



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**

Governor

**AMANDA LEFTON**

Commissioner

December 26, 2025

Walton Street GC Developments LLC  
Mordy Beitel  
1021 38th Street  
Brooklyn, NY 11219  
[mbeitel@beitel.com](mailto:mbeitel@beitel.com)

261 Grand Concourse LLC  
Mordy Beitel  
1021 38th Street  
Brooklyn, NY 11219  
[mbeitel@beitel.com](mailto:mbeitel@beitel.com)

Re: Certificate of Completion  
Copyrite Plastic Sheets  
Bronx, Bronx County  
Site No. C203151

Dear Mr. Beitel:

Congratulations on having satisfactorily completed the remedial program at the Copyrite Plastic Sheets site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop

the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Sydney Sobol, NYSDEC's project manager, at 518-402-4799 or [sydney.sobol@dec.ny.gov](mailto:sydney.sobol@dec.ny.gov).

Sincerely,



Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
T. Perretta – NYSDOH, [anthony.perretta@health.ny.gov](mailto:anthony.perretta@health.ny.gov)  
J. Deming – NYSDOH, [justin.deming@health.ny.gov](mailto:justin.deming@health.ny.gov)  
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Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

S. Sobol, D. MacNeal, S. Deyette, J. O'Connell, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
261 Grand Concourse LLC	1021 38th Street, Brooklyn, NY 11219
Walton Street GC Developments LLC	1021 38th Street, Brooklyn, NY 11219

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 12/17/21 **Agreement Execution:** 1/4/22  
**Agreement Index No.:** C203151-12-21

**Application Amendment Approval:** 4/25/23 **Agreement Amendment Execution:** 4/25/23  
**Application Amendment Approval:** 12/15/23 **Agreement Amendment Execution:** 12/21/23  
**Application Amendment Approval:** 12/16/25 **Agreement Amendment Execution:** 12/16/25

**SITE INFORMATION:**

**Site No.:** C203151 **Site Name:** Copyrite Plastic Sheets

**Site Owner:** Walton Street GC Developments LLC

**Street Address:** 261 Grand Concourse & 315 Grand Concourse

**Municipality:** Bronx **County:** Bronx **DEC Region:** 2

**Site Size:** 0.865 Acres

**Tax Map Identification Number(s):** 2344-1, 2344-27

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion and groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1 .

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as 2025000333942.

## **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

## **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

## **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/26/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

**Exhibit A**

**Site Description**

### **SCHEDULE "A" PROPERTY DESCRIPTION**

#### **Easement Description**

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

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side at Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

RUNNING THENCE easterly at right angles to the last mentioned course, one hundred five and fifty-five one-hundredths feet (105.55);

RUNNING THENCE northeasterly along a line forming an exterior angle of 94 degrees 31 minutes 26 seconds with the last-mentioned course, sixty-nine and forty-three one-hundredths feet (69.43');

RUNNING THENCE northwesterly along a line forming an interior angle of 185 degrees 54 minutes 56 seconds with the last-mentioned course, one hundred fifty-six and twenty one-hundredths feet (156.20') to the southerly side of East 140th Street;

RUNNING THENCE easterly along the said southerly side of East 140th Street, seventy-seven and nineteen one-hundredths feet (77.19') to the westerly side of Grand Concourse;

RUNNING THENCE southerly along the said westerly side of Grand Concourse, thirty-three and four hundred sixty-five thousandths feet (33.465') to an angle palm in said line;

RUNNING THENCE southwesterly along a line forming an angle on its westerly side with the last-motioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse, five hundred seventy and eight one-hundredths feet (570.08') to the northerly side of East 138th Street;

RUNNING THENCE westerly along the northerly side of East 138th Street, twenty and ten one-hundredths feet (20.10') to the point or place of BEGINNING.

