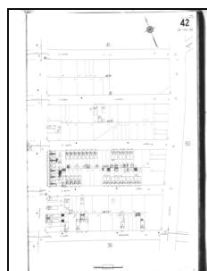


Volume 22, Sheet 50

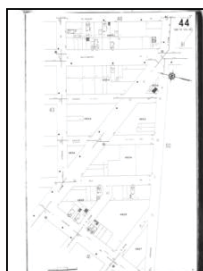
### 1935 Source Sheets



Volume 22, Sheet 41



Volume 22, Sheet 42



Volume 22, Sheet 44



Volume 22, Sheet 50

## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1918 Source Sheets



Volume 18, Sheet 47



Volume 18, Sheet 48



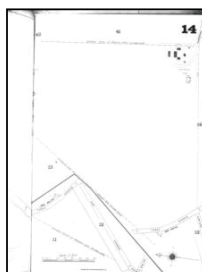
Volume 18, Sheet 60

### 1908 Source Sheets



Volume B, Sheet 20

### 1897 Source Sheets

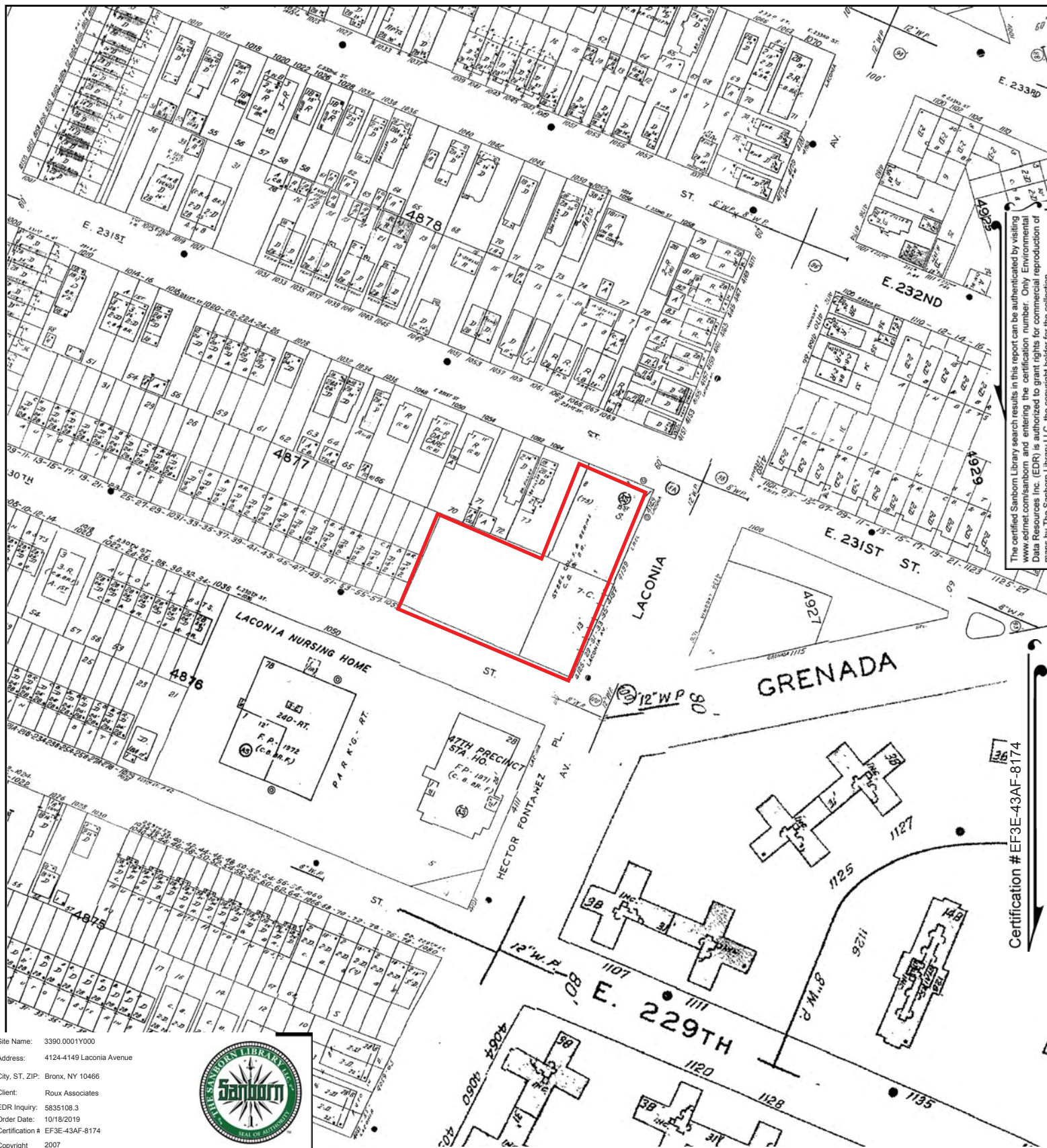


Volume B, Sheet 14



Volume B, Sheet 20





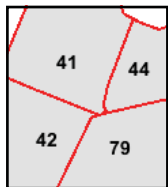
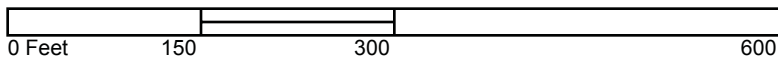
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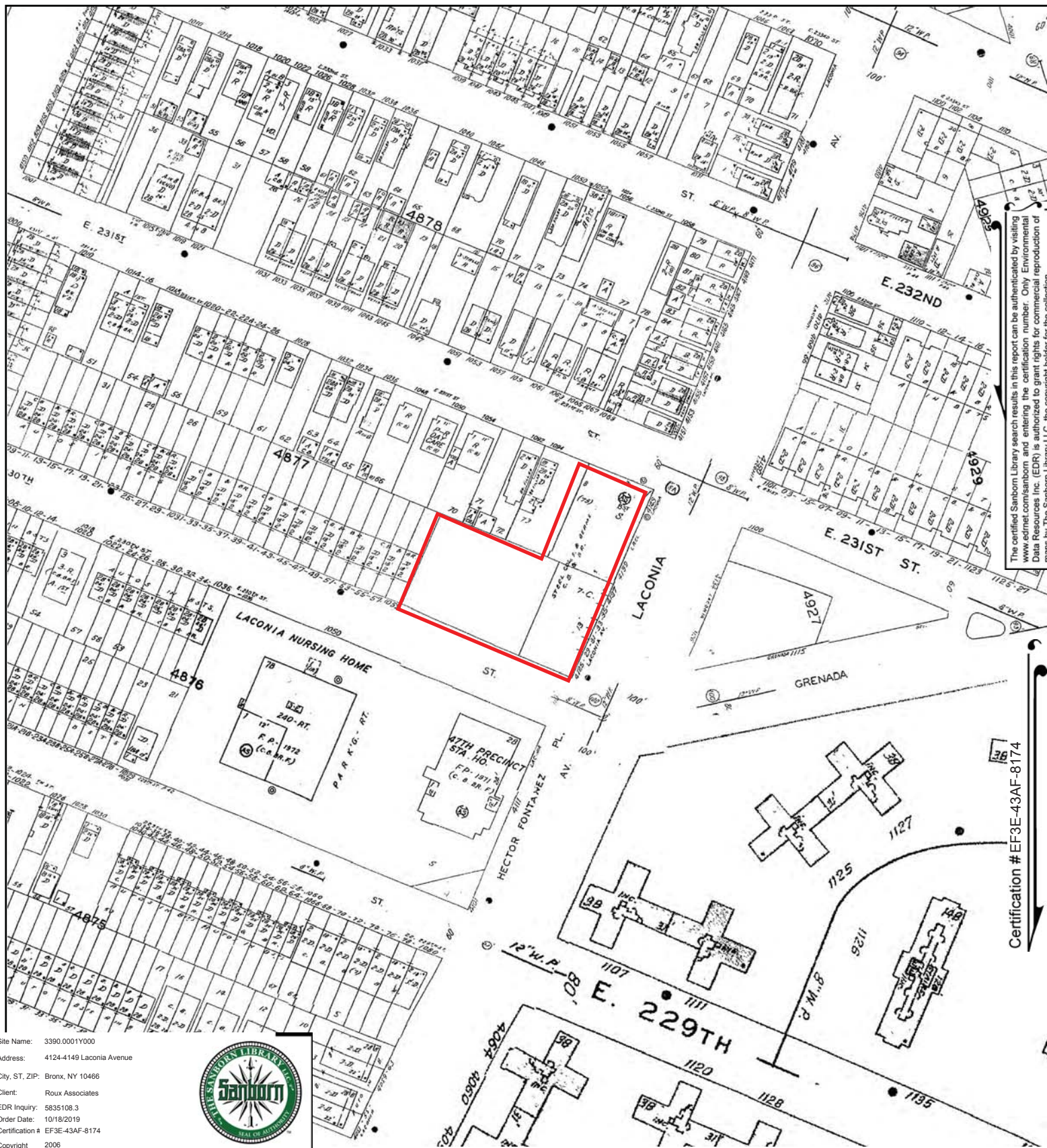
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Volume 22, Sheet 79  
 Volume 22, Sheet 44  
 Volume 22, Sheet 42  
 Volume 22, Sheet 41







