

NYSDEC BROWNFIELD CLEANUP PROGRAM MAJOR AMENDMENT

2921 WESTCHESTER AVENUE
BLOCK 4164, LOT 5
BRONX, NEW YORK

PREPARED FOR:
2925 WESTCHESTER LLC
5676 RIVERDALE AVENUE, SUITE 203
BRONX, NEW YORK 10461

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 WEST 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the “Title” field, please include the following: “New BCP Application - *Proposed Site Name*”.
- After uploading files, an automated email will be sent to the submitter’s email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SITE NAME: 2921 Westchester Avenue

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: C203140



Yes



No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203140



Yes



No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information											
PROPOSED SITE NAME 2921 Westchester Avenue											
ADDRESS/LOCATION 2921 Westchester Avenue											
CITY/TOWN Bronx						ZIP CODE 10461					
MUNICIPALITY (LIST ALL IF MORE THAN ONE)											
COUNTY Bronx						SITE SIZE (ACRES) 0.313					
LATITUDE					LONGITUDE						
40	°	50	'	48	"	73	°	49	'	60	"
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.											
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.											
Parcel Address						Section	Block	Lot	Acreage		
2921 Westchester Avenue (Existing BCA Parcel)						2	4164	P/O 5	0.032		
2921 Westchester Avenue (Addition via Major Amendment)						2	4164	P/O 5	0.281		
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.									Y ☒	N ☐	
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a 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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☐ 100%									☐	☒	
4. Is the project located within a disadvantaged community? See application instructions for additional information.									☐	☒	
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.									☐	☒	
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____									☐	☒	

SECTION I: Property Information (continued)		Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☐	☒						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: <u>C203140</u>		☒	☐						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		☐	☒						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			☐	☒		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				☐	☒
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		☐	☒						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y ☒	N ☐						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		☐	☒						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.									
Initials of each Requestor: _____									

SECTION II: Project Description	
1. The project will be starting at:	☒ Investigation ☐ Remediation
If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see DER-10, Technical Guidance for Site Investigation and Remediation for further guidance), then a 45-day public comment period is required.	
2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?	☐ Yes ☐ No ☒ N/A
3. Have any draft work plans been submitted with the application (select all that apply)?	☒ RIWP ☐ RAWP ☐ IRM ☐ No
4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)). Is this information attached? ☒ Yes ☐ No	
4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc. Is this information clearly identified in the BCP project schedule? ☐ Yes ☒ No ☐ N/A	
Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see DER-31, Green Remediation). Work plans, reports and design documents will need to be certified in accordance with DER-31.	
5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. Is this information attached? ☒ Yes ☐ No	
6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached? ☐ Yes ☒ No Not Applicable	

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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R7-1, C2-2</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER AJ Partners Holdings LLC			
CONTACT NAME Russell Fridman			
ADDRESS 415 East 90th Street, Suite C			
CITY New York		STATE NY	ZIP CODE 10128
PHONE (917) 439-1304		EMAIL russellfridman@gmail.com	
OWNERSHIP START DATE 11/13/2025			
CURRENT OPERATOR			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE		EMAIL	
OPERATION START DATE			

SECTION VI: Property's Environmental History

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

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☐
Chlorinated Solvents	☒	☒	☒
Other VOCs	☐	☐	☒
SVOCs	☐	☐	☐
Metals	☐	☒	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☒	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:

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

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

Are the required drawings included with this application?



YES



NO

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

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☒ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other:

SECTION VII: Requestor Information							
NAME 2925 Westchester LLC							
ADDRESS 5676 Riverdale Avenue, Suite 203							
CITY/TOWN Bronx		STATE NY	ZIP CODE 10471				
PHONE (718) 930-3238		EMAIL steven@westbridge-re.com					
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Y	N	☒	☐
Y	N						
☒	☐						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Steven Westreich			
ADDRESS 5676 Riverdale Avenue, Suite 203			
CITY Bronx		STATE NY	ZIP CODE 10471
PHONE (718) 930-3238		EMAIL steven@westbridge-re.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th Street, Floor 7			
CITY New York		STATE NY	ZIP CODE 10012
PHONE (646) 277-5688		EMAIL mconlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Ave, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☐	☐

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	☐	☒
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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☐ Current Owner ☐ Potential/Future Purchaser ☒ Other: Leasee

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

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NAME AJ Partners Holdings LLC					
ADDRESS 415 East 90th Street, Suite C					
CITY/TOWN New York			STATE NY	ZIP CODE 10128	
PHONE (917) 439-1304		EMAIL russellfridman@gmail.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
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PHONE (917) 439-1304	EMAIL russellfridman@gmail.com	
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	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☐	☐

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
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8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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SECTION X: Requestor Eligibility (continued)

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

☒ Yes

☐ No

☐ N/A

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

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

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION VII: Requestor Information					
NAME AJ Partners LLC					
ADDRESS AJ Partners Holdings LLC					
CITY/TOWN New York		STATE NY	ZIP CODE 10128		
PHONE (917) 439-1304		EMAIL russellfridman@gmail.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Russell Fridman			
ADDRESS 415 East 90th Street, Suite C			
CITY New York		STATE NY	ZIP CODE 10128
PHONE (917) 439-1304		EMAIL russellfridman@gmail.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th Street, Floor 7			
CITY New York		STATE NY	ZIP CODE 10012
PHONE (646) 277-5688		EMAIL mconlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Ave, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☐	☐

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	☐	☒
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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☐ Current Owner ☐ Potential/Future Purchaser ☒ Other: Existing Volunteer

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION VII: Requestor Information					
NAME Ralford Realty Corp.					
ADDRESS 2925 Westchester Avenue					
CITY/TOWN Bronx		STATE NY	ZIP CODE 10461		
PHONE (718) 824-1700		EMAIL ascovotti@efk.com			
1. Is the requestor authorized to conduct business in New York State (NYS)?				Y ☒	N ☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Anthony Scovotti			
ADDRESS 50 Columbus Avenue, Unit C-20			
CITY Tuckahoe		STATE NY	ZIP CODE 10707
PHONE (718) 824-1700		EMAIL ascovotti@efk.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th Street, Floor 7			
CITY New York		STATE NY	ZIP CODE 10012
PHONE (646) 277-5688		EMAIL mconlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Ave, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☐	☐

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	☐	☒
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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

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

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	☐	☒
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	☐	☒
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ☒	☐	☐
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	☐	☒
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	☐	☒

SECTION XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following: • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

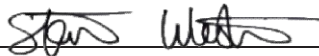
Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am an Authorized Signatory (title) of 2925 Westchester LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 6/18/2026

Signature: 

Print Name: Steven Westrich

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 6/22/26

Signature:  _____

Print Name: Russell Fridman

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 6/22/26

Signature: 

Print Name: Russell Fridman

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 6/24/26

Signature: 

Print Name: Anthony Scovotti

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 17

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☒☐

2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?

☒☐

3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?

☐☒

4. Is the property upside down or underutilized as defined below?

Upside down

☐☒

Underutilized

☐☒

From ECL 27-1405(31):

“Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No

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

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

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Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site's address is 2921 Westchester Avenue, Bronx, New York 10461. The Site is located in the Pelham Bay neighborhood of Bronx, New York, and is identified as two non-continuous portions of Bronx Block 4164, Lot 5 (approximately 0.281 acres) on the New York City tax map. The Site is bisected by the existing Brownfield Cleanup Program (BCP) 2921 Westchester Avenue Site C203140, which is an approximately 0.032-acre (1,415 square foot [sq ft]) portion of Block 4164 Lot 5. The Site is bounded to the north by Buhre Avenue followed by the Lawrence F Keene Post – American Legion, and single and multi-family homes; to the east by a single-story commercial building occupied by Lehigh Wines & Liquors, a two-story commercial building occupied by Madison Security Group Inc., Pruzzo's Supermarket, and Pilgram Pharmacy, and Westchester Avenue followed by the aboveground MTA Subway 6 Train; to the south by the intersection of Pilgram Avenue and Westchester Avenue followed by the aboveground MTA Subway 6 Train, and a six-story mixed use commercial and residential building; and to the west by Pilgram Avenue followed by multiple six-story residential apartment buildings.

A project locus is included on Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 2. A tax map is included on Figure 3. A map showing surrounding land use is included as Figure 4. A map showing disadvantaged communities is included on Figure 5.

Site Features

The Site is currently improved with a vacant two-story commercial building formerly utilized by multiple tenants, including a barbershop, a tutoring center, a cellphone retail store, and a home store. A partial cellar exists below the barbershop, tutoring center, and cellphone retail store, sharing a common slab but separated by the walls of each business. The northwestern portion of the home store footprint contains a small sub-cellar consisting of a boiler room. The remainder of the home store footprint is at-grade.

The proposed BCP Site will add approximately 0.281 acres in size to the existing BCP Site by incorporating the remaining portions of Block 4164 Lot 5. If approved, the proposed total size would increase to 0.313 acres. The portion of Lot 5 associated with the existing BCA with New York State Department of Environmental Conservation (NYSDEC) has an approved Remedial Action Work Plan (RAWP) and an NYSDEC issued Decision Document (DD), both dated January 2025. The remedy was selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375. The selected remedy is a Track 4: Restricted commercial use with site-specific soil cleanup objectives remedy. The selected remedy is referred to as the Soil Excavation, Groundwater Treatment, Site Cover and Soil Vapor Mitigation remedy.

The remaining portions of Lot 5 are under consideration to become part of the 2921 Westchester Avenue BCP Site No. C203140 through a BCP Major Amendment Application. The existing Volunteers hereby propose to complete remedial activities on the expanded BCP Site.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 4b, the Site is in an R7-1 zoning area with a C2-2 commercial overlay. The entire property consisting of all portions of Lot 5 is currently vacant. We understand that 2925 Westchester LLC plans to redevelop the Site with a new building that will be consistent with current zoning.

Past Site Use

The Site was initially developed before 1950 with the current building. Historical commercial uses included kitchen and bath appliance sales, furniture and bedding sales, barbershops, warehousing, mobile telephone sales, and a pharmacy. A dry-cleaning operator occupied the existing 2921 Westchester Avenue Brownfield Cleanup Program (BCP) Site from 1988 to 2000. Commercial operations ceased in 2024, and Lot 5 has remained vacant since then.

Potential sources of contamination include historical storage, handling, use, and disposal of chlorinated solvents associated with the former dry-cleaning operation. Leaks, spills, and discharges from dry-cleaning equipment and solvent or waste storage areas may have affected soil, soil vapor, and groundwater. Other historical commercial uses may also have involved products or wastes that contributed to Site contamination. Previous environmental investigations identified the former dry-cleaning operation as the primary apparent source of contamination within the existing 2921 Westchester Avenue BCP Site.

Site Geology and Hydrogeology

Based on the February 2023 Remedial Investigation Report (RIR) and the May 2026 Limited Phase II Environmental Site Investigation (ESI) Summary Report, subsurface conditions at the Site generally consist of fill material comprised of light brown medium to fine sand with varying amounts of silt, gravel, and brick.

In portions of the Site with below-grade cellars, fill was observed from basement grade to approximately 3 to 4 feet (ft) below basement grade (bbg). In areas at sidewalk grade, fill was observed from ground surface to approximately 8 feet below sidewalk grade (ft bsg). The base of the fill layer was not encountered in soil borings advanced on-Site from sidewalk grade. The fill layer observed from basement grade is underlain by a potentially native layer consisting of dense, fine silty sand, which extends to the top of bedrock at approximately 19 feet below sidewalk grade (ft bsg), or approximately 3 to 4 feet below basement grade (ft bbg).

Bedrock below the Site consists of basal amphibolite overlain by schist. During investigations conducted in 2021 and 2022, groundwater within the bedrock was encountered in a bedrock well at approximately 0.14 ft bbg. Perched groundwater conditions were observed above the bedrock surface at depths of approximately 9 to 10 ft bgs (approximately 0.16 ft bbg). The topography of the Site is relatively flat, with a gentle slope toward the west. The ground surface elevation on the Site is approximately 45 feet above mean sea level (ft amsl). Groundwater was inferred to flow toward the northeast, in the direction of Eastchester Bay.

Environmental Zone Designation

The Site is not located within an EnZone. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

The Site is not located within a designated Disadvantaged Community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives, and DACs were created to ensure that these areas directly benefit from New York State's transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities.

