

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

FORMER FIEDLER MASONRY & WATERPROOFING SITE
BLOCK 2278, LOT 1
BRONX, NEW YORK

PREPARED FOR:
91 BRUCKNER BLVD LLC
162 MANHATTAN AVENUE, 1ST FLOOR
BROOKLYN, NY 11206



Haley & Aldrich of New York
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

15 September 2022
File No. 0204520

Kelly Lewandowski
Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233

Subject: Brownfield Cleanup Program Application
Former Fiedler Waterproofing & Masonry Site
Bronx, New York 10454 (Site)

Ladies and Gentlemen,

Haley & Aldrich of New York, on behalf of 91 Bruckner Blvd LLC, has prepared this Brownfield Cleanup Program Application for the above referenced Site. Enclosed in this package is a USB drive which contains the full Brownfield Cleanup Program Application Package including a Phase I Environmental Site Assessment dated September 2021 by P.W. Grosser Consulting, Inc. (PWGC), a Phase II Environmental Site Assessment by PWGC dated October 2021, and a Limited Phase II Environmental Site Investigation Report dated 8 March 2022 by Haley & Aldrich of New York. Also, for NYSDEC consideration and review, is a draft Remedial Investigation Work Plan that outlines the proposed scope of work for the remedial investigation of the Site.

Should you have any questions, please do not hesitate to contact me at (646) 277-5688 or via email at mconlon@haleyaldrich.com.

Thank you.

Mari C. Conlon, PG
Senior Project Manager

James M. Bellew
Principal

Enclosed copies provided via email to:

Yoel Barminka (91 Bruckner Blvd LLC)
Cris-Sandra Maycock (NYSDEC)
Jane O'Connell (NYSDEC)
James Simpson (NYSDEC)
CASE MANGER PENDING (NYSDEC)
CASE MANGER PENDING (NYSDOH)
George Duke (Connell Foley LLP)

Email: barminyc@gmail.com
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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: _____

☐

Yes

☒

No

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME Former Fiedler Waterproofing & Masonry Site

ADDRESS/LOCATION 91 Bruckner Boulevard

CITY/TOWN Bronx

ZIP CODE 10454

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Bronx

COUNTY Bronx

SITE SIZE (ACRES) 0.33

LATITUDE

40

°

48

'

20

"

LONGITUDE

-73

°

55

'

27

"

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
91 Bruckner Boulevard	2	2278	1	0.33

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.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>Census Tract 19</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>

6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	<input type="radio"/>	<input type="radio"/>
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: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>		

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

NOTE: 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

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M1-2/R6A

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
<input checked="" type="radio"/>	<input type="radio"/>

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☐ Industrial ☐

If residential, does it qualify as single-family housing? ☐ N/A

<input type="radio"/>	<input checked="" type="radio"/>
-----------------------	----------------------------------

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
-----------------------	----------------------------------

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

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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SECTION IV: Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. 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

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other:

SECTION V: Requestor Information**NAME**

91 Bruckner Blvd LLC

ADDRESS

162 Manhattan Avenue, 1st Floor

CITY/TOWN

Brooklyn

ZIP CODE

11206

PHONE

917-627-3013

EMAIL

barminyc@gmail.com

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the 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 that requestor is authorized to conduct business in NYS. Is this attached?	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached?	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of 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.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: 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?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:		
PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input type="checkbox"/>	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 <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

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

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

SECTION VII: Requestor Contact Information**REQUESTOR'S REPRESENTATIVE**

Anshel Friedman

ADDRESS

162 Manhattan Avenue, 1st Floor

CITY

Brooklyn

ZIP CODE

11206

PHONE

917-627-3013

EMAIL

barminyc@gmail.com

REQUESTOR'S CONSULTANT (CONTACT NAME)

Mari Cate Conlon

COMPANY

Haley & Aldrich of New York

ADDRESS

237 W 35th Street, 16th Floor

CITY

New York

ZIP CODE

10123

PHONE

646-277-5688

EMAIL

mconlon@haleyaldrich.com

REQUESTOR'S ATTORNEY (CONTACT NAME)

George Duke

COMPANY

Connell Foley LLP

ADDRESS

888 7th Avenue #3401

CITY

New York

ZIP CODE

10106

PHONE

212-307-3700

EMAIL

gduke@connellfoley.com

SECTION VIII: 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 based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.	<input type="radio"/>	<input type="radio"/>
Is the appropriate documentation included with this application?		

SECTION IX: Current Property Owner and Operator Information**CURRENT OWNER**

91 Bruckner Blvd LLC

CONTACT NAME

Yoel Barminka

ADDRESS

162 Manhattan Avenue, 1st Floor

CITY

Brooklyn

ZIP CODE

11206

PHONE

917-627-3013

EMAIL

barminyc@gmail.com

OWNERSHIP START DATE

3 January 2022

CURRENT OPERATOR

N/A

CONTACT NAME**ADDRESS****CITY****ZIP CODE****PHONE****EMAIL****OPERATION START DATE****SECTION X: Property Eligibility Information**

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and 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.

SECTION XII: 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 a Member (title) of 91 Bruckner Blvd 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: 8/31/22 Signature: 

Print Name: Anshel Friedman

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

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.

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Please respond to the questions below and provide additional information and/or documentation as required.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available*
*Selecting this option will result in a “pending” status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ 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
- ☒ 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 meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

- ☐ Yes
- ☒ 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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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)		
SITE NAME Former Fiedler Waterproofing & Masonry Site		SITE ADDRESS 91 Bruckner Boulevard
CITY Bronx	COUNTY Bronx	ZIP 10454
REQUESTOR NAME 91 Bruckner Blvd LLC		REQUESTOR ADDRESS 162 Manhattan Avenue, 1st Floor
CITY Brooklyn	ZIP 11206	EMAIL barminyc@gmail.com

PROPERTY ADDRESS	SECTION	BLOCK	LOT
91 Bruckner Boulevard	2	2278	1

REQUESTOR'S REPRESENTATIVE		
NAME Anshel Friedman	ADDRESS 162 Manhattan Avenue, 1st Floor	
CITY Brooklyn	ZIP 11206	EMAIL barminyc@gmail.com
REQUESTOR'S ATTORNEY		
NAME George Duke	ADDRESS 888 7th Avenue #3401	
CITY New York	ZIP 10106	EMAIL gduke@connellfoley.com
REQUESTOR'S CONSULTANT		
NAME James M. Bellew	ADDRESS 237 W 35th Street, 16th Floor	
CITY New York	ZIP 10123	EMAIL jbellw@haleyaldrich.com

REQUESTOR'S REQUESTED STATUS	PARTICIPANT <input type="checkbox"/>	VOLUNTEER <input checked="" type="checkbox"/>
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES <input type="radio"/>	NO <input checked="" type="radio"/>
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% <input type="radio"/>	<50% <input type="radio"/>	50-99% <input type="radio"/>	100% <input checked="" type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)**FOR SITES IN NEW YORK CITY ONLY****IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?**

YES

☒

NO

☐**UPSIDE DOWN**

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

UNDERUTILIZED

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

AFFORDABLE HOUSING STATUS

PLANNED

☐

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA

YES

☐

NO

☒**DEC DETERMINATION**

AGREE

DISAGREE

RENEWABLE ENERGY FACILITY SITE

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

NOTES:

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The address of the Former Fiedler Waterproofing & Masonry Site (Site) is 91 Bruckner Boulevard, Bronx, New York 10454. The Site is located in Bronx County, New York and is identified as Block 2278 Lot 1 on the New York City tax map and is approximately 0.33-acres in size (14,500 square feet). The Site is currently vacant.

The Site is bound by mixed-use commercial and residential properties to the north, a warehouse utilized for parking to the east, Bruckner Boulevard followed by Pulaski Park to the south, and Willis Avenue followed by a McDonald's restaurant and parking lot to the west. The Site is located within a mixed-use area characterized by multi-story commercial and residential buildings and industrial-use buildings.

A project locus is included in Figure 1. An aerial photograph of the Site is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4.

Site Features

The Site is a 0.33-acre irregularly shaped vacant lot.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 6a, the Site is located in a residential and manufacturing zoning district (M1-2/R6A), part of a special mixed-use district (MX-1). The proposed development of the Site is consistent with the current zoning.

Past Site Use

Based on a Phase I Environmental Site Assessment (ESA) completed by P.W. Grosser Consulting, Inc. (PWGC) for the Site in September 2021, the Site was developed in the early 1900s with two 5-story dwellings with storefronts on the western portion of the Site, while the eastern portion of the Site remained vacant. The Site was listed as an alcohol denaturing plant in the 1927 city directory. By the mid-1930s, the eastern portion of the Site began to be utilized as a "Universal Car Loading Freight Station" and an additional store was developed on the southwest corner of the Site. By the mid-1940s, the "Universal Car Loading Freight Station" was no longer in use and this portion of the Site began to be utilized for wine storage and bottling. The Site remained relatively unchanged until the early 1950s when the portion of the building utilized for wine storage and bottling began to be utilized as a garage. Three gasoline tanks of unknown capacity were identified on the Sanborn Fire Insurance Maps on the southeastern portion of the Site from 1951 to 2007. Since the 1970s, Fiedler Waterproofing and Masonry Company began operating at the Site and continued operations through the early 2000s. In the early 1980s, the three storefronts were demolished and redeveloped with a one-story building in 1985. The one-story warehouse previously encompassing the Site was razed in 2022.