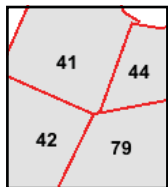
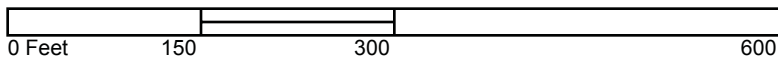
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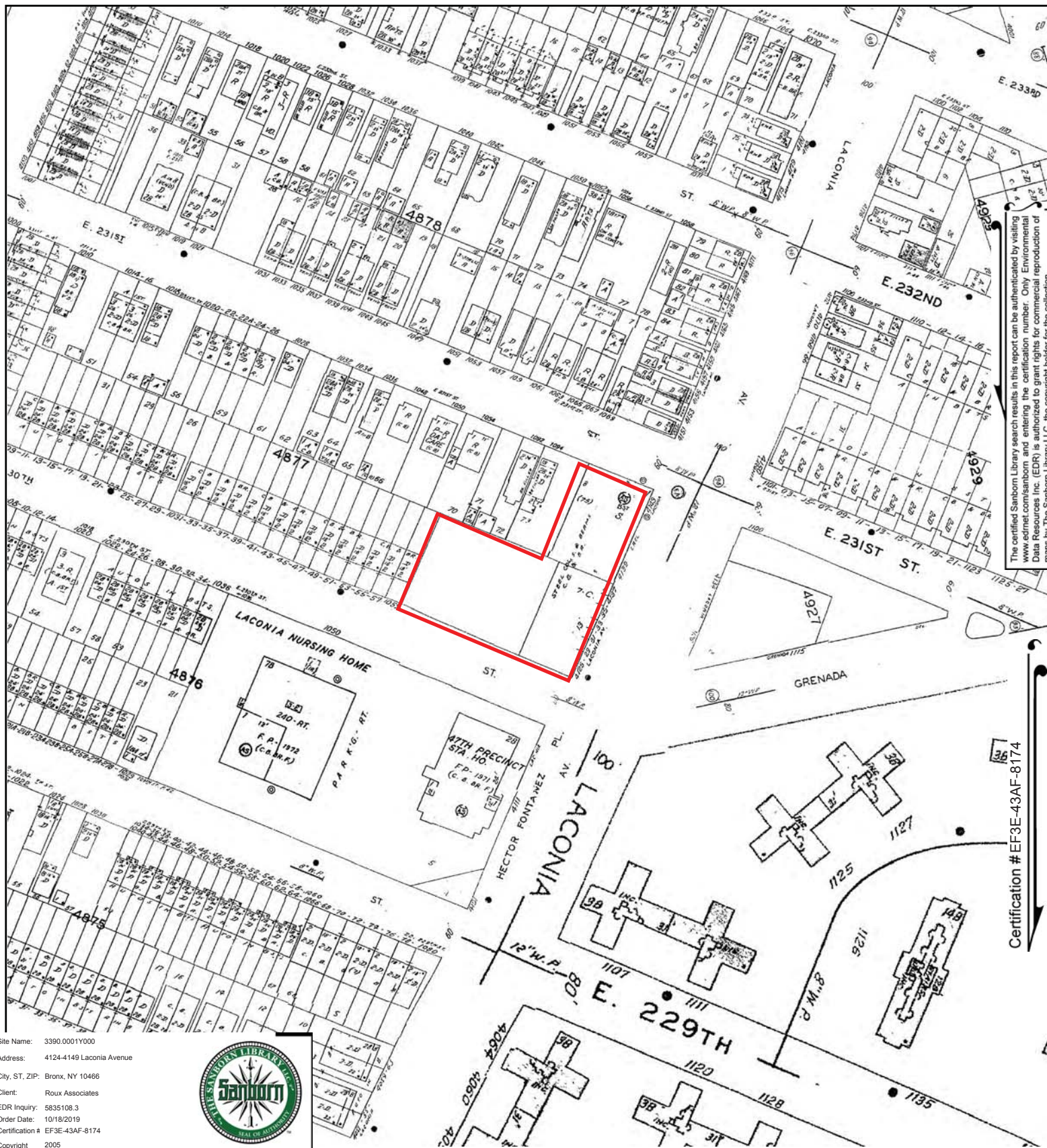
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 Volume 22, Sheet 42  
 Volume 22, Sheet 41







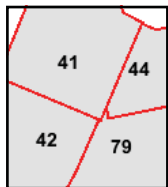
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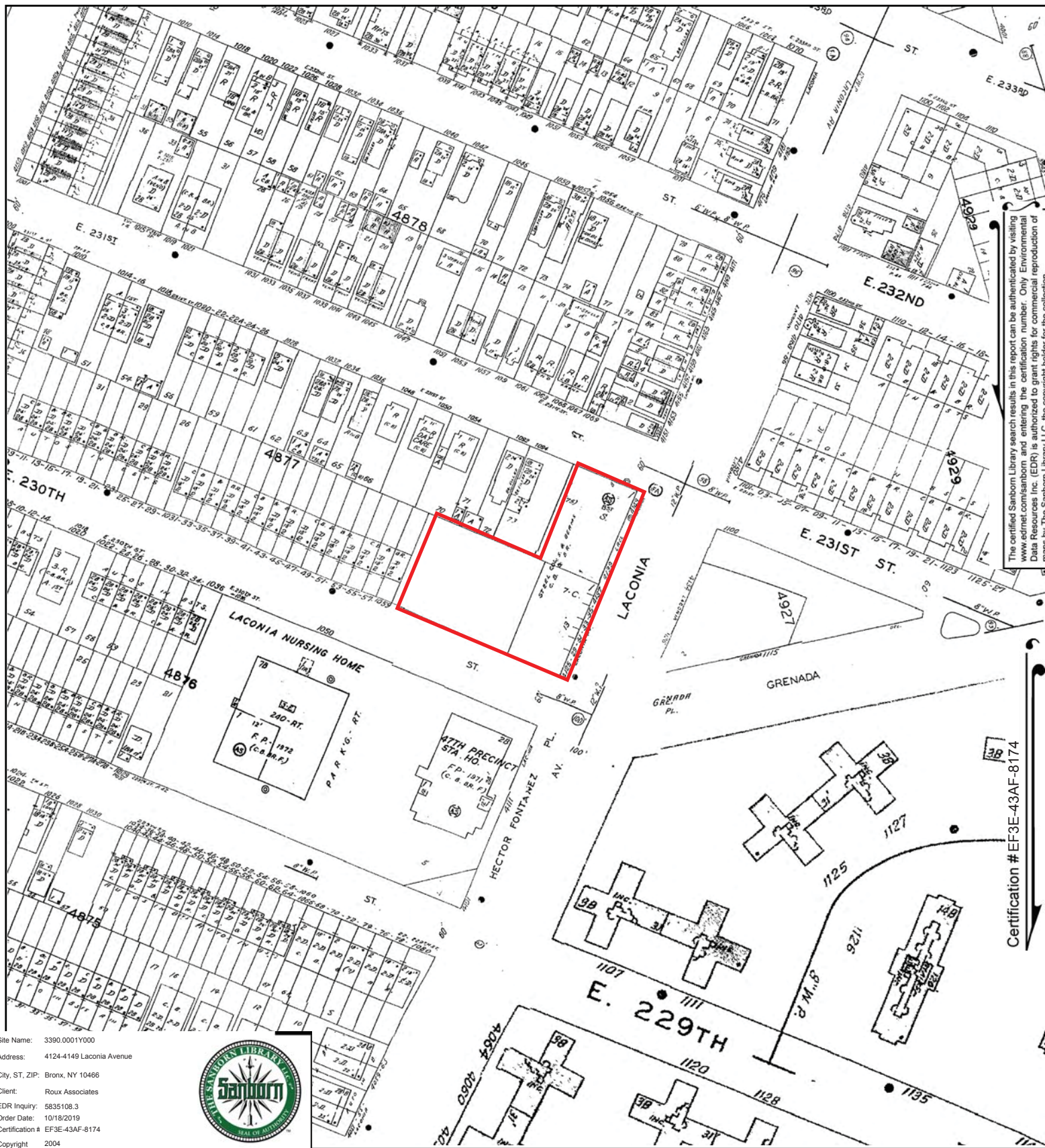


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Volume 22, Sheet 41  
 Volume 22, Sheet 42  
 Volume 22, Sheet 44  
 Volume 22, Sheet 79





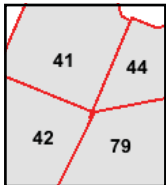
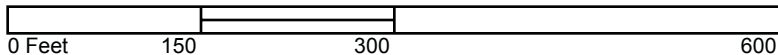
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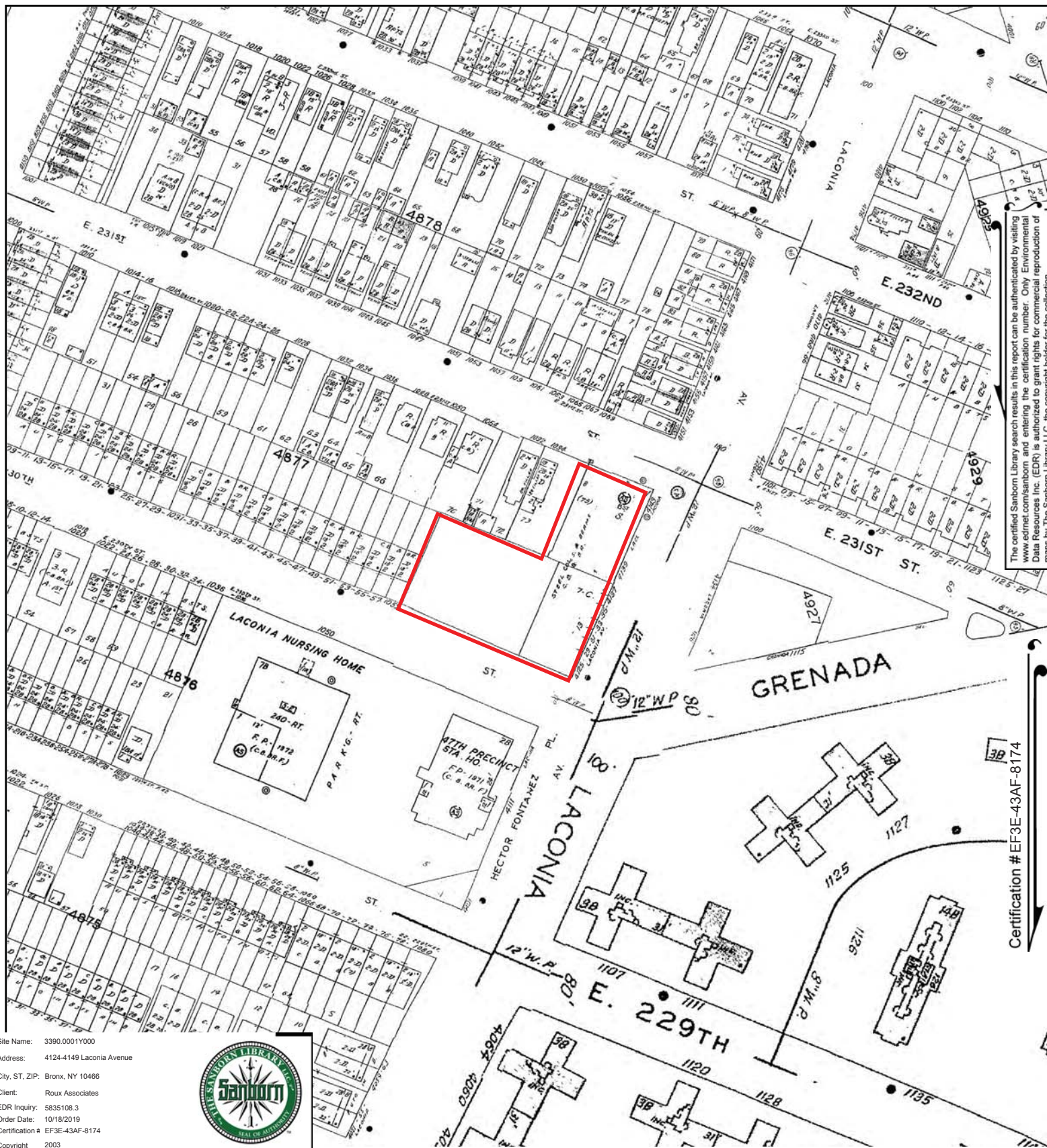
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Volume 22, Sheet 79  
 Volume 22, Sheet 44  
 Volume 22, Sheet 42  
 Volume 22, Sheet 41







