



Department of
Environmental
Conservation

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

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

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION	
1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:	
☒	Amendment to modify the existing BCA (check one or more boxes below):
☒	Add applicant(s)
☐	Substitute applicant(s)
☐	Remove applicant(s)
☐	Change in name of applicant(s)
A change of use form providing advanced notice of the future transfer is included in Attachment 7.	
☐	Amendment to reflect a transfer of title to all or part of the brownfield site:
a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☒ No b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner) c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? ☐ Yes ☐ No Submitted on: _____	
☒	Amendment to modify description of the property(ies) listed in the existing BCA
☐	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
☐	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
☒	Other (explain in detail below)
2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: This amendment application (1) revises the Site address to 360 West Fordham Road (the Site boundaries remain unchanged); (2) revises the Site name to 360 West Fordham Road; and (3) adds Fordham Landing Site 2 South LLC, the future beneficial owner, as an Applicant.	

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

BCP SITE NAME: 320 West Fordham Road	BCP SITE NUMBER: C203163
NAME OF CURRENT APPLICANT(S): DS Fordham Landing 1 LLC	
INDEX NUMBER OF AGREEMENT: C203163-03-23	DATE OF ORIGINAL AGREEMENT: 05/31/23
APPLICANT'S SIGNATORY: Brad Zackson	

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

NAME: Fordham Landing Site 2 South LLC		
ADDRESS: 334 336 East 110th Street		
CITY/TOWN: New York	ZIP CODE: 10029	
PHONE: (212) 996-6640	EMAIL: mgross@lettire.com	
REQUESTOR CONTACT: Matthew Gross		
ADDRESS: 334 336 East 110th Street		
CITY/TOWN: New York	ZIP CODE: 10029	
PHONE: (212) 996-6640	EMAIL: mgross@lettire.com	
REQUESTOR'S CONSULTANT: Langan	CONTACT: Michael D. Burke	
ADDRESS: 21 Penn Plaza, 360 West 31st Street, 8th Floor		
CITY/TOWN: New York	ZIP CODE: 10001	
PHONE: (212) 479-5400	EMAIL: mburke@langan.com	
REQUESTOR'S ATTORNEY: Sive, Paget & Riesel	CONTACT: David Yudelson	
ADDRESS: 560 Lexington Avenue		
CITY/TOWN: New York	ZIP CODE: 10022	
PHONE: (646) 378-7219	EMAIL: dyudelson@sprlaw.com	
	Y	N
1. Is the requestor authorized to conduct business in New York State?	☒	☐
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached? Attachment 1	☒	☐
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached? Attachment 2	☒	☐
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? Attachment 3	N/A ☐	☒
5. Describe the new requestor's relationship to all existing applicants: The new requestor is the future beneficial owner of the Site and does not have any relationship to the existing applicant.		

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION*Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*

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

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION*Complete this section only if adding new requestor(s). Attach additional pages if necessary.*

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

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

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?		☐	☒
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?		☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?		☐	☒
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.		☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? Attachment 4		N/A ☐	Y ☒ N ☐
14. Requestor's relationship to the property (check all that apply): ☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☒ Other: Future beneficial owner			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?		N/A ☐	Y ☒ N ☐

[Attachment 5](#)

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

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

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

ADDRESS: 320 West Fordham Road

CITY/TOWN: Bronx

ZIP CODE: 10468

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

320 West Fordham Road

3231

p/o 265

1.258

2. Requested change (check appropriate boxes below):

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

360 West Fordham Road

3231

p/o 265

1.258

3. TOTAL REVISED SITE ACREAGE: _____

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached? Attachment 6

Y	N
☒	☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)*Complete this section for any addition of property. Use additional copies of this section as necessary.***5. Property information for parcels being added to the BCA**

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	
<i>If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.</i>				
IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A				

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	
<i>If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.</i>				
IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A				

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.**ARE THE REQUIRED FIGURES AND TABLES ATTACHED?**
☐ YES ☐ NO ☐ N/A (land being added has been merged with an existing BCP lot and the applicant is not seeking to add more than an insignificant acreage of property to the BCA)

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

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

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

6. Is the project and affordable housing project as defined below? From 6 NYCRR 375-3.2(a) as of August 12, 2016: (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.	☐	☐
7. Is the project a planned renewable energy facility site as defined below? From ECL 27-1405(33) as of April 9, 2022: "Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. From Public Service Law Article 4 Section 66-p as of April 23, 2021: (b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.	☐	☐
8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law? From ECL 75-0111 as of April 9, 2022: (5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.	☐	☐

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

BCP SITE NAME: 320 West Fordham Road

BCP SITE NUMBER: C203163

NAME OF CURRENT APPLICANT(S): DS Fordham Landing 1 LLC

INDEX NUMBER OF AGREEMENT: C203163-03-23

DATE OF ORIGINAL AGREEMENT: 05/31/23

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

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

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am a Member (title) of Fordham Landing Site 2 South LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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

Date: 5/11/2026 Signature: _____Print Name: Matthew Gross

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of DS Fordham Landing 1 LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 5-14-20 Signature: Brad ZacksPrint Name: Brad Zacks

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

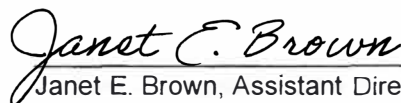
☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 05/31/23

Signature by the Department:

DATED: 07/02/2026NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



Janet E. Brown, Assistant Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015
- NOTE: Electronic applications submitted in fillable format will be rejected.

INSTRUCTIONS FOR COMPLETING AN APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

This form must be used to add or remove a party, reflect a change in property ownership to all or part of the site, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement.

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

COVER PAGE

Please select all options that apply. Provide a brief narrative of the nature of the amendment requested.

SECTION I: CURRENT AGREEMENT INFORMATION

This section must be completed in its entirety. The information entered here will auto-populate throughout the application and amendment.

Provide the site name, site code and name(s) of current requestor(s) exactly as this information appears on the existing agreement. This should reflect any changes made by previous amendments to the site name or parties on the BCA. Provide the agreement index number and the date of the initial BCA.

SECTION II: NEW REQUESTOR INFORMATION

This section is to be completed only if a new requestor is being added to the BCA, or if the name of the existing requestor has changed with the NYSDOS.

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database.

Requestor, Consultant and Attorney Contact Information

Provide the contact name, mailing address, telephone number and e-mail address for each of the following contacts:

Requestor's Representative: This is the person to whom all correspondence, notices, etc., will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Requestor's Consultant: Include the name of the consulting firm and the contact person.

Requestor's Attorney: Include the name of the law firm and the contact person.

Required Attachments for Section II:

1. *NYSDOS Information:* A print-out of entity information from the NYSDOS database to document that the applicant is authorized to do business in NYS. The requestor's name must appear throughout the application exactly as it does in the database.
2. *LLC Organization:* If the requestor is an LLC, provide a list of the names of the members/owners of the LLC.
3. *Authority to Bind:* Proof must be included that shows that the party signing this application and amendment is authorized to do so on behalf of the requestor. This documentation may be in the form of corporate organizational papers, a Corporate Resolution or Operating Agreement or Resolution.

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place for all or part of the site property. Attach additional pages for each new owner if applicable.

Provide the relationship of the owner to the site by selecting one of the check-box options.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property. Attach separate pages as needed.

Operator Name, Address, etc.

Provide information for the new operator, if applicable.

NOTE: Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this form was not previously submitted, it must be included with this application. See <http://www.dec.ny.gov/chemical/76250.html> for additional information.

Required Attachments for Section III:

- 1. Copy of deed as proof of ownership.*
- 2. Ownership/Nominee Agreement, if applicable.*
- 3. Change of Use form, if not previously submitted to the Department.*

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

For additional information regarding requestor eligibility, please refer to ECL §27-1407.

Provide a response to each question listed. If any question is answered in the affirmative, provide an attachment with detailed relevant information. It is permissible to reference specific sections of existing property reports; however, such information must be summarized in an attachment. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

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.

If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. A purchase contract does not suffice as proof of access.

Required Attachments for Section IV:

- 1. Detailed information regarding any questions answered in the affirmation, if applicable.*
- 2. Statement describing why the requestor should be considered a volunteer, if applicable.*
- 3. Site access agreement, as described above, if applicable.*

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Information on Existing Agreement

Provide the site address and tax parcel information exactly as it appears on the current agreement (including as it has been modified in previous amendments).

Addition of Property

Provide the tax parcel information and acreage for each parcel to be added. Provide the total acreage to be added below the far-right column.

Reduction of Property

Provide the tax parcel information and acreage for each parcel to be removed. Provide the total acreage to be removed below the far-right column.

Change to address, SBL or metes and bounds description

Provide the new address and tax parcel information.

Total Revised Site Acreage

Provide the new total site acreage after addition or removal of property. If no change to site boundary, this should match the acreage provided above, under Property Information on Existing Agreement.

For all sites seeking to add property to the site, provide all requested information for each additional tax parcel (full or partial). Refer to the list below for additional required attachments.

All requested changes to this section should be accompanied by a revised survey or other acceptable map depicting the proposed new site boundary. Additionally, provide a county tax map with the site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the site location clearly identified.

Required Attachments for Section V:

1. *For all additions and removal of property:*
 - a. *Site map clearly identifying the existing site boundary and proposed new site boundary*
 - b. *County tax map with the new site boundary clearly identified*
 - c. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - d. *For additions of property ONLY:*
 - i. *Data summary tables for each affected medium, highlighting exceedances of reasonably anticipated use SCOs*
 - ii. *Site drawings for each affected medium, identifying exceedances of reasonably anticipated use SCOs*
 - iii. *Proof of site access or ownership*
2. *For address changes, lot mergers, subdivisions and any other change to the property description:*
 - a. *County tax map with the site boundary and all SBL information clearly identified*
 - b. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - c. *Approved application for lot merger or apportionment, or the equivalent thereof, as proof from the municipality of the SBL change(s)*

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

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits.

Provide responses to each question. If any question is answered in the affirmative, provide required documentation as applicable.

Required Attachments for NYC Site Supplement:

- 1. For sites located all or partially in an En-zone: provide a map with the site boundary clearly identified and the En-zone overlay showing that all or a portion of the site is located within an En-zone. This map must also indicate the census tract number in which the site is located. See [DEC's website](#) for additional information.*
- 2. For sites requesting an upside down or underutilized determination, an affidavit from the applicant and any documentation in support of this determination must be included. Note that an eligibility determination for the underutilized category can only be made at the time of initial application, so that determination can only apply to new parcels being considered for addition to the BCA.*
- 3. For affordable housing projects: provide the affordable housing regulatory agreement and any additional relevant information.*
- 4. For renewable energy site projects: for (a) planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, provide a local land use approval; or, for (b) planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, provide the permit issued by the NYS Office of Renewable Energy Siting.*
- 5. For sites located within a disadvantaged community and a conforming Brownfield Opportunity Area: provide a map with the site boundary clearly identified and the disadvantaged community overlay showing that the site is located within a disadvantaged community.*

PART II: BROWNFIELD CLEANUP PROGRAM AMENDMENT

The information in the "EXISTING AGREEMENT INFORMATION" section should auto-populate with the information provided on page 2.

If a new requestor is applying to enter the program, provide the required information and signature at the bottom of page 8 and the required information and signature on page 9.

If no new requestor is applying to the program but any other change has been made, provide the required information and signature on page 9.

Attachment 1



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: FORDHAM LANDING SITE 2 SOUTH LLC
DOS ID: 7782914
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 12/15/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 12/15/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 12/31/2027
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

< ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: C T CORPORATION SYSTEM
Address: 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, 10005

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 2

**WRITTEN CONSENT OF MANAGING MEMBER OF
Fordham Landing Site 2 South LLC**

The undersigned, being an authorized signatory of Fordham Landing South Partners LLC, which is the Managing Member of Fordham Landing Site 2 South LLC (the "Company"), hereby resolves that:

1. Matthew Gross is a representative of the Company and has the full power and authority on behalf of the Company, as an authorized signatory (the "Authorized Signatory"), to:
 - a. Execute documents in connection with the application of the Company for participation in the New York State Brownfield Cleanup Program ("BCP");
 - b. Enter into agreements with the New York State Department of Environmental Conservation ("DEC") in connection with the Company's participation in the BCP;
 - c. Execute any and all documents in connection with the Company's participation in the BCP, including but not limited to applications, agreements, easements, and tax returns;
 - d. Take any action necessary to further the Company's participation in the BCP, including but not limited to conducting negotiations on behalf of the Company.
2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this consent are hereby approved and ratified. The authority hereby conferred shall continue in full force and effect until the DEC shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the manager of the Company. Any such revocation shall be effective only as to actions taken by the Company subsequent to DEC's receipt of such notice.
3. The undersigned hereby represents and warrants that the consent of the undersigned is sufficient to authorize the Company to take the aforementioned actions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Written Consent as of 11th day of May, 2026.