SECTION I.8: PREVIOUSLY REMEDIATED

As part of Brownfield Cleanup Agreement (Site No. C03140) between the NYSDEC and Ralford Realty Corp. executed on October 8, 2020, a portion of Lot 5 was admitted into the BCP program. This portion of Lot 5 has an approved RAWP and NYSDEC issued DD, however remediation has not yet begun. The current application proposes to include the remaining portions of Lot 5 that have also not been previously remediated.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

Based on previous investigations and available Site data, the primary contaminants of concern for the Site include chlorinated volatile organic compounds (CVOCs); including tetrachloroethene (PCE) and trichloroethene (TCE) in soil; CVOCs, metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and VOCs (including CVOCs and petroleum-related VOCs, including BTEX [Benzene, Toluene, Ethylbenzene, and Xylenes]) in soil vapor. Reports detailing these investigations are summarized in Section VI.1 and are included with this application as part of Attachment F.

Soil

Chlorinated volatile organic compounds (CVOCs) were detected at low concentrations in shallow to intermediate soils across the northern, central, and southern portions of the Site. The highest concentrations of PCE and TCE were identified in intermediate-depth soil collected from the central portion of the Site and shallow soil collected from the southern portion of the Site. Concentrations of PCE and cis-1,2-dichloroethene (12 mg/kg and 0.28 mg/kg, respectively) exceed the UUSCOs (1.3 mg/kg and 0.19 mg/kg, respectively). Soil concentrations remained consistent from investigations conducted in 2020 and 2026.

CVOCs including tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene, were primarily detected in soil at concentrations below the applicable standards. Although minimal exceedances of the soil cleanup objectives were identified, the presence of these compounds is considered relevant to the overall site characterization as these findings are consistent with CVOCs detected in soil, groundwater and soil vapor at the existing 2921 Westchester Avenue BCP Site where former drycleaning operations likely used solvents in the dry cleaning processes. Further, shallow soil collected to the south of the existing 2921 Westchester Avenue BCP Site detected elevated PCE and cis-1,2-dichloroethene at concentrations exceeding the UUSCO and the Protection to Groundwater Soil Cleanup Objectives (PGWSCOs).

Groundwater

CVOCs, metals, and PFAS were detected above the AWQS in groundwater samples collected in the central-east portion of the Site. PCE and TCE were detected at the maximum concentrations of 42,000 ug/L and 4,000 ug/L, respectively (above their AWQS of 5 ug/L) on the central-eastern portion of the Site with continued elevated PCE and TCE observed in the monitoring well farther north on the central-eastern Site boundary. Chlorinated solvent breakdown products, including cis-1,2- dichloroethene and vinyl chloride, were also detected in groundwater samples collected in the central-east portion of the Site at concentrations that exceed their NYSDEC AWQS.

Additionally, PFAS, specifically perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were also detected at concentrations of 0.094 ug/L and 0.111 ug/L, in the groundwater sample collected in the central-east portion of the Site.

Soil Vapor

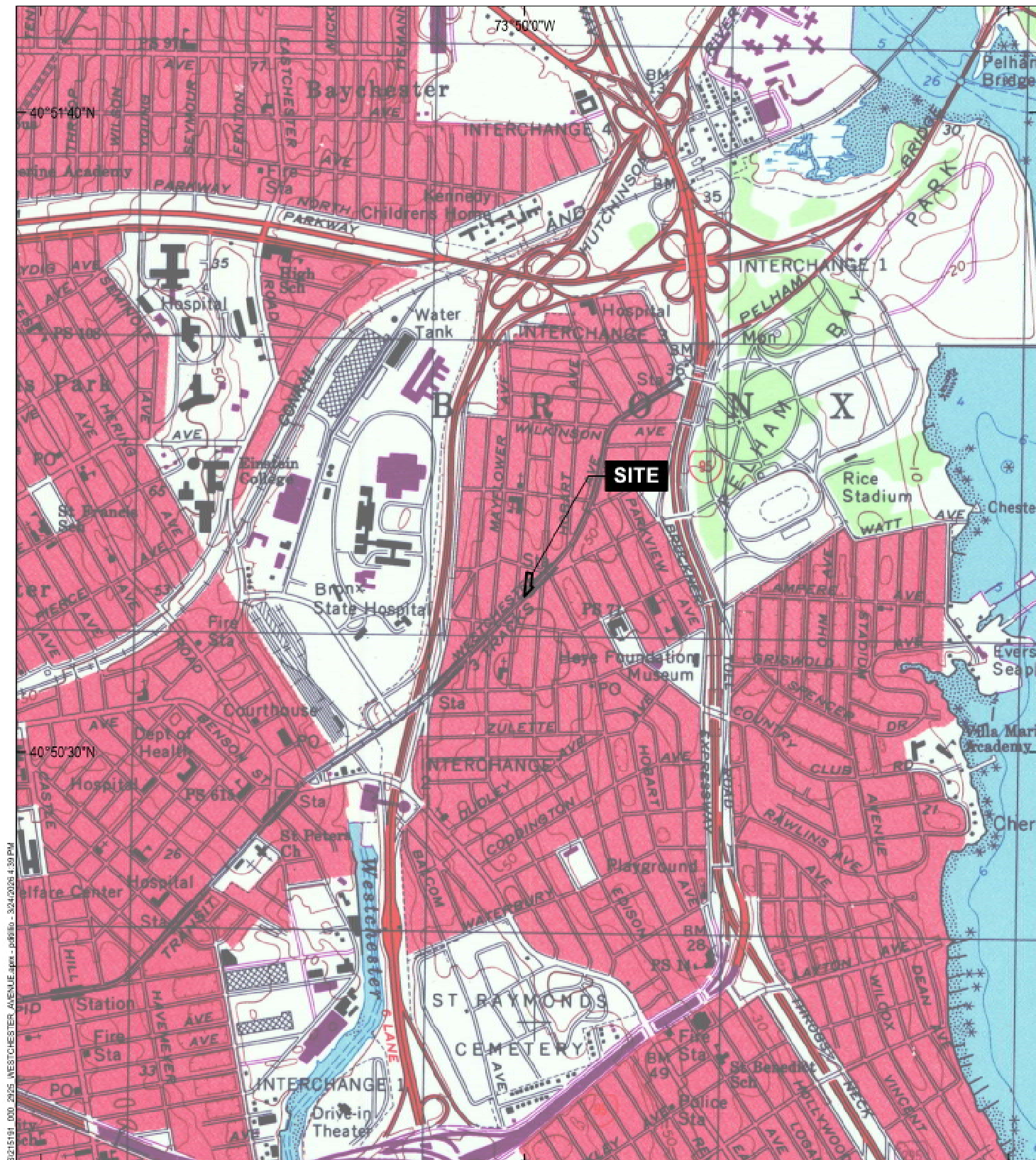
Elevated VOCs identified in sub-slab soil vapor included petroleum-related VOCs and CVOCs.

Elevated concentrations of PCE were detected in co-located sub-slab and indoor air samples from the southern portion of the Site, at maximum concentrations of 277 ug/m³ and 11 ug/m³, respectively. When compared to the New York State Department of Health (NYSDOH) Air Guidance Values (AGVs), Table 3.1 in NYSDOH Soil Vapor Guidance, October 2006 with May 2017 updates, these concentrations indicate the need for mitigation. Further, low level detections of TCE and cis-1,2-dichloroethene were also detected in the same co-located sub-slab and indoor air samples from the southern portion of the Site at concentrations indicating the need to identify sources and resample or mitigate.

Elevated concentrations of PCE, TCE, cis-1,2-dichloroethene, and methylene chloride were detected in multiple sub-slab soil vapor samples and indoor air samples from the northern portion of the Site, at concentrations indicating the need to identify sources and resample or mitigate. Additionally, methylene chloride was detected at 329 ug/m³ in sub-slab vapor and at 1,650 ug/m³ in indoor air in the central portion of the northern half of the Site. When compared to the NYSDOH guidance, these concentrations indicate the need for mitigation.

The elevated CVOCs identified in sub-slab vapor and indoor air were also identified in soil vapor collected above the groundwater interface on the northern portion of the Site. PCE, TCE, cis-1,2-dichloroethene, vinyl chloride, and methylene chloride were identified above the laboratory detection limits in multiple soil vapor samples collected throughout the northern portion of the Site. Based on the continued detections of CVOCs, specifically both PCE and TCE instead of mainly breakdown product compounds, in soil, groundwater, sub-slab and soil vapor, there is a source of contamination on the northern and southern portions of Lot 5 requiring remediation.

Soil vapor samples collected above the groundwater interface also identified elevated benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations to a maximum concentration of 119.91 ug/m³ on the eastern side of the northern half of the Site. Petroleum related VOCs were also identified as elevated in indoor air samples collected as part of a due diligence investigation conducted in 2020, which identified benzene and 1,2-butadiene in the northern portion of the Site as well as isopropanol in the southernmost tip of the Site.



GIS: \\haleyaldrich.com\share\CFP\figs\0215191\Q1\0215191_000_2925_WESTCHESTER_AVENUE.aprx - p08910 - 3/24/2026 4:39 PM



MAP SOURCE: USGS
SITE COORDINATES: 40°51'50"N, 73°49'59"W

**HALEY
ALDRICH**

2925 WESTCHESTER AVENUE
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
MARCH 2026

FIGURE 1

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site, totaling 0.313-acre (13,745 sq ft), is comprised of a vacant irregularly shaped lot which is currently improved with a vacant two-story commercial building.

The Site was formerly occupied by “Osvaldo Barber Shop” on the southern portion of the Site, “More Than a Tutor” an tutoring center on the south-central portion of the Site, a “Boost Mobile” cellphone retail store on the central portion of the Site, and “Tristate Interiors” a home store on the central and northern portions of the Site. The existing 2921 Westchester Avenue BCP Site was formerly operated by a drycleaning operator from 1988 to 2000. All operations at the Site ceased in 2024, and the entirety of Lot 5 has remained vacant since that time.

The Requestors include 2925 Westchester LLC, AJ Partners LLC, Ralford Realty Corp. and AJ Partners Holdings LLC. The Site is owned by AJ Partners Holdings LLC.

The proposed project will include:

1. A supplemental remedial investigation to characterize the nature and extent of contamination across the entirety of Lot 5, and identify remedial measures;
2. Excavation and off-Site disposal of contaminated soil; and,
3. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

Although future development plans are in preliminary design phases, the proposed development is anticipated to consist of constructing a new mixed use commercial and residential building with a full cellar level, anticipated to encompass the entire Site footprint.

Rationale for BCP

The Requestor seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section VI), the Requestors seek to amend the existing BCA for Site C203140 and propose to enter the remaining portions of Lot 5 into the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily CVOCs (specifically TCE and PCE) in soil; VOCs (including CVOCs, specifically PCE and TCE), metals, and PFAS in groundwater; and VOCs (including CVOCs, specifically PCE and TCE, and petroleum-related VOCs, including BTEX) in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations associated with Lot 5.

While the previous investigations provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination. Requestor is, therefore, also submitting for NYSDEC approval a draft Supplemental Remedial Investigation Work Plan (SRIWP) along with this BCP Application.

Project Schedule

It is anticipated that once the Requestor is accepted into the BCP and the draft SRIWP is approved by the Department, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft SRIWP, the remedial contractor will mobilize to the Site to begin implementation of the Supplemental Remedial Investigation (SRI). Completion of the remedy is anticipated by mid-2028 with a Certificate of Completion expected in 2028. A tentative project schedule is attached showing the concurrent progress of the existing 2921 Westchester Avenue BCP Site and the proposed amended area through the BCP processes.

Task	Start	End	2026												2027											
			Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Preparation and Submission of BCP Amendment, SRIWP, and CPP	3/1/2026	7/1/2026																								
NYSDEC BCP Amendment and SRIWP Review	7/1/2026	8/1/2026																								
30-Day Public Comment Period for BCP Application	8/1/2026	9/1/2026																								
Execute BCP Amendment and BCA	9/1/2026	10/1/2026																								
NYSDEC & NYSDOH Approval of SRIWP	10/1/2026	11/1/2026																								
Implementation of Supplemental Remedial Investigation	11/1/2026	12/1/2026																								
Preparation and Submission of SRIR and RAWP	12/1/2026	3/1/2027																								
NYSDEC & NYSDOH Review of SRIR & RAWP	2/1/2027	4/1/2027																								
45-Day Public Comment Period for RAWP	4/1/2027	6/1/2027																								
Issuance of Decision Document	5/1/2027	7/1/2027																								
Implementation of RAWP with Engineering Oversight	5/1/2027	10/1/2027																								
Preparation of FER, SVI Evaluation and SMP (if required)	8/1/2027	11/1/2027																								
NYSDEC & NYSDOH Review of FER (and SMP, if required)	11/1/2027	12/31/2027																								
NYSDEC Issues COC	12/1/2027	12/31/2027																								

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. SRIWP = Supplemental Remedial Investigation Work Plan
8. CPP = Citizen Participation Plan
9. SRIR = Supplemental Remedial Investigation Report
10. RAWP - Remedial Action Work Plan
11. FER - Final Engineering Report
12. SVI - Soil Vapor Intrusion
13. SMP - Site Management Plan
14. COC - Certificate of Completion
15. COC issuance estimated for November 2026 and prior to December 31, 2027

Green and Sustainable Remediation

NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following green remediation/sustainability concepts will be considered and/or implemented, to the extent practicable, during remedial investigations, remedial design and action, and site management. Implementability and applicable remedial stages are detailed in the table below.