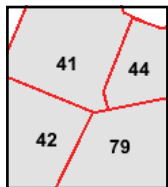
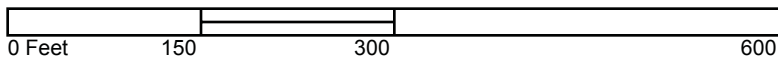
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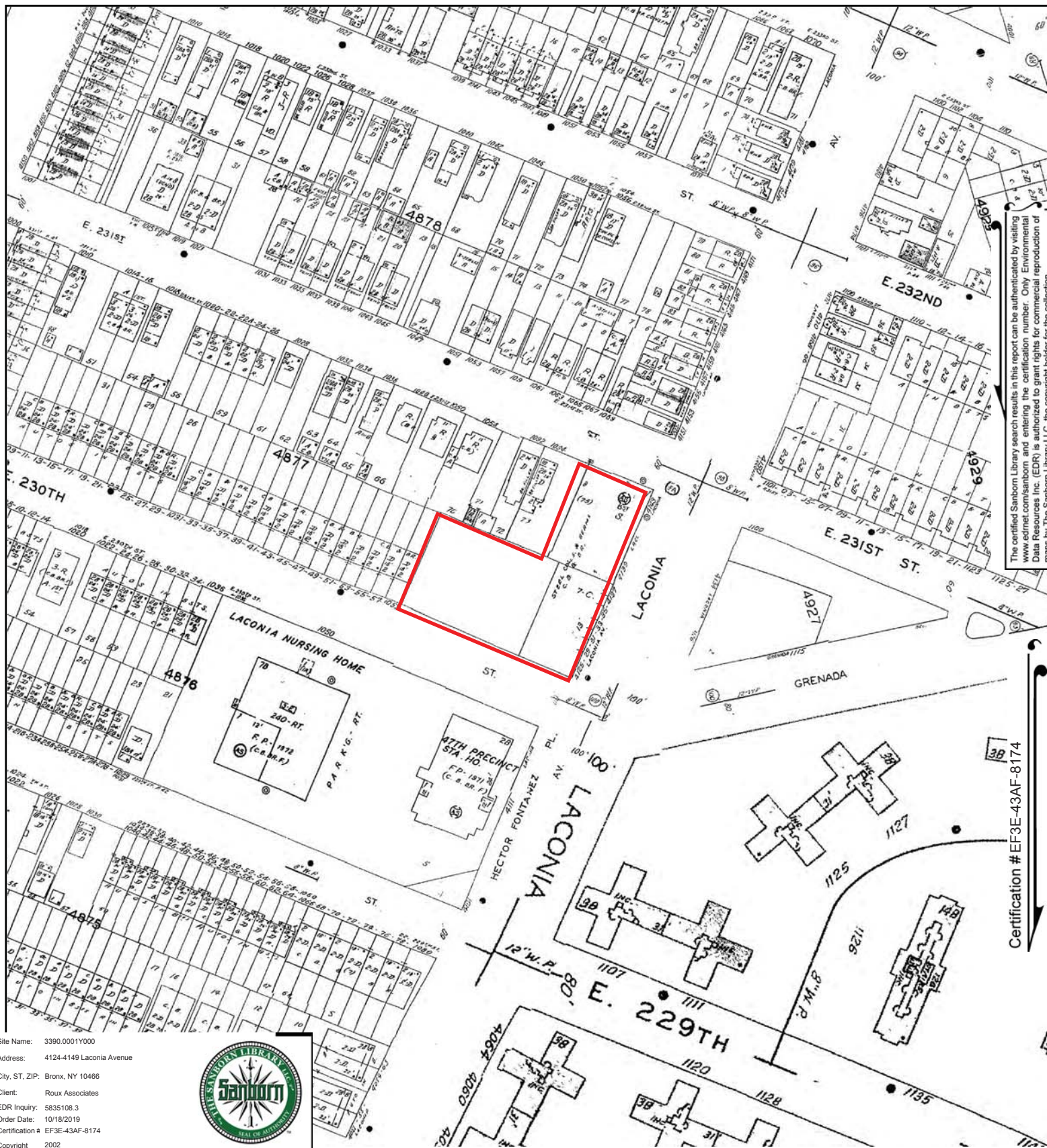
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Volume 22, Sheet 79  
 Volume 22, Sheet 44  
 Volume 22, Sheet 42  
 Volume 22, Sheet 41







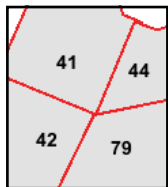
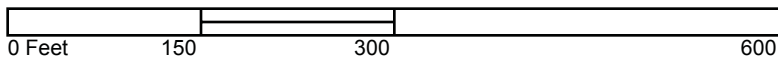
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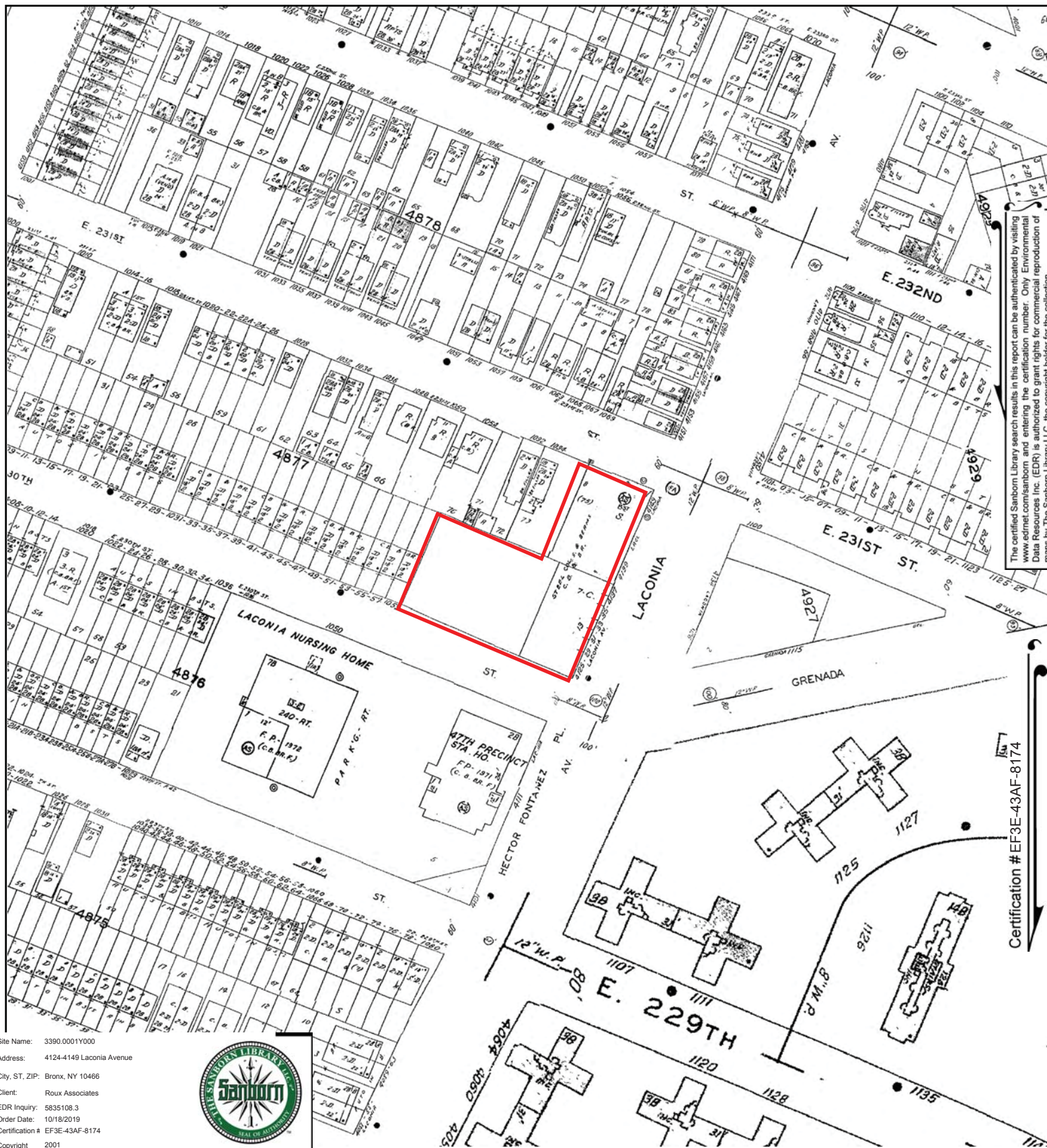
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 Volume 22, Sheet 42  
 Volume 22, Sheet 41



