



**Department of
Environmental
Conservation**

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

☐	Amendment to modify the existing BCA (check one or more boxes below):
☐	Add applicant(s)
☐	Substitute applicant(s)
☐	Remove applicant(s)
☐	Change in name of applicant(s)
☐	Amendment to reflect a transfer of title to all or part of the brownfield site:
	a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☐ No b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner) c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? ☐ Yes ☐ No Submitted on: _____
☒	Amendment to modify description of the property(ies) listed in the existing BCA
☐	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
☐	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
☐	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: The address for the site has been changed to 1051 Whitlock Avenue. Please See Exhibit A - City of New York Approvals and Exhibit B - NYC Department of Building Property Profile. The Written Consents are attached as Exhibit C.

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: North American/Pulse Plastics Site	BCP SITE NUMBER:
NAME OF CURRENT APPLICANT(S): Whitlock Point LLC and Whitlock Point II LLC	
INDEX NUMBER OF AGREEMENT: C203144-03-21	DATE OF ORIGINAL AGREEMENT: 04/06/2021
REQUESTOR'S SIGNATORY: Mark Stagg	

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
		Y	N
1. Is the requestor authorized to conduct business in New York State?		☐	☐
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?		☐	☐
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?		☐	☐
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?		N/A ☐	☐
5. Describe the new requestor's relationship to all existing applicants:			

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

Owner listed below is:		☐ Existing Applicant	☐ New Applicant	☐ Non-Applicant
OWNER'S NAME:			CONTACT:	
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:		EMAIL:		
OPERATOR:			CONTACT:	
ADDRESS:				
CITY/TOWN:			ZIP CODE:	
PHONE:		EMAIL:		

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☐
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	☐	☐
3. Is the requestor subject to an outstanding claim by the Spill Fund for the 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 subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	☐	☐
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	☐	☐
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 or contaminants?	☐	☐
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	☐	☐
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	☐	☐

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
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?	☐	☐	☐
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.	☐ 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 a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they 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?	N/A ☐	Y ☐	N ☐
14. Requestor's relationship to the property (check all that apply): ☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A ☐	Y ☐	N ☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 1156 East 165th Street

CITY/TOWN: Bronx, New York

ZIP CODE: 10459

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE: 0.626

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

1156 East 165th Street

Bronx

2756

90

0.626

2. Requested change (check appropriate boxes below):

☐

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☒

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

1051 Whitlock Avenue

Bronx

2756

90

0.626

3. TOTAL REVISED SITE ACREAGE: 0.626

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

N

☒
☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED? ☐ YES ☐ NO

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site 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 Tax Law 21(6)? Please see DEC's website for more information.	☐	☐
4. Is the property upside down as defined below? 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.	☐	☐
5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment 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.	☐	☐

	Y	N
6. Is the project and affordable housing project as defined below? 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.	☐	☐
7. Is the project a planned renewable energy facility site as defined below? 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.	☐	☐
8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law? 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.	☐	☐

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: North American/Pulse Plastics Site

BCP SITE NUMBER:

NAME OF CURRENT APPLICANT(S): Whitlock Point LLC and Whitlock Point II LLC

INDEX NUMBER OF AGREEMENT: C203144-03-21

DATE OF ORIGINAL AGREEMENT: 04/06/2021

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the 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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authroized Signatory (title) of Whitlock Point LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Mark Stagg's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 4/26/2025 Signature: Print Name: Mark Stagg

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.

**VOLUNTEER**

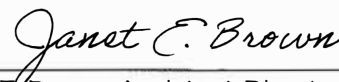
A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 04/06/2021

Signature by the Department:

DATED: 10/24/2025NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authroized Signatory (title) of Whitlock Point II LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Mark Stagg's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 4/16/2025 Signature: [Signature]Print Name: Mark Stagg

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.

**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 contamination.

Effective Date of the Original Agreement: 04/06/2021

Signature by the Department:

DATED: 10/24/2025NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. BrownJanet E. Brown, Assistant Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway, 12th Floor
 - Albany, NY 12233-7020
- NOTE: Electronic applications submitted in fillable format will be rejected.