DER-31 Remediation/Sustainability Concepts	Applicable Remedial Stage(s)	Site Specific Implementability
Increase energy efficiency/minimize total energy use and direct and indirect CO ₂ /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, identification of local disposal facilities to reduce offsite GHG emission and focus on efficient equipment for vapor mitigation systems.
Reduce emissions of air pollutants	Remedial Investigation, Remedial Action, Site Management	Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities and use of energy efficient building elements to reduce air pollution, review of equipment when designing vapor mitigation equipment
Minimize habitat disturbance and create or enhance habitat or usable land	Remedial Design, Remedial Action	Open space will be considered during design phase.
Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation	Remedial Design, Remedial Action	Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration
Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes	Remedial Action, Site Management	Reuse of wash water will be completed wherever possible prior to containerization for offsite disposal
Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction	Remedial Design, Remedial Action	Runoff prevention measures will be implemented including hay bales and/or silt fencing
Minimize waste or implement beneficial use of materials that would otherwise be considered a waste	Remedial Design, Remedial Action, Site Management	Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability
Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere	Remedial Investigation, Remedial Action, Site Management	Trucks will not queue or idle outside the Site during the investigation, remedial action or site management activities
Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere	Remedial Action, Site Management	Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation
Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads	Remedial Investigation, Remedial Action	Local disposal facilities for investigation derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use
Minimize use of heavy equipment to save energy and reduce emissions	Remedial Investigation, Remedial Action, Site Management	Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action

ATTACHMENT

C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Impact Analysis

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. Additionally, the NYSDEC's October 1994 "Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites" document indicates that "A complete site description as outlined in Step I is necessary for sites with fish and wildlife resources that may be affected by site-related contaminants. However, if no resources are associated with the site or if there is no potential for contaminant migration to the resources, then only the necessary information to support that conclusion should be provided. The information must, however, be definitive evidence of such conditions."

The Site, which was developed with the current two-story building encompassing the entire lot prior to 1950, is currently vacant but was previously used for commercial purposes and is located in the Pelham Bay neighborhood of Bronx, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or directly adjacent to the Site. The A tributary of the Hutchinson River is located approximately 3,160 ft (0.6 miles) southwest of the Site and Eastchester Bay is located 4,700 ft (0.9 miles) east of the Site. The proposed future use of the Site is anticipated to consist of constructing a new mixed use residential and commercial building with a full cellar level, anticipated to encompass the entire Site footprint. As the Site is located within a half-mile of fish, wildlife, or ecological resources, based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, a Fish and Wildlife Resource Impact Analysis will be prepared and submitted with the Remedial Investigation Report (RIR) for the Site¹. An Ecological Resource Map is included as Figure 7 in support of this statement.

¹ Based on understanding to date, the RIR will incorporate a Part 1 FWRIA Assessment.

ATTACHMENT

D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 4b, the Site is in an R7-1 zoning area with a C2-2 commercial overlay. The Site is located in an urban area characterized by residential and commercial buildings.

Current Use

The Site is currently a vacant two-story commercial building, formerly occupied by “Osvaldo Barber Shop” on the southern portion of the Site, “More Than a Tutor” an tutoring center on the south-central portion of the Site, a “Boost Mobile” cellphone retail store on the central portion of the Site, and “Tristate Interiors” a home store on the central and northern portions of the Site. The existing 2921 Westchester Avenue BCP Site was formerly operated by a drycleaning operator from 1988 to 2000. All operations at the Site ceased in 2024, and the entirety of Lot 5 has remained vacant since that time.

Intended Use Post-Remediation

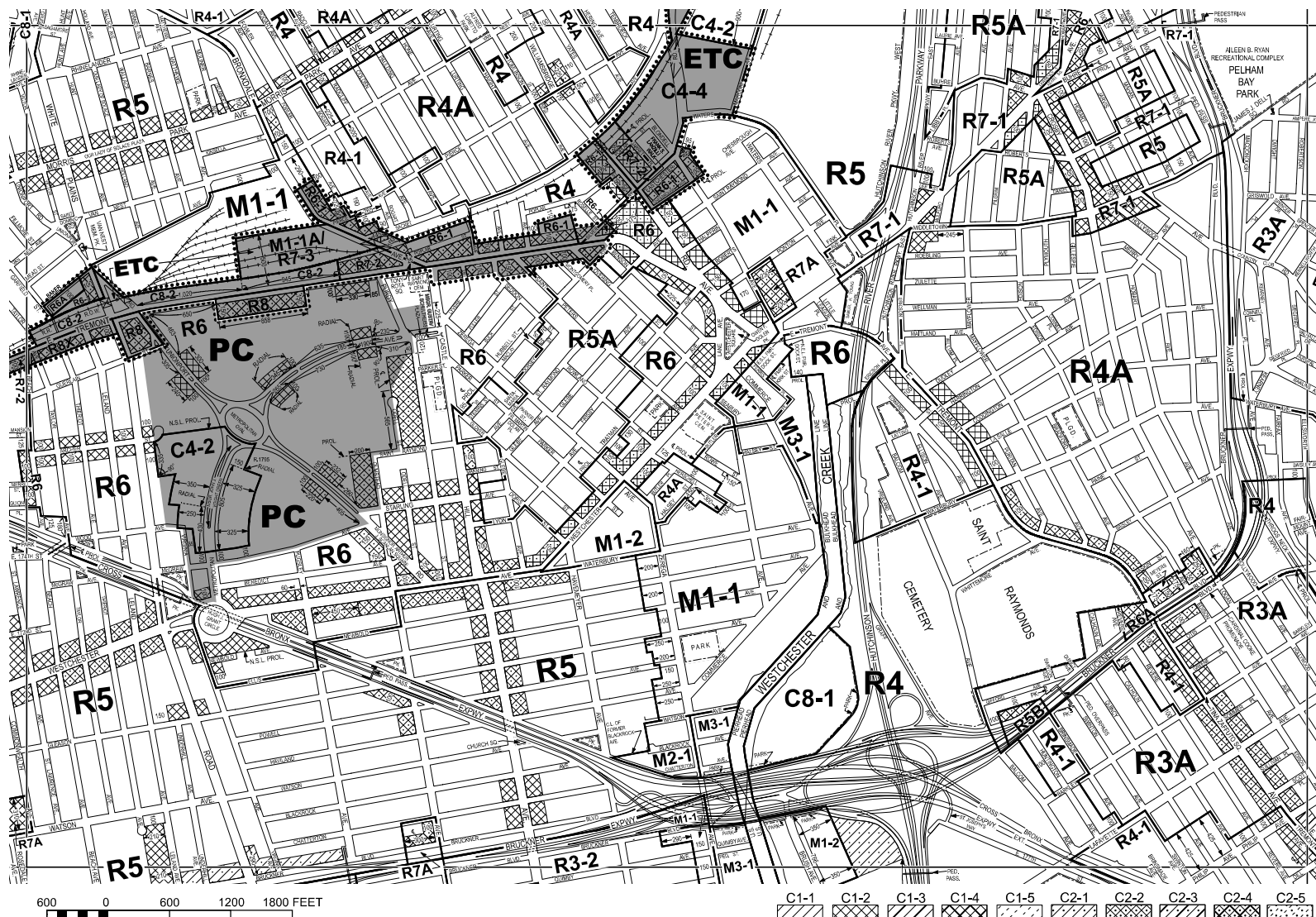
Although future development plans are in preliminary design phases, the proposed development is anticipated to consist a new mixed use residential and commercial building with full cellar encompassing the Site footprint.

Compliance with Applicable Zoning Laws, Recent Development, and Community Master Plans

The Site is within an R7-1 zoning district with a C2-2 commercial overlay. These zoning designations allow residential development and specified local commercial uses, including mixed-use buildings with ground-floor commercial space and residences above. The proposed residential and commercial uses are therefore consistent with the uses permitted by the applicable zoning districts. The project design will comply with applicable use, bulk, height, setback, lot coverage, parking, and other requirements or will obtain the necessary land use approvals before construction.

The proposed redevelopment is also compatible with the surrounding land use pattern. Westchester Avenue functions as a mixed-use corridor with residential buildings, neighborhood commercial uses, and public transportation access. Replacing the vacant commercial building with an active mixed-use development would reinforce this established development pattern, add housing, maintain commercial activity along the corridor, and improve the Site’s street frontage.

The project supports the documented priorities of Bronx Community District 10 and applicable New York City planning initiatives by promoting housing production, reinvestment in established commercial corridors, and the productive reuse of underutilized property. The redevelopment would advance these priorities by returning a vacant, environmentally impacted property to productive use, creating new residential and commercial space, and supporting neighborhood economic activity. The project would also remediate contamination associated with the Site’s former dry-cleaning use, consistent with the cleanup and property-reuse objectives of the New York State Brownfield Cleanup Program.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-15-2024 C 240015 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3c	4a	4c
3d	4b	4d
6c	7a	7c

(c) Copyrighted by the City of New York

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
------	------	------	------	------	------	------	------	------	------

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING
MAP
4b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ATTACHMENT

E

Section V: Current Property Owner/Operator Information

SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The existing BCP Site and the proposed expansion area (the entirety of Lot 5) are currently owned by AJ Partners Holdings LLC, an affiliate of AJ Partners, LLC. 2925 Westchester LLC is the current lessee of Lot 5. The Site is currently vacant.

Under the existing Brownfield Cleanup Agreement (BCA), the current Volunteers are Ralford Realty Corp. and AJ Partners, LLC. As part of this Major Amendment application, 2925 Westchester LLC and AJ Partners Holdings LLC are proposed to be added as additional Volunteers to the BCA. Upon approval of the amendment, the Volunteers associated with BCP Site No. C203140 will consist of Ralford Realty Corp., AJ Partners, LLC, 2925 Westchester LLC, and AJ Partners Holdings LLC.

Previous Owners and Operators

A list of current and previous owners for 2925 Westchester Avenue is provided in the below table.

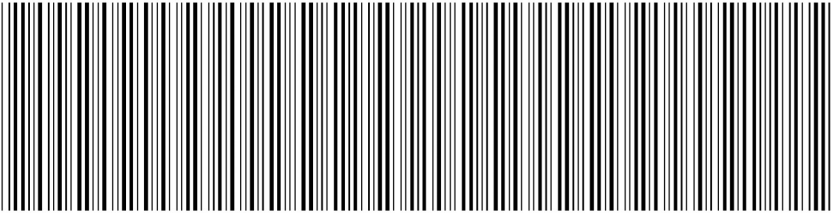
Date	Document Type	First Party	First Party Address	Second Party	Second Party Phone Number	Relationship of First Party to Applicant
2/9/2026	Memorandum of Lease	AJ Partners Holdings LLC	415 East 90 th Street, Suite C New York, NY	2925 Westchester LLC	718-930-3238	None
11/13/2025	Deed	Ralford Realty Corp.	50 Columbus Avenue – Unit C-20, Tuckahoe, NY	AJ Partners Holdings LLC	917-439-1304	None
11/23/1973	Deed	Supro Homes, Inc.	1717 Crosby Avenue, Bronx, NY	Ralford Realty Corp.	Company no longer exists	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99. Previous owner information prior to 1973 is not available.