MANAGER:

Fordham Landing Site 2 South LLC,
A New York limited liability company

By: Fordham Landing South Partners LLC,
Its Managing Member

By: 

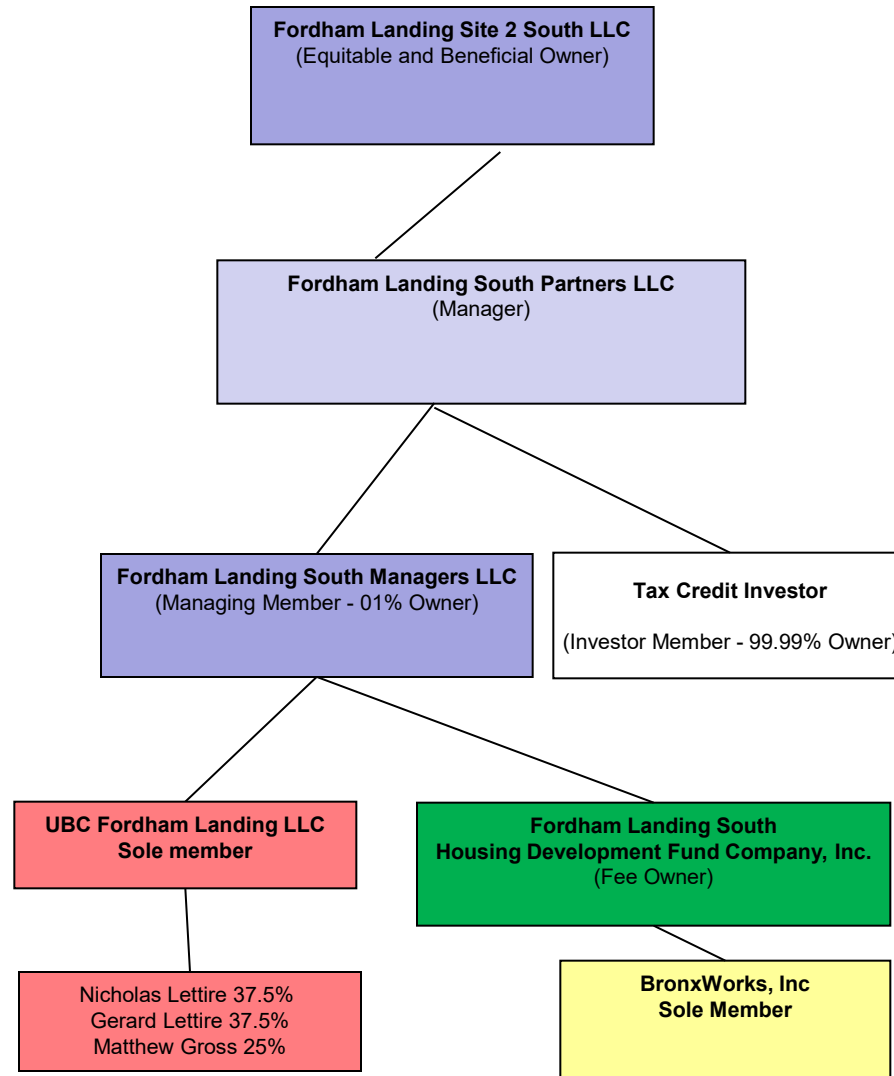
Name: GERARD LETTICE

Title: AUTHORIZED SIGNATORY

Attachment 3

Fordham Landing Site 2 South LLC

Organizational Structure – At Construction Loan Closing



Attachment 4

Volunteer Statement

The Requestor, Fordham Landing Site 2 South LLC, is properly designated as a Volunteer because its liability will arise solely from acquisition of the site after the release/discharge of contamination. The Requestor's members have no relationship with the prior owners or operators of the site. It is the Requestor's intent to exercise appropriate care with respect to any past discharge or release of hazardous substances at the site, including, taking the necessary steps to prevent any threatened future release; and prevent and limit human, environmental, and natural resource exposure to any previously released contamination at the site. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program (BCP). The Requestor is prepared to undertake all necessary remediation required to address identified site contamination.

Attachment 5

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 14th day of May, 2026, by and between DS Fordham Landing 1 LLC ("**Grantor**"), and Fordham Landing Site 2 South LLC ("**Grantee**").

WHEREAS, Grantor owns that certain real property located at 360 West Fordham Road, Bronx, New York (f/k/a 320 West Fordham Road), Block 3231, Lot 265 ("**Grantor's Property**"); and

WHEREAS, a portion of Grantor's Property was accepted into the New York State Brownfield Cleanup Program ("**BCP**") as Site No. C203163, pursuant to that certain Brownfield Cleanup Agreement ("**BCA**"), Index No. C203163-03-23; and

WHEREAS, Grantor and Grantee mutually desire for Grantee to apply for admission to the BCP as an additional Requestor, as that term is defined in 6 NYCRR 375-3.2; and

WHEREAS, following admission of Grantee to the BCP as an additional Requestor, Grantee may require access to Grantor's Property to carry out certain investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. The performance of the Work will not interfere unreasonably with the quiet enjoyment of Grantor's Building by the tenants thereof. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to Grantor's Property to perform the Work.

4. Grantee shall be responsible for obtaining all federal, state or local governmental approvals and providing all notices in relation to the Work.

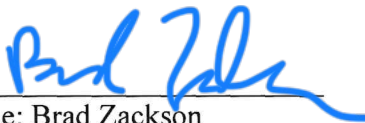
5. Grantor hereby also grants Grantee the right and authority to place an environmental easement pursuant to Article 71, Title 36 of the Environmental Conservation Law ("ECL") on Grantor's Property, should an environmental easement be deemed necessary as an element of the site remediation under the BCP, and to record such environmental easement with the Office of the City Register of New York City.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

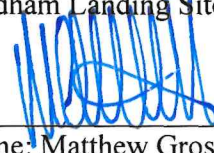
GRANTOR:

DS Fordham Landing 1 LLC

By: 
Name: Brad Zackson
Title: Authorized Signatory

GRANTEE:

Fordham Landing Site 2 South LLC

By: 
Name: Matthew Gross
Title: Authorized Signatory

Attachment 6



Bronx Borough President Vanessa L. Gibson

OFFICE USE ONLY			
Receipt Number	8339	EHN Number	2023-227
Address Issued	360 West Fordham Road		

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

Applicant Information

Developer/Owner*: DYNAMIC STAR LLC / BRAD ZACKSON Tel (212) 791-4578

Address: 10 West Street, Apt. 40B City NEW YORK State NY Zip 10004

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

Architect: BRADFORD PERKINS Tel ()

Address: 115 FIFTH AVENUE City NEW YORK State NY Zip 10003

Property Location

BLOCK # 3231 FINAL LOT # 265 (submit RP-602 if lot dimension or number is changed)

Community District # 207 Zip 10468

Project Description

Purpose of Application (check one)	☒ New Building ☐ Alteration ☐ a.k.a. Address ☐ Vanity Address ☐ Others: verification for _____		
Land Use(s) (check all that applies) Total 292,420 sq. ft.	☐ Residential _____ sq. ft. ☐ Commercial _____ sq. ft. ☒ Institutional 292,420 sq. ft. ☐ Vacant _____ sq. ft. Community facility		
Proposed Use(s)	Ambulatory care facilities Use Group 4	Building Classification	04
Number of Dwelling Units (Residential Use)	0	Number of Floors	23
Development Cost	\$ 120,000,000.00 (including all soft cost and hard cost)		
Received governmental funding? (check one)	☒ No ☐ Yes. Agencies _____ Program(s) _____		
Construction Dates	Starting 9/1/2023 Ending 12/31/2025		

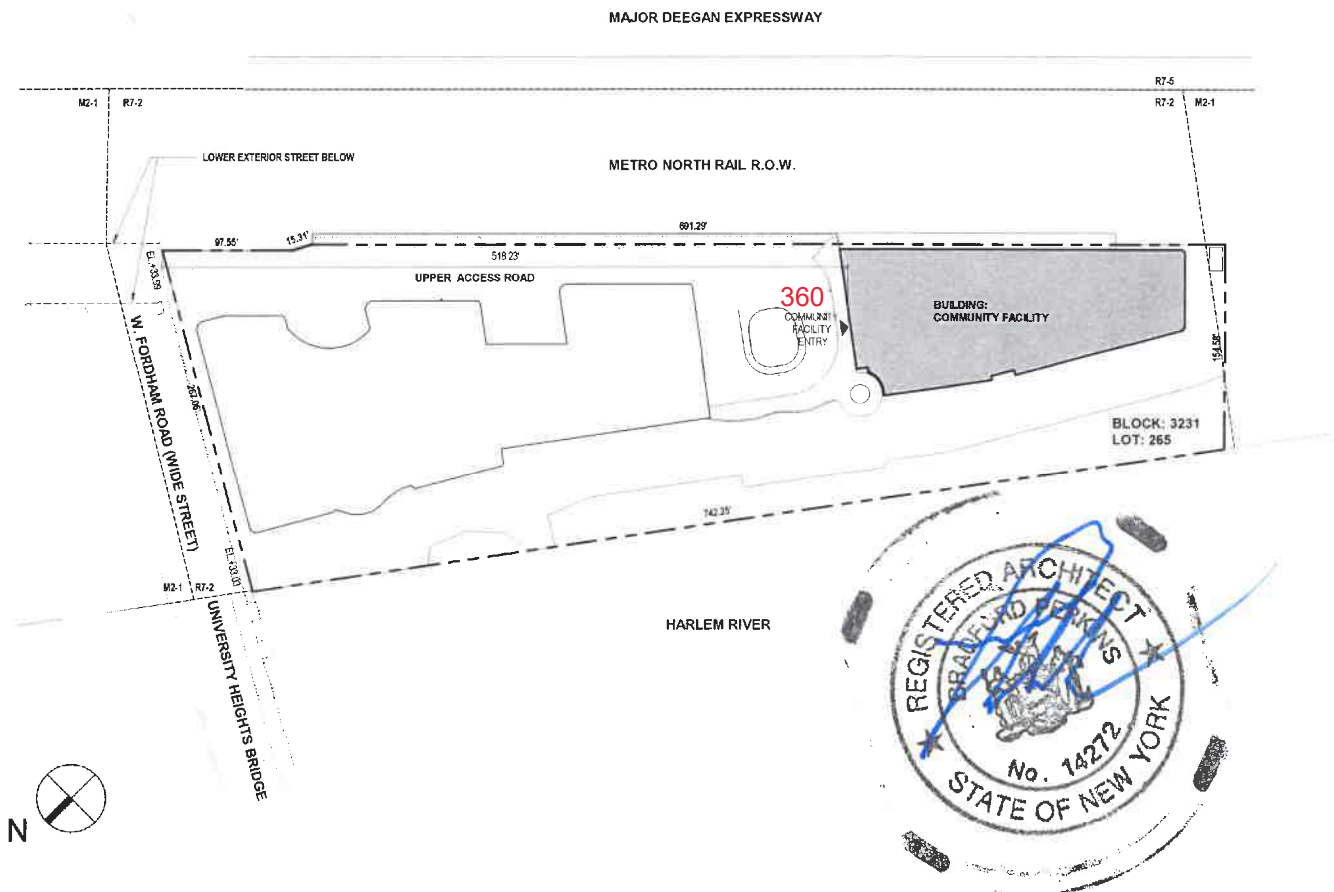
PRESIDENT, BOROUGH OF THE BRONX
Approved By: Jaden Vazquez
Title: Topographic Planner

SITE DIAGRAM

N.Y.C. STREET Vested TITLE
FILED GRADES CONFIRMED OK
DATE: _____

PLEASE PROVIDE ALL OF THE FOLLOWING:

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



OFFICE USE ONLY	
Grade Section #: <u>16</u>	Title Map Section #: <u>12</u>
Sanborn Volume #: <u>15</u>	Plate #: <u>50</u>
Mapped Street?: YES <u>X</u> NO	Street Width: <u>67.3'</u>
Vested Date: <u>6/1/1905</u> Ceded Date:	Dedicated Date: Private?
Fee Paid Amount: <u>\$100</u>	Receipt #: <u>8339</u>
Application Received: <u>7/5/2023</u>	Date Certified: <u>9/5/2023</u>
Information verified by: Name: <u>[Signature]</u>	Supervisory signoff: Name: <u>[Signature]</u>
Title: <u>Senior Planner - Topography</u>	Title: <u>Director fo Planning & Development</u>

PD-1: Plot Diagram

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒

1 Location Information

House No(s) **360**

Street Name West Fordham Road

Borough BRONX

Block 3231

Lot 265

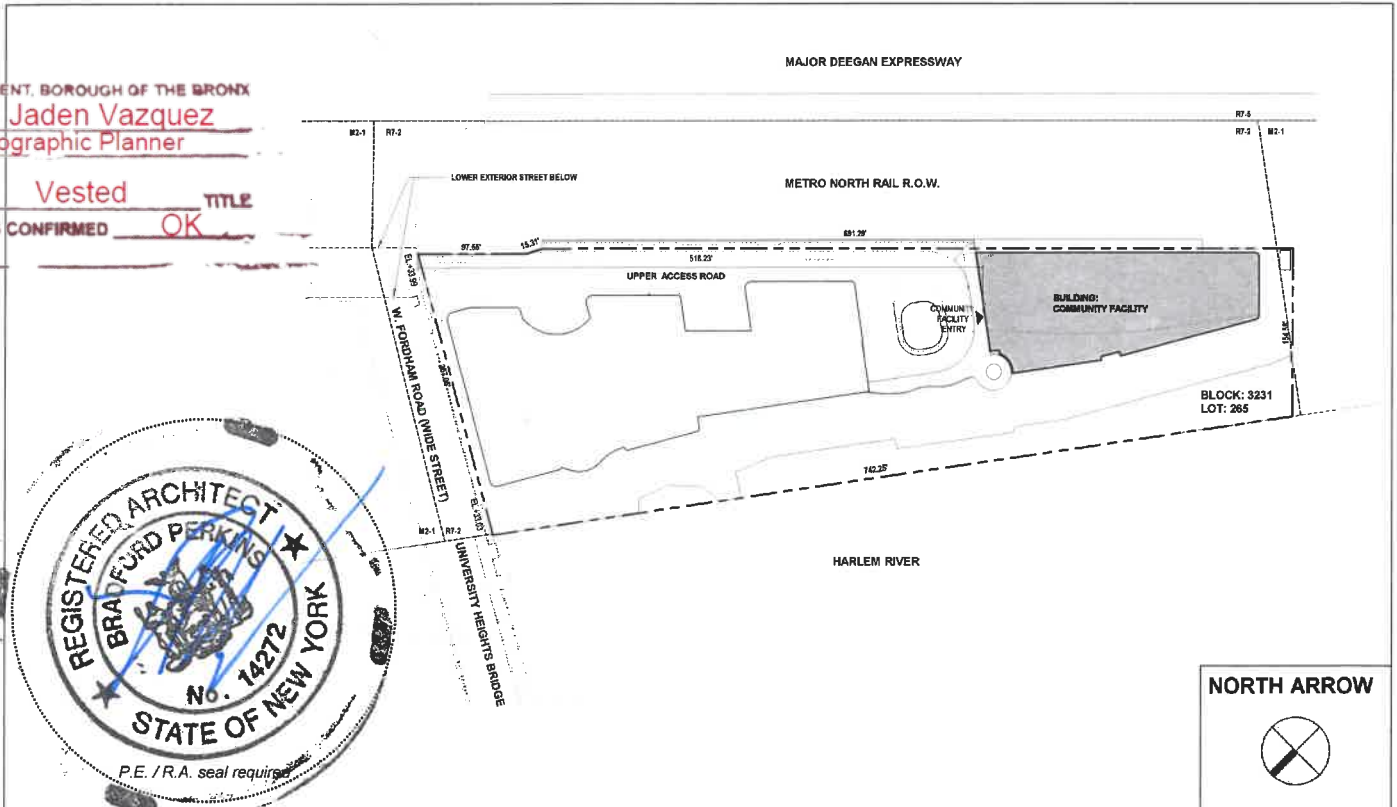
BIN

C.B. No. 207

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.