ENVIRONMENTAL EASEMENT AREA = 37,661.3 SQ.FT = 0.8646 ACRE

#### **Deed Descriptions**

Lot 1:

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

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

THENCE easterly at right angles to the last mentioned course, one hundred twenty-seven and thirty-nine one-hundredths feet (127.39') to the westerly side of Grand Concourse, as legally opened;

THENCE southwesterly along the said westerly side of Grand Concourse, three hundred sixty-nine and twelve one-hundredths feet (369.12') to the northerly side of East 138th Street;

THENCE westerly along the northerly side of East 138th Street, twenty and ten one-hundredths feet (20.10') to the point or place of BEGINNING.

Lot 27:

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

BEGINNING at the corner formed by the intersection of the southerly side of East 140th Street and the westerly side of Grand Concourse;

RUNNING THENCE westerly along the southerly side of East 140th Street 77.19 feet;

THENCE southerly along a line forming an angle on its easterly side with the said last mentioned course of 88 degrees 48 minutes 20 seconds 156.19 feet (as per deed), 88 degrees 48 minutes 20 seconds 156.20 feet (as per survey) to an angle point in said line;

THENCE still southerly along a line forming an angle on its easterly side with the last mentioned course of 185 degrees 54 minutes 56 seconds 69.43 feet (as per survey) to a point;

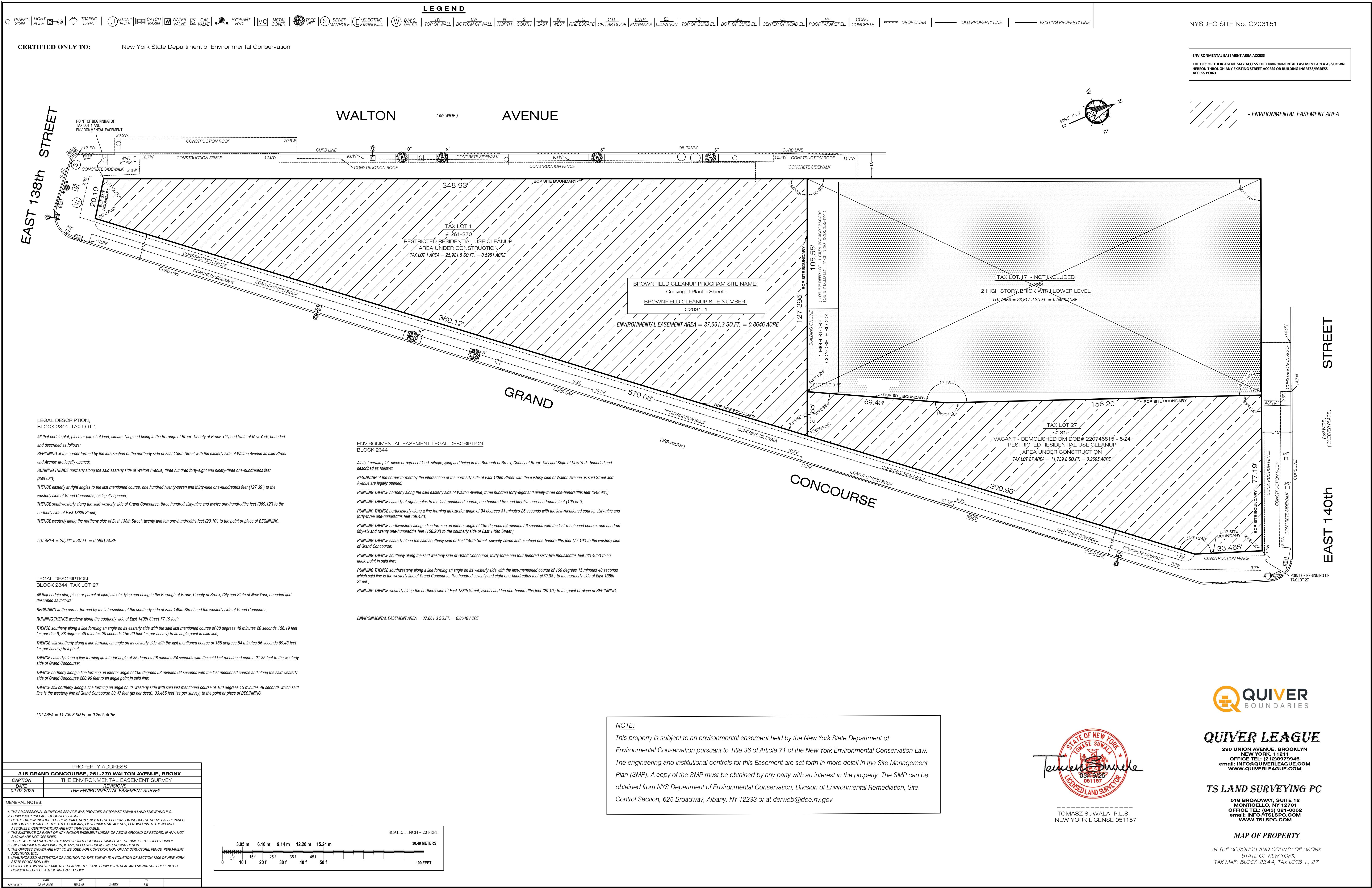
THENCE easterly along a line forming an interior angle of 85 degrees 28 minutes 34 seconds with the said last mentioned course 21.85 feet to the westerly side of Grand Concourse;