A list of current and previous operators of the Site is provided in the below table.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Tristate Interiors	Operator (2012-2024)	2925 Westchester Avenue, Bronx, NY Phone: 718-823-3400	None
Boost Mobil	Operator (2012-2024)	2923 Westchester Avenue, Bronx, NY Phone: 718-842-8070	None
Osvaldo #16 Barber Shop	Operator (2012-2024)	2907 Westchester Avenue, Bronx, NY Phone: 718-684-5717	None
More Than A Tutor	Operator (2012-2024)	2921 Westchester Avenue, Bronx, NY Phone: 718-430-0010	None
Pilgrim Pharmacy	Operator (2022)	2877 Buhre Avenue, Bronx, NY Phone: 718-823-1085	None

Reference: Google Maps Street View, accessed July 14, 2026.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.	 2025112000119001001EA76B																																
RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 4																																	
Document ID: 2025112000119001 Document Date: 11-13-2025 Preparation Date: 11-20-2025 Document Type: DEED Document Page Count: 3																																	
PRESENTER: OMNI TITLE AGENCY 6800 JERICHO TURNPIKE, SUITE 212E 2501-2977515 SYOSSET, NY 11791 516-621-1100 GIO@OMNITITLE.COM	RETURN TO: OMNI TITLE AGENCY 6800 JERICHO TURNPIKE, SUITE 212E 2501-2977515 SYOSSET, NY 11791 516-621-1100 GIO@OMNITITLE.COM																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Address</th> </tr> <tr> <td>BRONX</td> <td>4164</td> <td>5</td> <td>Entire Lot</td> <td>2925 WESTCHESTER AVENUE</td> </tr> </table> Property Type: COMMERCIAL REAL ESTATE		Borough	Block	Lot	Unit	Address	BRONX	4164	5	Entire Lot	2925 WESTCHESTER AVENUE																						
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CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____																																	
PARTIES																																	
GRANTOR/SELLER: RALFORD REALTY CORP 50 COLUMBUS AVE - UNIT C-20 TUCKAHOE, NY 10707	GRANTEE/BUYER: AJ PARTNERS HOLDINGS LLC 2925 WESTCHESTER AVENUE BRONX, NY 10461																																
FEES AND TAXES																																	
Mortgage : <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Taxable Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Exemption:</td> <td></td> </tr> <tr> <td>TAXES: County (Basic):</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>City (Additional):</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Spec (Additional):</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>TASF:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>MTA:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>NYCTA:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Additional MRT:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Recording Fee:</td> <td style="text-align: right;">\$ 52.00</td> </tr> <tr> <td>Affidavit Fee:</td> <td style="text-align: right;">\$ 0.00</td> </tr> </table>	Mortgage Amount:	\$ 0.00	Taxable Mortgage Amount:	\$ 0.00	Exemption:		TAXES: County (Basic):	\$ 0.00	City (Additional):	\$ 0.00	Spec (Additional):	\$ 0.00	TASF:	\$ 0.00	MTA:	\$ 0.00	NYCTA:	\$ 0.00	Additional MRT:	\$ 0.00	TOTAL:	\$ 0.00	Recording Fee:	\$ 52.00	Affidavit Fee:	\$ 0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Filing Fee:</td> <td style="text-align: right;">\$ 250.00</td> </tr> <tr> <td>NYC Real Property Transfer Tax:</td> <td style="text-align: right;">\$ 54,468.75</td> </tr> <tr> <td>NYS Real Estate Transfer Tax:</td> <td style="text-align: right;">\$ 13,487.50</td> </tr> </table>	Filing Fee:	\$ 250.00	NYC Real Property Transfer Tax:	\$ 54,468.75	NYS Real Estate Transfer Tax:	\$ 13,487.50
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RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK																																	
 Recorded/Filed 11-24-2025 11:41 City Register File No.(CRFN): 2025000318115 <i>Colette McQuinn-Jacques</i> City Register Official Signature																																	

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

THIS INDENTURE, made the 13th day of NOVEMBER, in the year 2025

BETWEEN RALFORD REALTY CORP, with offices at 50 Columbus Avenue, Unit C20, Tuckahoe, New York 10707

party of the first part, and AJ PARTNERS HOLDINGS LLC, with offices at 415 E. 90th Street, Suite C, New York, New York 10128

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

ten (\$10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule "A" annexed hereto and made a part hereof

PREMISES KNOWN AS 2925 WESTCHESTER AVENUE, BRONX, NY AND DESIGNATED AS BLOCK 4164 LOT 5 AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, COUNTY OF THE BRONX..

Being and intended to be the same premises described in the deed to the grantor in deed dated 11/12/73 recorded 11/23/73 in Reel 230 page 772.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

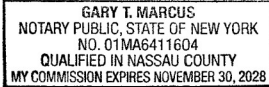

RALFORD REALTY CORP BY ANTHONY R.
SCOVOTTI, PRESIDENT

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 13th day of NOVEMBER in the year 2025, before me, the undersigned, personally appeared ANTHONY R. SCOVOTTI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC



ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

On the day of in the year , before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

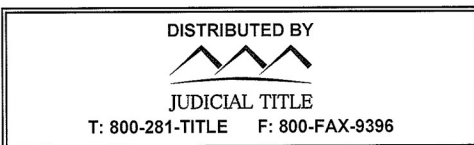
NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

RALFORD REALTY CORP
TO
AJ PARTNERS LLC

Title No.

COUNTY: BRONX
TOWN/CITY: NEW YORK
PROPERTY ADDRESS:
SECTION:
BLOCK: 4164
LOT: 5



RETURN BY MAIL TO:

LANCE FALLOW, ESQ.
774 WHITE PLAINS ROAD-SUITE 220
SCARSDALE, NEW YORK 10583

**Omni Title Agency
Agent for Stewart Title Guaranty Company**

TITLE NO. 2501-2977515

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of Pilgrim Avenue, as laid down on the Final Maps of the City of New York and the westerly side of Westchester Avenue, as legally opened;

RUNNING THENCE northerly along the westerly side of Westchester Avenue, 136 feet;

RUNNING THENCE westerly and parallel with Buhre Avenue, 24.79 feet;

RUNNING THENCE northerly, 138.67 feet to a point on the southerly side of Buhre Avenue, 120 feet westerly from the corner formed by the intersection of the southerly side of Buhre Avenue with the westerly side of Westchester Avenue;

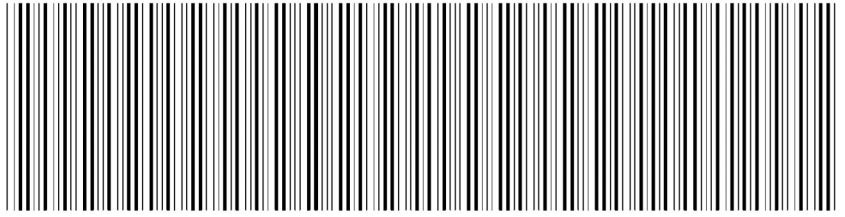
RUNNING THENCE westerly along the southerly side of Buhre Avenue, 62.75 feet to the easterly side of Pilgrim Avenue;

THENCE southerly along the easterly side of Pilgrim Avenue, 262.39 feet to the point or place of **BEGINNING**.

FOR INFORMATION ONLY:

Block 4164 Lot 5

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025112000119001001S69EA

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025112000119001

Document Date: 11-13-2025

Preparation Date: 11-20-2025

Document Type: DEED

ASSOCIATED TAX FORM ID: 2025110600102

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) Property receiving service: BOROUGH: BRONX BLOCK: 4164 LOT: 5

(2) Property Address: 2925 WESTCHESTER AVENUE, BRONX, NY 10461

(3) Owner's Name: AJ PARTNERS HOLDINGS LLC

Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

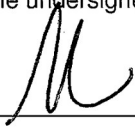
Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:  11/13/25 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

C1. County Code C2. Date Deed Recorded / /
Month Day Year

C3. Book OR C4. Page

C5. CRFN



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	2925	WESTCHESTER AVENUE	BRONX	10461
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	AJ PARTNERS HOLDINGS LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY		FIRST NAME	
STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE
			ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed
Property
Size

FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name RALFORD REALTY CORP

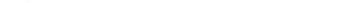
LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

10. Sale Contract Date 6 / 27 / 2019
Month Day Year

11. Date of Sale / Transfer 11 / 13 / 2025
Month Day Year

12. Full Sale Price \$ 

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A	☐	Sale Between Relatives or Former Relatives
B	☐	Sale Between Related Companies or Partners in Business
C	☐	One of the Buyers is also a Seller
D	☐	Buyer or Seller is Government Agency or Lending Institution
E	☐	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	☐	Sale of Fractional or Less than Fee Interest (Specify Below)
G	☐	Significant Change in Property Between Taxable Status and Sale Dates
H	☐	Sale of Business is Included in Sale Price
I	☐	Other Unusual Factors Affecting Sale Price (Specify Below)
J	☒	None

15. Building Class K 2

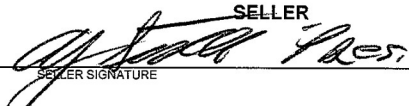
16. Total Assessed Value (of all parcels in transfer) 7 8 9 7 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 4164 5

CERTIFICATION

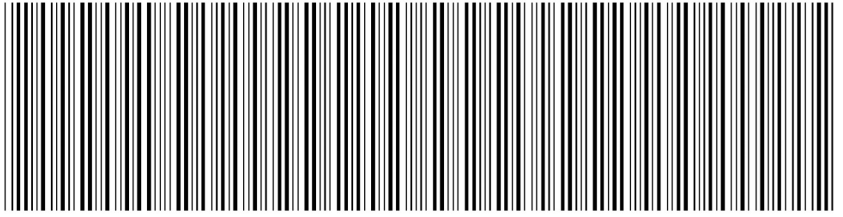
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE		BUYER 11/13/25 DATE		BUYER'S ATTORNEY FALLON LAST NAME		LANCE FIRST NAME	
2925 WESTCHESTER AVENUE STREET NUMBER		STREET NAME (AFTER SALE)		914 AREA CODE		713 - 0001 TELEPHONE NUMBER	
BRONX CITY OR TOWN		NY STATE		10461 ZIP CODE		SELLER  SELLER SIGNATURE	
						11/13/25 DATE	

2025110600102201

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2026022700530001

Document Date: 02-09-2026

Preparation Date: 03-02-2026

Document Type: MEMORANDUM OF LEASE

Document Page Count: 6

PRESENTER:

OMNI TITLE AGENCY
6800 JERICHO TURNPIKE, SUITE 212E
26BX-7496
SYOSSET, NY 11791
516-621-1100
GIO@OMNITITLE.COM

RETURN TO:

OMNI TITLE AGENCY
6800 JERICHO TURNPIKE, SUITE 212E
26BX-7496
SYOSSET, NY 11791
516-621-1100
GIO@OMNITITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	4164	5	Entire Lot	2925 WESTCHESTER AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

LESSOR:

AJ PARTNERS HOLDINGS LLC
2925 WESTCHESTER AVENUE
BRONX, NY 10461

LESSEE:

2925 WESTCHESTER LLC
2925 WESTCHESTER AVENUE
BRONX, NY 10461

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	67.00
Affidavit Fee:	\$	0.00

Filing Fee:

\$	100.00
NYC Real Property Transfer Tax:	
\$	0.00
NYS Real Estate Transfer Tax:	
\$	13,487.50

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**



Recorded/Filed 03-02-2026 12:45
City Register File No.(CRFN):
2026000060061

Colette McQuinn-Jacques

City Register Official Signature

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Navid Aminzadeh, Esq.
Aminzadeh Law Group PLLC
950 Third Avenue, Suite 901
New York, New York 10022

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into as of February 9, 2026 by and between **AJ PARTNERS HOLDINGS LLC**, a New York limited liability company (as more fully hereinafter defined, "Landlord") and **2925 WESTCHESTER LLC**, a New York limited liability company, pursuant to an Agreement of Lease dated as of November 20, 2025 (the "Lease"), pursuant to which Landlord has demised to Tenant and Tenant has accepted such demise from Landlord, the Premises commonly known as 2925 Westchester Avenue, Bronx, New York 10461 (Block 4164, Lot 5), all in Bronx County, New York upon the following terms:

Legal Description of the Premises: See Exhibit A attached hereto.

Delivery Date: February 9, 2026.

Lease Expiration Date: November 19, 2124.

Term: Ninety Nine (99) years.

Renewal Option(s): NONE.

Purchase Option(s): NONE.

Right of First Refusal: Tenant shall have a one-time right of first refusal to purchase the Premises.

The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby all of which are hereby confirmed. All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the date set forth above.

LANDLORD:

AJ PARTNERS HOLDINGS LLC

By: 
Name: Gary Burdoff
Title: CO Manager

TENANT:

2925 WESTCHESTER LLC

By: _____
Name: Steven Westreich
Title: Manager

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the date set forth above.

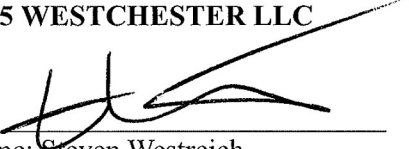
LANDLORD:

AJ PARTNERS HOLDINGS LLC

By: _____
Name:
Title:

TENANT:

2925 WESTCHESTER LLC

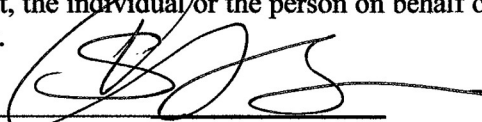
By:  _____
Name: Steven Westreich
Title: Manager

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On this 19 day of February, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared GARY BUDOFF, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.