Site Geology and Hydrogeology

Based on findings from the February 2022 Limited Phase II Environmental Site Investigation (ESI), the Site is underlain by urban fill predominantly consisting of brown to dark brown to light gray sand with varying amounts of gravel, brick, asphalt, glass, ceramic, and silt. The fill layer was observed from surface grade to depths of approximately 5 to 15 feet below ground surface (ft bgs) in each soil boring. The urban fill layer was underlain by brown to light brown sand with varying amounts of silt, gravel, and intermittent clay lenses. Groundwater was not encountered during the investigation.

The topography of the Site is generally flat and the surrounding area slopes gently to the west and south towards the Harlem River.

Environmental Zone Designation

The Site is 100% located in EnZone Type A in Census Tract 19.

Census Tract 19

Census Tract 19	
EnZoneType A	
FIPS	36005001900
County_FIP	36005
Geography	Census Tract 19
County	Bronx County
UnempRate	18.5
NYS_UR	11.5
Pov_Rate	42.8
CountyPR	29.8
CountyRate	59.6
Criteria_B	
Both_AB	
Criteria_A	Y
Type	YA



SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage. A Phase I ESA was completed by PWGC for the Site in September 2021 and a Limited Phase II Environmental Site Investigation (ESI) Report was completed on 8 March 2022 by Haley & Aldrich of New York (Haley & Aldrich).

Based on the findings of the Limited Phase II ESI, the primary contaminants of concern for the Site are chlorinated volatile organic compounds (CVOCs) in sub-slab vapor, and semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs), and metals in soil. Impacts were observed throughout the Site in shallow soil as well as some areas in deeper soil, and in both sub-slab vapor samples.

Soil

Soil analytical results were compared to NYSDEC Title 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted-Residential Use Soil Cleanup Objectives (RRSCOs). The findings for soil from the 2022 Phase II Limited ESI performed by Haley & Aldrich are summarized as follows:

Multiple SVOCs, specifically PAHs, were identified in both shallow and deep soil samples exceeding both UUSCOs and RRSCOs. Six SVOCs including benzo(a)anthracene (maximum concentration 6.5 milligrams per kilogram [mg/kg] in HA-05_8-10), benzo(a)pyrene (maximum concentration 4.6 mg/kg in HA-05_8-10), benzo(b)fluoranthene (maximum concentration 6.4 mg/kg in HA-05_8-10), chrysene (maximum concentration 5.6 mg/kg in HA-05_8-10), dibenzo(a,h)anthracene (maximum concentration 0.75 mg/kg in HA-05_8-10), and indeno(1,2,3-cd)pyrene (maximum concentration 3.4 mg/kg in HA-05_8-10) were identified above RRSCOs in soil samples from immediately below the concrete slab up to 10 ft bgs. Additionally, benzo(k)fluoranthene (maximum concentration 1.9 mg/kg in HA-05_8-10) was detected in both shallow (0-2') and deep (8-10') soil samples collected at HA-05 above UUSCOs. No other SVOCs exceeded UUSCOs or RRSCOs.

No VOCs were detected exceeding the UUSCOs or RRSCOs, however tetrachloroethene (PCE) was detected above laboratory detection limits in soil samples collected from borings HA-01 through HA-03 from surface grade up to 8 ft bgs at a maximum concentration of 0.0015 mg/kg in soil sample HA-02_5-6'.

Metals including arsenic (maximum concentration 16.1 mg/kg in surface soil sample SS-01_0-0.5), barium (maximum concentration 646 mg/kg in HA-05_8-10), copper (maximum concentration 371 mg/kg in HA-02_5-6), lead (maximum concentration 23,400 mg/kg in HA-06_0-2), and mercury (maximum concentration 1.24 mg/kg in HA-02_5-6) were detected above RRSCOs. Additionally, cadmium (maximum concentration 2.78 mg/kg in HA-05_8-10), nickel (maximum concentration 37.7 mg/kg in HA-04_3-4), and zinc (maximum concentration 1,170 mg/kg in HA-05_8-10) were detected above the UUSCOs, but below RRSCOs.

One soil sample, HA-06_0-2, was further analyzed for lead using the Toxicity Characteristic Leaching Procedure (TCLP) and compared to the United States Environmental Protection Agency's (USEPA) Toxicity Characteristic Regulatory Levels. Analytical results for TCLP lead in HA-06_0-2 reported a concentration of 13.4 milligrams per liter (mg/L), which exceeds the USEPA Toxicity Characteristic Regulatory Level for lead of 5 mg/L. No other soil sample was analyzed via TCLP.

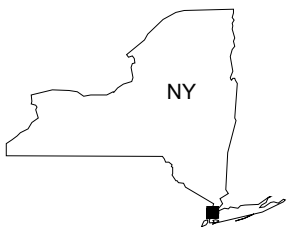
Sub-slab Vapor

Total VOC concentrations in sub-slab vapor samples ranged from 222.069 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SS-02_20220208 to 569.717 $\mu\text{g}/\text{m}^3$ in sample SS-01_20220208 during the 2022 Phase II ESI. Total benzene, ethylbenzene, toluene, and total xylenes (BTEX) concentrations ranged from 95.2 $\mu\text{g}/\text{m}^3$ in SS-02_20220208 to 139.61 $\mu\text{g}/\text{m}^3$ in SS-01_20220208. Additionally, the CVOCs PCE and trichloroethene (TCE) were detected in sub-slab vapor samples. PCE was detected in sub-slab vapor sample SS-01_20220208 at a concentration of 343 $\mu\text{g}/\text{m}^3$ and TCE was detected in sub-slab vapor sample SS-01_20220208 at a concentration of 1.75 $\mu\text{g}/\text{m}^3$.

Tables summarizing analytical results are included in Section IV.2. Please also refer to the attached USB drive containing the full March 2022 Limited Phase II ESI Report.



GIS FILE PATH: \\haleyaldrich.com\share\CFIP\Projects\0201877\GIS\Maps\0202_08_204520204520_000_0001_PROJECT_LOCUS.mxd — USER: hwardhaz — LAST SAVED: 8/6/2022 12:22:09 PM



MAP SOURCE: USGS
SITE COORDINATES: 40°48'20"N, 73°55'27"W

**HALEY
ALDRICH**

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

PROJECT LOCUS



APPROXIMATE SCALE: 1 IN = 2000 FT
AUGUST 2022

FIGURE 1

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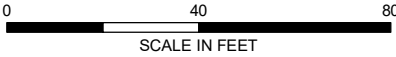


LEGEND

-  PARCEL BOUNDARY
-  SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: ESRI



**HALEY
ALDRICH**

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

SITE PLAN



AUGUST 2022

FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0201577\GIS\Maps\2022_08_204520\204520_000_0003_TAX_MAP.mxd — USER: hwacholz — LAST SAVED: 8/5/2022 12:15:37 PM



LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: ESRI



0 40 80
SCALE IN FEET

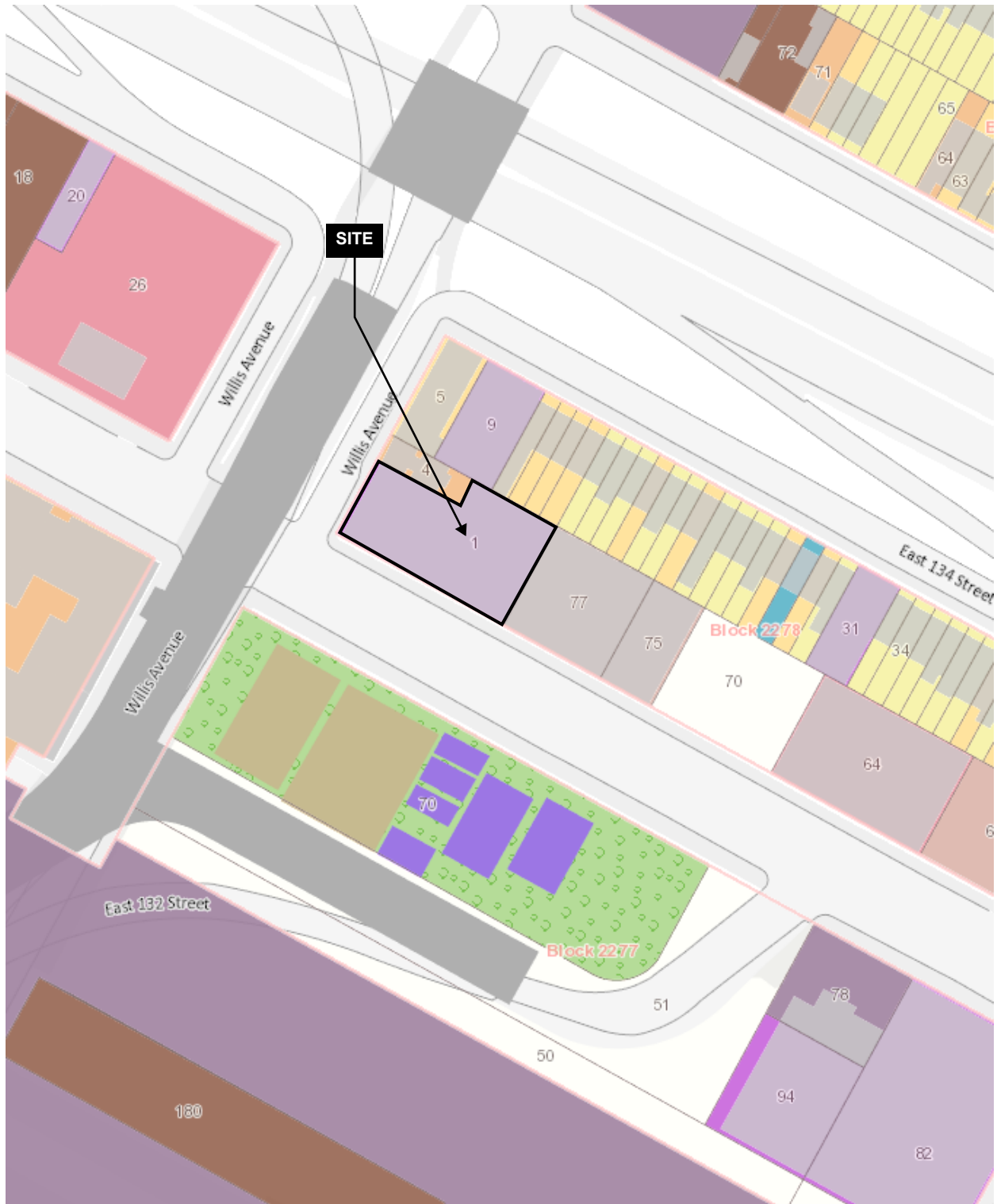
**HALEY
ALDRICH**

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

TAX MAP

AUGUST 2022

FIGURE 3



LEGEND

- SITE BOUNDARY
- [1 & 2 Family Residential](#)
- [Multi-family Residential](#)
- [Mixed Use](#)
- [Open space & outdoor recreation](#)
- [Commercial](#)
- [Institutions](#)
- [Industrial](#)
- [Parking](#)
- [Transportation / Utilities](#)
- [Vacant Lots](#)



NOTES:

1. IMAGERY PROVIDED BY NEW YORK CITY
OPEN ACCESSIBLE SPACE INFORMATION
SYSTEM

**HALEY
ALDRICH**

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

SURROUNDING LAND USE MAP

FIGURE 4

Attachment B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to remediate the contaminated property by implementing remedial measures designed to protect human health and the environment. The Site is an irregularly shaped lot totaling approximately 14,500 square feet in size. The former warehouse structure was razed in 2022 and the Site is currently vacant and undeveloped. The Requestor has owned the Site since January 2022.

Proposed Development

Although the future development plans are in preliminary design phases, the proposed development will consist of constructing a new residential, mixed-income building that will provide affordable housing pursuant to 421-a. The building will be accessible via Bruckner Boulevard. The new development is anticipated to include a one level cellar requiring excavation extending to approximately 12 feet below ground surface (ft bgs).

Following NYSDEC approval of this BCP Application and its associated Remedial Investigation Work Plan (RIWP), the proposed work will include:

1. A remedial investigation to characterize the nature and extent of contamination 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

Rationale for BCP Program

The Requestor seeks to enter the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage.

Upon review of the analytical results of prior reports, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to, among other things: soil impacted with heavy metals and SVOCs, specifically PAHs, and soil vapor impacted with CVOCs.

Project Schedule

It is anticipated that the Remedial Investigation will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 months following acceptance of the Remedial Investigation Report by NYSDEC. Completion of the remedy is anticipated by late 2023 with a Certificate of Completion expected by the end January 2024. A tentative project schedule is below.

Task	Duration (days)	Start	End	2022				2023												2024					
				Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Application Execution, Permitting, Remedial Investigation, Remedy Design	210	9/1/2022	4/1/2023																						
Comment Period	45	4/1/2023	5/16/2023																						
Remedy Implementation	180	6/1/2023	12/1/2023																						
Preparation of FER and SMP	90	12/1/2023	3/1/2024																						
NYSDEC & NYSDOH Review of FER & SMP	60	3/1/2024	5/1/2024																						
NYSDEC Issues COC	60	5/1/2024	7/1/2024																						

Notes:

FER = Final Engineering Report

IRM WP = Interim Remedial Measure Work Plan

SMP = Site Management Plan

COC = Certificate of Completion

ATTACHMENT C

Section III: LAND USE FACTORS

SECTION III: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 6a, the Site is located the Site is located in a residential and manufacturing zoning district (M1-2/R6A) which includes a MX-1 for the special mixed-use district. M1 zoning districts are identified as light industrial uses and are commonly utilized as buffers between M2 or M3 districts and adjacent residential or commercial districts. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. The Special Mixed-Use District (MX) was established in 1997 to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed-use communities.

Current Use

The approximately 14,500 square-foot (0.33 acres) Site is vacant, undeveloped and was most recently improved with a warehouse operated as a waterproofing and masonry company. The Site, currently at grade with the surrounding area, is capped with the former concrete building slab.

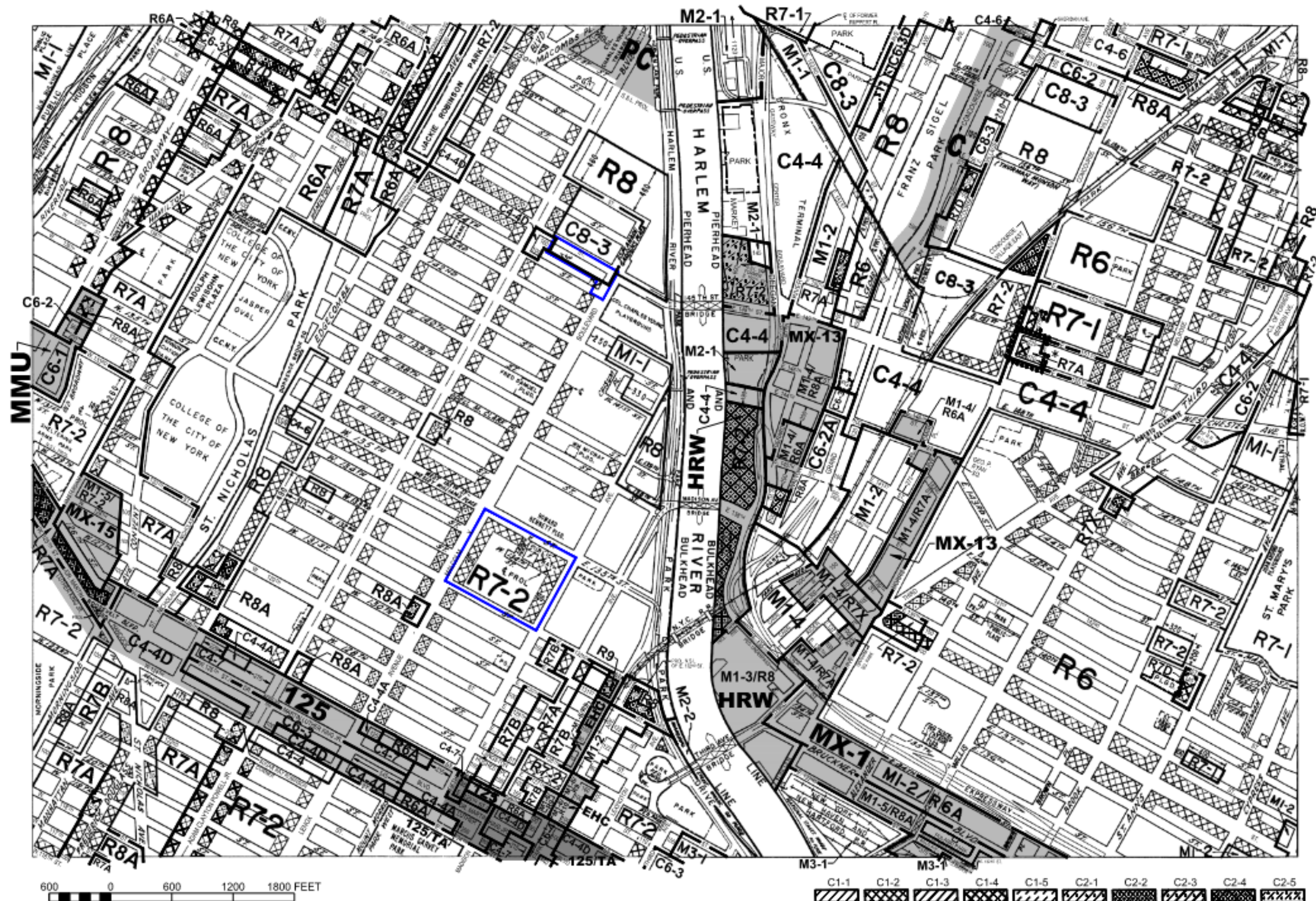
Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new residential, mixed income building with affordable residential rental units pursuant to 421a. The new development is anticipated to include one full cellar level encompassing the Site footprint.

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

According to the New York City Planning Commission Zoning Map 6a, the Site is located within a mixed-use residential and manufacturing zoning district (R6A/M1-2) part of the Special Mixed-Use (MX-1) district. The proposed development of this Site is consistent with the current zoning. The applicable zoning map is included as an attachment. The Site is located in a potential Environmental Justice Area.

Click blue outline on map to view diagram of **proposed** zoning change



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:

*04-28-2022 C 210321 ZMX
11-10-2021 C 210339 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

	3b	3d
5c	6a	6c
5d	6b	6d

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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 D

Section IV: Property's Environmental History

SECTION IV.1: REPORTS

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

1. September 2021 Phase I Environmental Site Assessment, prepared by P.W. Grosser Consulting, Inc.
2. October 2021 Phase II Environmental Site Assessment, prepared by P.W. Grosser Consulting, Inc.
3. March 2022 Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York

Environmental reports are summarized below and are included as separate standalone files on the attached USB.

September 2021 Phase I Environmental Site Assessment Prepared by P.W. Grosser Consulting, Inc.

A Phase I ESA was performed by PWGC in September 2021 for the purpose of identifying Recognized Environmental Conditions (RECs) in connection with the Site.