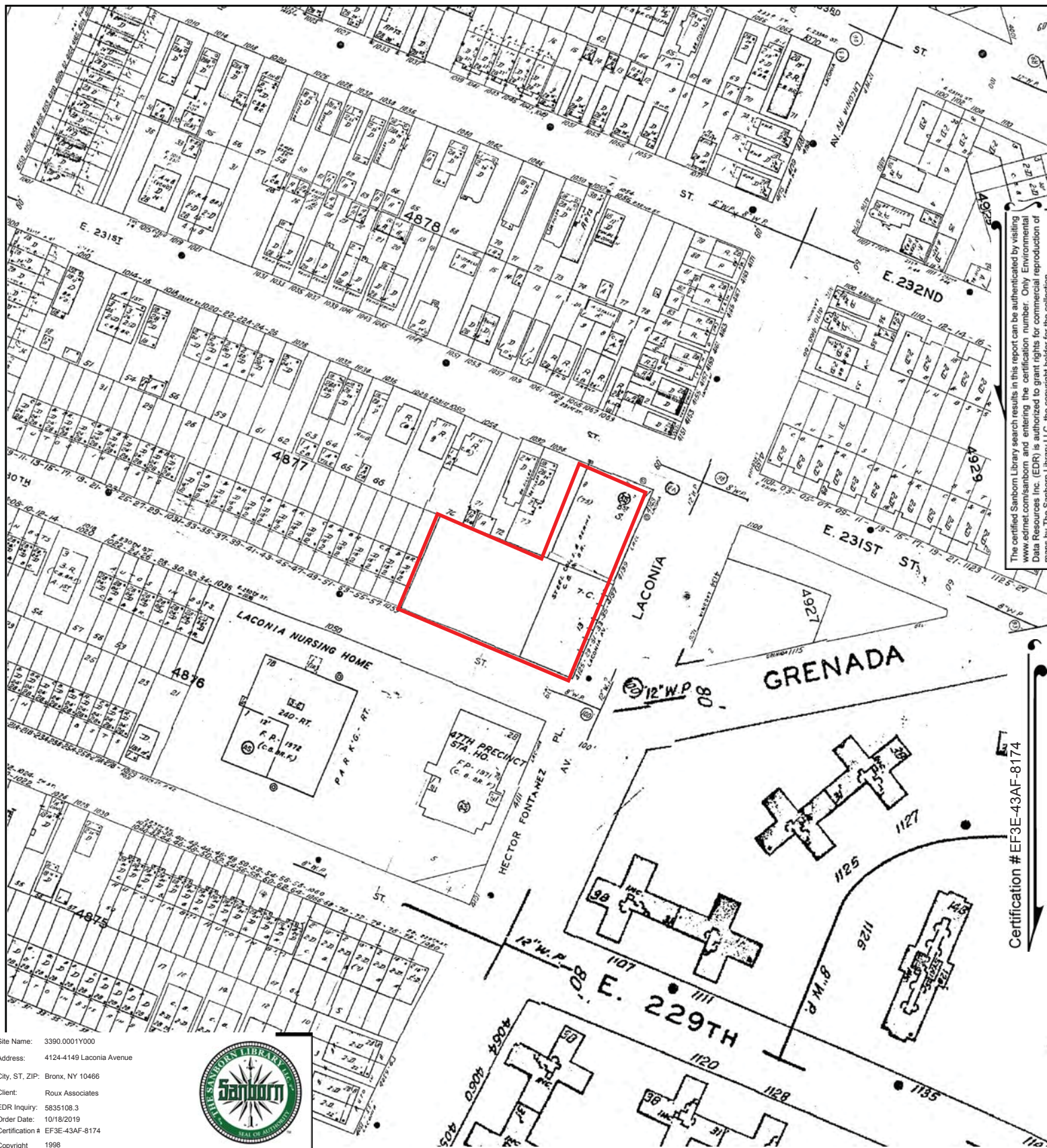




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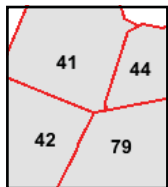
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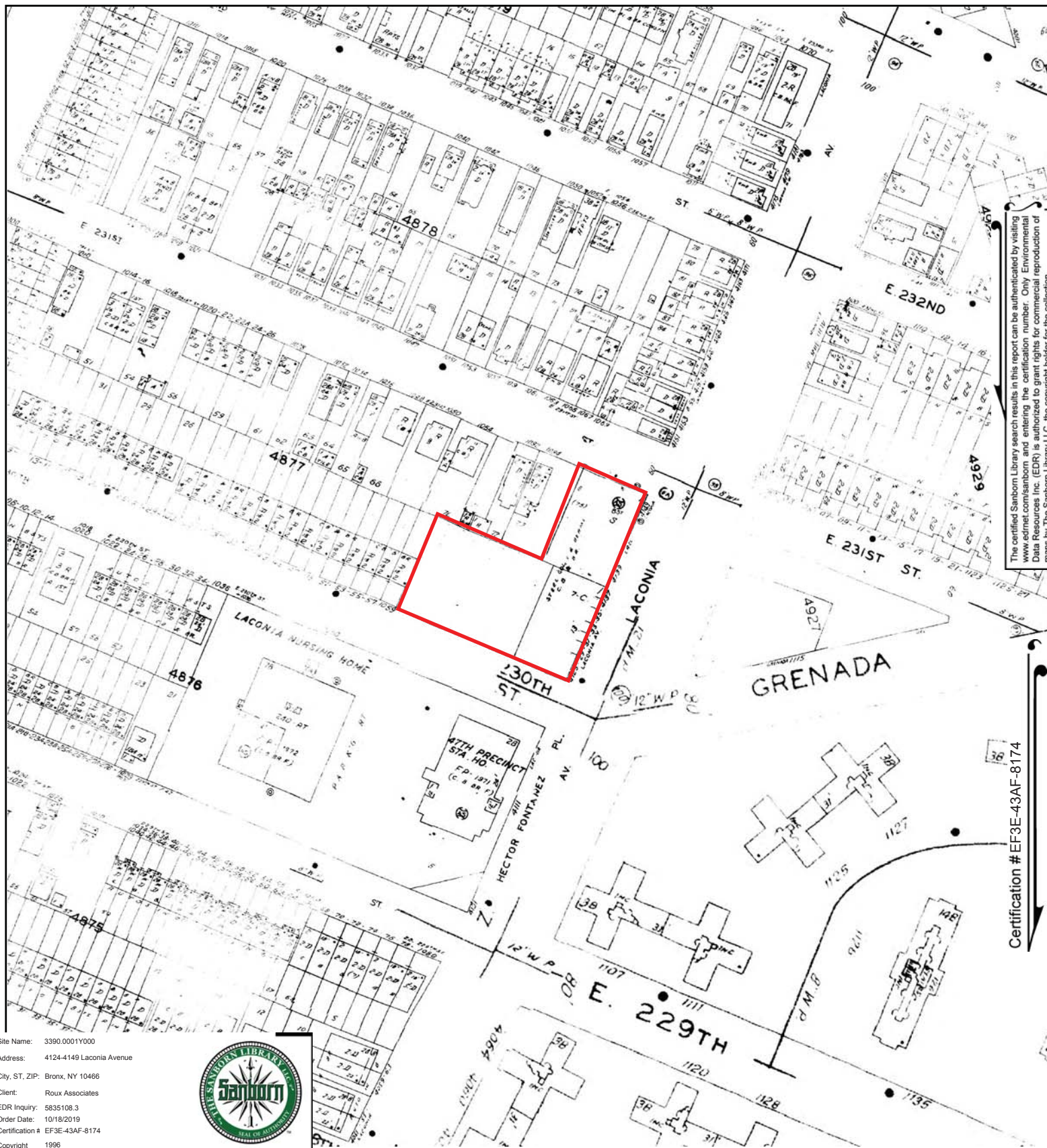
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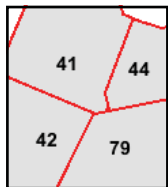
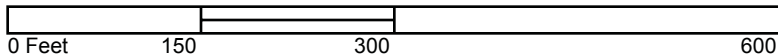
Volume 22, Sheet 79  
Volume 22, Sheet 44  
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Volume 22, Sheet 41







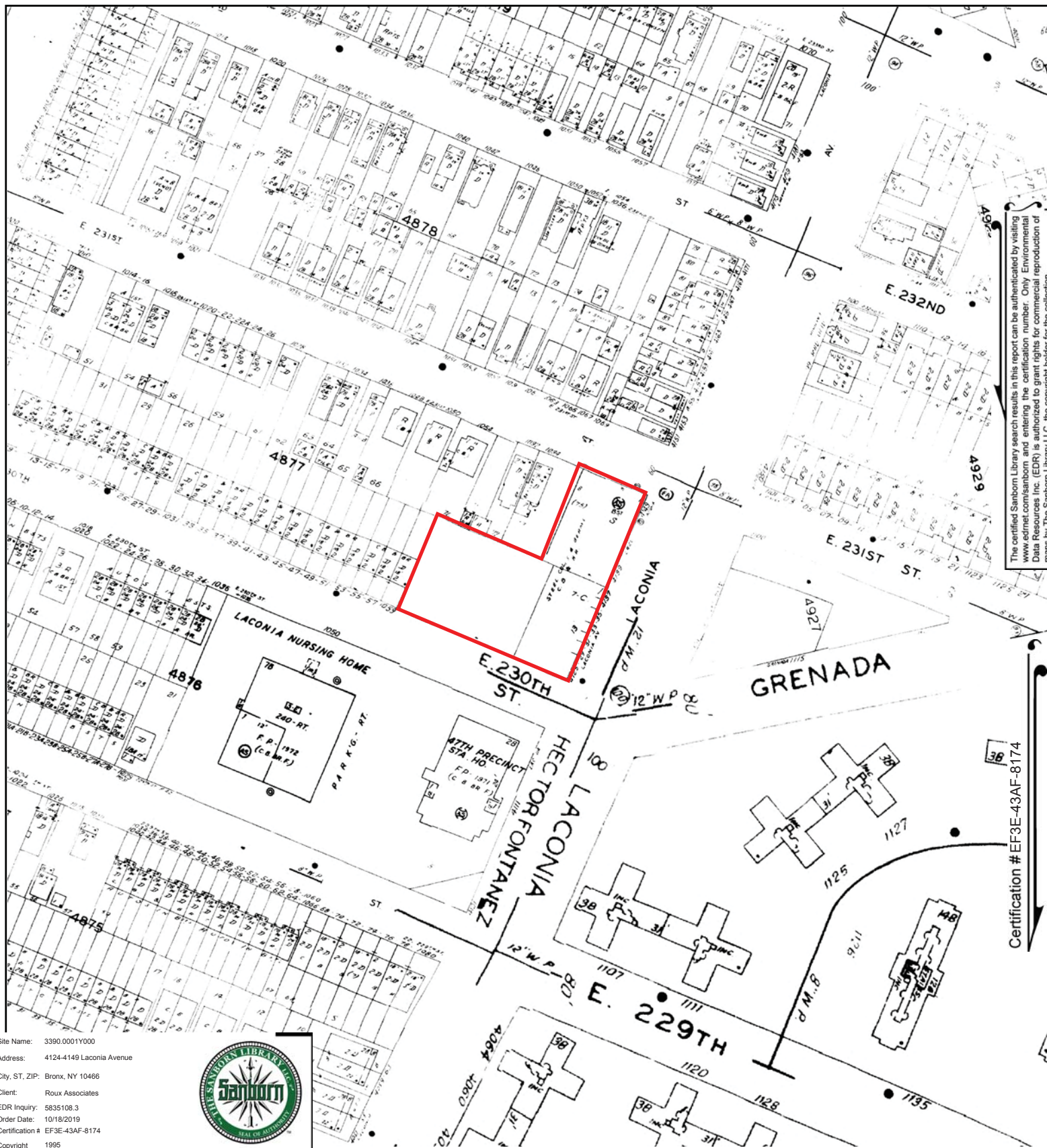
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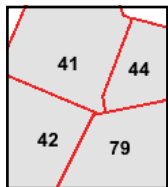
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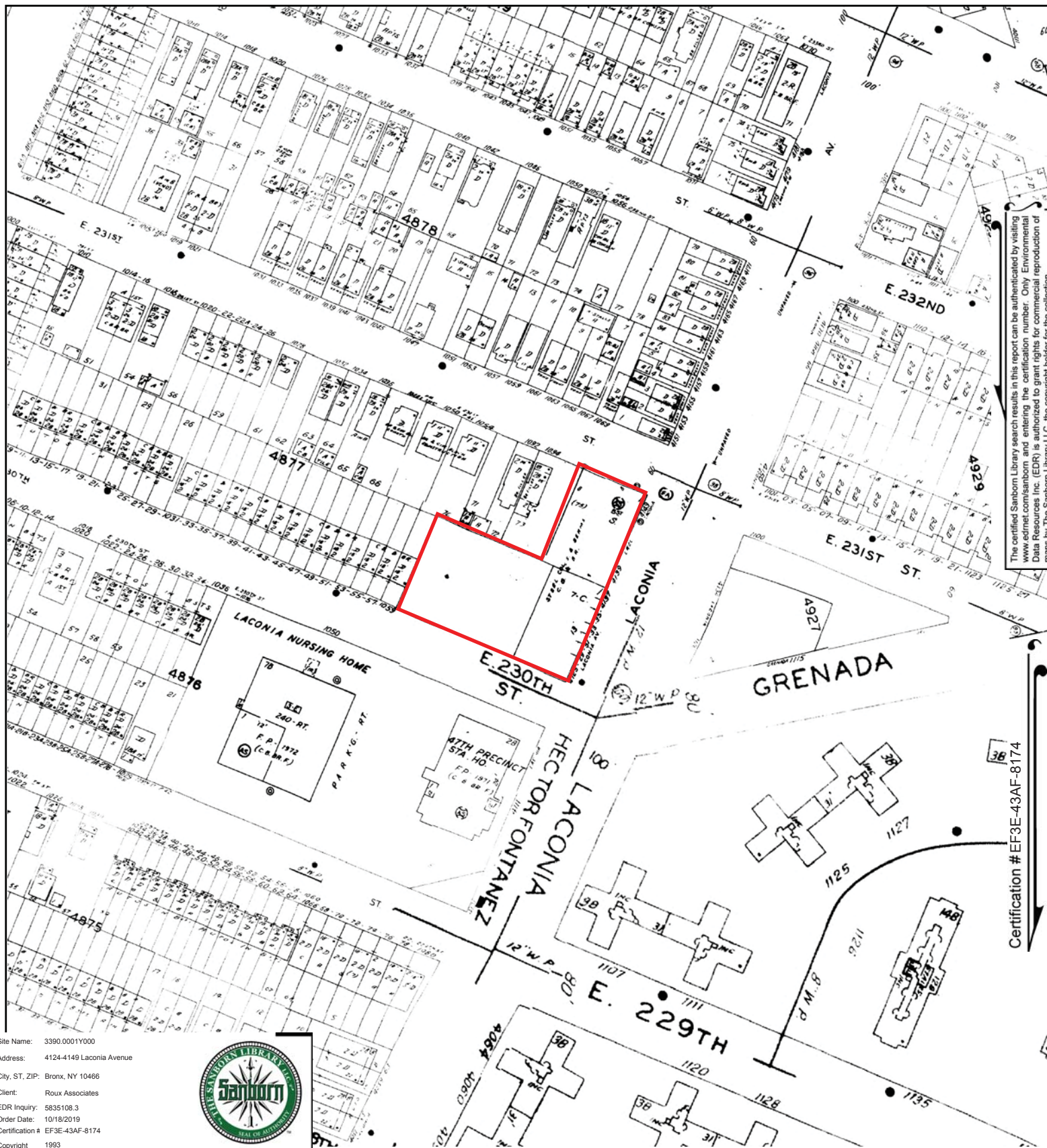