Notary Public

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

Mdsohedul I. Shanto
Notary Public State of New York
01SH0022220
Qualified in New York County
Commission Expires March 13, 2028

On this ____ day of February, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On this ____ day of December, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)

BRONX

) ss.:

COUNTY OF NEW YORK)

On this 11 day of Feb 2026 ~~December~~, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Westreich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Notary Public

Subscribed and Sworn
to before me today 2/11/2026
Dr. Chris Castillo
01CA5012537 Exp June 15, 2027
Notary Public, State of NY
Qualified in NY County
Act. filed in Bronx County

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx. City and State of New York. bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of Pilgrim Avenue. as laid down on the Final Maps of the City of New York, and the westerly side of Westchester Avenue. as legally opened: running thence northerly along the westerly side of Westchester Avenue 136 ft.:

running thence westerly and parallel with Buhre Avenue 24.79 ft.:

running thence northerly 138.67 ft. to a point on the southerly side of Buhre Avenue 120 ft. westerly from the corner formed by the intersection of the southerly side of Buhre Avenue with the westerly side of Westchester Avenue:

running thence westerly along the southerly side of Buhre Avenue 62.75 ft. to the easterly side of Pilgrim Avenue: thence southerly along the easterly side of Pilgrim Avenue 262.39 ft. to the point or place of beginning.

Said premises being known as and by Street No. 2925 Westchester Avenue. Bronx. New York.

ATTACHMENT

F

Section VI: Property's Environmental History

SECTION VI.1: REPORTS

The following reports were prepared for the Site prior to the Requestor's application:

1. *Due Diligence Investigation Letter Report, 2921 Westchester Avenue, Bronx, New York*, Prepared by Tenen Environmental, LLC, Prepared for Ralford Realty Corp., May 2020.
2. *Remedial Investigation Report, 2921 Westchester Avenue, Bronx, New York*, Prepared by Tenen Environmental, LLC, Prepared for Ralford Realty Corp., February 2023.
3. *Limited Phase II Environmental Site Investigation Summary Report, 2925 Westchester Avenue, Bronx, New York*, Prepared by Haley & Aldrich of New York, Prepared for 2925 Westchester LLC, April 2026.

The reports above are provided as separate standalone file within the folder shared via NYSDEC's Site Control MySend dropbox. A summary of the environmental findings from these investigations is provided below.

Due Diligence Investigation Letter Report, 2921 Westchester Avenue, Bronx, New York, Prepared by Tenen Environmental, LLC, May 2020.

Tenen Environmental, LLC (Tenen) conducted a Due Diligence investigation at several portions of Block 4264, Lot 5, including the existing BCP Site and the proposed BCP Site between September 27, 2019, and February 27, 2020. The purpose of this investigation was to further investigate the contamination identified in soil, groundwater, and soil vapor to provide additional information to assist in the sale of the building that included both the existing and proposed BCP Sites. The investigation included the following scope of work:

- Installation of ten soil borings and collection of 23 soil samples;
 - Soil samples were analyzed for VOCs and Target Analyte List (TAL) metals.
- Installation of one on-site and two off-site permanent groundwater monitoring wells and collection of three groundwater samples;
 - Groundwater samples were analyzed for VOCs.
- Collection of five indoor air samples and one ambient air sample.

The following findings were made during the Phase II specifically related to the Site:

- Groundwater was encountered at approximately 10 ft bsg (below sidewalk grade).
- PCE was detected at concentrations exceeding the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) in five delineation borings, at a maximum concentration of 34 mg/kg, in the cellar of the existing BCP Site.
- Concentrations of cis-1,2-dichloroethene and TCE were detected in exceedance of their respective PGWSCOs in five soil samples collected within the cellar of the existing BCP Site.
- Chlorinated solvents, specifically PCE, TCE, and cis-1,2-dichloroethene were detected at concentrations exceeding their AWQS from on-site groundwater samples collected from the existing BCP Site.
- One VOC, benzene, was detected in a groundwater sample collected from the northwestern portion of former Lot 44 at a concentration above the AWQS.
- Low level concentrations of CVOCs were detected in all five indoor air samples collected

- Elevated concentrations of petroleum-related VOCs were detected in three indoor air samples, with the highest concentrations coming from the southern and northern portions of the Site.

Remedial Investigation Report. 2921 Westchester Avenue, Bronx, New York, Prepared by Tenen Environmental, LLC, February 2023.

Tenen conducted a Remedial Investigation between February 15, 2021, and May 26, 2022, on behalf of Ralford Realty Corp., which included the existing BCP Site and portions of the proposed BCP Site boundaries.

The RI included the following scope of work applicable to the Site:

- Installation of 17 soil borings and collection of 30 soil samples and one groundwater sample.
 - Soil samples collected from the existing BCP Site were analyzed for VOCs, SVOCs, pesticides, herbicides, polychlorinated biphenyls (PCBs), TAL Metals, total cyanide, trivalent and hexavalent chromium, 1,4-dioxane, and PFAS.
 - Soil samples collected from portions of the proposed BCP Site were analyzed for VOCs only.
- Installation of six permanent groundwater monitoring wells and collection of six groundwater samples.
 - The groundwater sample was analyzed for VOCs, SVOCs, TAL metals, total cyanide, herbicides, and pesticides.
 - Groundwater samples collected from portions of the proposed BCP Site were analyzed for VOCs only.
- Collection of 13 sub-slab soil vapor samples and 13 co-located indoor air samples;
 - Soil vapor samples were analyzed for VOCs;

The following findings specifically related to the Site were made during the RI:

- Shallow soil samples collected at the Site contained CVOCs (specifically PCE and TCE), and petroleum-related VOCs. CVOCs were not detected in exceedance of RRSCOs in any soil samples collected.
- No CVOCs were detected in soil samples collected from portions of the proposed BCP Site.
- Groundwater samples collected from the existing BCP Site and the proposed BCP Site both contained CVOCS, BTEX, metals, and PFAS above the NYSDEC AWQS.
- Soil vapor samples collected at the Site contained elevated detections of CVOCs and petroleum-related VOCs including BTEX.

Limited Phase II Environmental Site Investigation Summary Report, 2925 Westchester Avenue, Bronx, New York, Prepared by Haley & Aldrich of New York, May 2026.

On March 17, 2026, and April 16, 2026, Haley & Aldrich of New York mobilized to the Site with Coastal Environmental Solutions, Inc. (Coastal) and Lakewood Environmental Services Corp. (Lakewood) to conduct a Limited Phase II ESI. Coastal completed subsurface utility clearance prior to the initiation of ground intrusive activities during both mobilizations. Two reports summarizing each geophysical survey are included in Attachment A. A total of eight soil borings and five temporary soil vapor points were installed by Lakewood using a limited access Geoprobe® drill rig.

A total of 11 soil samples, up to two from each boring, were collected and analyzed for volatile organic compounds (VOCs). Soil samples were biased towards intervals with the most impacted material. Five soil vapor samples were collected over a two-hour period into 2.7-liter stainless-steel summa canisters supplied by the laboratory and analyzed for VOCs via United States Environmental Protection Agency method TO-15.

Four chlorinated volatile organic compounds (CVOCs) were detected in five of the eight soil samples collected. CVOC concentrations in four of these samples were below the applicable UUSCO) and Restricted RRSCOs however were identified above the laboratory detection limits. Elevated concentrations of CVOCs were identified in soil sample HA-SB08_0-2 including, cis-1,2-Dichloroethene (maximum concentration of 0.28 mg/kg) and PCE (maximum concentration of 12 mg/kg), exceeding the UUSCOs. In addition, TCE and 1,2-dichloroethene were also detected in HA-SB08_0-2 at maximum concentrations of 0.46 mg/kg and 0.28 mg/kg, respectively. One petroleum-related volatile VOC, 2-butanone, was also detected in HA-SB08_0-2 at an estimated concentration of 0.3 mg/kg, exceeding the UUSCO of 0.1 mg/kg. No other VOCs were detected above applicable regulatory criteria.

Total VOC concentrations in soil vapor samples ranged from 143.45 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV-02 to a maximum concentration of 270.93 $\mu\text{g}/\text{m}^3$ in SV-04. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations ranged from 74.1 $\mu\text{g}/\text{m}^3$ in SV-03 to a maximum concentration of 119.91 $\mu\text{g}/\text{m}^3$ in SV-04. Total chlorinated volatile organic compound (CVOC) concentrations ranged from 2.21 $\mu\text{g}/\text{m}^3$ in SV-02 to a maximum concentration of 102.9 $\mu\text{g}/\text{m}^3$ in SV-02.

Specific petroleum-related VOCs detected above laboratory reporting limits in all soil vapor samples collected include benzene (maximum concentration of 19.7 $\mu\text{g}/\text{m}^3$ in SV-01), ethylbenzene (maximum concentration of 10.7 $\mu\text{g}/\text{m}^3$ in SV-01), toluene (maximum concentration of 56.5 $\mu\text{g}/\text{m}^3$ in SV-04), m,p-xylenes (maximum concentration of 33 $\mu\text{g}/\text{m}^3$ in SV-02), and o-xylene (maximum concentration of 17.6 $\mu\text{g}/\text{m}^3$ in SV-05).

Specific CVOCs detected above laboratory reporting limits in all soil vapor samples collected include methylene chloride (maximum concentration of 4.34 $\mu\text{g}/\text{m}^3$ in SV-01 and SV-05), and PCE (maximum concentration of 37 $\mu\text{g}/\text{m}^3$ in SV-01).

These findings are consistent with CVOCs detected in soil, groundwater and soil vapor at the existing BCP Site portion of Block 4164 Lot 5 where former drycleaning operations likely used solvents in the dry cleaning processes. Soil vapor analytical results also detected petroleum-related VOCs and CVOCs above the laboratory detection limits. The elevated CVOCs identified in sub-slab vapor and indoor air during the 2023 Tenen Environmental, LLC. (Tenen) Remedial Investigation (RI) were also identified in soil vapor collected above the groundwater interface on the northern portion of the Site during this investigation. Based on these findings, in conjunction with CVOCs detected in groundwater during the 2023 RI in the northern portion of Lot 5, there is source of CVOCs throughout the lot requiring remediation.

SECTION VI.2: SAMPLING DATA

Analytical Results Summary Tables

Soil Summary Table

CVOCs, including PCE, TCE, and cis-1,2-dichloroethene, were primarily detected in soil at concentrations below the applicable RRSCOs. Although minimal exceedances of the soil cleanup objectives were identified, the presence of these compounds is considered relevant to the overall site characterization as these findings are consistent with CVOCs detected in soil, groundwater and soil vapor at the existing 2921 Westchester Avenue BCP Site where former drycleaning operations likely used solvents in the dry cleaning processes as well as in other media (groundwater and soil vapor) indicating there is an on-Site source. Further, shallow soil collected to the south of the existing 2921 Westchester Avenue BCP Site detected elevated PCE and cis-1,2-dichloroethene at concentrations exceeding the UUSCO and the Protection to Groundwater Soil Cleanup Objectives (PGWSCOs).