EXHIBIT A



Bronx Borough President Vanessa L. Gibson

OFFICE USE ONLY			
Receipt Number	8510	EHN Number	2024-12
Address Issued	1051 Whitlock Avenue		

FULL PAYMENT MUST BE RECEIVED AND ALL QUESTIONS ANSWERED BEFORE APPLICATION IS PROCESSED.

Applicant Information

Mark Stagg / HP Whitlock II Housing
Development Fund Company, Inc.

Developer/Owner*: _____ Tel (914) 668-7600

Address: _____ PO Box 9 _____ City _____ Purchase _____ State NY _____ Zip 10577

Note: **DO NOT write the name of the LLC or HDFC. Please provide the primary company or the name of the primary principal.*

Architect: _____ Mitchell D. Newman, A.I.A. _____ Tel (631) 673-3111

Address: _____ 210 West Rogues Path _____ City Cold Spring Hills _____ State NY _____ Zip 11743

Property Location

BLOCK # 2756 _____ FINAL LOT # 90 _____ (submit RP-602 if lot dimension or number is changed)

Community District # 202 _____ Zip 10459 _____

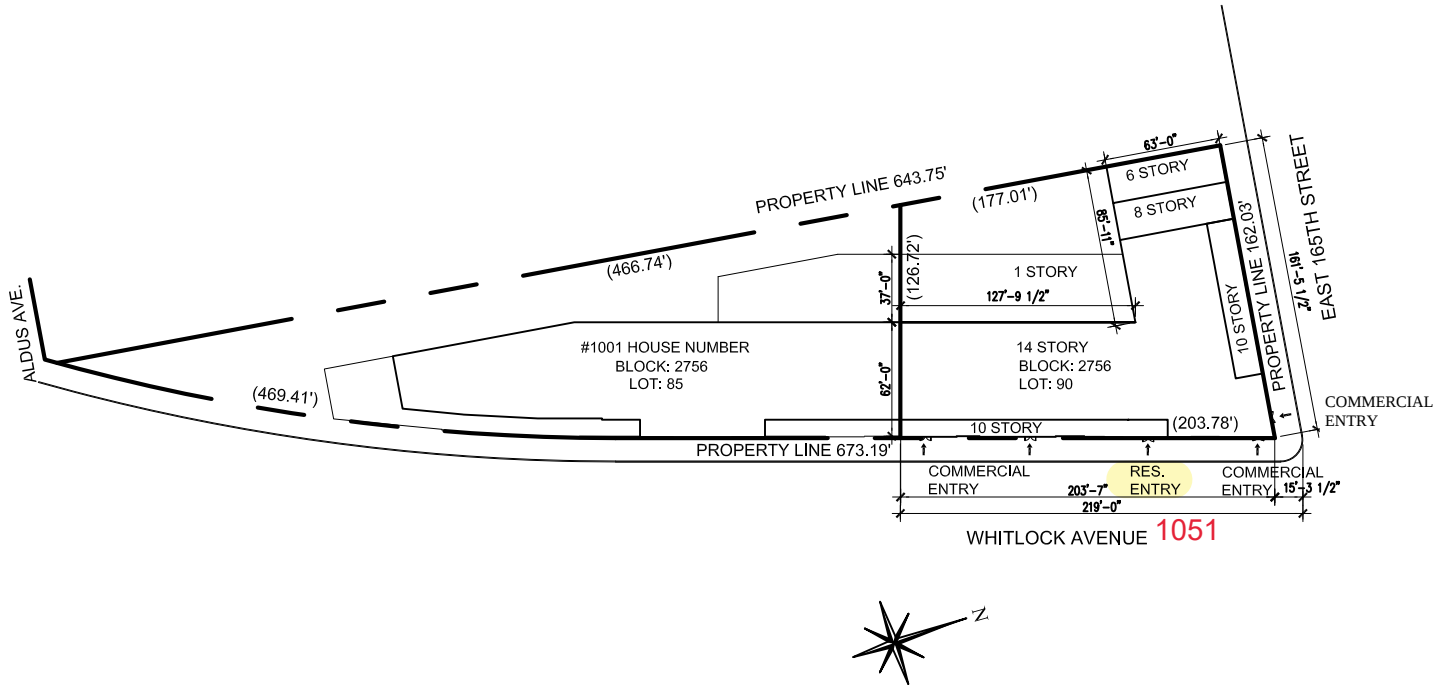
Project Description

Purpose of Application (check one)	☒ New Building ☐ Alteration ☐ a.k.a. Address ☐ Vanity Address ☐ Others: verification for _____		
Land Use(s) (check all that applies) Total 205,098 sq. ft.	☒ Residential 195,931 sq. ft. ☒ Commercial 9,167 sq. ft. ☐ Institutional _____ sq. ft. ☐ Vacant _____ sq. ft.		
Proposed Use(s)	Retail Residential Apartments	Building Classification	I-B
Number of Dwelling Units (Residential Use)	251	Number of Floors	14
Development Cost	\$ 65,000,000 (including all soft cost and hard cost)		
Received governmental funding? (check one)	☐ No ☒ Yes. Agencies HPD _____ Program(s) ELLA, MIH _____		
Construction Dates	Starting December 2024 _____ Ending December 2026 _____		

SITE DIAGRAM

PLEASE PROVIDE ALL OF THE FOLLOWING:

1. ALL STREET NAMES
2. BLOCK & LOT NUMBERS
3. LOCATION OF YOUR PROPERTY AND OUTLINE OF BUILDING(S)
4. DIMENSION OF YOUR LOT AND BUILDING(S)
5. DISTANCE FROM CORNER TO YOUR LOT
6. LOCATION OF MAIN ENTRANCE(S)



OFFICE USE ONLY	
Grade Section #: 11	Title Map Section #: 5
Sanborn Volume #: 16	Plate #: 32
Mapped Street?: YES X NO <u> </u>	Street Width: 36'
Vested Date: 1/31/1913 Ceded Date: <u> </u> Dedicated Date: <u> </u> Private? <u> </u>	
Fee Paid Amount: \$100	Receipt #: 8510