The Phase I identified the following RECs at the Site:

- The Site formerly operated as an alcohol denaturing plant and is listed as such in the 1927 city directory.
- The Site was formerly utilized as a private garage since at least 1951. Three gasoline tanks of unknown capacity were identified on Sanborn maps from 1951 through 2007. During a Site walk, no evidence of the presence of tanks was observed, however, no closure documentation is available.
- The Site is listed in the LTANKS database and there are two closed NYSDEC spill cases (1008706 and 0511553) at the Site associated with a closed-in-place UST. The spill cases were reported due to tank tightness failures of the same UST at the Site. The USTs were reportedly abandoned in place and replaced with two 275-gallon aboveground storage tanks (ASTs). A tank abandonment report stated that the USTs were purged, cut open, and cleaned out, then filled with sand and concrete. Confirmation soil samples were collected and indicated that there were no exceedances of soil cleanup standards. The LTANKS listing is considered a historical recognized environmental condition (HREC).
- NYSDEC Spill Incident 1400544 – A NYSDEC Spill incident was reported at the east adjacent property, 95 Bruckner Boulevard on 16 April 2014 due to light fuel oil encountered in soil in an excavation in the road in front of the property. Approximately 78 yards of impacted soil was removed, and the spill case was closed on 15 May 2014. This is considered a REC since impacted soil was not delineated and residual contamination may be present.

October 2021 Phase II Environmental Site Assessment, prepared by P.W. Grosser Consulting, Inc.

PWGC completed a geophysical survey of the Site to determine the presence of any subsurface anomalies. During the geophysical survey, PWGC and Advanced Geological Services, Inc (AGS) identified the previously closed in place UST within the partial basement, as well as a prior excavation in the eastern warehouse. AGS did not identify any other anomalies or USTs at the Site. Following the survey, PWGC collected soil and sub-slab vapor samples at the Site to investigate soil quality beneath the Site and evaluate the potential for vapor intrusion. Historic fill material was observed from surface grade to

approximately 5 to 8 ft bgs, followed by silty sands with gravel to the terminal depth of each soil boring. Odors were not observed, and the photoionization detector (PID) readings ranged from 0.0 parts per million (ppm) to 1.6 ppm throughout the boring intervals. Refusal/bedrock was encountered at approximately 13 to 15 ft bgs. Groundwater was not encountered.

Field observations and analytical results identified shallow soil impacted with heavy metals and SVOCs at concentrations consistent with characteristics of urban fill found throughout the New York City area. SVOCs exceeding UUSCOs were detected in one shallow soil boring (SB002[0-2']). Additionally, total metals were observed widely distributed throughout the Site in urban fill, from the surface to a maximum depth of 8 ft bgs.

PWGC used the Soil Vapor/Indoor Air Matrices provided in the NYSDOH Guidance document to evaluate the sub-slab and indoor air sampling results. The sub-slab vapor analytical results were compared to the matrices to provide a range of recommended potential response measures. Carbon tetrachloride, TCE, and methylene chloride were detected at concentrations that indicated to "Take reasonable and practical actions to identify source(s) and reduce exposures" and PCE fell into the "monitor" category.

March 2022 Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York

Haley & Aldrich completed a limited sampling event at the Site to investigate soil and sub-slab vapor quality at the Site. Urban fill generally consisted of brown to dark brown to light gray sand with varying amounts of gravel, brick, asphalt, glass, ceramic, and silt from surface grade to approximately 5 to 15 ft bgs in each soil boring. The urban fill layer was underlain by brown to light brown sand with varying amounts of silt, gravel, and intermittent clay lenses (clay observed in HA-05 only). Soil samples were collected continuously, characterized, and screened for visual and olfactory evidence of contamination such as staining and odors. Instrumental screening for the presence of organic vapors was performed using a PID. No apparent subsurface impacts were observed, including odors and staining, and PID readings of non-detect at 0.0 ppm were recorded. Groundwater was not encountered, and therefore not included as part of this investigation.

Field observations and analytical results identified historical urban fill contaminated with heavy metals and SVOCs (specifically polycyclic aromatic hydrocarbons [PAHs]) at concentrations consistent with characteristics of urban fill found throughout the New York City area. SVOCs and total metals exceeding RRSCOs were observed widely distributed throughout the Site in urban fill, up to 10 ft bgs. A lead hotspot was identified in soil collected from boring HA-06 from immediately below the concrete slab to a depth of 2 ft bgs in the north-central region of the Site. Sub-slab vapor is impacted with chlorinated VOCs; specifically, PCE which was identified in one sub-slab vapor sample in the southeast region of the Site.

Haley & Aldrich concluded that further delineation may be required to determine the extent of hazardous lead in soils in the north-central region of the Site. Considering PCE was identified in Site soil and soil vapor, an on-site source may exist.

Section IV.2: Sampling Data
Analytical Results Summary Tables

Soil Summary Table				
Analytes > RRSCO	# of Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	4	6.5	1	8-10
Benzo(a)pyrene	4	4.6	1	8-10
Benzo(b)fluoranthene	5	6.4	1	8-10
Chrysene	2	5.6	3.9	8-10
Dibenzo(a,h)anthracene	2	0.75	0.33	8-10
Indeno(1,2,3-cd)pyrene	5	3.4	0.5	8-10
Barium, Total	2	646	400	8-10
Copper, Total	1	371	270	5-6
Lead, Total	3	23,400	400	0-2
Mercury, Total	1	1.24	0.81	5-6
TCLP Lead Summary Table				
Analytes	Total Detections	Max Concentration (mg/L)	USEPA Allowable Limit for Toxicity Characteristic (mg/L)	Depth (ft bgs)
Lead, TCLP	1	13.4	5	0-2
Soil Vapor Summary Table				
Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type	
Methylene Chloride	1	5.14	Sub-slab Vapor	
Trichloroethene	1	1.75	Sub-slab Vapor	
Tetrachloroethene	1	343	Sub-slab Vapor	
Benzene, Toluene, Ethylbenzene, Xylenes	2	139.61	Sub-slab Vapor	

Notes:

Ft bgs = Feet below ground surface

Ppm = Parts per million

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

$\mu\text{g}/\text{L}$ = Microgram per liter

mg/kg = milligram per kilogram

mg/L = milligrams per liter

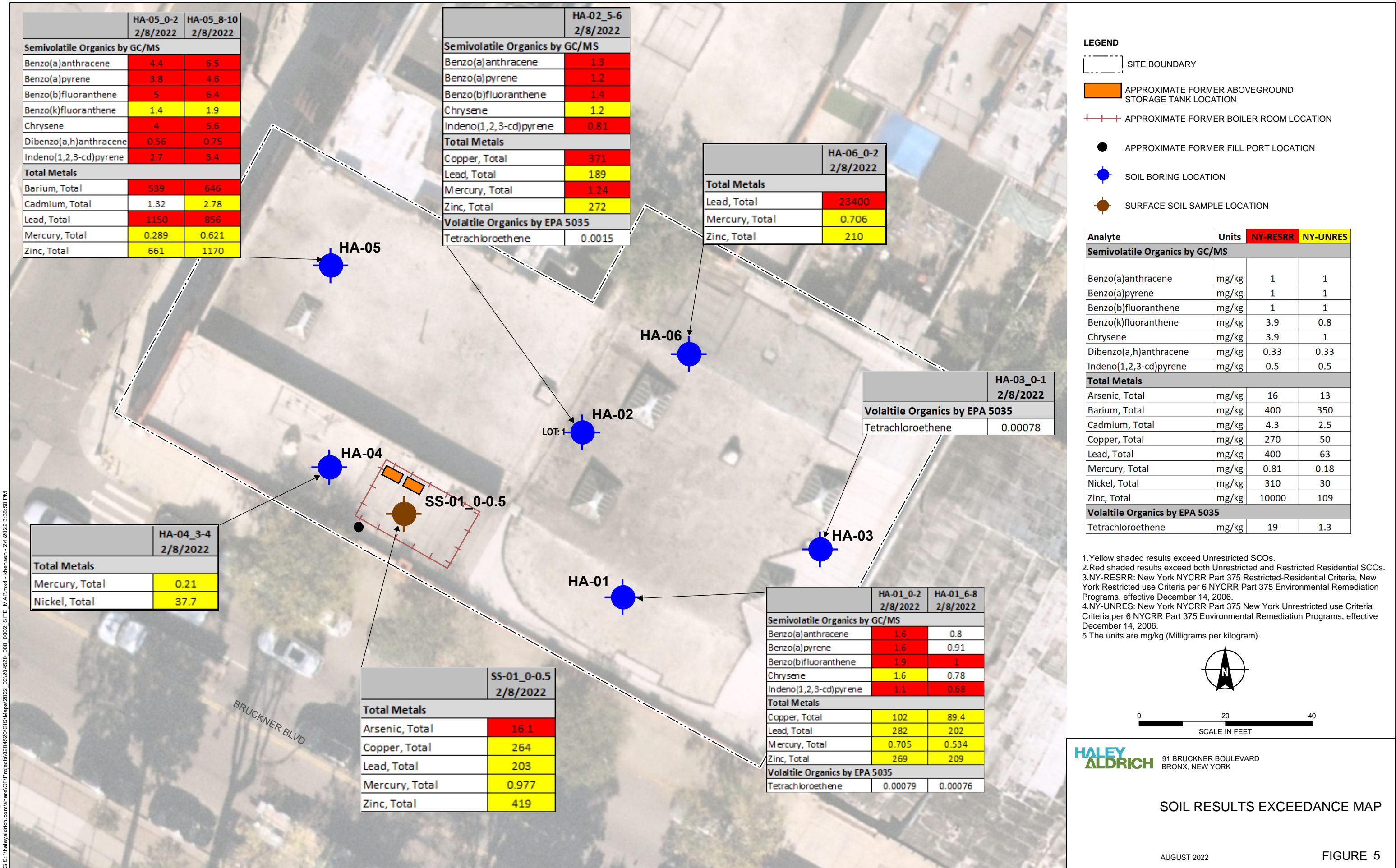
TCLP = Toxicity Characteristic Leaching Procedure / USEPA standard protocol to evaluate metal leachability in wastes and contaminated soils