PRESIDENT, BOROUGH OF THE BRONX
Approved By: **Jaden Vazquez**
Title: **Topographic Planner**
N.Y.C. STREET **Vested** TITLE
FILED GRADES **CONFIRMED** **OK**
DATE:



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows:

BEGINNING at the point on the Southwesterly side of W Fordham Road (University Heights Br) distant 0 feet of the corner formed by the intersection of West Fordham Road and Exterior Street

running thence	NW 267.06 feet; thence	SW 742.25 feet; thence	SE 154.48 feet; thence	NE 691.29 feet;
thence	NE 15.31 feet; thence	NE 97.58 feet; thence	feet; thence	feet;
thence	feet; thence	feet; thence	feet; thence	feet;
thence	feet; thence	feet; thence	feet; thence	feet;
thence	feet; thence	feet; thence	feet;	to the point of beginning.

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name BRADFORD PERKINS

Signature

Date

7-27-23

PW1: Plan/Work Application

Application must be typewritten

 Orient and affix BIS job number label here 

1 LOCATION INFORMATION (required for all applications)

House No(s) **360** Street Name **West Fordham Road**

Borough **Bronx** Block **3231** Lot **265** BIN CB No. **207**

Work on Floor(s) **Cel, 1-23, Rof** Apt./Condo No(s)

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

Last Name **PERKINS** First Name **BRADFORD** Middle Initial

Business Name **PERKINS EASTMAN ARCHITECTS** Business Telephone **(212) 353-7200**

Business Address **115 FIFTH AVENUE** Business Fax

City **NEW YORK** State **NY** Zip **10003** Mobile Telephone

Email **LB.PERKINS@PERKINSEASTMAN.COM** License Number **014272**

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

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

Last Name **Saavedra** First Name **Julian** Middle Initial

Business Name **WILLIAM VITACCO ASSOCIATES** Business Telephone **(212) 791-4578**

Business Address **299 BROADWAY, 5th FLOOR** Business Fax

City **NEW YORK** State **NY** Zip **10007** Mobile Telephone

Email **DOBNOW25@VITACCO.COM** Registration Number **N10853**

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

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

Choose **one** only:

☒ Standard Plan Examination or Review

☐ Professional Certification **PC1, POC1**

☐ Professional Certification of Objections **A11**

☐ **Prior to Approval Actions** 25-26

☐ Amend Existing Filing **4A**

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

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

Will PAA affect filing fees? ☐ YES ☐ NO

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

☐ **Reinstatement** 24-26

☐ **Withdrawal** 26

☐ Specified in 4A and 6

☐ Entire Job

4A Indicate existing document number affected by filing:

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

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

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

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

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

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

☐ **Sign** 5A, 6B-D, 9A, 9D, 22-23

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

☐ **Subdivision** 9A, 9D, 12A-B

☐ Condominium ☐ Improved 17

5A Directive 14 acceptance requested?

☐ YES ☐ NO

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

6A ☐ BL - Boiler PW1C

☐ FA - Fire Alarm

☐ FB - Fuel Burning PW1C

☐ FS - Fuel Storage PW1C

☐ FP - Fire Suppression

☐ MH - Mechanical

☐ PL - Plumbing PW1B

☐ SD - Standpipe PW1B

☐ SP - Sprinkler PW1B

6B ☐ EQ - Construction

☐ Equipment 15

6C ☒ OT/GC - General

☐ Construction

6D ☐ OT - Other, describe:

6E ☐ CC - Curb Cut 16

☐ OT/LAN - Landscape

6F ☐ OT/ANT - Antenna

☐ OT/BPP - Builders Pavement Plan 8D

☐ OT/FPP - Fire Protection Plan

☐ OT/MAR - Marquee 8E, 26B

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

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

8 ADDITIONAL INFORMATION

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

9 ADDITIONAL CONSIDERATIONS, LIMITATIONS OR RESTRICTIONS
9A Review is requested under which Building Code? ☒ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

9B ☐ YES ☒ NO	9C ☐ YES ☒ NO								
☐ Alteration required to meet New Building requirements (28-101.4.5) If yes, 13A-B ☐ Alteration is a major change to exits	☐ Change in number of dwelling units ☐ Change in Occupancy/Use ☐ Change is inconsistent with current Certificate of Occupancy ☐ Change in number of stories								
☐ Façade Alteration ☐ Adult Establishment If YES, plot diagram (except DM) ☐ Compensated Development (Inclusionary Housing) ☐ Low Income Housing (Inclusionary Housing) ☐ Single Room Occupancy (SRO) Multiple Dwelling ☐ Filing includes Lot Merger/Reapportionment If YES, 17	☐ Infill Zoning ☐ Loft Board YES NO Work Includes: ☐ Quality Housing ☐ Prefab wood I-joists ☒ Site Safety Job/Project ☐ Structural cold-formed steel ☐ Included in LMCCC ☐ Open-web steel joists								
9D ☐ Landmark ☐ Little 'E' or RD Site ☐ Unmapped/CCO Street ☐ Requesting legalization of work where no work without a permit violations have been issued ☐ Other (please specify on line provided below): ☐ CRFN(s) Restrictive Declaration/Easement (max. 4): ☒ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4) NOT YET	☐ Filing to address violations (list #s—max. 5): ☐ Filing to comply with Local Laws (list #s—max. 2): <table border="1"> <tr> <td>LL Number</td> <td>Year</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	LL Number	Year						
LL Number	Year								

9E ☐ BSA Calendar Numbers (max. 5):

9F ☐ CPC Calendar Numbers (max. 5):

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

9H ☐ Work includes modular construction under NYS jurisdiction
☐ Work includes modular construction under NYC jurisdiction

9I High Rise Team tracking #:

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

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

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

☐ Structural stability affected by proposed work

9M ☐ Work involves or will result in:
 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
 2) the creation of 5,000 square feet or more of impervious surface.
☐ Work is part of a larger common plan or development or sale that involves or will result in:
 1) an amount of soil disturbance greater than or equal to 20,000 square feet; or
 2) the creation of 5,000 square feet or more of impervious surface.

10 NYCECC COMPLIANCE (New York City Energy Conservation Code)

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

11 JOB DESCRIPTION

Filing to erect a 23 Story Community Facility New Building.

11A RELATED DOB JOB NUMBERS

11B Primary application Job No.

12 ZONING CHARACTERISTICS

12A District(s) R7-2 & M2-1 Overlay(s) Special Dist.(s) Map Number 3a				12B Street legal width: 67 ft. Street Status: ☒ Public ☐ Private If the zoning lot includes multiple tax lots, list all tax lots here ►			
12C Proposed: Use*	Zoning Floor Area	District	FAR	Proposed Lot Details:		Proposed Yard Details:	
Com. Facility	292420sq. ft.	R7-2	1.78	Lot Type: ☒ Corner ☐ Interior ☐ Through		Check here if no yards: ☒ or	
	sq. ft.			Lot Coverage 43 %		Front Yard ft.	
	sq. ft.			Lot Area 161858 sq. ft.		Rear Yard ft.	
	sq. ft.			Lot Width 267 ft.		Rear Yard Equivalent ft.	
	sq. ft.			Proposed Other Details:		Side Yard 1 ft.	
	sq. ft.			Enclosed Parking? ☒ YES ☐ NO		Side Yard 2 ft.	
Proposed Totals	292420sq. ft.		1.78	If YES, # of parking spaces:			
Existing Total	sq. ft.			Perimeter Wall Height ft.			

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

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

13A Primary structural system, choose one: ☐ Masonry ☒ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)			
13B Existing	2022 Code Designations?	Proposed	2022 Code Designations?
Structural Occupancy/Risk Cat.		II	
Seismic Design Cat.		C	
13C Occupancy Classification*	☐ YES ☐ NO	B	☒ YES**
Construction Classification	☐ YES ☐ NO	IB	☐ YES ☐ NO
Multiple Dwelling Classification			
13D Building Type: ☐ 1, 2, or 3 Family ☒ Other		13E Existing Proposed	
Mixed-use building?† ☐ YES ☐ NO		Building Height ft. 288 ft.	
		Building Stories 23	
		Dwelling Units 0	

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

14 FILL (choose one)

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

15 CONSTRUCTION EQUIPMENT

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

16 CURB CUT DESCRIPTION

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

17 TAX LOT CHARACTERISTICS

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

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 FIRE PROTECTION EQUIPMENT

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

19 OPEN SPACES

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

20 SITE CHARACTERISTICS

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

20A FLOOD HAZARD AREA INFORMATION

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

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

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

22 ASBESTOS ABATEMENT COMPLIANCE *(choose one)*

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

23 SIGN

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

If answer is 'YES' to either of the above two questions and this is an advertising sign, OAC sign number is required in Section 23F.

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

WVA#: 42948/21

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

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

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

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

Name (print): **BRADFORD PERKINS**

Sign & Date:

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

26 PROPERTY OWNER'S STATEMENTS & SIGNATURES

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

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

YES NO

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

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

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

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

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

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

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

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

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

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

Provide date NYSHCR notified: _____

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

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

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

★ For fee waivers, please see the PW1 User Guide

Owner Type: ☐ Individual ☒ Partnership ☐ NYCHA/HHC

☐ Corporation ☐ Other Government ☐ NYC Agency

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

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

Name (please print): **BRAD ZACKSON**

Relationship to Owner: **Manager**

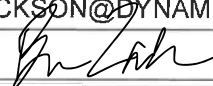
Business Name/Agency: **DYNAMIC STAR LLC**

Street Address: **10 WEST STREET, APT 40B**

City: **NEW YORK** State: **NY** Zip: **10004**

Telephone Number: **(212) 791-4578** Fax:

Email Address: **BZACKSON@DYNAMICSTARLLC.COM**

Signature & Date  **7-28-23**

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

Name (please print):

Title:

Street Address:

City: State: Zip:

Telephone Number: Fax:

Email Address:

Signature & Date 

26B LESSEE RESPONSIBLE FOR ANNUAL SIGN OR MARQUEE PERMIT

Name (please print):

Relationship to Owner:

Business Name/Agency:

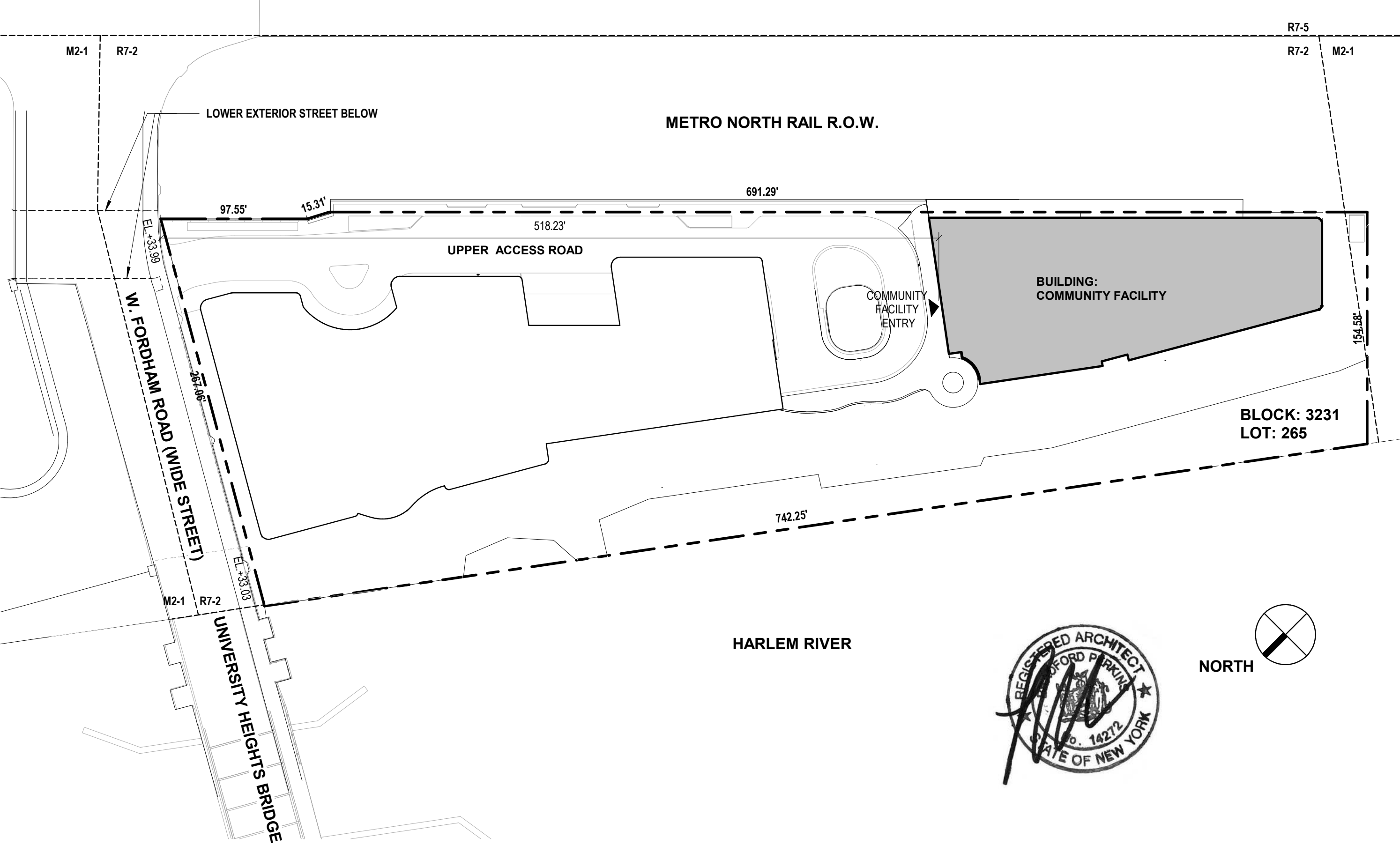
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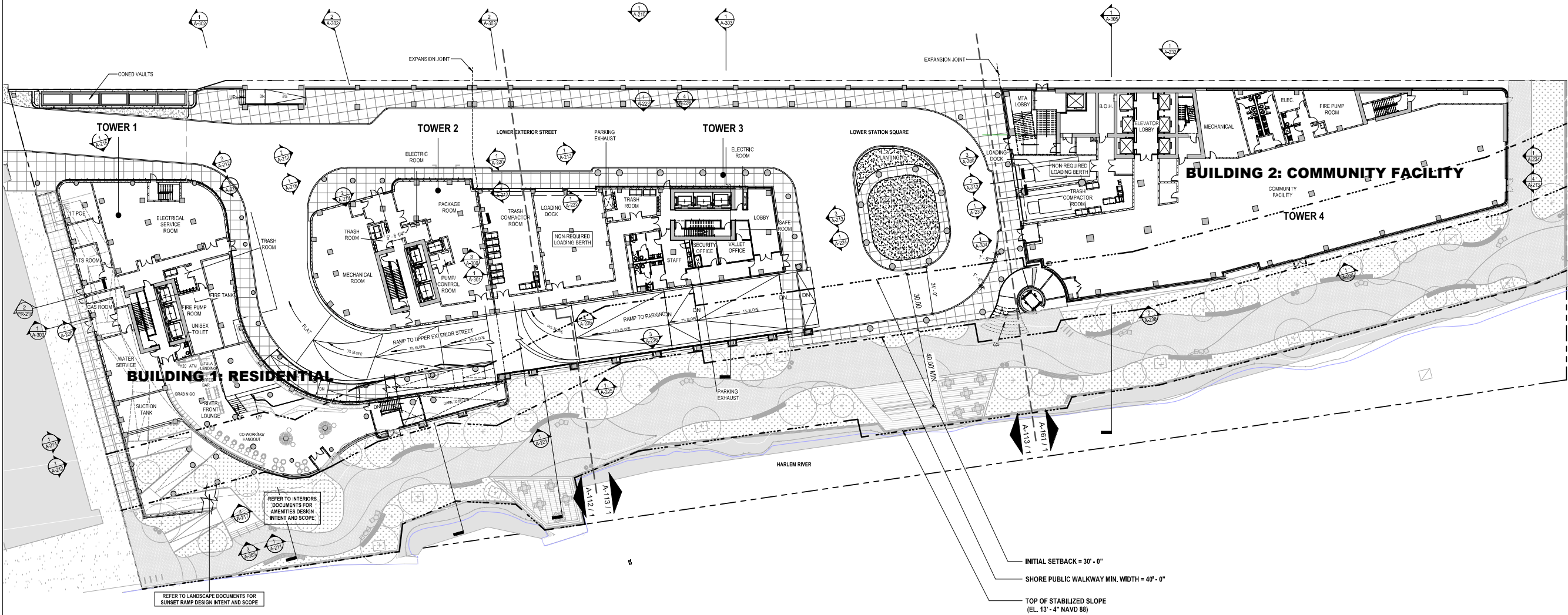
City: State: Zip:

Telephone Number: Fax:

Email Address:

MAJOR DEEGAN EXPRESSWAY

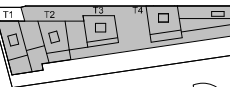




1 1ST FLOOR OVERALL PLAN RIVER FRONT
3/64" = 1'-0"

NO.	DATE	ISSUE
4	04.28.2023	60% CD
3	12.02.2022	DESIGN DEVELOPMENT
2	10.28.2022	FOUNDATION FOR PERMIT
1	06.24.2022	SCHEMATIC DESIGN

0' 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"



PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T: +1 212 353 7200
F: +1 212 353 7076

Owner:
DYNAMIC STAR LLC
10 WEST STREET, APT. 40B
NEW YORK, NY 10004
Construction Manager:
AECOM TISHMAN
100 PARK AVENUE
NEW YORK, NY 10017

Architect:
WVS
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

Survey / SOE:
LANGAN
380 WEST 31ST STREET
NEW YORK, NY 10001

Structural:
THORNTON TOMASETTI
120 BROADWAY, 15TH FL.
NEW YORK, NY 10271-0016

Mechanical, Electrical & Plumbing:
MOE
118 WEST 32ND STREET
NEW YORK, NY 10001

Envelope Consultant:
SOCCOTEC, Inc
151 W 42ND STREET, 24TH FL.
NEW YORK, NY 10036

Elevator Consultant:
VDA
120 EAGLE ROCK AVENUE SUITE 310
EAST HANOVER, NJ 07936

Interior Design:
LENNY-40
382 FIFTH AVENUE SUITE 801
NEW YORK, NY 10001

Landscape - Building:
RGR
115 FIFTH AVENUE
NEW YORK, NY 10003

Landscape - Public Shoreway:
MPFP
120 BROADWAY, 20TH FL.
NEW YORK, NY 10271

Lighting Consultant:
ONELUXstudio
158 WEST 29TH STREET, 10TH FL.
NEW YORK, NY 10001

Acoustical Design:
SHEN HELSON & WILKE (SH&W)
275 MADISON AVENUE, 14TH FLOOR
NEW YORK, NY 10016

PROJECT TITLE:
FORDHAM LANDING SOUTH
320 W Fordham Road, Bronx, NY 10468

PROJECT No: 88861.00

DRAWING TITLE:
1ST FLOOR OVERALL PLAN - RIVER FRONT

SCALE: 3/64" = 1'-0"

A-101.00

X00602987-11

60% CONSTRUCTION DOCUMENTS
04/28/2023

0' 4' 8' 16'

SCALE: 1/8" = 1'