Analytes > RRSCO/UUSCO	RRSCO (ppm)	Detections above RRSCO	Maximum Concentration (mg/kg)	Soil	Sample ID	Depth (ft bgs)
Tetrachloroethene*	18	0	12		HA-SB08_0-2	0-2
Trichloroethene	6.4	0	0.46		HA-SB08_0-2	0-2
Cis-1,2-dichloroethene*	41	0	0.28		HA-SB08_0-2	0-2
1,2-dichloroethene	-	0	0.28		HA-SB08_0-2	0-2

Groundwater Summary Table

Analytes > AWQS	AWQS	Detections above AWQS	Maximum Groundwater Concentration (µg/L)	Sample ID
Tetrachloroethene	5	2	42,000	MW-5_VOC
Trichloroethene	5	2	4,000	MW-5_VOC
cis-1,2-Dichloroethene	5	2	15,000	MW-5
Vinyl Chloride	2	1	1,900	MW-5
Antimony	3	1	3.15 J	MW-5
Magnesium	35,000	1	52,200	MW-5
Manganese	300	1	940.4	MW-5
Sodium	20,000	1	18,700	MW-5
PFOA	10	1	94	MW-5
PFOS	10	1	111	MW-5

Soil Vapor Summary Table

Analytes	Detections	Maximum Soil Vapor Concentration ($\mu\text{g}/\text{m}^3$)	Sample Type
Tetrachloroethene (PCE)	13	277	Sub-slab vapor
Trichloroethene (TCE)	9	4.85	Sub-slab vapor
cis-1,2-Dichloroethene	7	6.78	Sub-slab vapor
Vinyl Chloride	1	2.29	Sub-slab vapor
Carbon Tetrachloride	3	14.4	Sub-slab vapor
Methylene chloride	11	329	Sub-slab vapor
Benzene	5	19.7	Soil vapor
Ethylbenzene	5	10.7	Soil vapor
o-xylene	5	17	Soil vapor
m/p-xylene	5	31.9	Soil vapor
trans-1,2-dichloroethene	5	1.98	Soil vapor
Toluene	5	23.8	Soil vapor

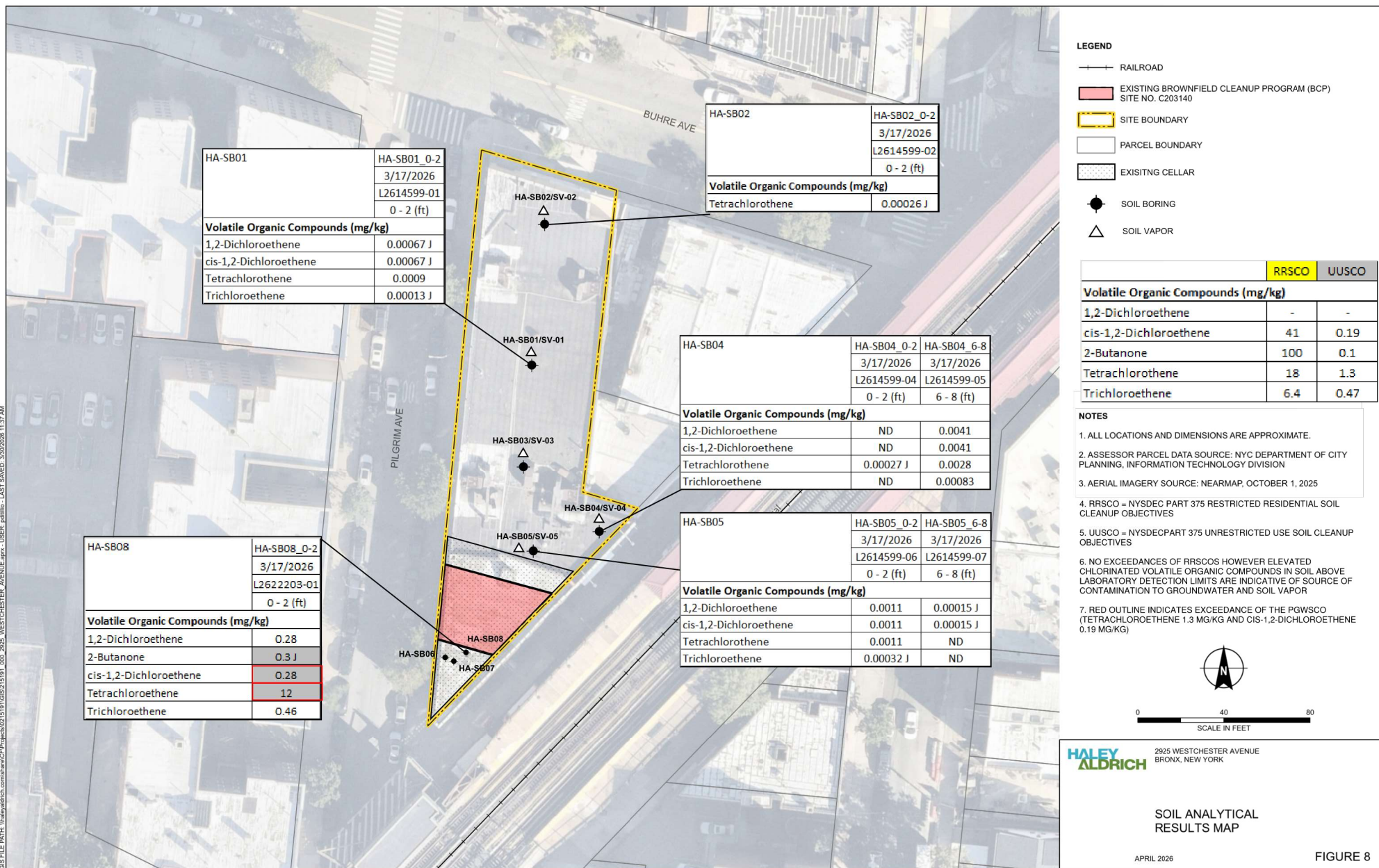
Notes:

* Compound concentrations exceed PGWSCOs.
ft bgs = feet below grade surface
ppm = parts per million
AWQS = Ambient Water Quality Standards
RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives
mg/kg = Milligram per kilogram
 $\mu\text{g}/\text{m}^3$ = Microgram per cubic meter
 $\mu\text{g}/\text{L}$ = Microgram per liter

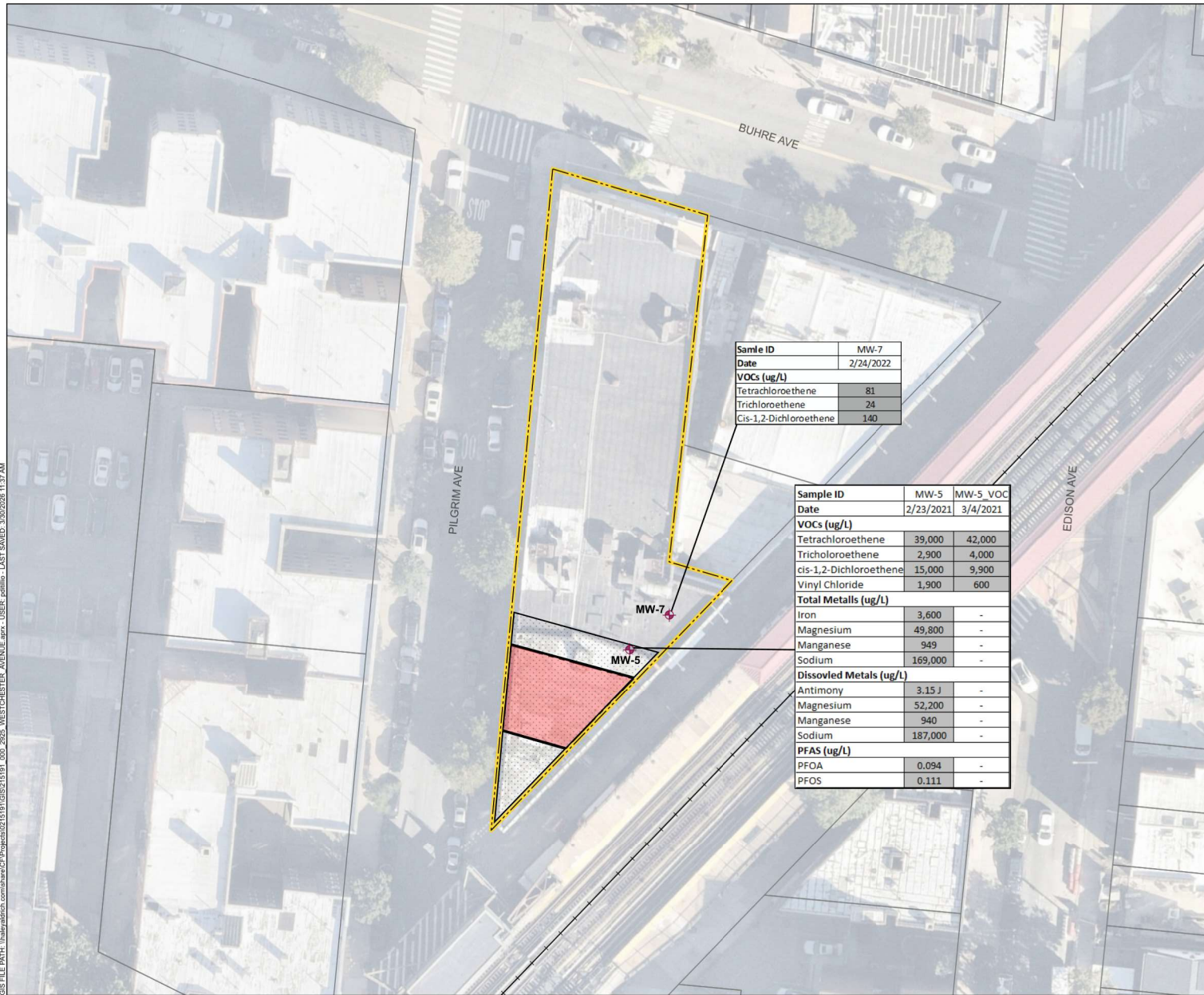
SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 8 through 10 below which include detailed information requested in Application Section IV.3.

G:\FILE PATH\haleyaldrich.com\share\CT\Project\021519\000_2925_WESTCHESTER AVENUE apt. USER pdm\ms - LAST SAVED: 3/30/2026 11:37 AM



G:\FILE PATH\haleyaldrich.com\share\CT\Project\0215191\000_2925_WESTCHESTER AVENUE apt. USER pdmms - LAST SAVED: 3/30/2026 11:37 AM



Sample ID	MW-7
Date	2/24/2022
VOCs (ug/L)	
Tetrachloroethene	81
Trichloroethene	24
Cis-1,2-Dichloroethene	140

Sample ID	MW-5	MW-5_VOC
Date	2/23/2021	3/4/2021
VOCs (ug/L)		
Tetrachloroethene	39,000	42,000
Trichloroethene	2,900	4,000
cis-1,2-Dichloroethene	15,000	9,900
Vinyl Chloride	1,900	600
Total Metals (ug/L)		
Iron	3,600	-
Magnesium	49,800	-
Manganese	949	-
Sodium	169,000	-
Dissolved Metals (ug/L)		
Antimony	3.15 J	-
Magnesium	52,200	-
Manganese	940	-
Sodium	187,000	-
PFAS (ug/L)		
PFOA	0.094	-
PFOS	0.111	-

LEGEND

- RAILROAD
- EXISTING BROWNFIELD CLEANUP PROGRAM (BCP)
SITE NO. C203140
- SITE BOUNDARY
- PARCEL BOUNDARY
- EXISTING CELLAR
- GROUNDWATER MONITORING WELL
(TENEN, FEBRUARY 2023 RIR)

NYSDEC TOGS 1.1.1 AWGS	
VOCs (ug/L)	
Tetrachloroethene	5
Trichloroethene	5
cis-1,2-Dichloroethene	5
Vinyl Chloride	2
Total Metals (ug/L)	
Iron	300
Magnesium	35,000
Manganese	300
Sodium	20,000
Dissolved Metals (ug/L)	
Antimony	3
Magnesium	35,000
Manganese	300
Sodium	20,000
PFAS (ug/L)	
PFOA	0.0027
PFOS	0.0067