SECTION IV.3: SAMPLING DATA

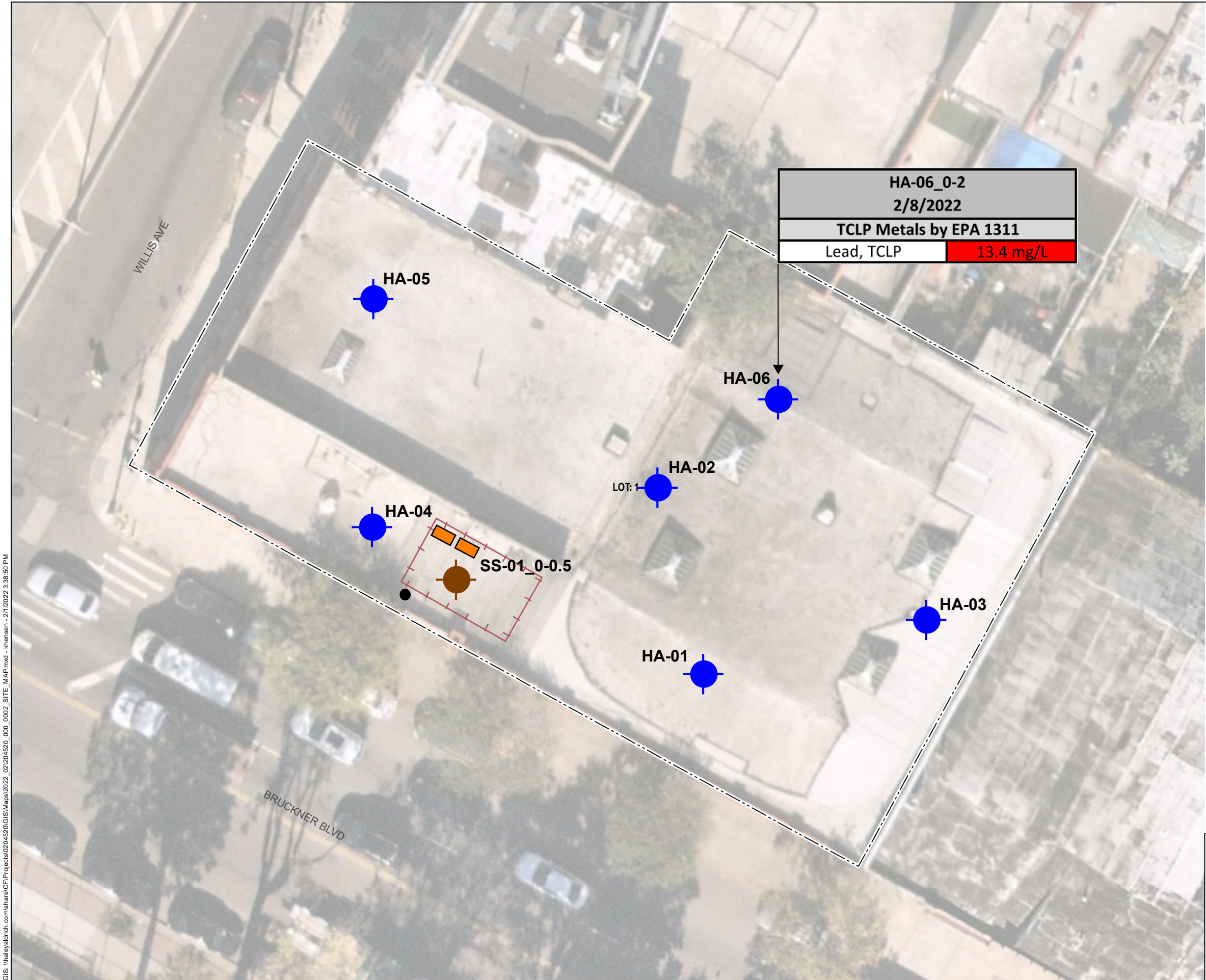
For each impacted medium, see attached Figures 5 through 7 below summarizing soil and sub-slab vapor analytical results from the March 2022 Limited Phase II ESI prepared by Haley & Aldrich of New York.

Figures from March 2022 Phase II ESI Report for impacted media which includes information requested in Application Section IV (Figures 5-7)

GIS: \\haleyaldrich.com\share\CP\Projects\0204520\GIS\Maps\2022_02\204520_000_0002_SITE_MAP.mxd - kensen - 2/1/2022 3:38:50 PM



GIS: \\haleyaldrich.com\share\CP\Projects\0204520\GIS\Maps\2022_02\204520_000_0002_SITE_MAP.mxd - kensen - 2/1/2022 3:38:50 PM



LEGEND

- SITE BOUNDARY
- APPROXIMATE FORMER ABOVEGROUND STORAGE TANK LOCATION
- APPROXIMATE FORMER BOILER ROOM LOCATION
- APPROXIMATE FORMER FILL PORT LOCATION
- SOIL BORING LOCATION
- SURFACE SOIL SAMPLE LOCATION

USEPA Allowable Limit for Toxicity Characteristic	
TCLP Metals by EPA 1311	
Lead, TCLP	5.0 mg/L

NOTES

- ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 - AERIAL IMAGERY SOURCE: NEARMAP, 19 OCTOBER 2021
 - SAMPLE SOIL FOR: VOCs, SVOCs, TOTAL METALS AND PCBS
 - MILLIGRAMS PER LITER - MG/L
 - TCLP - TOXICITY CHARACTERISTIC LEACHING PROCEDURE / USEPA STANDARD PROTOCOL TO EVALUATE METAL LEACHABILITY IN WASTES AND CONTAMINATED SOILS
1. Yellow shaded results exceed Unrestricted SCOs.
2. Red shaded results exceed both Unrestricted and Restricted Residential SCOs.
3. NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
4. NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
5. The units are mg/kg (Milligrams per kilogram).



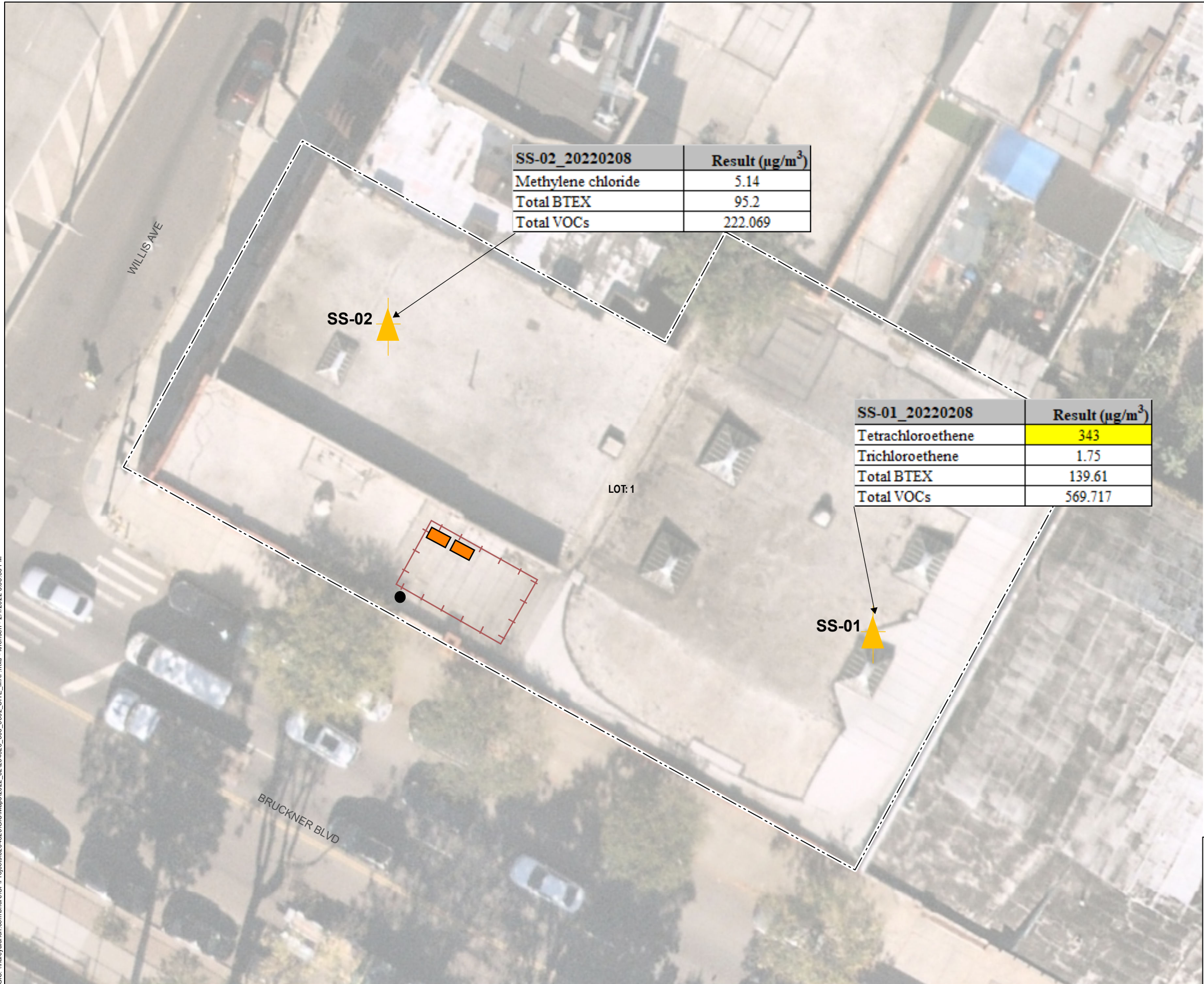
HALEY ALDRICH
91 BRUCKNER BOULEVARD
BRONX, NEW YORK