Application Received: 12/18/2023	Date Certified: 1/16/2024
Information verified by: <u><i>[Signature]</i></u>	Supervisory signoff: <u><i>[Signature]</i></u>
Name: <u> </u>	Name: <u> </u>
Title: Topographic Planner	Title: Director of Planning and Development

1 LOCATION INFORMATION (required for all applications)

House No(s) **1051** Street Name **Whitlock Avenue**

Borough **Bronx**

Block **2756**

Lot **90**

BIN

CB No. **202**

Work on Floor(s) **CEL, 1-14, ROF**

Apt./Condo No(s)

2 APPLICANT INFORMATION (required for all applications; fax, mobile phone and email address are optional information)

Last Name **Newman**

First Name **Mitchell**

Middle Initial

Business Name **Newman Design Architects PLLC**

Business Telephone **(631) 673-3111**

Business Address **210 West Rogues Path**

Business Fax

City **Cold Spring Hills**

State **NY**

Zip **11743**

Mobile Telephone

Email **MNewman@NDArchitects.com**

License Number **015609**

Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 FILING REPRESENTATIVE (complete only if different from applicant specified in Section 2; fax, mobile phone, and email are optional info)

Last Name **Miele**

First Name **Christopher**

Middle Initial

Business Name **RYTY Home Builders, LLC**

Business Telephone **(914) 497-4902**

Business Address **PO Box 9**

Business Fax

City **Purchase**

State **NY**

Zip **10577**

Mobile Telephone

Email **CMiele@NYDRC.com**

Registration Number **003253**

4 FILING STATUS (required for all applications; choose one and provide specified associated information)

☒ **Initial Filing** 5, 7, 11, 12A, 25-26

Choose **one** only:

☒ Standard Plan Examination or Review

☐ Professional Certification **PC1, POC1**

☐ Professional Certification of Objections **A11**

☐ **Prior to Approval Actions** 25-26

☐ Amend Existing Filing **4A**

☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11

☐ **Post Approval Amendment (PAA)** 4A, 6, 24-25

Will PAA affect filing fees? ☐ YES ☐ NO

☐ **New (Superseding) Applicant** 4A, 25-26

☐ **Reinstatement** 24-26

☐ **Withdrawal** 26

☐ Specified in 4A and 6

☐ Entire Job

4A Indicate existing document number affected by filing:

5 JOB/PROJECT TYPES (choose one and provide specified associated information)

☐ **Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)** 6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1

☐ **Alteration Type 1, OT: 'No Work'** 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1

☐ **Alteration Type 2** 5A, 6A-D, 8A-B, 9-10, 13C-E, 14, 20, 22

☐ **Alteration Type 3** 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22

☒ **New Building** 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1

☐ **Sign** 5A, 6B-D, 9A, 9D, 22-23

☐ **Full Demolition** 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22

☐ **Subdivision** 9A, 9D, 12A-B

☐ Condominium ☐ Improved 17

5A Directive 14 acceptance requested?

☐ YES ☐ NO

6 WORK TYPES (select all that apply but no more than allowed by job & filing type: 'OT' required on all NB and Alteration 1 initial applications)

6A ☐ BL - Boiler PW1C

☐ FA - Fire Alarm

☐ FB - Fuel Burning PW1C

☐ FS - Fuel Storage PW1C

☐ FP - Fire Suppression

☐ MH - Mechanical

☐ PL - Plumbing PW1B

☐ SD - Standpipe PW1B

☐ SP - Sprinkler PW1B

6E ☐ CC - Curb Cut 16

☐ OT/LAN - Landscape

6B ☐ EQ - Construction

☐ Equipment 15

6C ☒ OT/GC - General

☒ Construction

6D ☐ OT - Other, describe:

6F ☐ OT/ANT - Antenna

☐ OT/BPP - Builders Pavement Plan 8D

☐ OT/FPP - Fire Protection Plan

☐ OT/MAR - Marquee 8E, 26B

7 PLANS/CONSTRUCTION DOCUMENTS SUBMITTED *(plans are required for most applications)*

Are plans being submitted with this PW1? ☒ YES ☐ NO If YES, do the plans include: ☐ FO - Foundation ☐ EN - Energy Analysis

8 ADDITIONAL INFORMATION

8A	WT	Cost	WT	Cost	WT	Cost	8B	Is a building enlargement proposed? ☐ NO enlargement is proposed ☐ YES 12, PD1 ☐ Horizontal ☐ Vertical Additional Construction Floor Area: _____ sq. ft.	8C	Estimated Job Cost \$
									8D	Street Frontage: _____ linear ft.
									8E	Height: _____ ft. Width: _____ ft.
									8F	Total Building Square Footage: _____ sq. ft.
										252578

9 ADDITIONAL CONSIDERATIONS, LIMITATIONS OR RESTRICTIONS

9A Review is requested under which Building Code? ☒ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

YES NO

YES NO

9B	☐ ☒ Alteration required to meet New Building requirements (28-101.4.5) <i>If yes, 13A-B</i>	☐ ☒ Change in number of dwelling units
	☐ ☒ Alteration is a major change to exits	☐ ☒ Change in Occupancy/Use
9C	☐ ☒ Façade Alteration	☐ ☒ Change is inconsistent with current Certificate of Occupancy
	☐ ☒ Adult Establishment <i>If YES, plot diagram (except DM)</i>	☐ ☒ Change in number of stories
	☐ ☒ Compensated Development (Inclusionary Housing)	☐ ☒ Infill Zoning
	☒ ☐ Low Income Housing (Inclusionary Housing)	☐ ☒ Loft Board
	☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling	☐ ☒ Quality Housing
	☐ ☐ Filing includes Lot Merger/Reapportionment <i>If YES, 17</i>	☐ ☒ Site Safety Job/Project
9D	☐ ☒ Landmark	☐ ☒ Included in LMCCC
	☐ ☒ Little 'E' or RD Site	☐ ☒ Filing to address violations (list #s—max. 5):
	☐ ☒ Unmapped/CCO Street	
	☐ ☒ Requesting legalization of work where no work without a permit violations have been issued	
	☐ ☒ Other (please specify on line provided below):	☐ ☒ Filing to comply with Local Laws (list #s—max. 2)
	☐ ☒ CRFN(s) Restrictive Declaration/Easement (max. 4):	
	☐ ☒ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4)	