Volume 22, Sheet 79  
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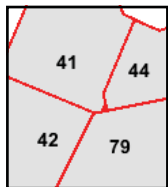
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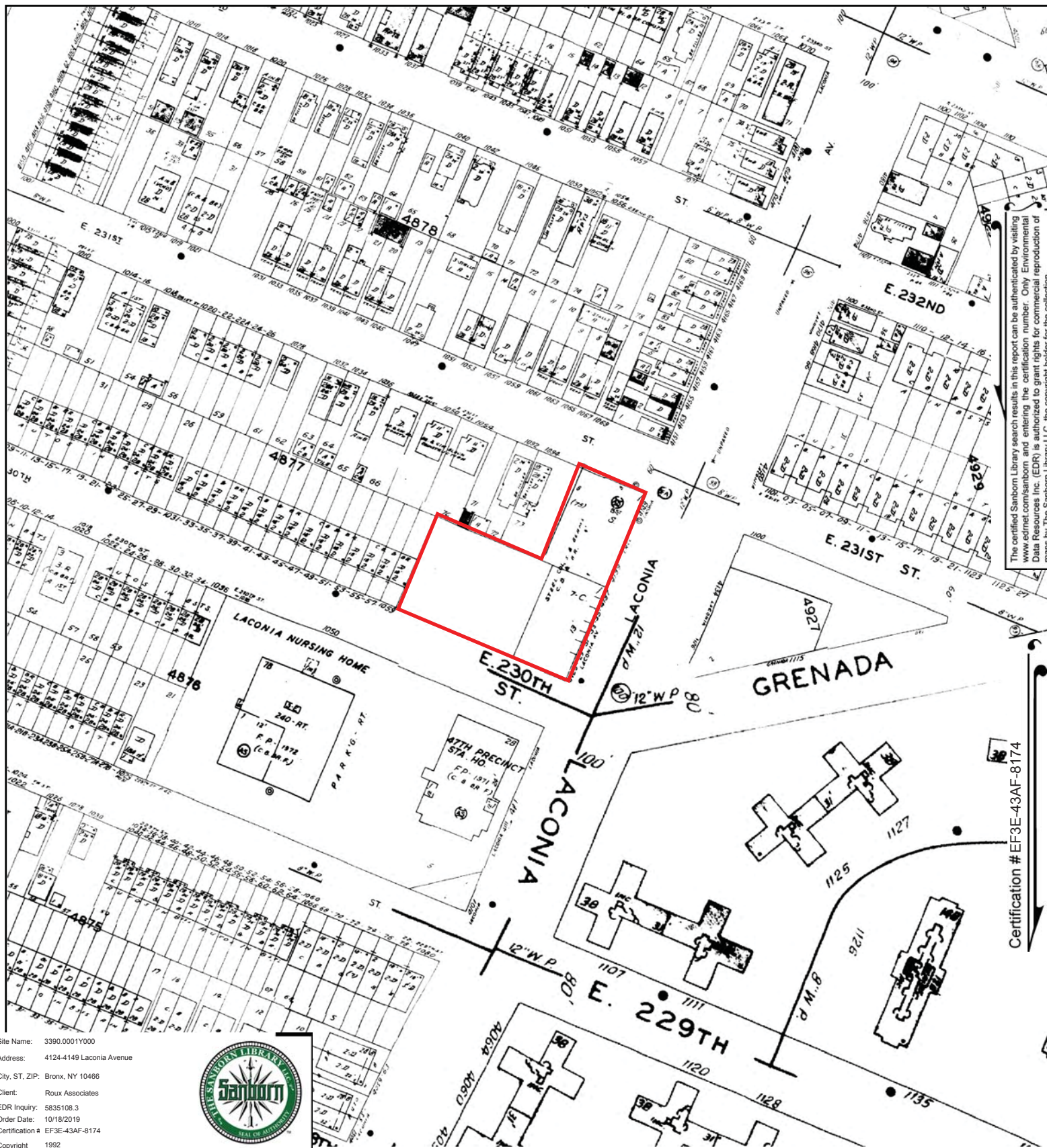


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Volume 22, Sheet 41





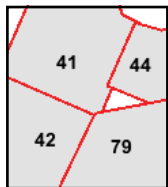
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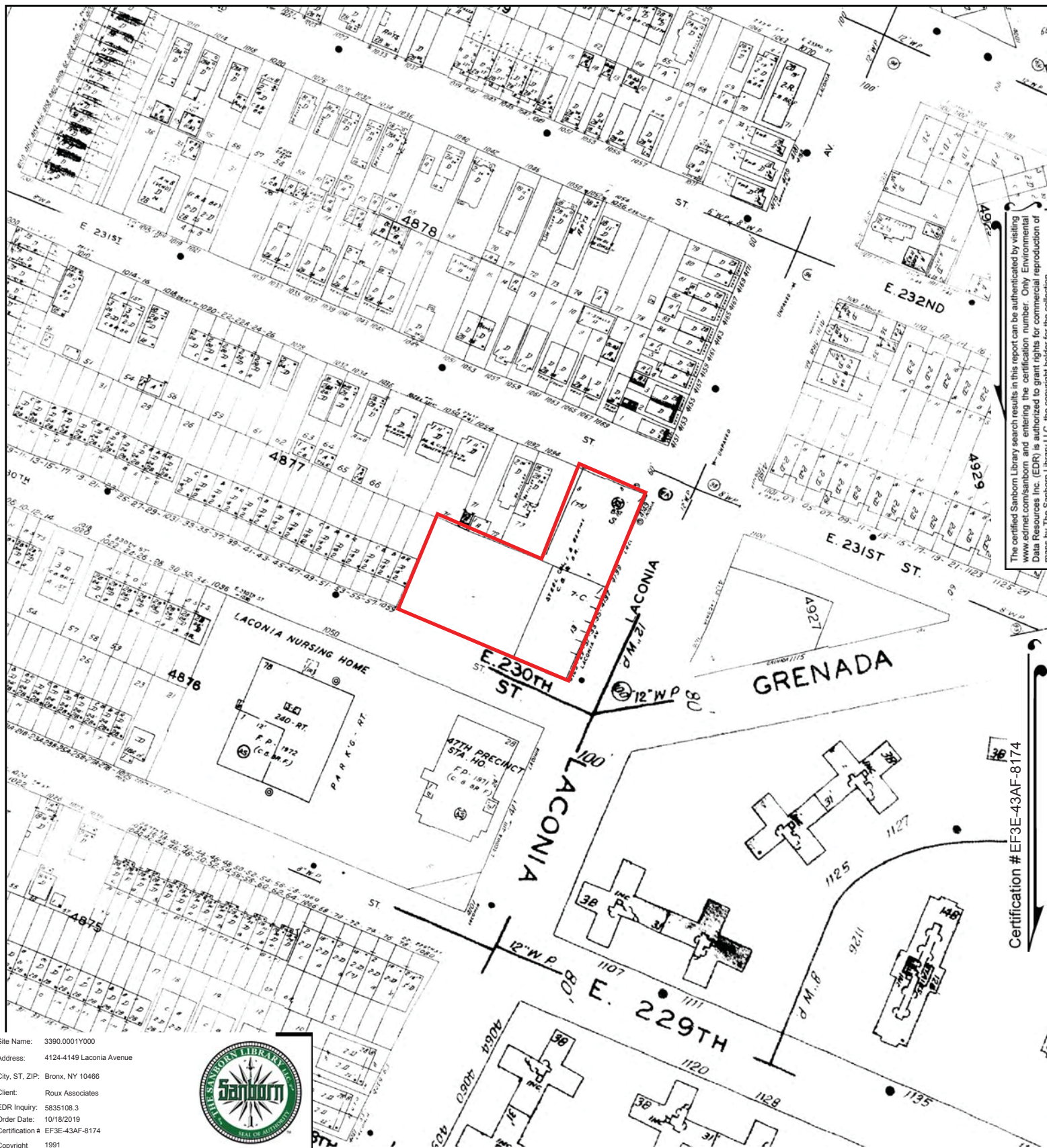


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Volume 22, Sheet 44  
Volume 22, Sheet 42  
Volume 22, Sheet 41





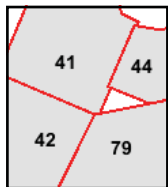
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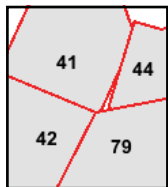
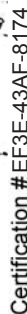


Volume 22, Sheet 79  
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Volume 22, Sheet 42  
Volume 22, Sheet 41