TCLP LEAD IN SOIL MAP

AUGUST 2022

FIGURE 6

GIS: \\haleyaldrich.com\share\CP\Projects\0204520\GIS\Maps\2022_02\204520_000_0002_SITE_MAP.mxd - kensen - 2/1/2022 3:38:50 PM

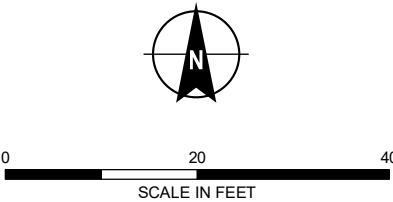


LEGEND

- BLOCK 2278 SITE BOUNDARY
- APPROXIMATE FORMER ABOVEGROUND STORAGE TANK LOCATION
- APPROXIMATE FORMER BOILER ROOM LOCATION
- APPROXIMATE FORMER FILL PORT LOCATION
- SUB-SLAB VAPOR POINT LOCATION

NOTES

- ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
- AERIAL IMAGERY SOURCE: NEARMAP, 19 OCTOBER 2021



HALEY
ALDRICH

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

SUB-SLAB VAPOR RESULTS
SUMMARY MAP

AUGUST 2022

FIGURE 7

ATTACHMENT E

Section V: Requestor Information

SECTION V: REQUESTOR INFORMATION

The Requestor is 91 Bruckner Blvd LLC. Anshel Friedman is a member and authorized signatory of 91 Bruckner Blvd LLC.

The contact information for the Requestor is:

91 Bruckner Blvd LLC
c/o Anshel Friedman, Member
162 Manhattan Avenue, 1st Floor
Brooklyn, New York, 11206
Phone: 917-627-3013
Email: barminyc@gmail.com

The proposed Brownfield Cleanup Program (BCP) site is currently owned by 91 Bruckner Blvd LLC, which is a New York State Limited Liability Company. A deed dated 3 January 2022 is available on ACRIS. A copy of the deed is included as an attachment.

The current members of 91 Bruckner Blvd LLC are as follows:

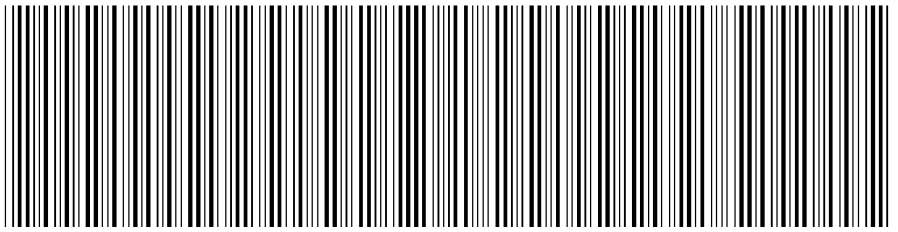
- Anshel Friedman

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 91 Bruckner Blvd LLC is included in this attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or 91 Bruckner Blvd LLC in accordance with DER-10 Section 1.5.

**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.



2022011800736002001E72F9

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2022011800736002

Document Date: 01-03-2022

Preparation Date: 01-18-2022

Document Type: DEED

Document Page Count: 5

PRESENTER:

LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
LAA5332

RETURN TO:

JEFFREY ZWICK & ASSOCIATED, P.C.
266 BROADWAY
SUITE 403
BROOKLYN, NY 11211

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2278	1	Entire Lot	91 BRUCKNER BOULEVARD
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JESCAN REALTY CORP
PO BOX 110H
SCARSDALE, NY 10583

GRANTEE/BUYER:

91 BRUCKNER BLVD LLC
162 MANHATTAN AVENUE, 1ST FLOOR
BROOKLYN, NY 11206

☒ Additional Parties Listed on Continuation Page

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 189,656.25

NYS Real Estate Transfer Tax:

\$ 46,962.50

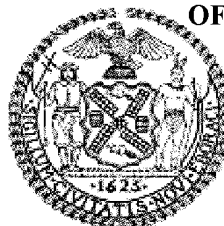
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-24-2022 15:23

City Register File No.(CRFN):

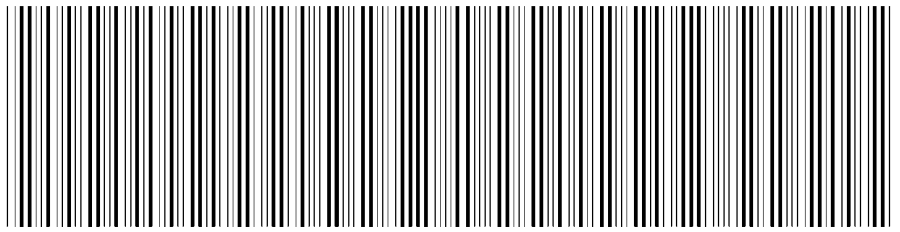
2022000034840



Annette McMill

City Register Official Signature

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



2022011800736002001C7079

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2022011800736002

Document Date: 01-03-2022

Preparation Date: 01-18-2022

Document Type: DEED

PARTIES

GRANTOR/SELLER:

CLAIRLINE REALTY CORP

PO BOX 110H

SCARSDALE, NY 10583

BARGAIN AND SALE DEED

THIS INDENTURE, dated as of January 3, 2022, by **JESCAN REALTY CORP. (F/K/A CLAIRLINE REALTY CORP.)**, a New York corporation, with an address at P.O. Box 110H, Scarsdale, New York 10583 (“Grantor”) to **91 BRUCKNER BLVD LLC**, a New York limited liability company, with an address at 162 Manhattan Avenue, 1st Floor, Brooklyn, NY 11206 (“Grantee”).

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant and release and assign forever unto Grantee, and the heirs, successors and assigns of Grantee, those certain plots, pieces or parcels of land situate lying and being in the County and City of Bronx, and State of New York, commonly known and referred to as 91 Bruckner Boulevard, Bronx, NY (the “Land”) more particularly described on **Exhibit A** attached hereto and made a part hereof.

BEING AND INTENDED TO BE the same interest in the Land conveyed to Grantor (a) by deed from Fielder Roofing Co., Inc., dated November 29, 1982 and recorded January 31, 1983 in the Office of the City Register of the City of New York at Reel 495, Page 1584 and (b) by deed from Rakoff-Marolda Corporation, dated September 8, 1967 and recorded September 12, 1967 in the Office of the City Register of the City of New York at Reel 259, Page 80.

TOGETHER with all right, title and interest of Grantor in and to any and all buildings and improvements located on the Land (the “Improvements”);

TOGETHER with all right, title and interest, if any, of Grantor in and to any easements, rights of way, privileges, benefits, appurtenances, hereditaments, strips, gaps and gores, and any and all other rights, if any, thereon or in any way pertaining thereto, including, without limitation, any land lying in the bed of any streets and roads abutting the above-described property to the center lines thereof (the foregoing rights, together with the Land and the Improvements being hereinafter referred to, collectively, as the “Premises”);

TO HAVE AND TO HOLD the Premises herein granted, or mentioned and intended so to be, unto Grantee, and the heirs, successors and assigns of Grantee, forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvements and will apply the same first to the payment of the cost of improvements before using any part of the total of the same or any other purpose.


[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor duly executed this bargain and sale deed as of the day and year first above written.

GRANTOR:

JESCAN REALTY CORP.,
a New York corporation

By:


Name: Jeffrey Fiedler
Title: President

ACKNOWLEDGEMENT

STATE OF NEW YORK)

COUNTY OF Westchester)

On December 29, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared **JEFFREY FIEDLER** personally known to me or proved to me on the basis of satisfactory evidence to be the person 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 person or the entity upon behalf of which the person acted, executed the instrument.


Notary Public

VERONICA A. REGAZZI
Notary Public, State of New York
No. 4960392
Qualified in Westchester County
Commission Expires Dec. 24, 2025

EXHIBIT A

LEGAL DESCRIPTION

AS TO OLD LOT 1 (NEW LOT 1)

All that certain Lot, 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 the corner formed by the intersection of the easterly side of Willis Avenue, as widened, with the northerly side of Southern Boulevard (now known as Bruckner Boulevard;

RUNNING THENCE easterly, along the northerly side of Southern Boulevard, 165 feet;

THENCE northerly, parallel with the easterly side of Willis Avenue and part of the way through a party wall, 100 feet to the center line of the block;

THENCE westerly, along said center line of the block, 85 feet;

THENCE southerly, and parallel with the easterly side of Willis Avenue, 75 feet;

THENCE westerly, parallel with the northerly side of Southern Boulevard and part of the way through a part wall, 80 feet to the easterly side of Willis Avenue, as widened;

THENCE southerly along the easterly side of Willis Avenue, 25 feet to Southern Boulevard, (now known as Bruckner Boulevard) to the point or place of BEGINNING.