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



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SCALE IN FEET

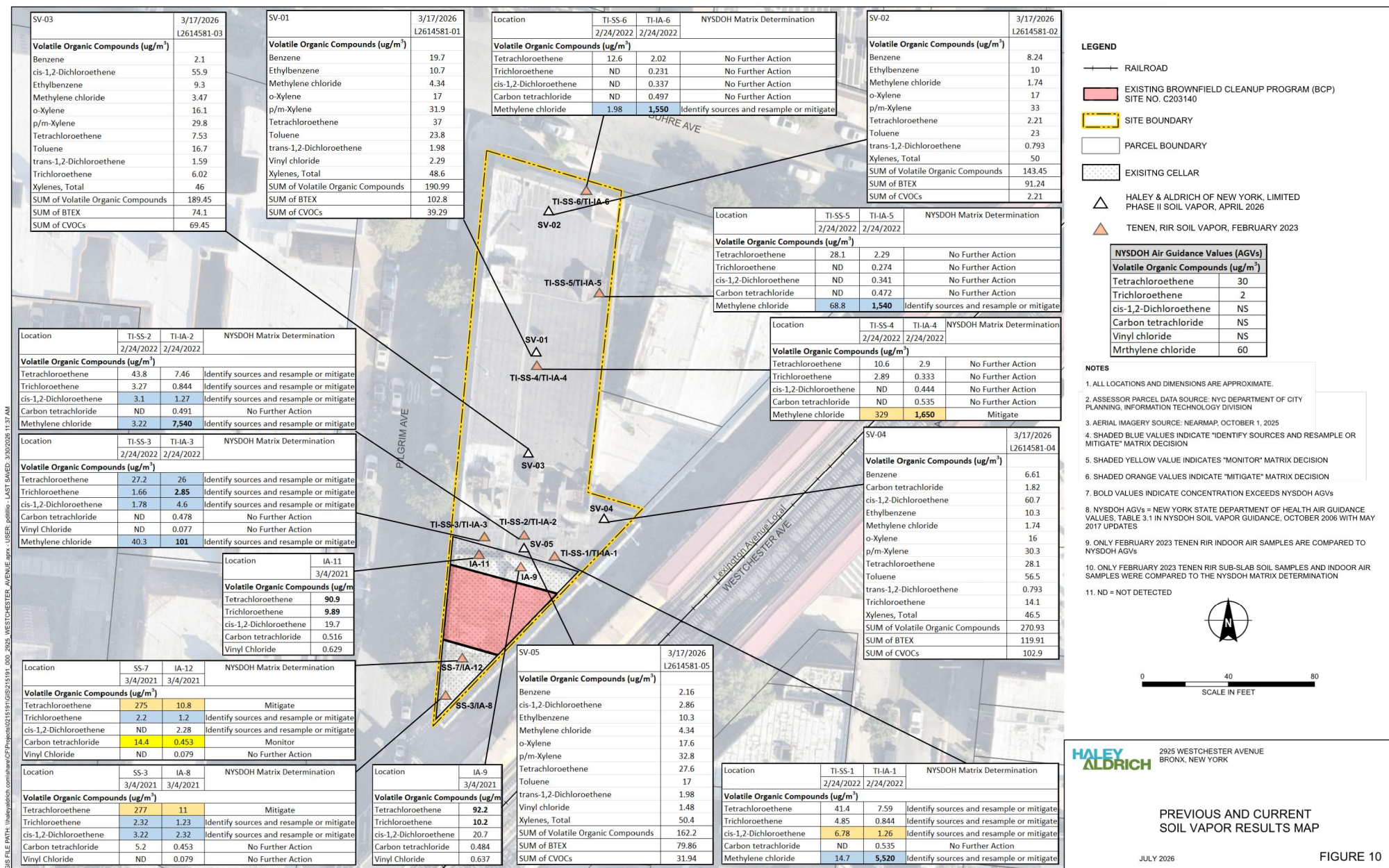
**HALEY
ALDRICH**

2925 WESTCHESTER AVENUE
BRONX, NEW YORK

PREVIOUS GROUNDWATER
RESULTS MAP

APRIL 2026

FIGURE 9



ATTACHMENT

G

Section VII: Requestor's Information

SECTION VII: REQUESTOR'S INFORMATION

The existing BCP Site and the proposed expansion area (the entirety of Lot 5) are currently owned by AJ Partners Holdings LLC, an affiliate of AJ Partners, LLC. 2925 Westchester LLC is the current lessee of Lot 5. The entity requesting participation in the BCP (the Requestor) is the Volunteers for the 2921 Westchester Avenue BCP Site (2925 Westchester LLC, AJ Partners LLC, Ralford Realty Corp. and AJ Partners Holdings LLC). Steven Westreich is President and the authorized signatory of the Requestors.

Under the existing Brownfield Cleanup Agreement (BCA), the current Volunteers are Ralford Realty Corp. and AJ Partners, LLC. As part of this Major Amendment application, 2925 Westchester LLC and AJ Partners Holdings LLC are proposed to be added as additional Volunteers to the BCA. Upon approval of the amendment, the Volunteers associated with BCP Site No. C203140 will consist of Ralford Realty Corp., AJ Partners, LLC, 2925 Westchester LLC, and AJ Partners Holdings LLC.

The contact information for the Requestors are:

2925 Westchester LLC
Members: Steven Westreich, Menachem Babayov
5676 Riverdale Avenue, Suite 203
Bronx, New York 10471
Phone: 212-658-0793
Email: steven@westbridge-re.com

AJ Partners Holdings LLC
Members: Russell Fridman, Lance Falow, GBB Capital Partners LLC
415 East 90th Street, Suite C
New York, NY 10128
Phone: 646-277-5688
Email: russellfridman@gmail.com

AJ Partners LLC
Members: Russell Fridman, Lance Falow, Gary Budoff
415 East 90th Street, Suite C
New York, NY 10128
Phone: 646-277-5688
Email: russellfridman@gmail.com

Ralford Realty Corp.
Owners: Anthony Scovotti, Chris Scovotti, Donna Smith, Louise Del Giudice, Margaret Warren
50 Columbus Avenue, Unit C-20
Tuckahoe, NY 10707
Phone: 718-824-1700
Email: ascovotti@efk.com

The existing BCP Site and proposed expanded area (entirety of Lot 5) is currently owned by AJ Partners Holdings LLC, an affiliate to AJ Partners, LLC. 2925 Westchester LLC, is currently the lessee of Lot 5. Ralford Realty, Corp. is the former applicant remaining on the BCA.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for the Requestors is included as an attachment. Authorization to bind for all four applicants is also included as an attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10, Section 1.



Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: RALFORD REALTY CORP.

DOS ID: 61527

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC BUSINESS CORPORATION

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: -

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 02/11/1949

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 02/11/1949

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 02/28/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: RALFORD REALTY CORP.

Address: 2925 WESTCHESTER AVE, BRONX, NY, UNITED STATES, 10461

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

Chief Executive Officer's Name and Address

Name: ANTHONY SCOVOTTI

Address: 50 COLUMBUS AVENUE C-20, TUCKAHOE, NY, UNITED STATES, 10707

Principal Executive Office Address

Address: 50 COLUMBUS AVENUE C-20, TUCKAHOE, NY, UNITED STATES, 10707

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share
NO PAR VALUE	5,000	\$0.00000

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Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: AJ PARTNERS, LLC

DOS ID: 4157709

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/25/2011

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/25/2011

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 10/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: AJ PARTNERS LLC

Address: 415 E. 90TH STREET, STE. C, NEW YORK, NY, UNITED STATES, 10128

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

[Agencies](#)[App Directory](#)[Counties](#)[Events](#)[Programs](#)[Services](#)



Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: AJ PARTNERS HOLDINGS LLC

DOS ID: 7502022

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 01/07/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 01/07/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 01/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: RUSSELL FRIDMAN

Address: 415 EAST 90TH STREET, STE. C, NEW YORK, NY, UNITED STATES, 10128

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: RUSSELL FRIDMAN
Address: 415 EAST 90TH STREET, STE. C, NEW YORK, NY, 10128

Entity Primary Location Name and Address

Name:
Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share



Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: 2925 WESTCHESTER LLC

DOS ID: 7741318

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/23/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/23/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: BRONX

NEXT STATEMENT DUE DATE: 10/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: 2925 WESTCHESTER LLC

Address: 5676 RIVERDALE AVE SUITE 203, BRONX, NY, UNITED STATES, 10471

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

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**2925 WESTCHESTER LLC AUTHORIZATION
TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of 2925 Westchester LLC, a New York limited liability company (the “Company”) hereby certify as of November 4, 2025, as follows and adopt the following resolutions and authorize the Company to authorize and direct Steven Westreich (the “Authorized Signatory”) to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 2921 Westchester Avenue, Bronx, New York 10461; Tax Map ID No. 4164-5; BCP Site No. C203140 (the “Property” or the “Site”).

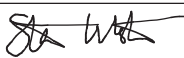
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program (“BCP”) and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation (“DEC”) pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement (“BCA”), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the “Remedial Program Requirements”);

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Steven Westreich	

IN WITNESS WHEREOF, the undersigned has signed and sealed this Authorization on November 4, 2025.

STEVEN WESTREICH

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

MENACHEM BABAYOV

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

**AJ PARTNERS HOLDINGS LLC AUTHORIZATION
TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of AJ Partners Holdings LLC, a New York limited liability company (the "Company") hereby certify as of November 4, 2025, as follows and adopt the following resolutions and authorize the Company to authorize and direct Russell Fridman (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 2921 Westchester Avenue, Bronx, New York 10461; Tax Map ID No. 4164-5; BCP Site No. C203140 (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement ("BCA"), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Russell Fridman	

IN WITNESS WHEREOF, the undersigned has signed and sealed this
Authorization on November 4, 2025.

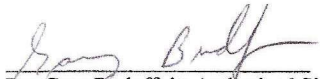
RUSSELL FRIDMAN



LANCE FALOW



GBB CAPITAL PARTNERS LLC



By: Gary Budoff, its Authorized Signatory

AJ PARTNERS, LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all the members of AJ Partners, LLC, a New York limited liability company (the "Company") hereby certify as of May 16, 2025, as follows and adopt the following resolutions and authorize the Company to authorize and direct Russell Fridman (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 2921 Westchester Avenue, Bronx, NY 10461; NYSDEC Site No. C203140 (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to Brownfield Cleanup Agreement ("BCA"), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further:

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

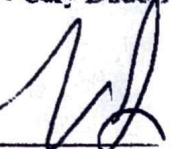
<u>Authorized Signatory</u>	<u>Signature</u>
Russell Fridman	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member
Consent on May 16, 2025.

AJ Partners, LLC


By: Russell Fridman


By: Gary Budoff


By: Lance Falow

**MINUTES OF A SPECIAL MEETING
OF THE SHAREHOLDERS OF RALFORD REALTY CORP.**

HELD JULY 13, 1989

A special meeting of the Shareholders of Ralford Realty Corp. was held on the 13th day of July, 1989 at 11 o'clock in the forenoon at the offices of the corporation, 1717 Crosby Avenue, Bronx, New York.

The Vice-President called the meeting to order and designated Louise Scovotti DelJuidice as Secretary of the meeting. The Secretary called the roll of Stockholders.

The following persons answered "Present":

Margaret Warren

Louise DelJuidice

Clementina Scovotti, Anthony R. Scovotti and Christopher Scovotti as trustees under the Trust created under the Last Will and Testament of Anthony C. Scovotti, deceased.

The Vice-President announced that this meeting was called for the purpose of filling a vacancy for a director, the election of officers and to effectuate a transfer of stock from the Estate of Louis M. Scovotti to Margaret Warren and Louise DelJuidice.

Upon motion duly made, seconded and carried, the following resolutions were unanimously adopted:

RESOLVED, that the director vacancy be filled by Margaret Warren.

RESOLVED, that the following will serve as officers until the next annual meeting of the Board or until their successors

are elected and qualified:

<u>OFFICE</u>	<u>NAME</u>
President	Anthony R. Scovotti
Vice-President (and Director)	Margaret Warren
Secretary	Louise DelJuidice
Treasurer	Christopher Scovotti
Director	Clementina Scovotti

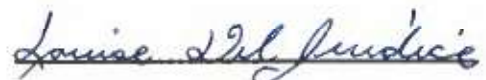
RESOLVED, that the 50 per cent interest owned by the Estate of Louis M. Scovotti be transferred to Margaret Warren and to Louise DelJuidice.

The President and the Secretary of the corporation are hereby authorized and empowered to issue said certificates as stated above.

RESOLVED that the President and all other officers of the corporation are authorized and directed to take all steps necessary in connection with the business of the corporation.

The foregoing Minutes are hereby ratified and approved and this approval also constitutes a Waiver of Notice of said meeting.

There being no further business before the meeting, on motion duly made and carried, the meeting adjourned.



Louise DelJuidice, Secretary

The foregoing Minutes are hereby ratified and approved and this approval also constitutes a Waiver of Notice of said meeting.



Anthony Scovotti



Clementina Scovotti



Louise DelJuidice



Christopher Scovotti



Margaret Warren

ATTACHMENT

H

Section X: Requestor's Eligibility Information

SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

Volunteer Status

The Requestors (2925 Westchester LLC, AJ Partners LLC, Ralford Realty Corp., and AJ Partners Holdings LLC) are the Volunteers for the 2921 Westchester Avenue site. As Volunteers, they are subject to the existing NYSDEC BCP Agreement, which requires the investigation and remediation of contamination at the site. This application is a Major Amendment to the existing BCP to expand the Site boundary to include the remainder of Tax Lot 5 and add 2925 Westchester LLC and AJ Partners Holdings LLC as Volunteers under the amended BCP Agreement.

Statement for consideration of the Requestors (2925 Westchester LLC, AJ Partners LLC, Ralford Realty Corp., and AJ Partners Holdings LLC) as "Volunteers" provided below:

- **2925 Westchester LLC** and is being added as a Volunteer through this Major Amendment application. 2925 Westchester LLC has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did 2925 Westchester LLC control the Site when such contamination occurred.
- **AJ Partners LLC** is an existing Volunteer under the current BCP Agreement. AJ Partners LLC has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did AJ Partners LLC control the Site when such contamination occurred.
- **Ralford Realty Corp.** is an existing Volunteer under the current BCP Agreement. Ralford Realty Corp. has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did Ralford Realty Corp. control the Site when such contamination occurred.
- **AJ Partners Holdings LLC** is being added as a Volunteer through this Major Amendment application. AJ Partners Holdings LLC has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did AJ Partners Holdings LLC control the Site when such contamination occurred.