9E ☐ ☒ BSA Calendar Numbers (max. 5):

9F ☐ ☒ CPC Calendar Numbers (max. 5):

9G ☐ ☒ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]

9H ☐ ☒ Work includes modular construction under NYS jurisdiction

☐ ☒ Work includes modular construction under NYC jurisdiction

9I High Rise Team tracking #:

9J ☐ ☒ Structural peer review required per BC 16. *If YES, provide NYS P.E. license number:*

9K ☐ ☒ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems

9L ☐ ☒ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building. *If YES, 21B*

☐ ☒ Structural stability affected by proposed work

9M ☐ ☒ Work involves or will result in:

- 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
- 2) the creation of 5,000 square feet or more of impervious surface.

☐ ☒ Work is part of a larger common plan or development or sale that involves or will result in:

- 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
- 2) the creation of 5,000 square feet or more of impervious surface.

10 NYCECC COMPLIANCE (New York City Energy Conservation Code)

- ☒ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*
 Code Compliance Path (choose **one**): ☒ NYCECC ☐ ASHRAE
 Energy Analysis (choose **one**): ☐ Tabular Analysis ☐ REScheck ☒ COMcheck ☐ Energy Modeling (EN1)
- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose **one**):
☐ The work is an alteration of a State or National historic building.
☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
☐ This is a post-approval amendment and exempt under a prior edition of the Energy Code. See statement of exemption on attached drawings.

11 JOB DESCRIPTION

Construction of a 14-Story, 251 residential unit building with (2) commercial spaces at the 1st floor.

11A RELATED DOB JOB NUMBERS

11B Primary application Job No.

12 ZONING CHARACTERISTICS

12A District(s) R8A Overlay(s) C2-4 Special Dist.(s) Map Number 6C				12B Street legal width: 24 ft. Street Status: ☒ Public ☐ Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i>			
12C Proposed: Use*	Zoning Floor Area	District	FAR	Proposed Lot Details:		Proposed Yard Details:	
Residential	195931 sq. ft.	R8A	3.18	Lot Type: ☒ Corner ☐ Interior ☐ Through		Check here if no yards: or	
Commercial	9167 sq. ft.	R8A	0.15	Lot Coverage 29 %		Front Yard 0 ft.	
	sq. ft.			Lot Area 18112 sq. ft.		Rear Yard 30 ft.	
	sq. ft.			Lot Width 204 ft.		Rear Yard Equivalent 0 ft.	
	sq. ft.			Proposed Other Details:		Side Yard 1 0 ft.	
	sq. ft.			Enclosed Parking? ☒ YES ☐ NO		Side Yard 2 0 ft.	
Proposed Totals	205098 sq. ft.		3.33	If YES, # of parking spaces: 39			
Existing Total	sq. ft.			Perimeter Wall Height 105 ft.			

*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only **one** use per line.

13 BUILDING CHARACTERISTICS *Main use/dominant occupancy per AC §28-101.5 **Use 2022 Code equivalents †Residential w/other use

13A Primary structural system, choose **one**: ☒ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast)
☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

13B	Existing	Proposed	13D Building Type:	☐ 1, 2, or 3 Family ☒ Other
Structural Occupancy/Risk Cat.	N/A	II	Mixed-use building?†	☒ YES ☐ NO
Seismic Design Cat.	N/A	B	13E	Existing
13C Occupancy Classification*	N/A	☐ YES ☒ NO	R-2	☒ YES**
Construction Classification	N/A	☐ YES ☒ NO	I-B	☐ YES ☐ NO
Multiple Dwelling Classification	N/A		HAEA	
			Building Height	0 ft. 145 ft.
			Building Stories	0 14
			Dwelling Units	0 251

13F Building was originally erected pursuant to which Building Code: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968
 The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

14 FILL (choose **one**)

☐ Not Applicable ☒ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 CONSTRUCTION EQUIPMENT

☐ Chute ☐ Sidewalk Shed ☐ Construction Material: _____
☐ Fence ☐ Size: _____ linear ft. ☐ BSA/MEA Approval No. _____
☐ Supported Scaffold ☐ Other: _____