THENCE northerly along a line forming an interior angle of 106 degrees 58 minutes 02 seconds with the last mentioned course and along the said westerly side of Grand Concourse 200.96 feet to an angle point in said line;

THENCE still northerly along a line forming an angle on its westerly side with said last mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse 33.47 feet (as per deed), 33.465 feet (as per survey) to the point or place of BEGINNING.

**Exhibit B**

**Site Survey**



**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**Copyrite Plastic Sheets, Site ID No. C203151**  
**261 Grand Concourse & 315 Grand Concourse, Bronx, NY 10451**  
**Bronx, Bronx County, Tax Map Identification Numbers: 2344-1 and 2344-27**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Walton Street GC Developments LLC and 261 Grand Concourse LLC for a parcel approximately 0.865 acres located at 261 Grand Concourse & 315 Grand Concourse in Bronx, Bronx, County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as 2025000333942.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

**Copyrite Plastic Sheets, C203151**  
**261 Grand Concourse & 315 Grand Concourse, Bronx, NY 10451**

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203151>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Walton Street GC Developments LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

STATE OF NEW YORK ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_, 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 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.

**Please record and return to:**

Signature and Office of individual  
taking acknowledgment

Walton Street GC Developments LLC  
Mordy Beitel  
1021 38th Street  
Brooklyn, NY 11219



## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

### Site Management Form

12/24/2025



### SITE DESCRIPTION

**SITE NO.** C203151

**SITE NAME** Copyrite Plastic Sheets

**SITE ADDRESS:** 261 Grand Concourse & 315 Grand Concourse      **ZIP CODE:** 10451

**CITY/TOWN:** Bronx

**COUNTY:** Bronx

**ALLOWABLE USE:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

### SITE MANAGEMENT DESCRIPTION

**SITE MANAGEMENT PLAN INCLUDES:**      **YES**      **NO**

IC/EC Certification Plan  
Monitoring Plan  
Operation and Maintenance (O&M) Plan

- 
- 
- 
- 

**Periodic Review Frequency:** once a year

**Periodic Review Report Submitted Date:** 04/30/2027

### Description of Institutional Control

#### Walton Street GC Developments LLC

1021 38th Street

#### 261 Grand Concourse

Environmental Easement

Block: 2344

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 2344-1

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

#### 315 Grand Concourse

Environmental Easement

Block: 2344

Lot: 27

Sublot:

Section:

Subsection:

S\_B\_L Image: 2344-27

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

#### **Description of Engineering Control**

##### **Walton Street GC Developments LLC**

1021 38th Street

##### **261 Grand Concourse**

Environmental Easement

Block: 2344

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 2344-1

Monitoring Wells

Vapor Mitigation

##### **315 Grand Concourse**

Environmental Easement

Block: 2344

Lot: 27

Sublot:

Section:

Subsection:

S\_B\_L Image: 2344-27

Monitoring Wells

Vapor Mitigation