The Requestors have maintained the existing Site cover system and vacant status in the proposed amendment areas and have not observed and are not aware of any continuing release. Upon receiving analytical data for these areas associated with the offsite remediation for the 2921 Westchester Avenue BCP Site, the Requestors reached out to NYSDEC for inclusion of the areas into the BCP. As such, the Requestors continue to qualify as a Volunteer in accordance with Environmental Conservation Law (ECL) § 27-1405(1). An executed Access Agreement granting access from AJ Partners Holdings LLC to 2925 Westchester LLC, AJ Partners LLC, and Ralford Realty Corp. is included as an attachment.

AJ PARTNERS HOLDINGS LLC

415 E. 90th Street, Ste. C
New York, NY 10128

January 2, 2025

2925 Westchester LLC
5676 Riverdale Avenue, Suite 203
Bronx, NY 10471

Ralford Realty Corp.
330 Fifth Avenue
Pelham, NY 10803

AJ Partners, LLC
415 E. 90th Street, Ste. C
New York, NY 10128

RE: **Property Access and Authorization**
New York State Brownfield Cleanup Program
2921 Westchester Avenue Site
2921 Westchester Avenue
Bronx, NY 10461
Block 4164, Lot 5

Dear Sir or Madam:

AJ Partners Holdings LLC (hereinafter referred to as the "Owner") owns the property located at 2921 Westchester Avenue Bronx, NY 10461, Block 4164, Lot 5 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

The Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,

AJ PARTNERS HOLDINGS LLC

By: 

Name: Russell Fridman

Title: Authorized Signatory

**2921 Westchester Avenue Site
2921 Westchester Avenue
Bronx, NY 10461
Block 4164, Lot 5**

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- 2925 Westchester LLC
- Ralford Realty Corp.
- AJ Partners, LLC

ATTACHMENT

I

Section XII: Contact List Information and Acknowledgement from Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www.nyc.gov/office-of-the-mayor/mayor-contact.page
Director of the Mayor's Office of Environmental Remediation	Shaminder Chawla	212-788-8841	NYC Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	shaminderc@dep.nyc.gov
NYC Department of City Planning Chairperson	Sideya Sherman	212-720-3300	120 Broadway 31st Floor, New York, NY 10271	https://www.nyc.gov/content/planning/pages/about-us/contact-us
Bronx Borough President	Vanessa L. Gibson	718-590-3500	831 Grand Concourse, 3 rd Floor, Bronx, NY 10451	webmail@bronxbp.nyc.gov
Bronx Community Board 10 District Manager	Matthew Cruz	718-892-1161	3165 East Tremont Avenue, Bronx, NY 10461	bx10@cb.nyc.gov
NY Senate District 34 Senator	Nathalia Fernandez	718-822-2049	3853 East Tremont Ave. Bronx, NY 10465	fernandez@nysenate.gov
NY State Assembly District 82 Member	Michael Benedetto	718-892-2235	3602 E. Tremont Ave. Suite 201 Bronx, NY 10465	benedettom@nyassembly.gov

Owners, Residents, Occupants

The Site is currently a vacant two-story commercial building. The south-central portion of the Site is currently subject to NYSDEC-approved RAWP and an NYSDEC issued DD, both dated January 2025. The table below provides contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
AJ Partners Holdings LLC	Russell Fridman	917-439-1304	415 E. 90 th Street, Suite C, New York, NY 10128	russellfridman@gmail.com

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 8.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
YE Westchester Realty LLC	Not Available	One Story Retail Building	2927 Westchester Avenue, Bronx, NY 10461	2927 Westchester Avenue, Bronx, NY 10461
AJ Partners LLC	Not Available	Multi Story Retail Building	2931 Westchester Avenue, Bronx, NY 10461	2931 Westchester Avenue, Bronx, NY 10461
Tered Realty 1737-39 Pilgram LLC	Not Available	Six Story Apartment Building	1737 Pilgram Avenue, Bronx, NY 10461	1737 Pilgram Avenue, Bronx, NY 10461
1741 Pepa Realty LLC	Not Available	Six Story Apartment Building	1741 Pilgram Avenue, Bronx, NY 10461	1741 Pilgram Avenue, Bronx, NY 10461
Buhre Realty Corp	Not Available	Six Story Apartment Building	2860 Buhre Avenue, Bronx, NY 10461	2860 Buhre Avenue, Bronx, NY 10461
Salvatore Allegra	Salvatore Allegra	3 Family Residential Building with 1 st Floor Retail Space	2875 Buhre Avenue, Bronx, NY 10461	2875 Buhre Avenue, Bronx, NY 10461
Ana M. Narvaez	Ana M. Narvaez	Four Family Residential Building	2877 Buhre Avenue, Bronx, NY 10461	2877 Buhre Avenue, Bronx, NY 10461
Lawrence F. Keane Post Inc	Lawrence F. Keane Post Inc	Miscellaneous Indoor Public Assembly	2879 Buhre Avenue, Bronx, NY 10461	2879 Buhre Avenue, Bronx, NY 10461
Irene Nienstedt	Irene Nienstedt	Multi-Family Walk-Up Buildings	2991 Buhre Avenue, Bronx, NY 10461	2991 Buhre Avenue, Bronx, NY 10461
Emil Mosbacher Real Estate LLC	Not Available	One Story Retail Building	2885 Buhre Avenue, Bronx, NY 10461	2885 Buhre Avenue, Bronx, NY 10461
1801 Edison Corp	Not Available	One Story Retail Buildin	2885 Buhre Avenue, Bronx, NY 10461	2885 Buhre Avenue, Bronx, NY 10461

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
Bronx Times	Online	3604 E. Tremont Avenue, Bronx, NY 10465	718-260-2555	https://www.bxtimes.com/category/news/neighborhoods/pelham-bay/
News 12 Bronx	Online	930 Soundview Avenue, Bronx, NY 10473	718-861-6800	https://bronx.news12.com/

Public Water Supply:

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-7000	gkelpin@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman – Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-4969	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site.

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within a ½-mile radius of the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
St. Theresa School	900 (north)	Josephine Fanelli	718-792-3688	2872 St. Theresa Avenue, Bronx, NY 10461
Stepping Stone Day School	1,140 (southwest)	Brook Abrams	718-554-2025	2826 Westchester Avenue, Bronx, NY 10461
The Greek American Institute of New York Inc	1,800 (northeast)	Constandina Papastefanou	718-823-2393	3573 Bruckner Boulevard, Bronx, NY 10461
Bronx Star Bright Daycare	2,200 (northeast)	Maria Del Carmen Nunez	718-673-6371	2940 East 194 Street, Bronx, NY 10461
Bright Future Bilingual Academy	2,650 (southeast)	Sonia Pena	718-684-7887	1363 Gillespie Avenue, Bronx, NY 10461

Document Repository

Documentation of the confirmation from the New York Public Library (NYPL) – Pelham Bay Branch and the Bronx Community Board 10 to act as document repositories is attached.

Owner/Entity Name	Contact	Address	Phone	Email
Bronx Public Library – Pelham Bay Branch	Candy Pershad	3060 Middletown Road, Bronx, NY 10461	718-638-1531	pelhambay@nypl.org
Bronx Community Board 10	Matthew Cruz	3165 East Tremont Avenue, Bronx, NY 10461	718-892-1161	bx10@cb.nyc.gov

Acknowledgement from Bronx Public Library – Pelham Bay to Act as Document Repository



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

April 3, 2026
File No. 0215191

New York Public Library – Pelham Bay Library
3060 Middletown Road
Bronx, NY 10461
Via email: pelhambay@nypl.org

Attn: Candy Pershad, Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
2925 Westchester Avenue Redevelopment Site

Dear Ms. Pershad:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 2925 Westchester LLC, is requesting use of the New York Public Library - Pelham Bay Library as a document repository for the anticipated project located at 2925 Westchester Avenue, Bronx, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5688.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Mari Conlon, P.E.
Senior Associate

The New York Public Library - Pelham Bay Library is willing to act as a public document repository holding and making available all provided environmental documents related to the 2925 Westchester Avenue Redevelopment Site.

Name

Date

Title

Sotomayor, Sebastian

From: BX10@cb.nyc.gov (CB) <BX10@cb.nyc.gov>
Sent: Thursday, April 30, 2026 11:41 AM
To: Sotomayor, Sebastian
Cc: Conlon, Mari; Levy, Matthew
Subject: RE: [EXTERNAL] RE: 2925 Westchester Avenue - CB10 Repository Status Confirmation

External Sender: Use extra caution with links and actions.

My apologies. Yes, we will act as repository.

Matt Cruz
District Manager

From: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>
Sent: Thursday, April 30, 2026 11:36 AM
To: BX10@cb.nyc.gov (CB) <BX10@cb.nyc.gov>
Cc: Conlon, Mari <MConlon@haleyaldrich.com>; Levy, Matthew <MLevy@haleyaldrich.com>
Subject: [EXTERNAL] RE: 2925 Westchester Avenue - CB10 Repository Status Confirmation

You don't often get email from ssotomayor@haleyaldrich.com. [Learn why this is important](#)

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good morning,

I am following up once again on this acknowledgement. An affirmative response to this email is satisfactory. We are required to provide proof of this acknowledgement to the regulators.

Thank you,
-Sebastian

From: Sotomayor, Sebastian
Sent: Friday, April 17, 2026 3:10 PM
To: 'bx10@cb.nyc.gov' <bx10@cb.nyc.gov>
Cc: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: RE: 2925 Westchester Avenue - CB10 Repository Status Confirmation

Good afternoon

I am following up from an earlier acknowledgement request regarding the use of Bronx Community Board 10 as a document repository.

Attached please find a request for repository use for a potential Brownfield Site located at 2925 Westchester Avenue, Bronx NY. Please note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future

files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please **sign the attached to confirm (or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Thank you,

From: Sotomayor, Sebastian
Sent: Friday, April 3, 2026 11:00 AM
To: bx10@cb.nyc.gov
Cc: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: 2925 Westchester Avenue - CB10 Repository Status Confirmation

Good afternoon,

Attached please find a request for confirmation that Bronx Community Board 10 can confirm repository status for an anticipated Brownfield Cleanup Program site located at 2925 Westchester Avenue. Please note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please sign the attached to confirm **(or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Thank you,
-Sebastian

Sebastian Sotomayor
Project Environmental Engineer

H & A of New York Engineering and Geology, LLP
213 W 35th Street | Floor 7
New York, NY 10001
Office: 646.277.5685
Mobile: 646.532.9079

 [Connect with me](#)

haleyaldrich.com

Acknowledgement from Bronx Community Board 10 to Act as Document Repository



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

April 3, 2026
File No. 0215191

Bronx Community Board 10
3165 East Tremont Avenue
Bronx, NY 10461
Via email: bx10@cb.nyc.gov

Attn: Matthew Cruz, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
2925 Westchester Avenue Redevelopment Site

Dear Mr. Cruz:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 2925 Westchester LLC, is requesting use of the Bronx Community Board 10 as a document repository for the anticipated project located at 2925 Westchester Avenue, Bronx, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5688.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Mari Conlon, P.E.
Senior Associate

The Bronx Community Board 10 is willing to act as a public document repository holding and making available all provided environmental documents related to the 2925 Westchester Avenue Redevelopment Site.

Name

Date

Title

Sotomayor, Sebastian

From: Candy Pershad <candypershad@nypl.org>
Sent: Saturday, April 18, 2026 4:32 PM
To: Sotomayor, Sebastian
Subject: Fwd: 2925 Westchester Avenue - NYPL Repository Status Confirmation
Attachments: 2026_0403_New York Public Library Repository Letter.pdf

External Sender: Use extra caution with links and actions.

Dear Sebastian,

My name is Candy Pershad, and I am the Branch Manager at the Pelham Bay Library.

I am writing to confirm that the Pelham Bay Branch can serve as the repository for the anticipated Brownfield Cleanup Program site located at 2925 Westchester Avenue.

Best regards,

Candy Pershad

----- Forwarded message -----

From: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>
Date: Fri, Apr 3, 2026 at 10:57 AM
Subject: 2925 Westchester Avenue - NYPL Repository Status Confirmation
To: pelhambay@nypl.org <pelhambay@nypl.org>
Cc: Conlon, Mari <MConlon@haleyaldrich.com>

Good morning,

I hope all is well. Attached please find a request for confirmation that Bronx Public Library – Pelham Bay Branch can confirm repository status for an anticipated Brownfield Cleanup Program site located at 2925 Westchester Avenue. Please note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please **sign the attached to confirm (or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Thank you,
Sebastian

Sebastian Sotomayor

Project Environmental Engineer

H & A of New York Engineering and Geology, LLP

213 W 35th Street | Floor 7

New York, NY 10001

Office: 646.277.5685

Mobile: 646.532.9079

 [Connect with me](#)

haleyaldrich.com

--

Candy Pershad
Library Manager

Pelham Bay Library
The New York Public Library
3060 Middletown RD
Bronx, NY 10461
T: 718.792.6744
nypl.org