16 CURB CUT DESCRIPTION

Size of cut (with splays): _____ ft.
 Distance to nearest corner: _____ ft.
 to street: _____

17 TAX LOT CHARACTERISTICS

Original tax lots being merged or reapportioned (if applicable):

N/A									
-----	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

N/A									
-----	--	--	--	--	--	--	--	--	--

18 FIRE PROTECTION EQUIPMENT

	Existing		Proposed	
	YES	NO	YES	NO
Fire Alarm	☐	☒	☒	☐
Fire Suppression	☐	☒	☐	☒
Sprinkler	☐	☒	☒	☐
Standpipe	☐	☒	☒	☐

19 OPEN SPACES

	Existing		Proposed			Existing		Proposed	
Plaza Area	0	sq. ft.	0	sq. ft.	Arcade Area	0	sq. ft.	0	sq. ft.
Parking Area	0	sq. ft.	0	sq. ft.	Parking Spaces	0		0	
Loading Berths	0	sq. ft.	0	sq. ft.	Loading Berths	0		0	

20 SITE CHARACTERISTICS

YES	NO	YES	NO
☐	☒ Tidal Wetlands	☐	☒ Freshwater Wetlands
☐	☒ Coastal Erosion Hazard Area	☐	☒ Urban Renewal
☒	☐ Fire District	☐	☒ Flood Hazard Area <i>If yes, 20A</i>

20A FLOOD HAZARD AREA INFORMATION

YES	NO
☐	☒ Substantial improvement?
☐	☒ Substantially damaged?
☐	☒ Floodshields part of proposed work?

21 DEMOLITION DETAILS **Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

YES	NO
21A ☐	☒ Demo. filing is for a secondary structure? <i>If YES, specify structure being demolished:</i>
☐	☒ Mechanical means* from out of building? <i>If YES, mechanical means will demolish:</i> ☐ entire structure or ☐ part of structure
☐	☒ Mechanical means* from within building? <i>If YES, describe equipment proposed:</i>
21B ☐	☒ Demolition work affects the exterior building envelope
☐	☒ The scope of work involves raising/moving of a building

22 ASBESTOS ABATEMENT COMPLIANCE *(choose one)*

- ☐ The scope of work requires related asbestos abatement as defined in NYC Department of Environmental Protection (DEP) regulations.
- ☐ The scope of the work is **not** an asbestos project as defined in the regulations of the NYC DEP. *DEP Control # is required.*
DEP ACP-5 Control No. _____
- ☒ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.

23 SIGN

Purpose:	Type:	Estimated Cost: \$	23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect
☐ Advertising	☐ Illuminated 23A	Total Square Feet: _____	YES NO
☐ Non-Advertising	☐ Non-Illuminated	Height above Curb: _____ ft. in.	☐ ☐ If sign projects beyond building line, is owner billed for annual permit? <i>If no, specify in 26B</i>
Location: ☐ Ground ☐ Roof 23B ☐ Wall	Height above Roof: _____ ft. in.		23B ☐ ☐ Is roof sign tight, closed or solid?
YES NO			23C Sign wording. <i>If extensive, provide only key wording.</i>
☐ ☐ Is sign inside building line? <i>If 'NO', sign projects by:</i> _____ ft. in.			
☐ ☐ Designed for changeable copy? <i>If no, 23C</i>			
☐ ☐ Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>			
☒ ☐ Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23D Distance from Arterial Highway: _____ ft.
☐ ☐ Within 200' and within view of a park ½ acre or more? <i>If yes, 23E</i>			23E Distance from Park ½ acre or more: _____ ft.
<i>If answer is 'YES' to either of the above two questions and this is an advertising sign, OAC sign number is required in Section 23F.</i>			23F OAC Sign Number: _____
			23G OAC Registration Number: _____

24 COMMENTS *(place additional comments on an AI-1 form; see Guide for proper incorporation of professional certification statements)*

25 APPLICANT'S STATEMENTS & SIGNATURES *(required for all applications)*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents. I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all submittals relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

For initial New Building and Alteration 1 applications filed under the 2022 NYC Building Code only: does this building qualify for high-rise designation? ☐ YES ☐ NO

Directive 14 initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ YES ☐ NO

Name (print): Michael Newman

Sign & Date: 12-11-23

P.E./R.A. Seal (apply seal, then sign and date over seal)



26 PROPERTY OWNER'S STATEMENTS & SIGNATURES

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a Letter of Completion or Certificate of Occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

YES NO

☐ ☐ **Fee Exemption Request (Non-Profit Owned and Operated)**

In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposes. ★

☐ ☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)**

The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. ★

☐ ☐ **Owner's Certifications Regarding Occupied Housing**

The building to be altered, constructed or demolished contains one or more occupied dwelling units.