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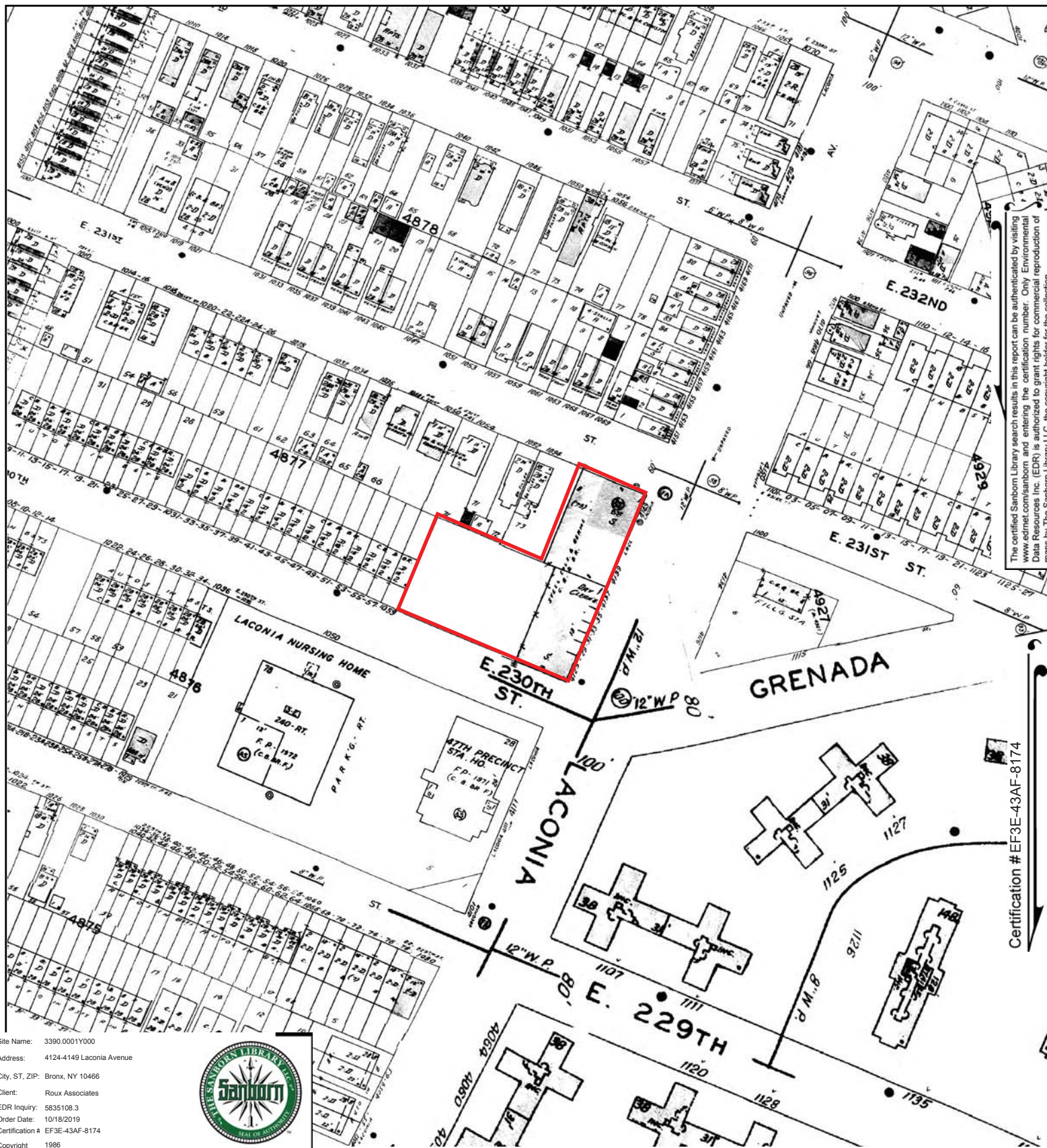






5835108 - 3 page 22

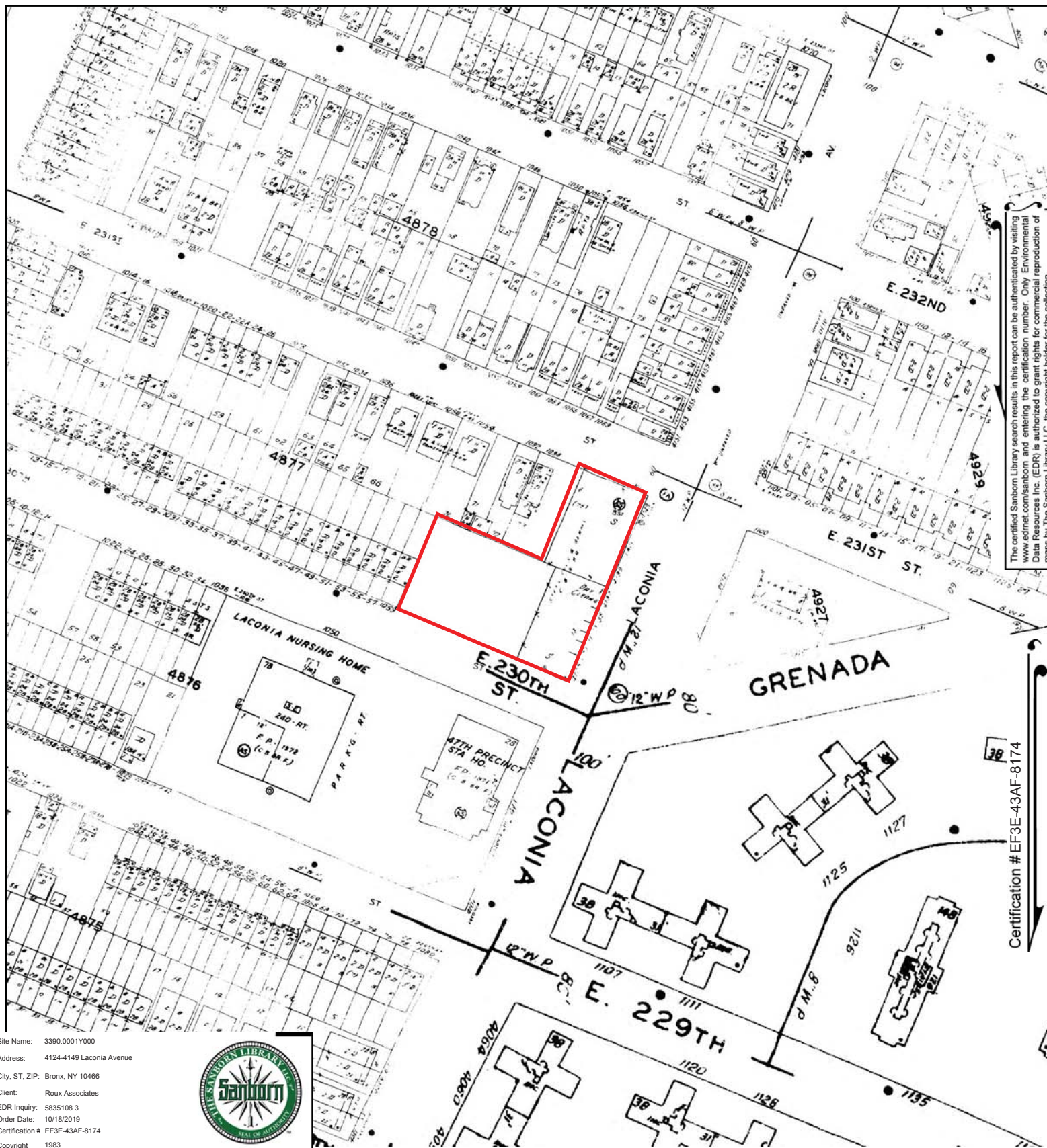




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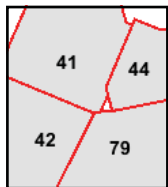




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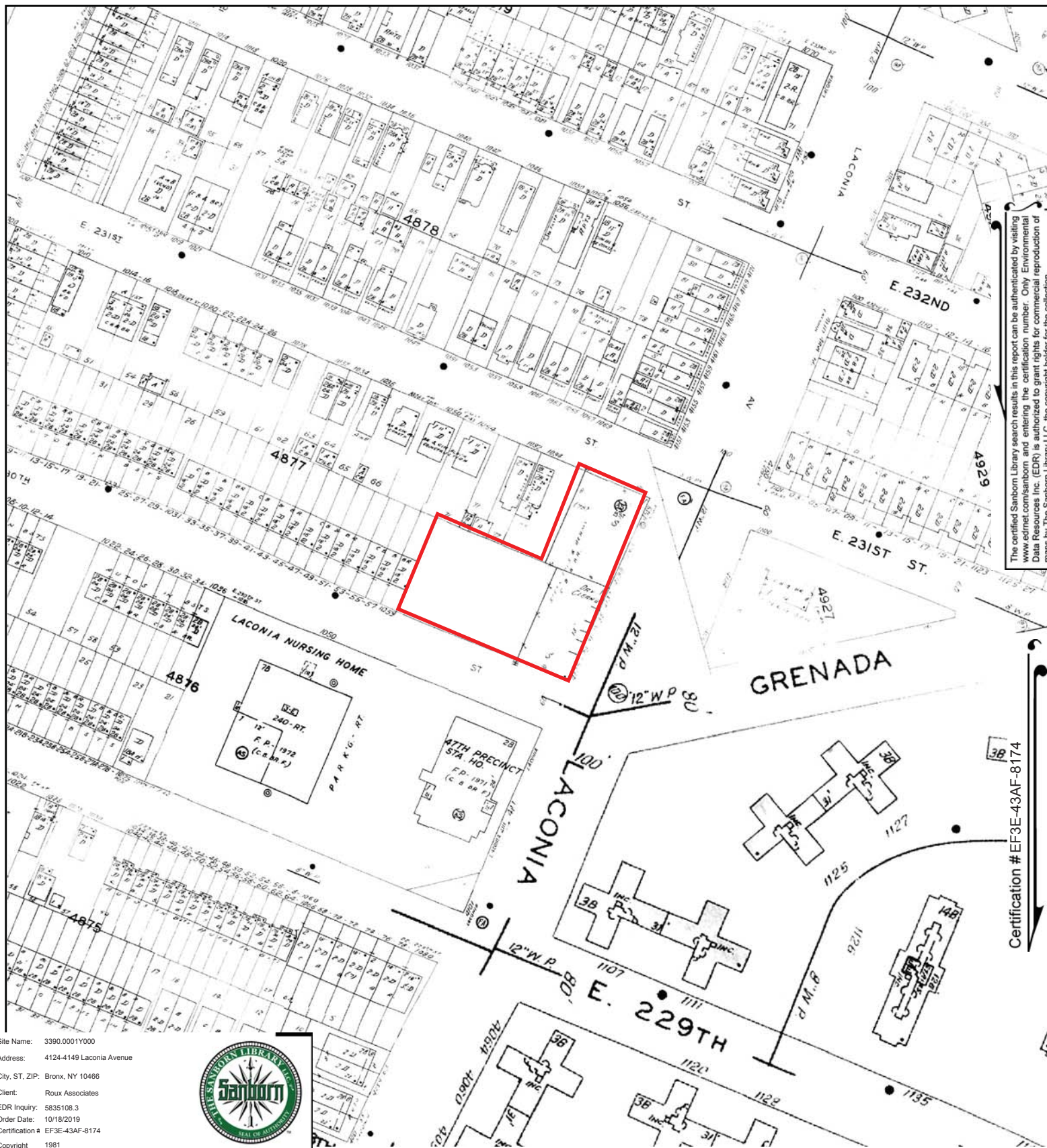