AS TO OLD LOTS 2 & 3 (NEW LOT 1)

All that certain Lot, 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, designated on the Tax Map of the City of New York for Borough of Bronx, as said map was on 12/5/78, as to Section 9, Block 2278, Lot 2 and 3, bounded and described as follows:

BEGINNING at a point on the easterly side of Willis Avenue distant 25 feet northerly from the corner formed by the intersection of the northerly side of Bruckner Blvd. and the easterly side of Willis Avenue;

RUNNING THENCE easterly along a line forming an interior angle of 89 degrees 58 minutes 00 seconds with the easterly side of Willis Avenue, a distance of 80 feet;

THENCE northerly along a line forming an interior angle of 90 degrees 02 minutes 00 seconds with the last described course, a distance of 50 feet;

THENCE westerly along a line forming an interior angle of 89 degrees 58 minutes 00 seconds with the last described course, a distance of 80 feet;

THENCE southerly along the easterly side of Willis Avenue, 50 feet to the point or place of beginning.

FOR INFORMATION ONLY:

Property Address: 91 Bruckner Boulevard, Bronx, NY

Block: 2278 Lot: 1

JESCAN REALTY CORP
(f/k/a Clairline Realty Corp.)

to

91 BRUCKNER BLVD LLC

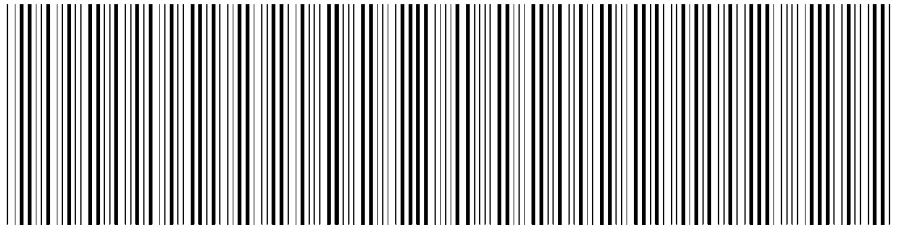
Location of Premises:

91 Bruckner Boulevard
Bronx, NY
Bronx County
State of New York
Borough: Bronx
Block: 2278
Lot: 1

BARGAIN AND SALE DEED

Record and Return to:
Jeffrey Zwick & Associates, P.C.
266 Broadway, Suite 403
Brooklyn, NY 11211
Attention: Jeffrey Zwick, Esq.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022011800736002001SBC78

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022011800736002
Document Type: DEED

Document Date: 01-03-2022

Preparation Date: 01-18-2022

ASSOCIATED TAX FORM ID: 2021122900082

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
3
1

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

91 BRUCKNER BOULEVARD

Street Address Unit/Apt.

BRONX
Borough

New York,

2278
Block

1
Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me

this day of 20

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me

this 2 day of Jan

IDY GOLDMAN
Notary Public, State of New York
Reg. No. 01GO6361005
Qualified in Kings County
Commission Expires 07/03/2025

20 22
Idy Goldman

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2021122900082101



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: 2278 LOT: 1
- (2) Property Address: 91 BRUCKNER BOULEVARD, BRONX, NY 10454
- (3) Owner's Name: 91 BRUCKNER BLVD 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:  Date (mm/dd/yyyy)

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 91 BRUCKNER BOULEVARD BRONX 10454
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 91 BRUCKNER BLVD 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 JESCAN REALTY CORP
 LAST NAME / COMPANY FIRST NAME

 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

SALE INFORMATION

10. Sale Contract Date 12 / 14 / 2021
 Month Day Year

11. Date of Sale / Transfer 1 / 3 / 2022
 Month Day Year

12. Full Sale Price \$ 7 2 2 5 0 0 0
 (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

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

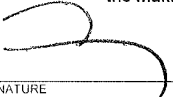
15. Building Class E 1 16. Total Assessed Value (of all parcels in transfer) 3 4 5 1 5 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 2278 1

202112290008220104

CERTIFICATION

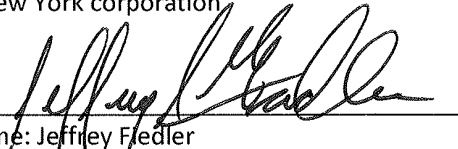
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

		BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE		LAST NAME	
162 MANHATTAN AVENUE 1ST FLOOR				FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	
BROOKLYN		NY		TELEPHONE NUMBER	
CITY OR TOWN		STATE		ZIP CODE	
		11206		SELLER	
				SELLER SIGNATURE	
				DATE	

2021122900082201

SIGNATURE PAGE TO
RP-5217NYC

SELLER: JESCAN REALTY CORP.,
a New York corporation

By: 
Name: Jeffrey Fiedler
Title: President

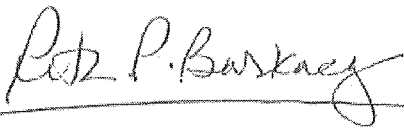
CLAIRLINE REALTY CORP.,
a New York corporation

By: 

Name: Jeffrey Fiedler

Title: President

Sworn to and Subscribed to
before me on this 31st Day of
December, 2021.



RITA P. BARKACHY
Notary Public, State of New York
No. 4943043
Qualified in Rockland County
Commission Expires Oct. 17, 2022

Department of State

Division of Corporations

Entity Information

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

Entity Details

**ENTITY NAME:** 91 BRUCKNER BLVD LLC**FOREIGN LEGAL NAME:****ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY**SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203
LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY
COMPANY LAW**DATE OF INITIAL DOS FILING:** 12/03/2021**EFFECTIVE DATE INITIAL FILING:** 12/03/2021**FOREIGN FORMATION DATE:****COUNTY:** KINGS**JURISDICTION:** NEW YORK, UNITED STATES**DOS ID:** 6341216**FICTITIOUS NAME:****DURATION DATE/LATEST DATE OF DISSOLUTION:****ENTITY STATUS:** ACTIVE**REASON FOR STATUS:****INACTIVE DATE:****STATEMENT STATUS:** CURRENT**NEXT STATEMENT DUE DATE:** 12/31/2023**NFP CATEGORY:**[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: 91 BRUCKNER BLVD LLC**Address:** 162 MANHATTAN AVE 1ST FL, BROOKLYN, NY, UNITED STATES, 11206

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

ATTACHMENT F

Section VI: REQUESTOR ELIGIBILITY INFORMATION

SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a “Volunteer” in the BCP because it has no connection with any prior owner or operator, did not cause, contribute, or permit the disposal of any contaminants at the Site, and did not control the Site when such contamination occurred.

The Requestor or its affiliated entities do not have, nor have they ever had, a relationship with the past owners or operators of the site that caused the existing contamination. Requestor did not observe and is not aware of any continuing release. Requestor is taking the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site. The Site is paved with an impervious surface (concrete) and is secured with a 10-foot-high locked construction fence.

Upon taking ownership of the Site in January 2022, the Requestor began vacating the premises and, once empty, the existing building underwent necessary asbestos abatement activities which had to be completed prior to any mitigation or remediation efforts. Upon completion of abatement activities, the Requestor began the process of preparing the BCP application package. As such, the requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).

ATTACHMENT G

Section IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

91 Bruckner Blvd LLC is the current owner of the proposed BCP Site and the Requestor, who will enter into and carry out the obligations of the BCP. A copy of the deed is included in Section V.

The Site is currently vacant with no operators, and most recently operated as Cercone Exterior Restorations.

Previous Owners and Operators

A list of current and previous owners of 91 Bruckner Blvd is provided in the below table.

Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
1/3/2022 - Present	Deed	Jescan Realty Corp.	PO Box 110H, Scarsdale, NY Phone: 908-852-2586	91 Bruckner Blvd LLC	None
9/12/1967	Deed	Rakoff-Marolda Corp.	50 East 42 nd Street, New York, NY Phone: Not Available	Clairline Realty Corp	None
9/12/1967	Deed	Trans-Hattan Corp.	50 East 42 nd Street, New York, NY Phone: Not Available	Rakoff-Marolda Corp.	None
9/12/1967	Deed	413 East 133 rd Street Corp.	170 Saw Mill River Road, Yonkers, NY Phone: Not Available	Trans-Hattan Corp.	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>. Current and former addresses and telephone numbers of the previous property owners are not available.

A list of previous known operators of 91 Bruckner Blvd is provided in the below table.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Cercone Exterior Restorations, Customs Integrated Systems Corp, Longs Bedding Interiors, Inc.	Operators, 2010s-2020s	91 Bruckner Blvd, Phone: 718-993-5310	None
D&J Air	Operators, 2000s	91 Bruckner Blvd, Phone: Not Available	None
Fiedler Waterproofing & Masonry Co. Fiedler Ventilating & Blower Co. Fiedler Roofing Co. Inc. Fiedler Charles & Son Fiedler Air Inc. Fiedler Mason Co.	Operators, 1970s-2010s	91 Bruckner Blvd, Phone: 718-993-4100	None
Willis Mechanical Corp. Willis-Fiedler Thermal Co. Inc.	Operators, 1970s-1980s	91 Bruckner Blvd, Phone: Not Available	None
Bronx Alco Denaturing Plant	Operator, 1927	91 Bruckner Blvd, Phone: Not Available	None

Reference: Phase I Environmental Site Assessment (ESA), dated September 2021, prepared by PWGC.