☐ ☐ The building to be altered, constructed or demolished contains one or more dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☐ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. **If yes, select one of the following:**

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSOCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSOCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSOCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSOCR notified: _____

☐ ☐ **Owner's Certification for Directive 14 Applications (if applicable)**

I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op Board.

★ For fee waivers, please see the PW1 User Guide

Owner Type: ☐ Individual ☐ Partnership ☐ NYCHA/HHC

☐ Corporation ☐ Other Government ☐ NYC Agency

☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☐ YES ☐ NO

Name (please print): Mark Stagg

Relationship to Owner: Managing Member

Business Name/Agency: HP Whitlock II HDFC, Inc.

Street Address: PO Box 9

City: Purchase State: NY Zip: 10577

Telephone Number: (914) 668-7600 Fax: _____

Email Address: Owner@NYRDC.com

Signature & Date Mark Stagg

26A CONDO/CO-OP BOARD
(see note in bottom left corner of page)

Name (please print): _____

Title: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature & Date Mark Stagg

26B LESSEE RESPONSIBLE FOR ANNUAL SIGN OR MARQUEE PERMIT

Name (please print): _____

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

Email Address: _____

C.B. No. 202

12/14

EXHIBIT B



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings Property Profile Overview

1051 WHITLOCK AVENUE

BRONX 10459

BIN# 2130932

WHITLOCK AVENUE 1051 - 1051

Tax Block : 2756

Tax Lot : 90

Community Board : 202

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

DOB Special Place Name:

DOB Building Remarks: LOT 90 = 1051 WHITLOCK AVENUE PER TOPO (01/2024)

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: NO TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: HAZMAT/NOISE/AIR Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: NONE

Additional Designation(s): MIH - MIH AREA

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: V1-VACANT LAND

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	2	0	Electrical Applications
Violations-DOB	1	0	Permits In-Process / Issued
Violations-OATH/ECB	5	0	Illuminated Signs Annual Permits
Jobs/Filings	1		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	1		Facades
Total Actions	0		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

EXHIBIT C

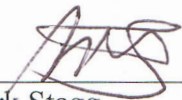
WRITTEN CONSENT

The undersigned, being the sole member Superior Property Members Holding LLC, which is the managing member Whitlock Point Member II LLC, which is the sole member of Whitlock Point II LLC does hereby certify as follows:

1. Whitlock Point II LLC is the prospective volunteer for the North America/Pulse Plastic Site Brownfield Cleanup Program ("BCP") Site located at 1156 East 16th Street, Bronx, New York (Block 2756, Lot 90), assigned DEC Site No.: C203144 (the "BCP Site"):

2. The following person, Mark Stagg, the sole member of Superior Property Members Holding LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Whitlock Point II LLC relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 23rd day of May 2023.



Mark Stagg
Whitlock Point II LLC
Sole and Managing Member
Whitlock Point Member II LLC
Sole Member
Superior Property Members Holding LLC

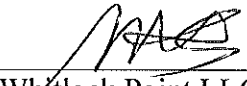
SOLE MEMBER WRITTEN CONSENT

The undersigned, being the Sole Member of Whitlock Point LLC does hereby certify as follows:

1. Whitlock Point LLC is the prospective volunteer for the North America/Pulse Plastics Site located at 1156 East 165th Street (Block 2756 Lot 90) and Part of 1125 Whitlock Avenue (p/o Block 2756 Lot 85), Bronx, New York (the "Site").

2. The following person, Mark Stagg, the Sole Member of Whitlock Point LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Whitlock Point LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 29 day of September, 2020.



Whitlock Point LLC

Mark Stagg, Sole Member