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 Volume 22, Sheet 44  
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 Volume 22, Sheet 41

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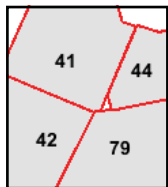
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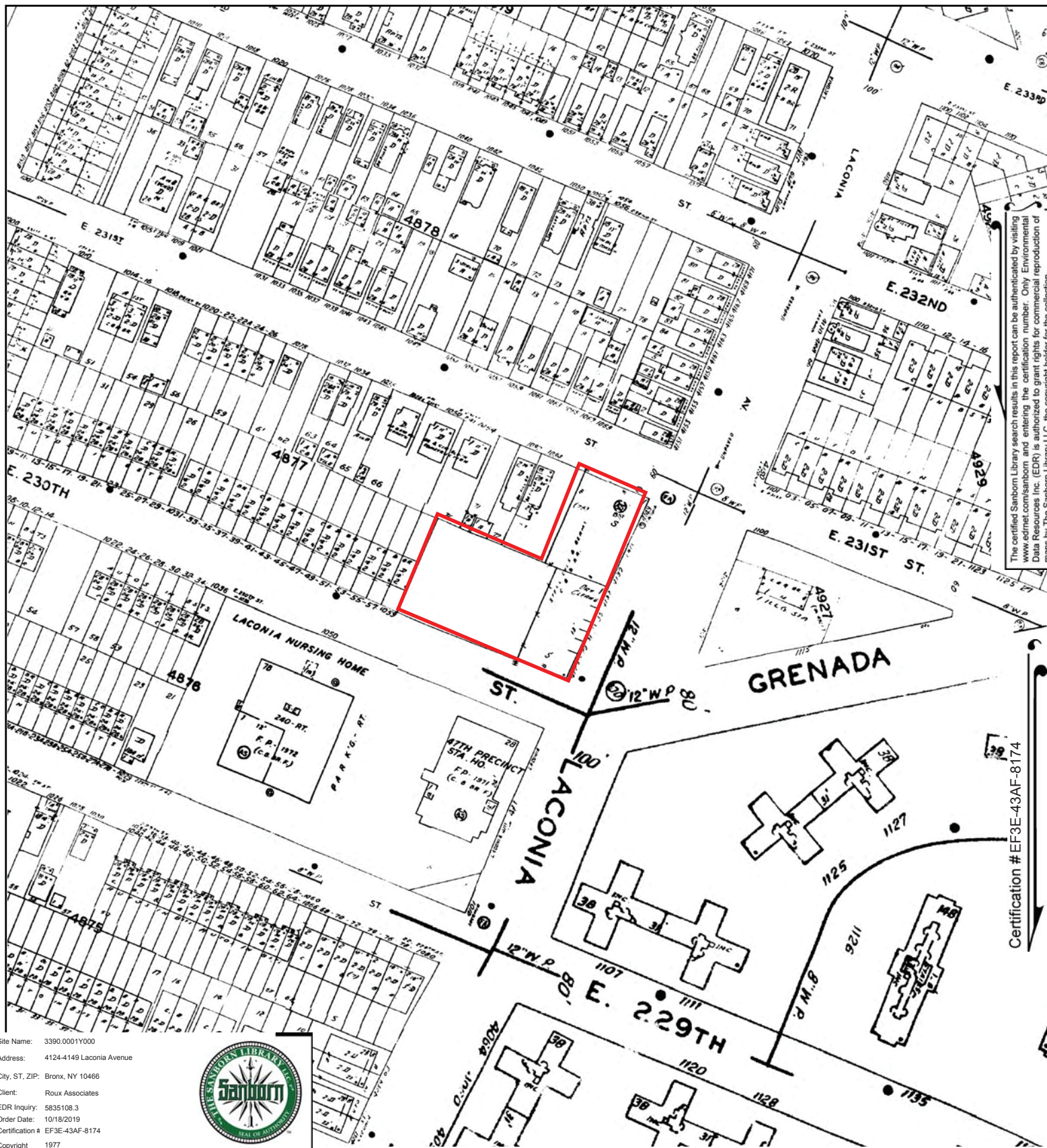
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Volume 22, Sheet 79  
Volume 22, Sheet 44  
Volume 22, Sheet 42  
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Volume 22, Sheet 41







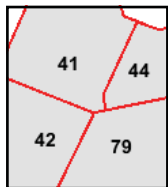
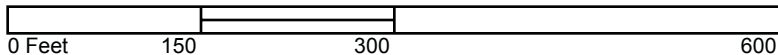
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 Copyright 1977



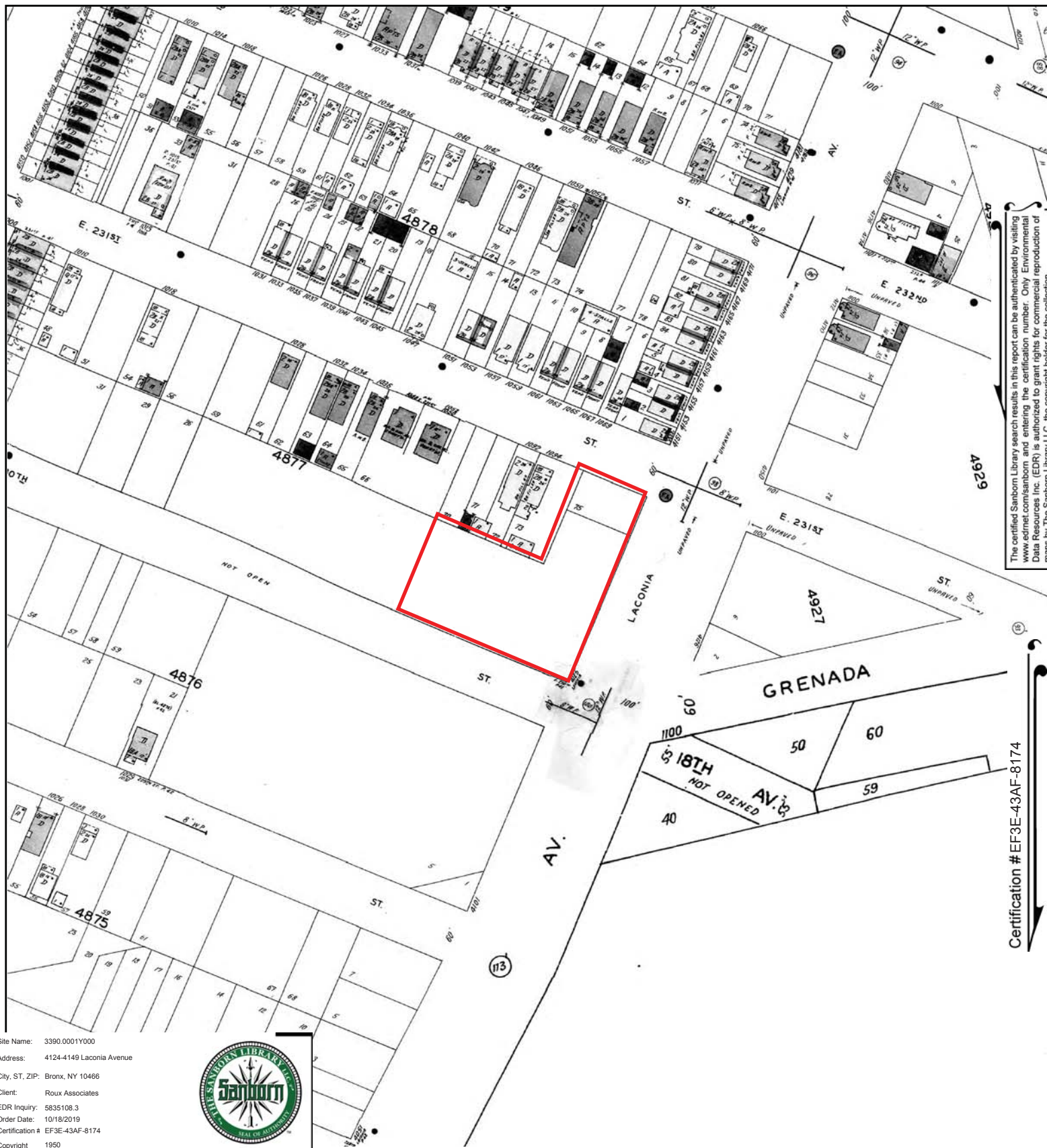
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 Volume 22, Sheet 41







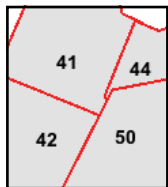
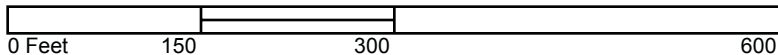
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 Copyright 1950