Owner:
DYNAMIC STAR LLC
10 WEST STREET, APT. 40B
NEW YORK, NY 10004

Construction Manager:
AECOM TRAN
100 PARK AVENUE
NEW YORK, NY 10017

Off / Site:
NYS
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

Survey / SOE:
LANGEAN
360 WEST 31ST STREET
NEW YORK, NY 10011

Structural:
THORNTON TOMASETTI
120 BROADWAY, 15TH FL.
NEW YORK, NY 10271-0016

Mechanical, Electrical & Plumbing:
MCE
116 WEST 32ND STREET
NEW YORK, NY 10001

Envelope Consultant:
SOCOTEC INC.
151 W 42ND STREET, 24TH FL.
NEW YORK, NY 10038

Elevator Consultant:
VDA
120 EAGLE ROCK AVENUE SUITE 4
EAST HANOVER, NJ 07938

Interior Design:
LEMAIR
302 FIFTH AVENUE SUITE 801
NEW YORK, NY 10001

Landscape - Building:
RGR
115 FIFTH AVENUE
NEW YORK, NY 10003

Landscape - Public Showway:
MPPF
120 BROADWAY, 20TH FL.
NEW YORK, NY 10271

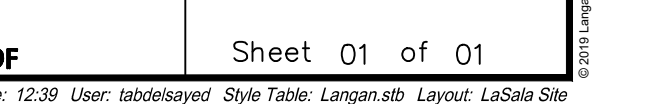
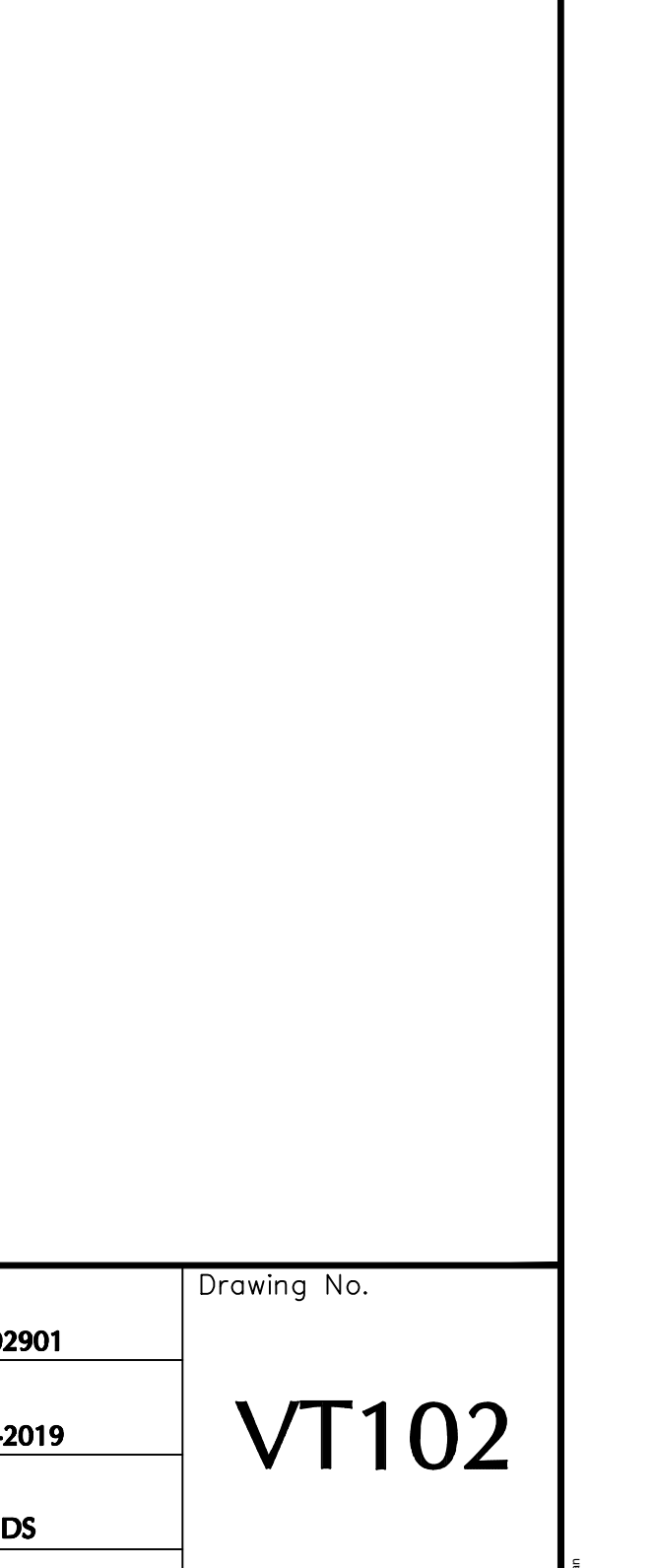
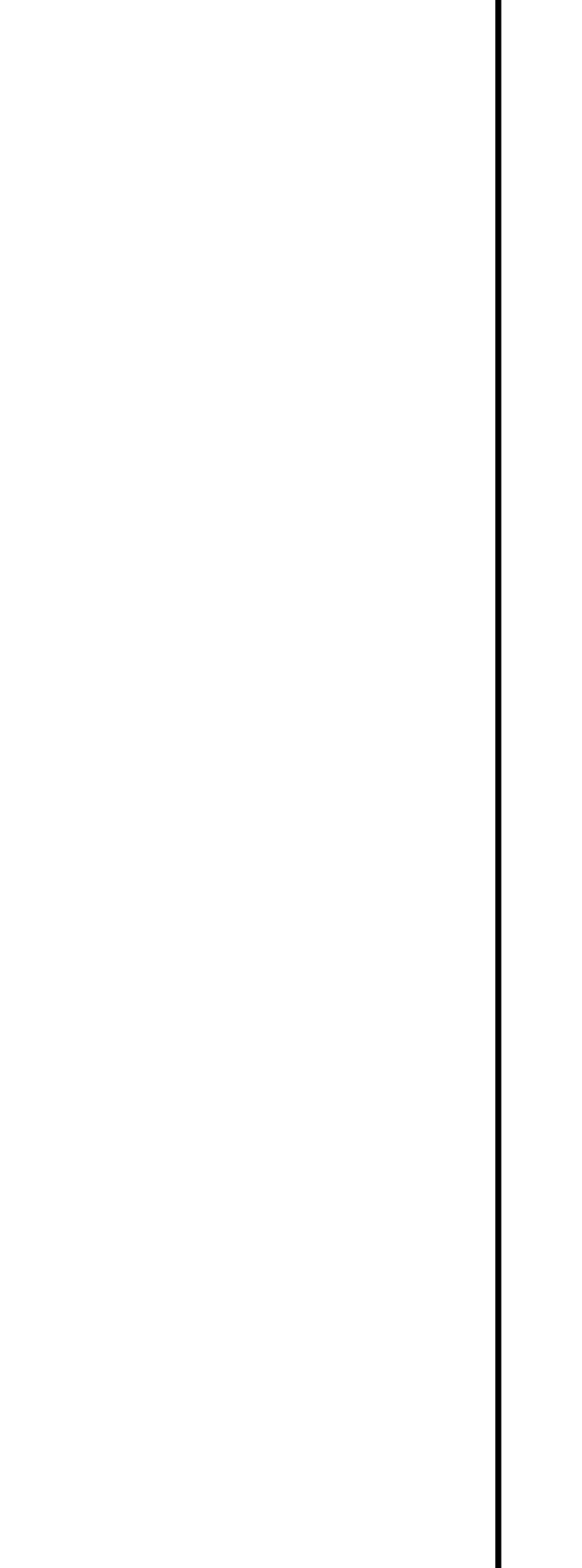
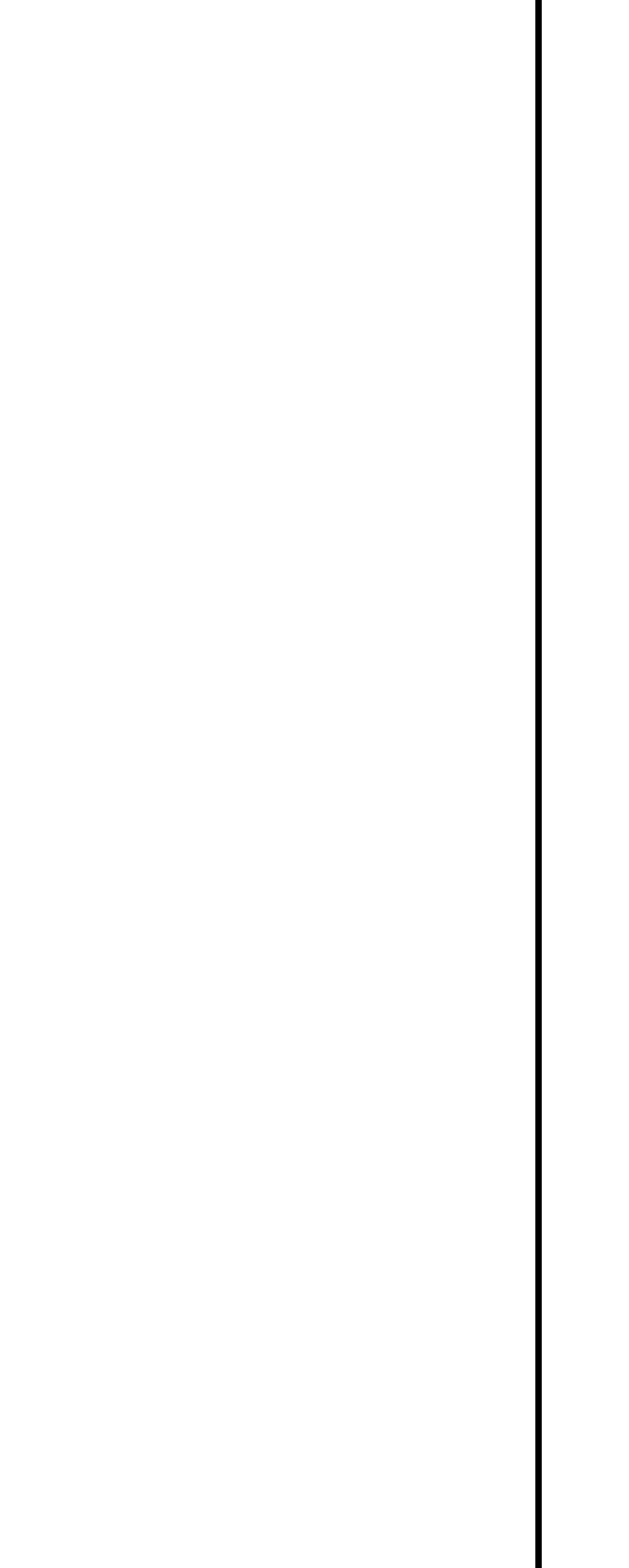
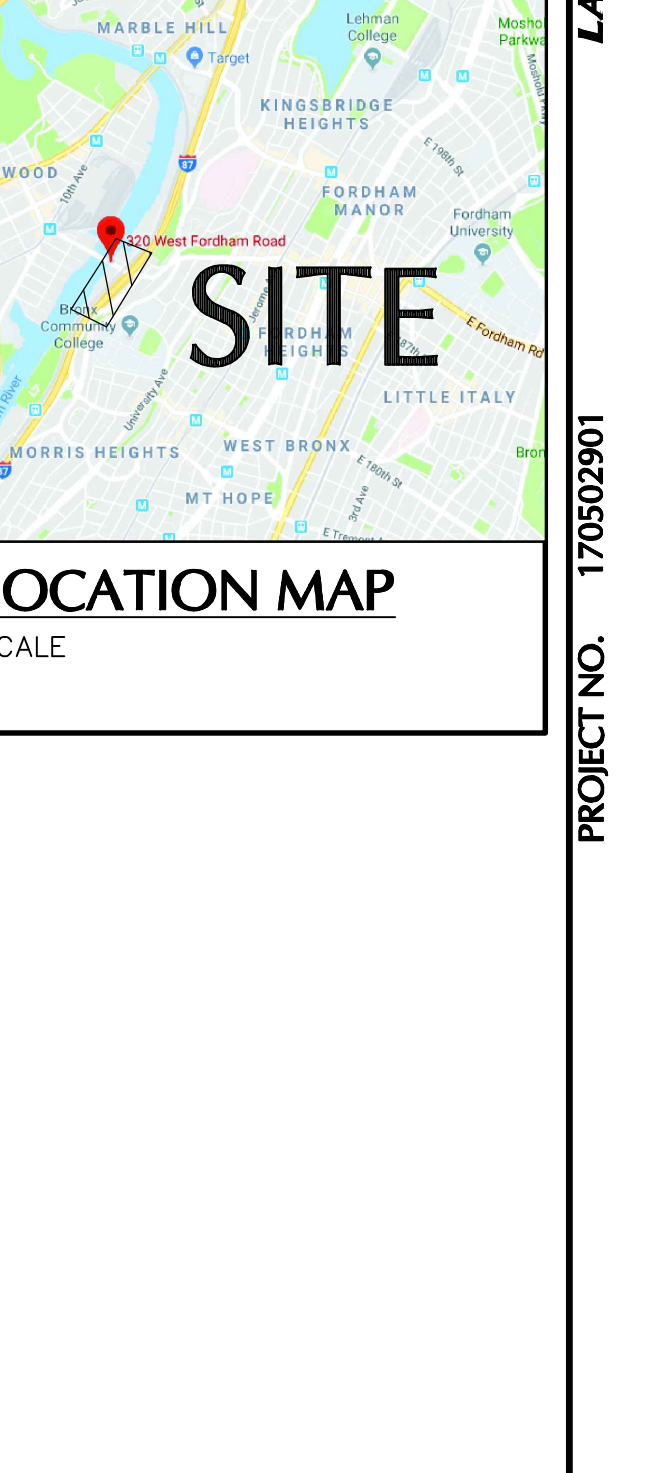
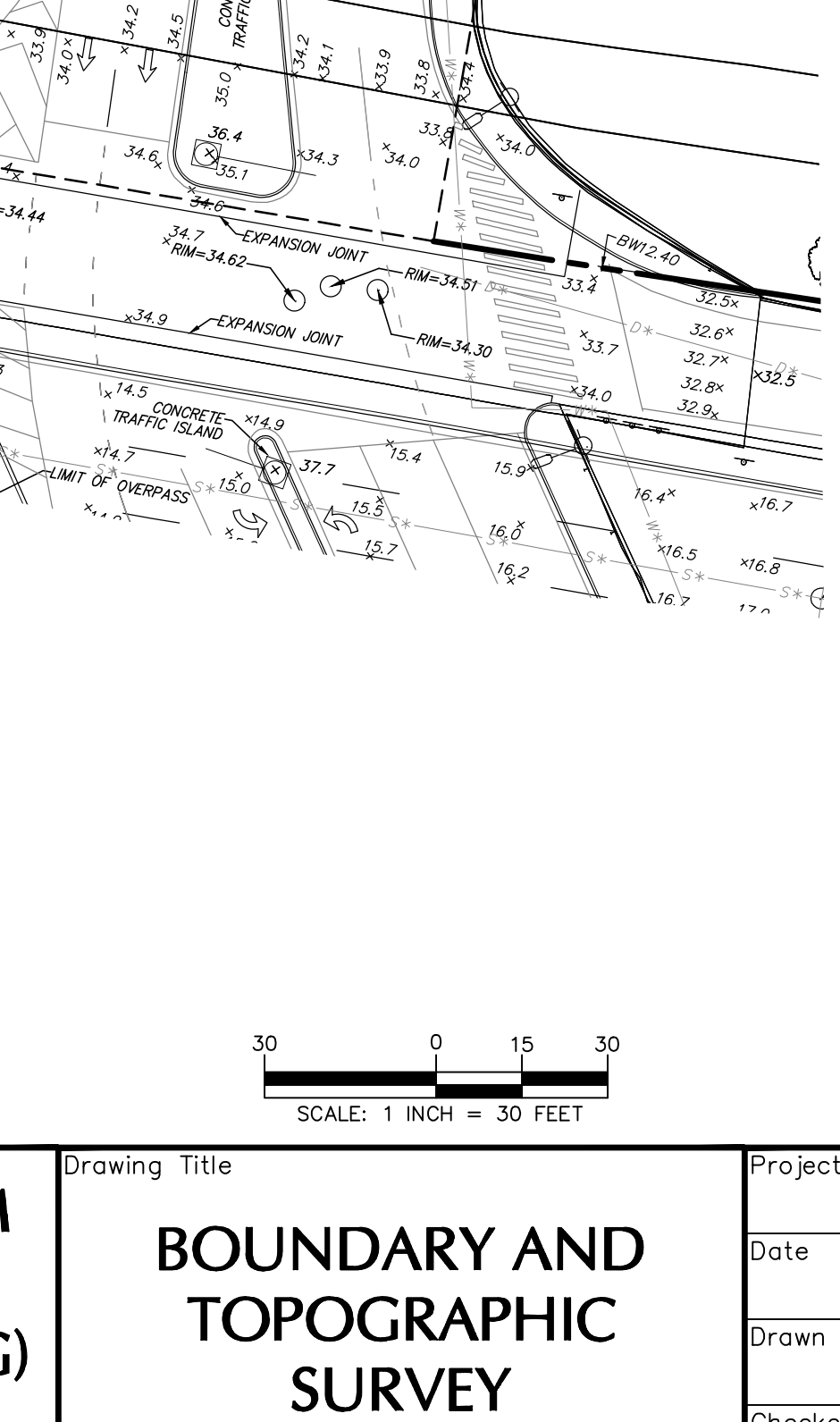
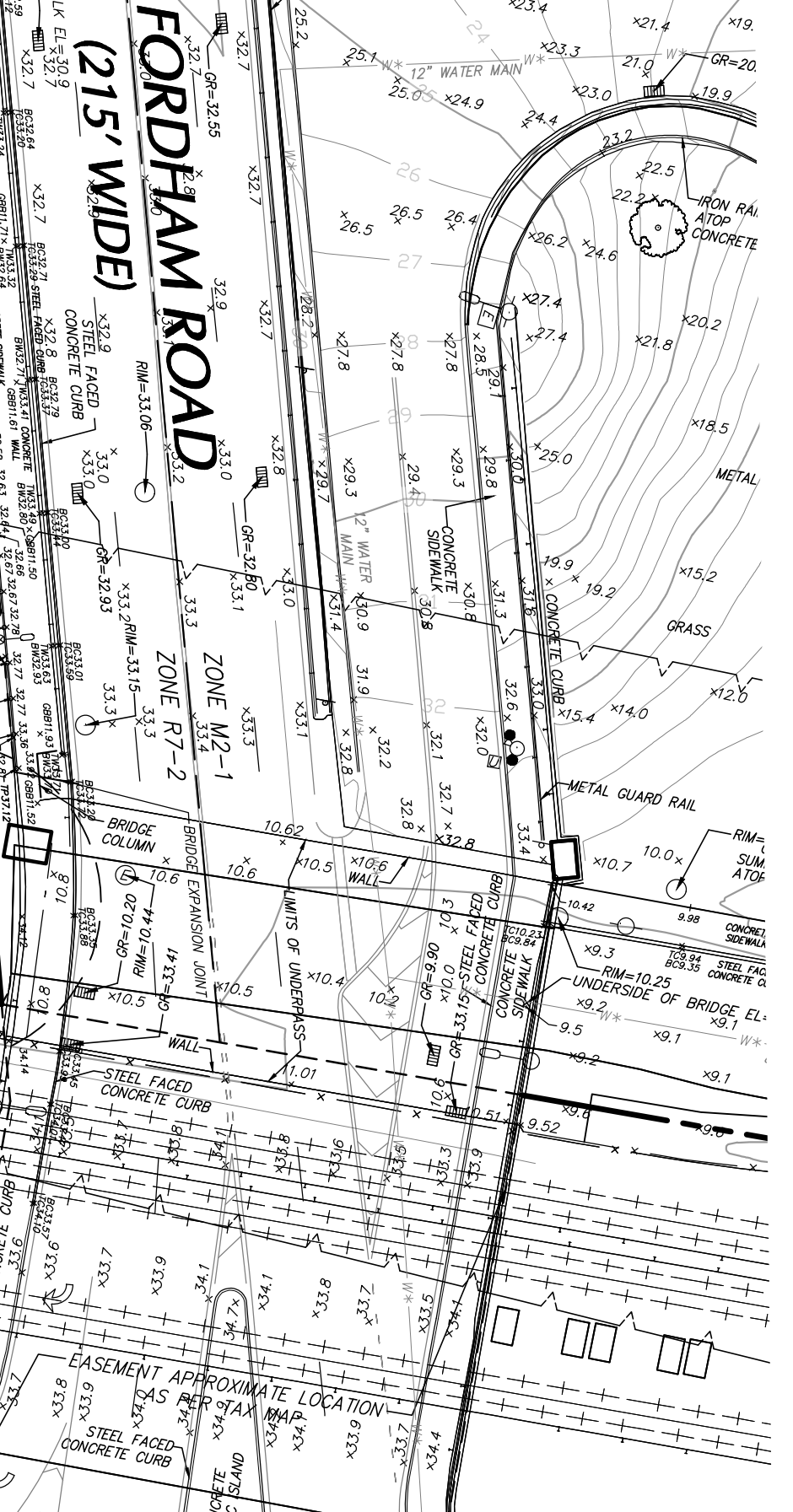
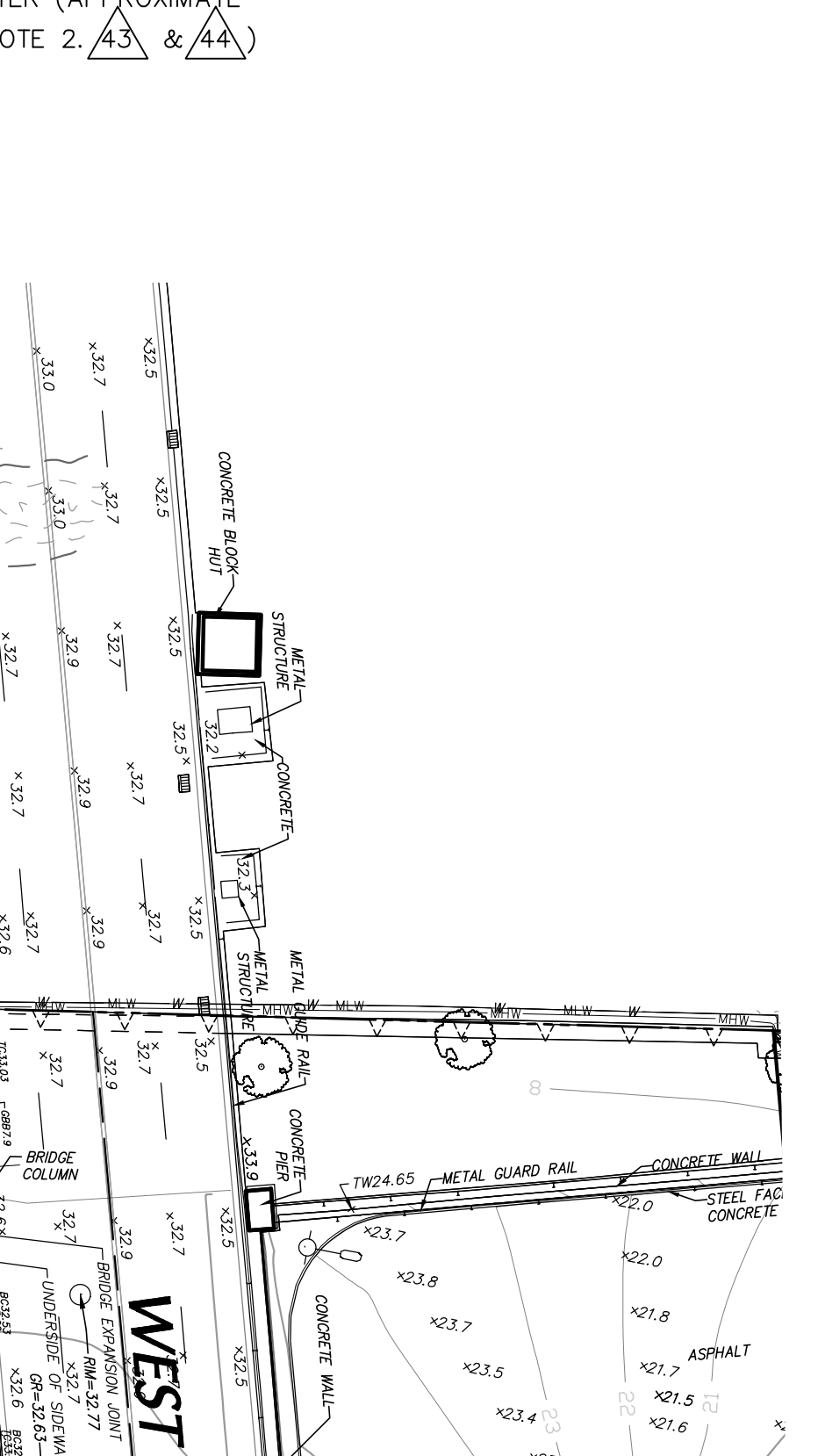
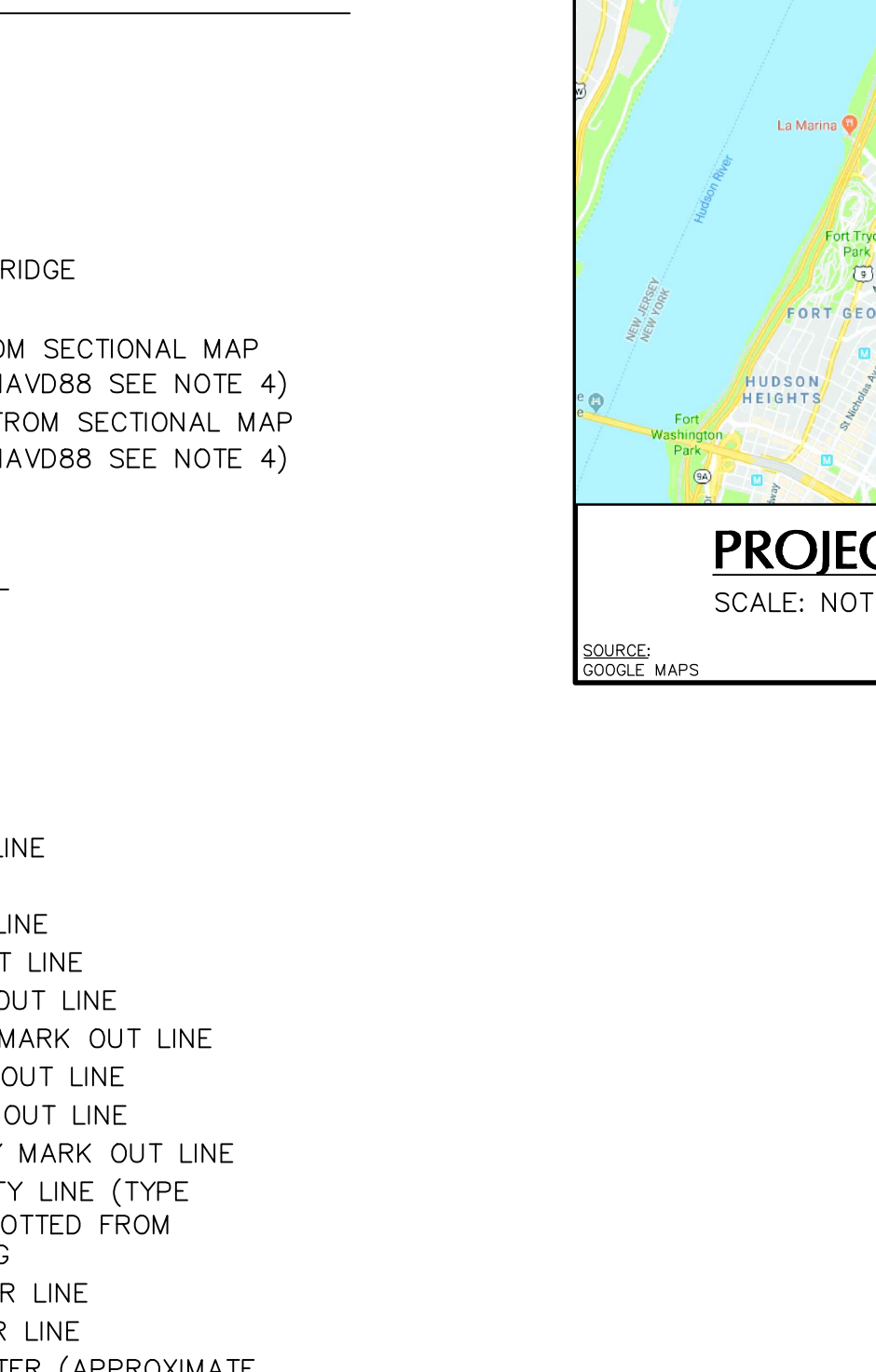