ATTACHMENT H

Section XI: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM REPOSITORY

SECTION XI – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning	Anita Laremont - Chair	718-220-8500	1775 Grand Concourse Suite 503, Bronx, NY 10453	https://www1.nyc.gov/site/planning/about/contact-us.page
Bronx Borough President	Vanessa L. Gibson	718-590-3500	851 Grand Concourse, 3 rd Floor Bronx, NY 10451	webmail@bronxbp.nyc.gov
Bronx Community Board 1 Board Chair	Arlene Parks - Chair	718-292-0558	3024 Third Avenue, Bronx, NY 10455	Brxcb1@optonline.net
New York City Council District 8	Diana Ayala	347-297-4922	214 St. Ann's Avenue, Bronx, NY 10454	DAyala@council.nyc.gov
NY Senate District 29 Senator	Jose Serrano	212-828-5829	335 E 100 th Street, New York, NY 10029	serrano@nysenate.gov
NY State Assembly District 084 Member	Amanda Septimo	718-292-2901	384 E 149 th Street Suite 202 Bronx, NY 10455	septimoa@nyassembly.gov

Owners, Residents, Occupants

The Site is currently owned by 91 Bruckner Blvd LLC. Current contact information for the Site owner is listed below. The Site is currently vacant and undeveloped.

Owner	Contact Name	Phone	Mailing Address	Email
91 Bruckner Blvd LLC	Yoel Barminka	917-627-3013	162 Manhattan Avenue 1 st Floor, Brooklyn, NY 11206	barminyc@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
Willis Avenue Property LLC	Unknown	Mixed Residential & Commercial	128 Willis Avenue, Bronx, NY 10454	15 Hilltop Road, Katonah, NY 10535
East 134 Holdings LLC	Jeffrey Zwick	Industrial & Manufacturing	402 East 134 Street, Bronx, NY 10454	162 Manhattan Ave, 1 st Floor Brooklyn, NY 11206
Janda LLC	Alexander Grunhut	Multi-Family Walk-Up	408 East 134 Street, Bronx, NY 10454	4818 14 th Ave, Suite 125 Brooklyn, NY 11219
E. 139 th St. Cluster LP	Luis Garcia	Multi-Family Walk-Up	410 East 134 Street, Bronx, NY 10454	943 Bruckner Blvd, Bronx, NY 10459
134 Lofts LLC	Alexander Grunhut	Multi-Family Walk-Up	412 East 134 Street, Bronx, NY 10454	PO Box 343 Brooklyn, NY 11219
414 East 134 th St. Housing Development Fund Corp.	Cynthia King	Multi-Family Walk-Up	414 East 134 Street, Bronx, NY 10454	414 East 134 th Street, Bronx, NY 10454
Phyllip Augustin	Phyllip Augustin	One & Two Family	416 East 134 Street, Bronx, NY 10454	216 Pulaski St, Apt 4R Brooklyn, NY 11206
95 Bruckner Realty	Gerald Goldman	Parking Facilities	95 Bruckner Blvd, Bronx, NY 10454	475 Park Avenue South 25 th Floor, New York, NY 10016
New York City Parks Department	Lawrence Scoones	Open Space & Outdoor Recreation	Willis Avenue, Bronx, NY 10454	1 Bronx River Parkway, Bronx, NY 10462
Bruckner By the Bridge Condo	Unknown	Mixed Residential & Commercial	85 Willis Avenue, Bronx, NY 10454	450 W 14 th Street 8 th Floor, New York, NY 10014
Franchise Interstate Realty Corp	Brian Sheedy	Commercial & Office	85 Bruckner Blvd, Bronx, NY 10454	110 N Carpenter Street Springfield, IL 60607

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
Mott Haven Herald	Online Media	N/A	N/A	www.motthavenherald.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-379-3311	https://www.ny1.com/nyc/bronx

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	Vincent Sapienza - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor, New York, NY 10007	212-788-5889	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

Following schools or day care facilities are located within ½-mile radius to the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
The Bronx Charter School for Children	1,300 ft (northeast)	Denise Alexander	929-399-8100	423 E 138 th Street Bronx, NY 10454
Tender Tots Day Care, Preschool, After School Programs	1,450 ft (northeast)	Denise Fairman	718-215-4125	531 E 137 th Street Bronx, NY 10454
P.S. 49 Willis Avenue School	1,600 ft (north)	Monica Walker	718-292-4623	383 E 139 th Street Bronx, NY 10454
Young Leaders Elementary School	1,600 ft (northeast)	Jaleelah Cooke	718-292-7391	468 E 140 th Street Bronx, NY 10454
P.S. 030 Wilton	2,000 ft (northeast)	Debra Michaux	718-292-8817	510 E 141 st Street Bronx, NY 10454

Document Repository

The New York Public Library – Mott Haven Branch was contacted on 16 August 2022 via email regarding utilizing their branch as a document repository. Documentation of the acknowledgment from the Mott Haven Library is attached below.

Bronx Community Board 1 was not amenable to acting as a document repository for the project. Instead the New York Public Library – Woodstock Branch was contacted on 2 September 2022 via email regarding utilizing their branch as a document repository. Documentation of the acknowledgment from Woodstock Library is attached below.



Repositories

Owner/Entity Name	Contact	Repository Address	Contact Info
New York Public Library – Mott Haven Branch	Kathleen Carrasco	321 E 140 th Street, Bronx, NY 10454	kathleencarrasco@nypl.org ; 718-665-4878
New York Public Library – Woodstock Branch	Daisha Topping	761 E 160th St, Bronx, NY 10456	daishatopping@nypl.org ; 718-665-6255

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0201577\GIS\Maps\2022_08_204520\204520_000_0002_SITE_PLAN.mxd — USER: hwachholz — LAST SAVED: 8/5/2022 12:24:03 PM

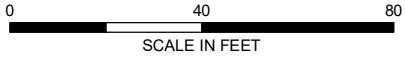


LEGEND

-  PARCEL BOUNDARY
-  SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: ESRI



**HALEY
ALDRICH**

91 BRUCKNER BOULEVARD
BRONX, NEW YORK

ADJACENT SITE MAP

AUGUST 2022

FIGURE 8

Acknowledgement from New York Public Library - Mott Haven Branch to Act as Document Repository

Conlon, Mari

From: Conlon, Mari
Sent: Thursday, September 15, 2022 10:12 AM
To: Conlon, Mari
Subject: RE: Document Repository Request

From: DiNardo, Philip <PDiNardo@haleyaldrich.com>
Sent: Tuesday, September 13, 2022 1:59 PM
To: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: FW: Document Repository Request

From: Kathleen Carrasco <kathleencarrasco@nypl.org>
Sent: Wednesday, August 17, 2022 1:52 PM
To: DiNardo, Philip <PDiNardo@haleyaldrich.com>
Subject: Re: Document Repository Request

CAUTION: External Email

Hi Philip,

Thanks for reaching out. The library would gladly accept the documents as electronic links. These links can be uploaded to our Community Information page on the branch's website. It is environmentally friendly and provides wider access to the information for the community. Please send us a letter for review, including the following language:

[contractor] will provide the The New York Public Library with a link (found below) to the files, which it will make available to the public for the duration of the Site's involvement with the BCP. The Site's involvement with the BCP will vary dependent on time to completion of remediation and receiving the certificate of completion from the [agency]; at this time, we estimate [end date].

[dropbox link or similar]

Thank you,
Kathleen

On Tue, Aug 16, 2022 at 2:13 PM DiNardo, Philip <PDiNardo@haleyaldrich.com> wrote:

Good afternoon,

Please see the attached letter requesting use of the Mott Haven Library as a document repository for the anticipated project at 91 Bruckner Boulevard as part of its application to the Brownfield Cleanup Program.

Thanks!

PJ DiNardo

Staff Environmental Engineer

Pronouns he/him/his

Haley & Aldrich of New York

237 West 35th Street, 16th Floor

New York, NY 10123

C: (412) 680-0290

www.haleyaldrich.com

--

Kathleen Carrasco

Borough Director

Bronx Neighborhood Library Networks

Belmont Library

The New York Public Library

610 East 186th Street, Bronx, NY 10458

718.933.5439 ext.37107 | C 917.428.5774

nypl.org

Response from New York Public Library - Woodstock Branch Regarding Acting as Document Repository

Conlon, Mari

From: Conlon, Mari
Sent: Thursday, September 15, 2022 3:26 PM
To: Conlon, Mari
Subject: RE: Document Repository Request - 91 Bruckner Boulevard BCP Application

From: Benjamin Mickle <benjaminmickle@nypl.org>
Sent: Thursday, September 15, 2022 1:28 PM
To: DiNardo, Philip <PDiNardo@haleyaldrich.com>
Cc: Daisha Topping <daishatopping@nypl.org>
Subject: Document Repository Request - 91 Bruckner Boulevard BCP Application

CAUTION: External Email

Hello PJ,

I'm from NYPL's legal team and Daisha sent me your contact information. I reviewed the attached letter and please make the following changes:

- NYPL's legal name is The New York Public Library Astor Lenox and Tilden Foundations (the Woodstock branch is just a branch, not a separate legal entity). Please amend the letter accordingly.
- Please make it clear that we will only be making digital documents available on the Woodstock branch's website (and that you will be providing us with copies of the digital documents).
- Please add an outside date for how long we will be obligated to leave them up (we have had issues where we never hear anything and 10+ years later we can't get a hold of anyone to see if documents can be removed).

Please let me know if you have any questions or comments.

Best,
Ben

--

Benjamin C. Mickle
Assistant General Counsel

The New York Public Library
Stephen A. Schwarzman Building
476 Fifth Avenue, New York, NY 10018
Office 212.930.0082
Cell 646.510.0463
nypl.org