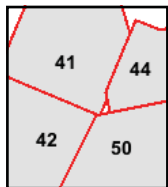
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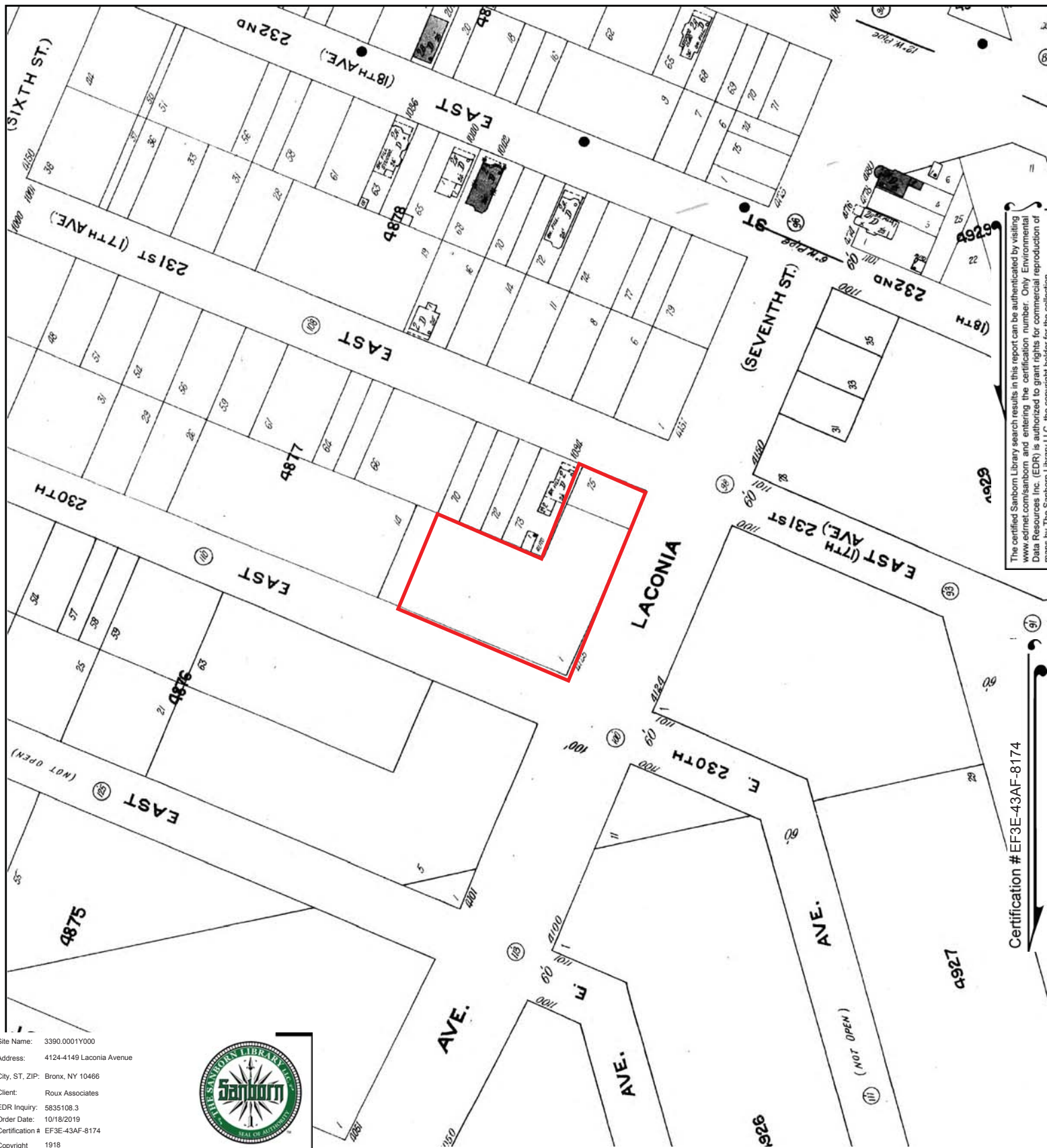
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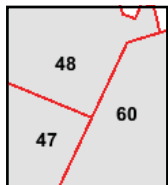
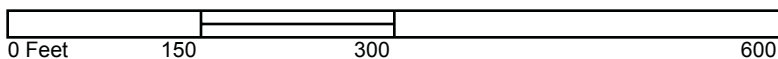
5835108 - 3 page 28



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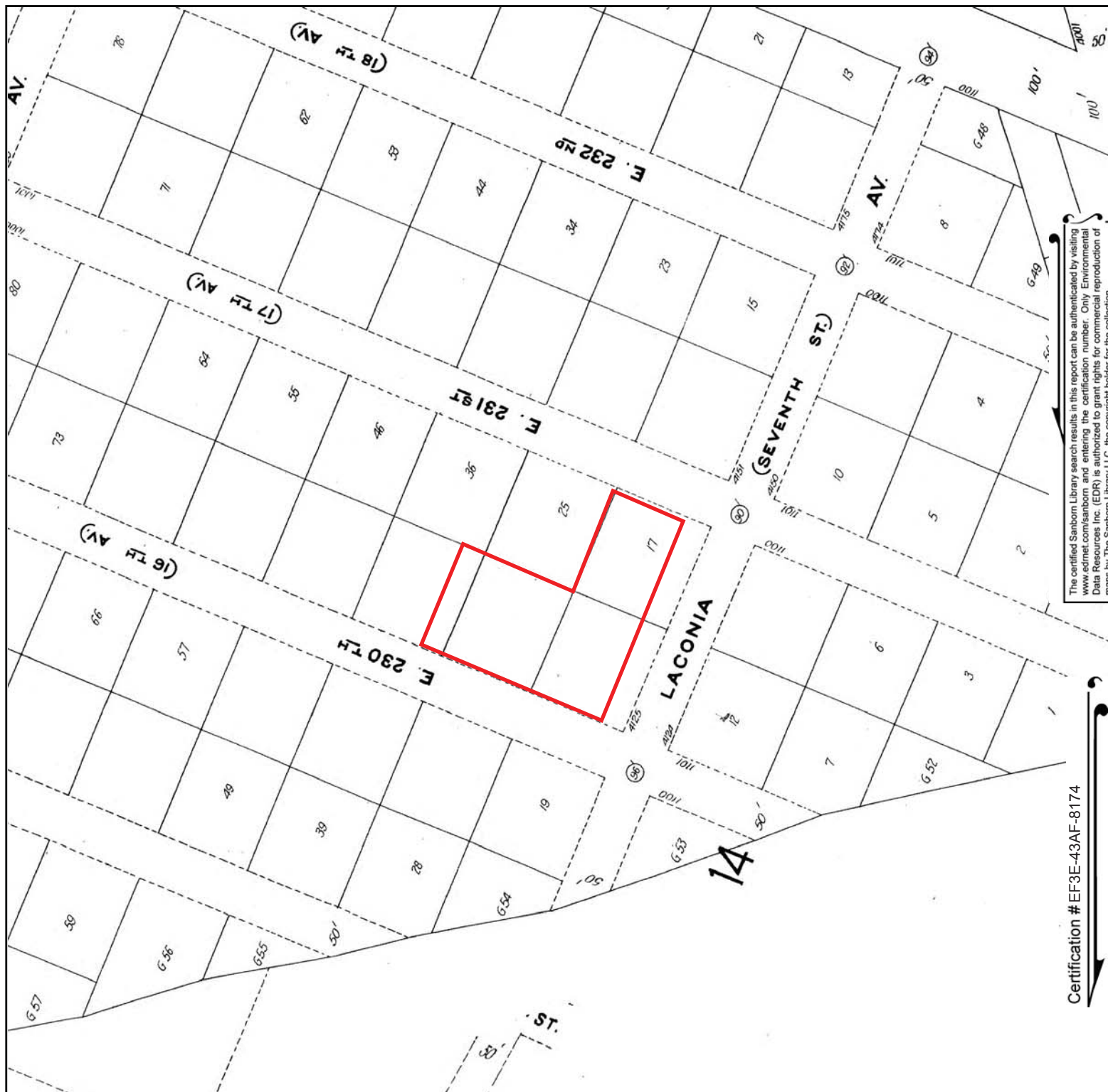
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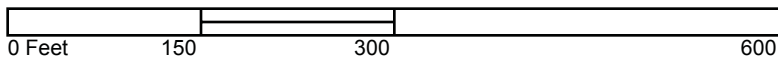
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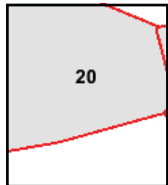
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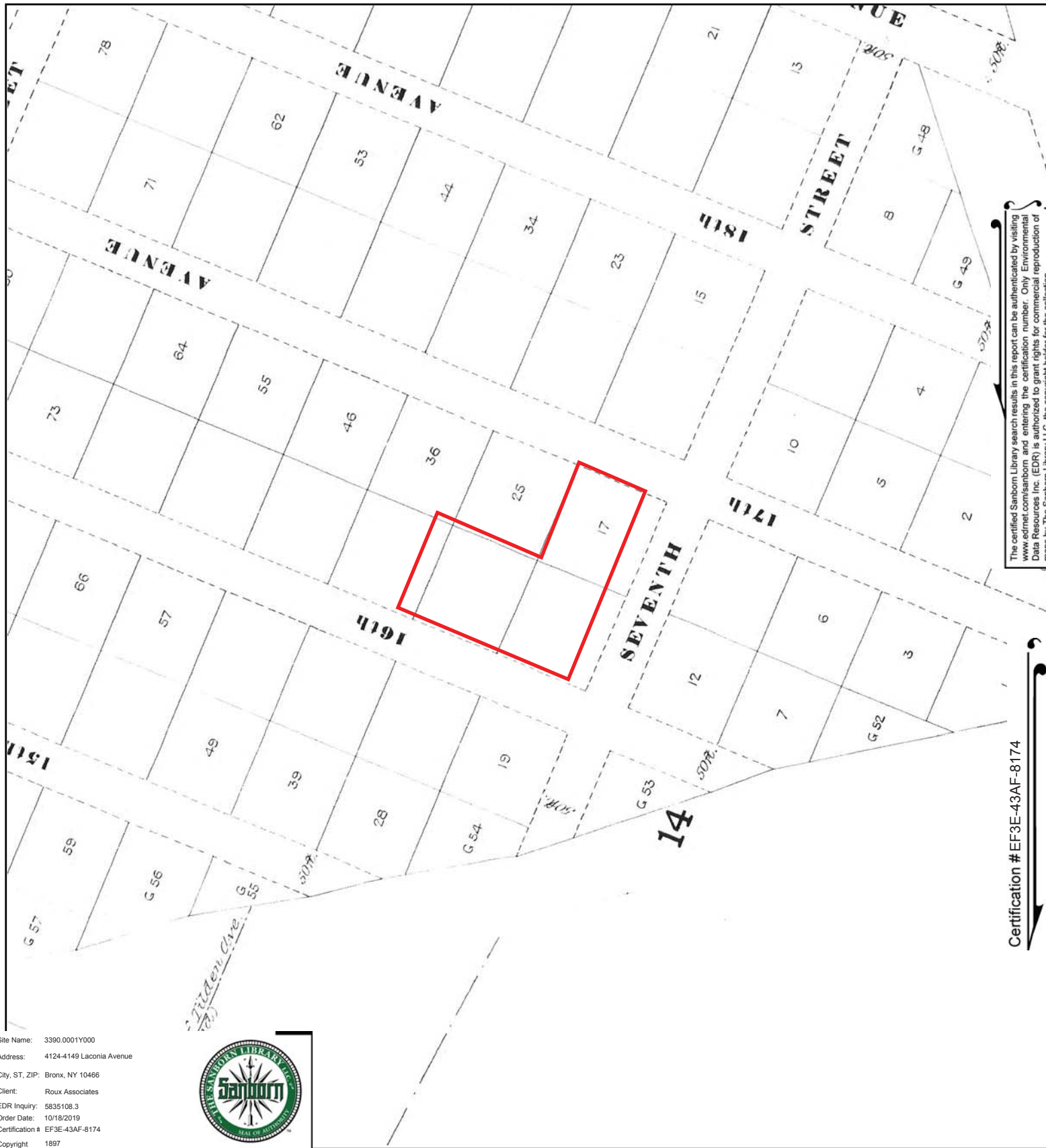


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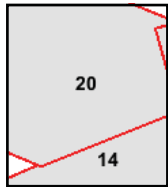
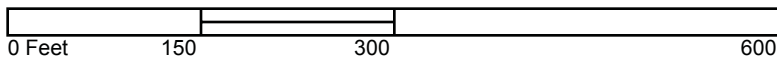
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