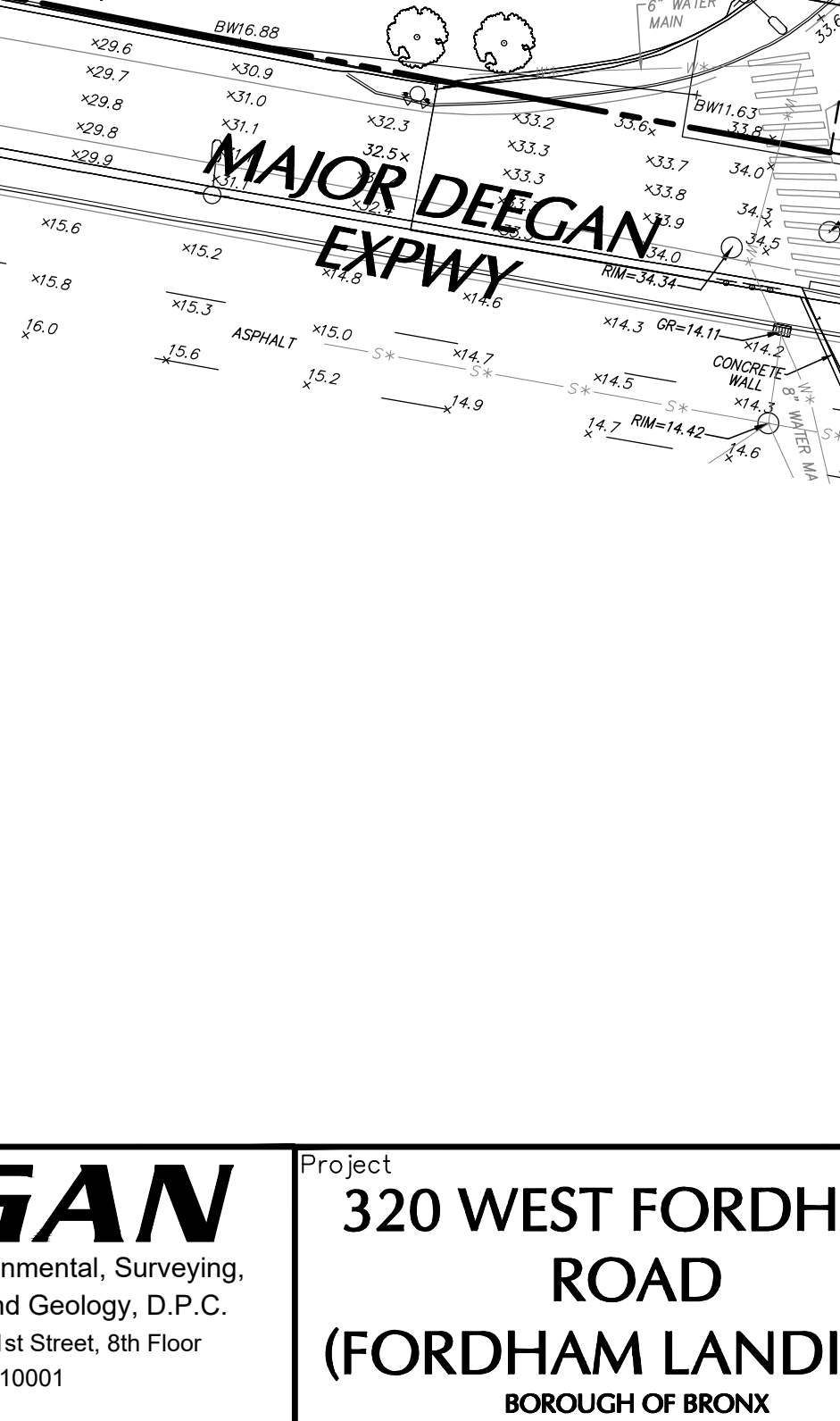
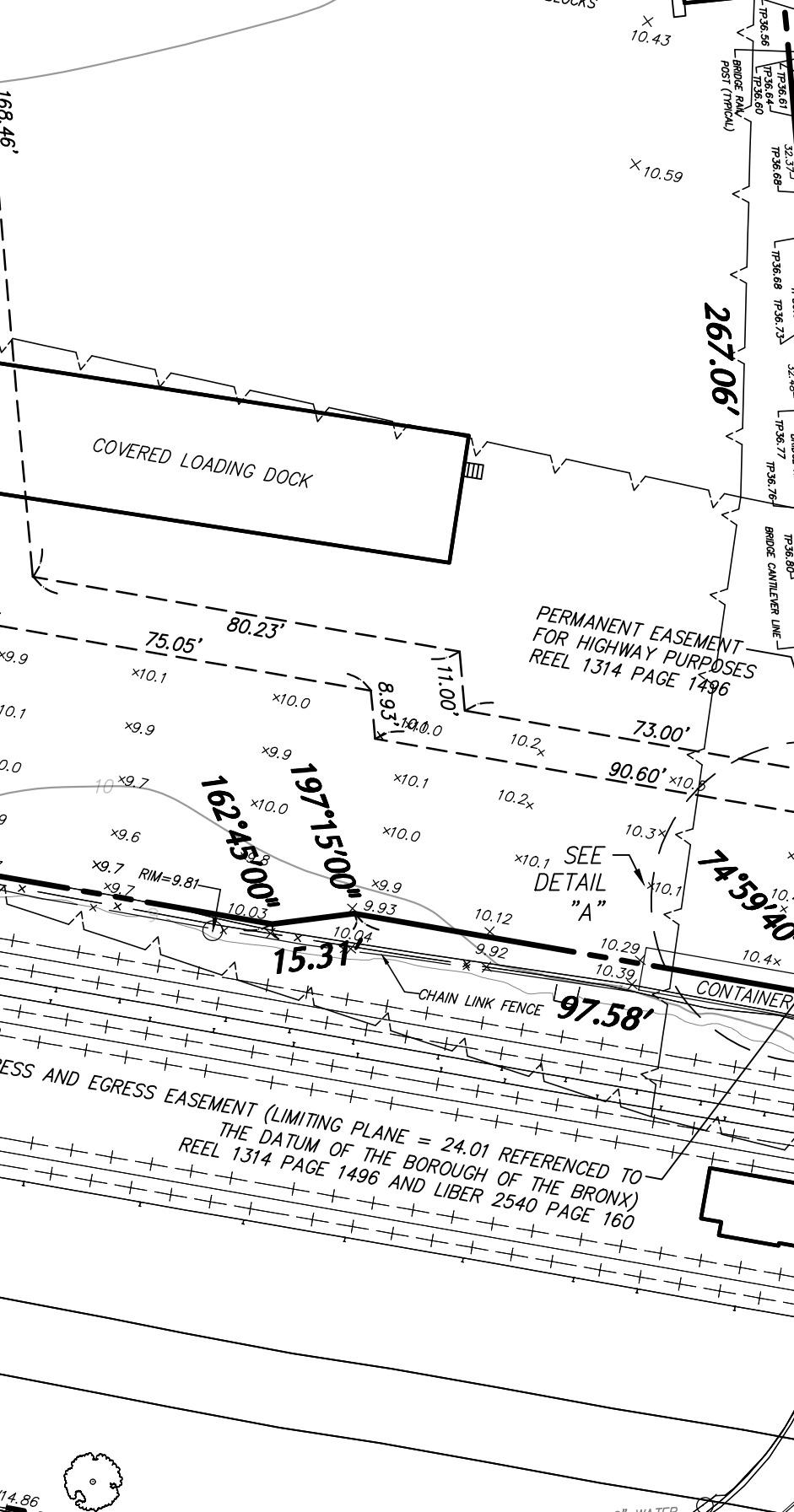
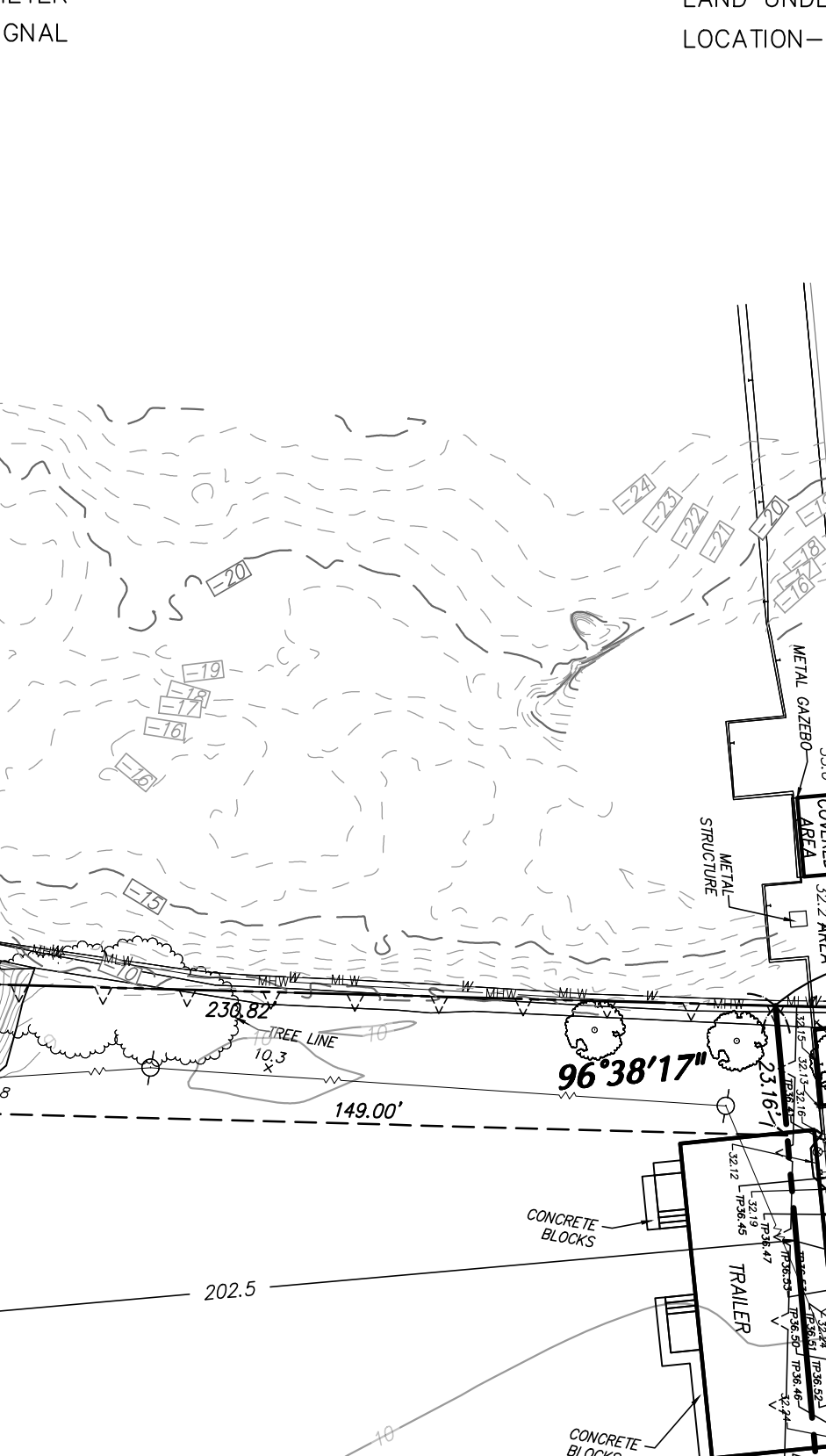
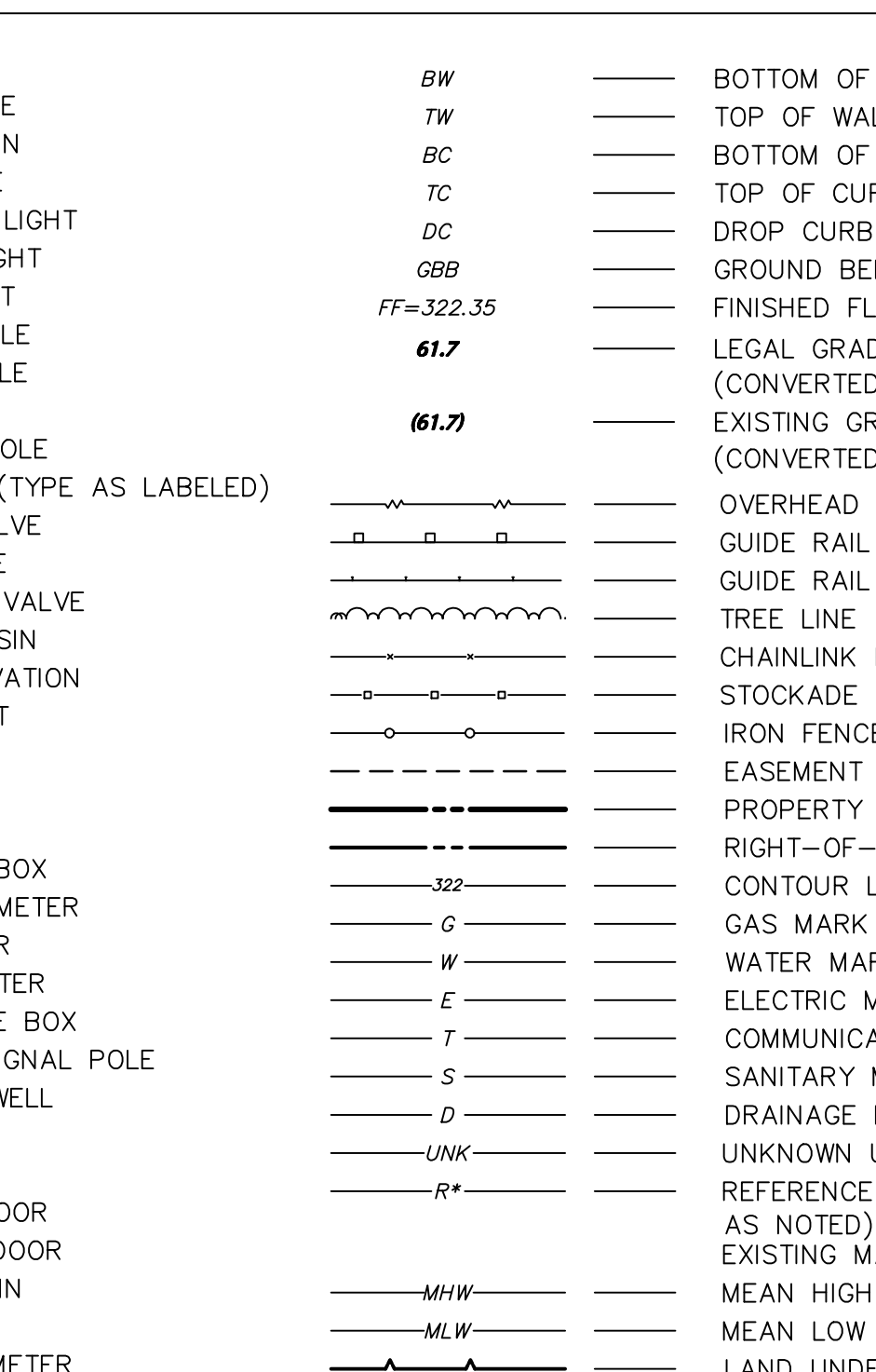
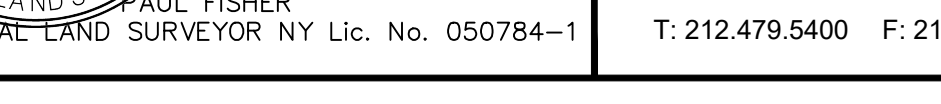
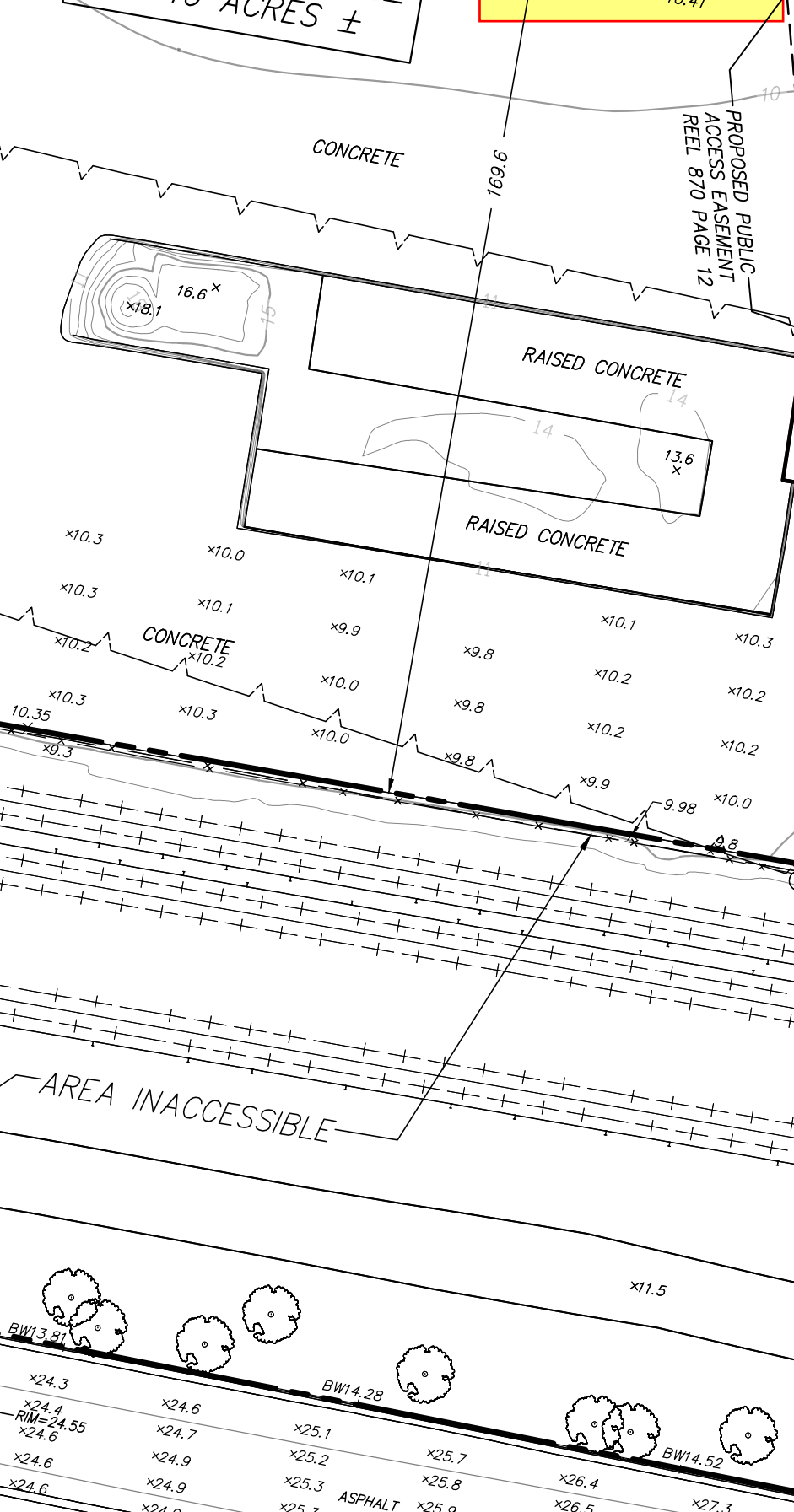
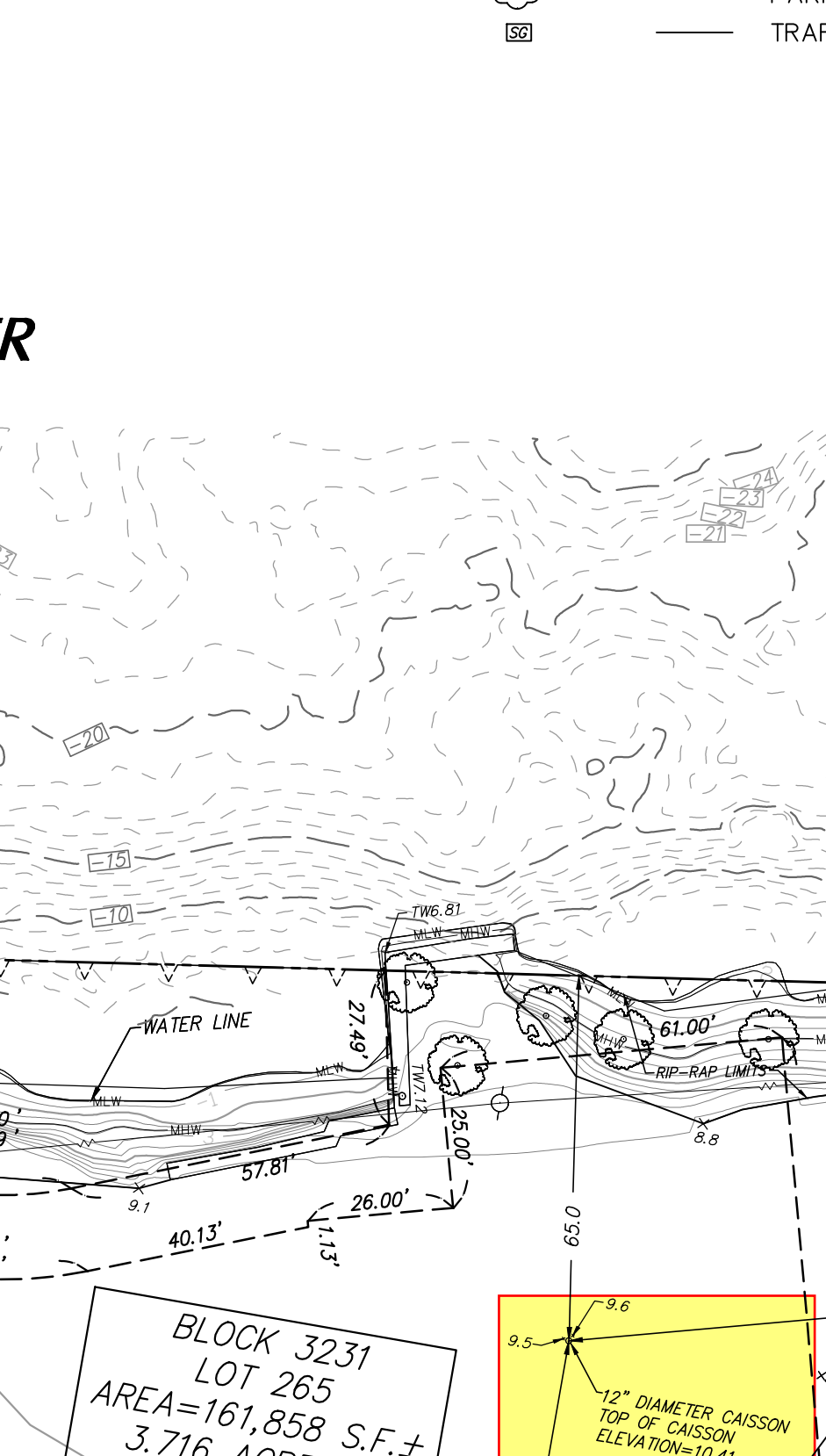
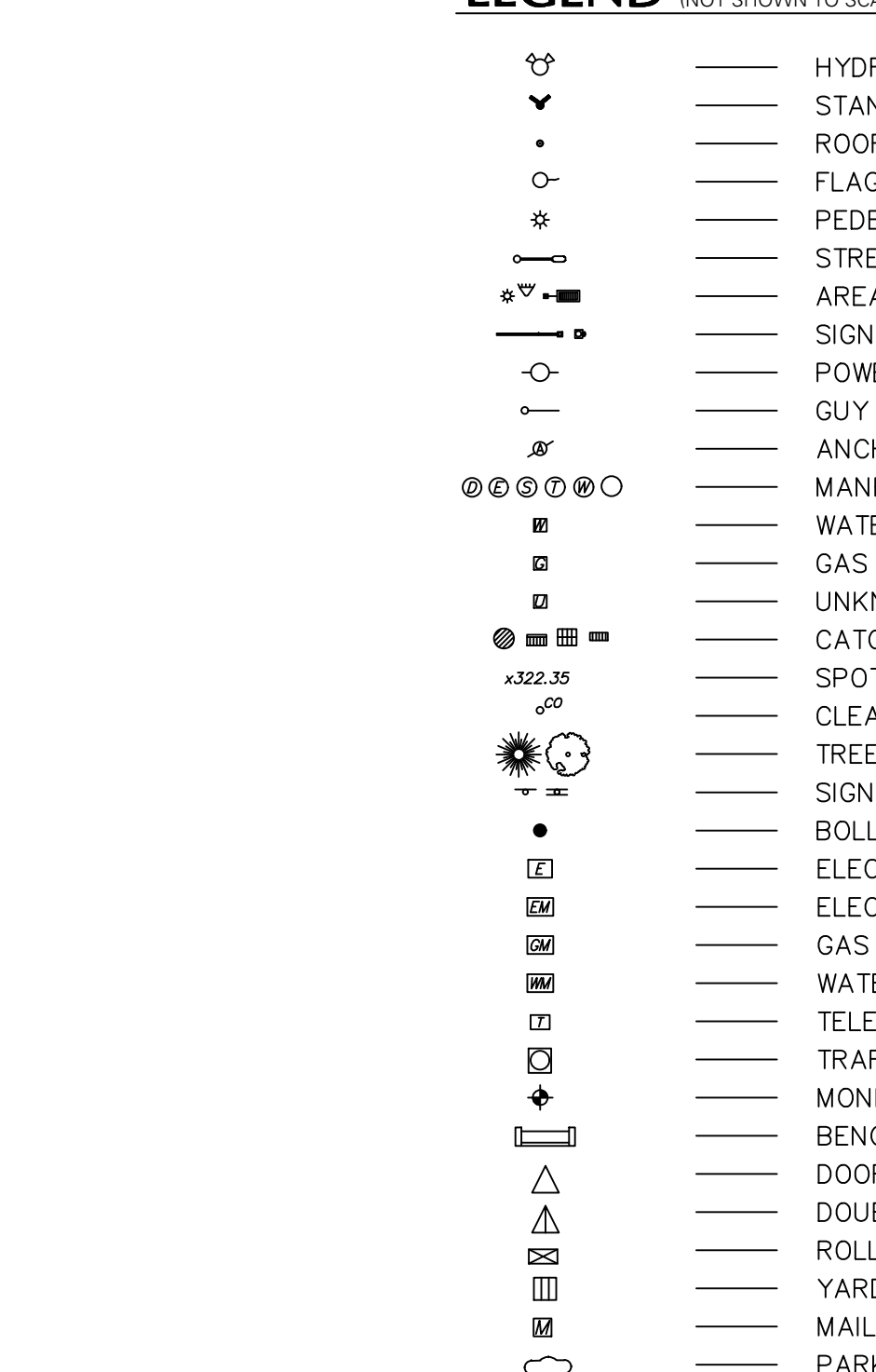
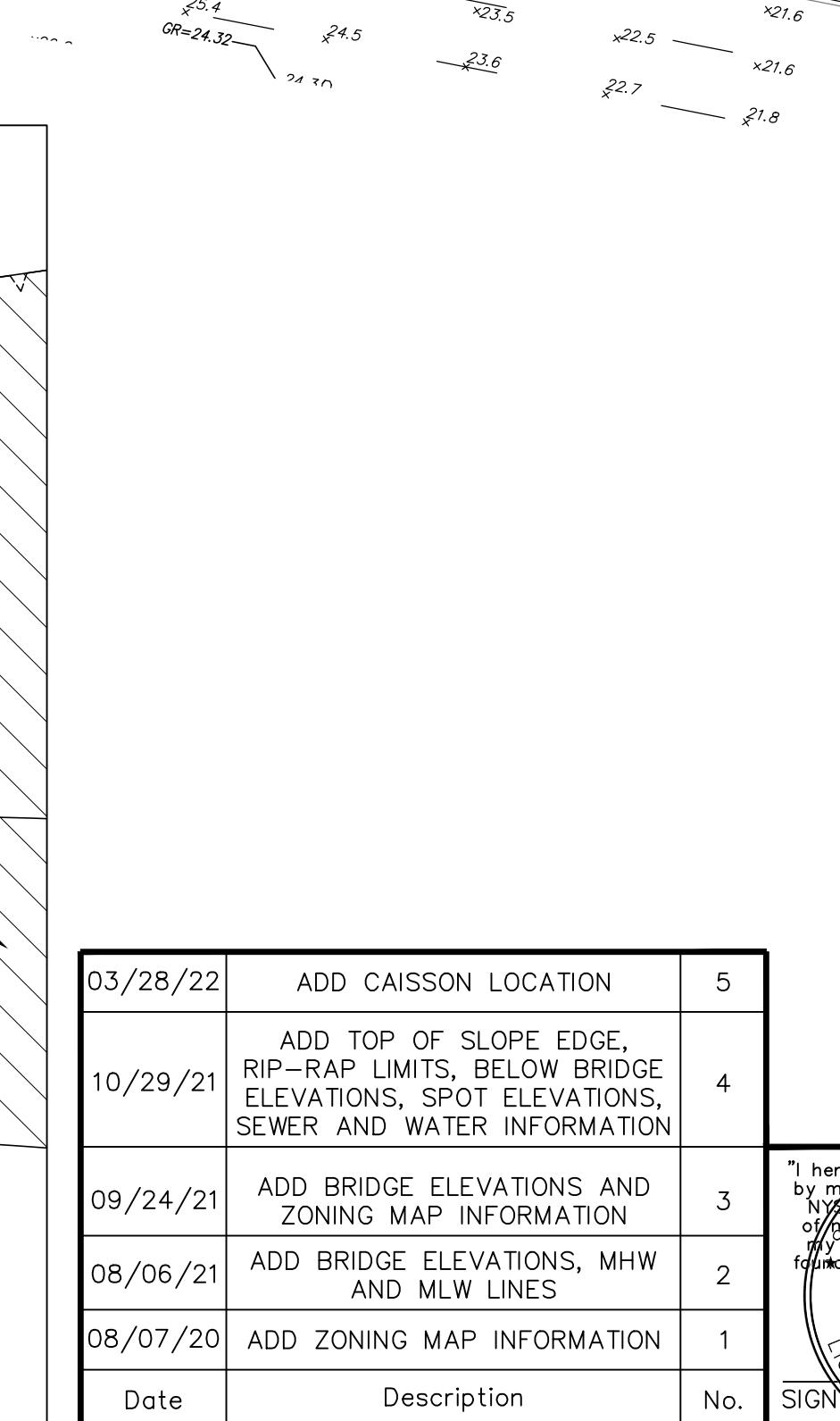
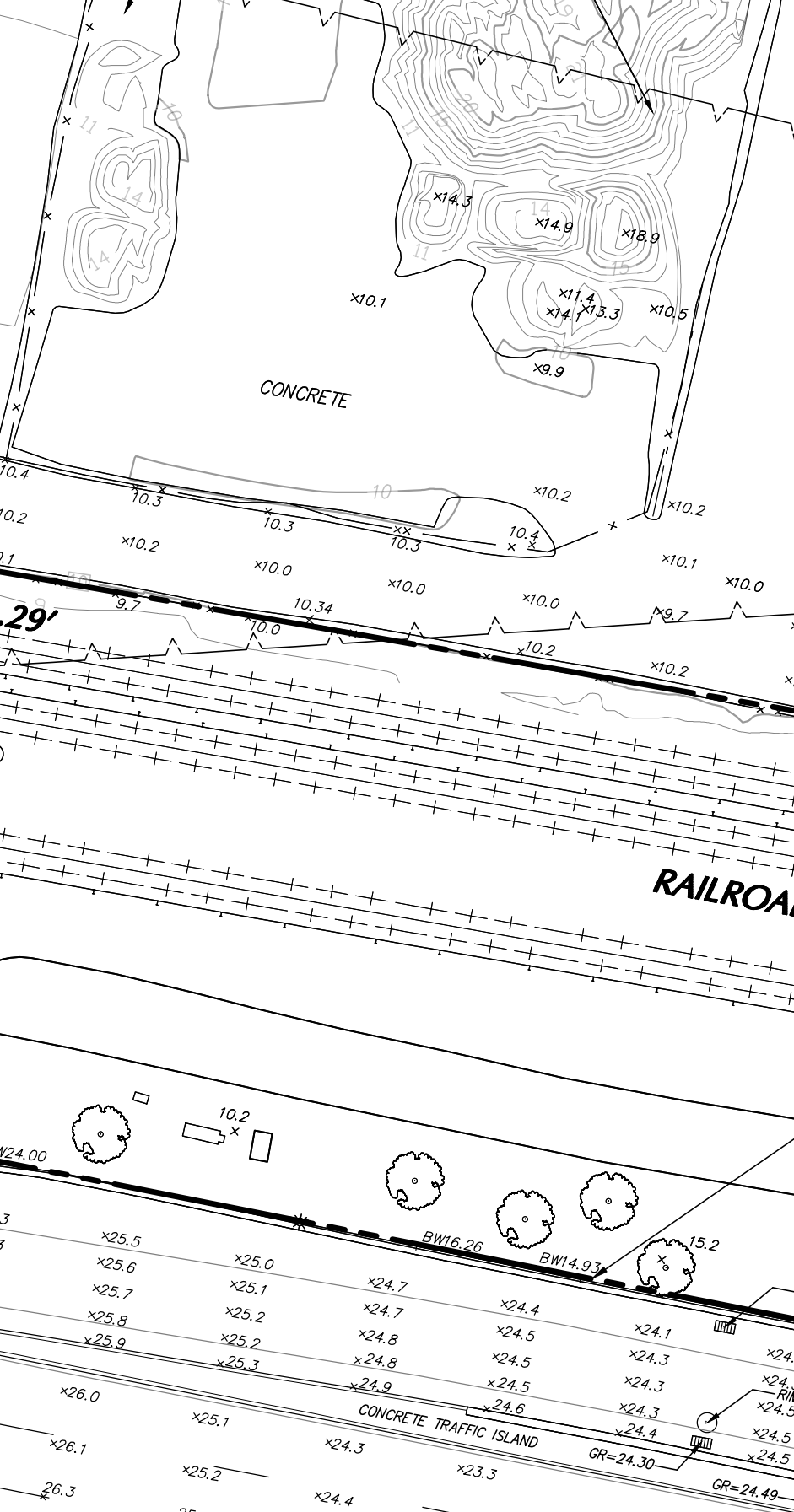
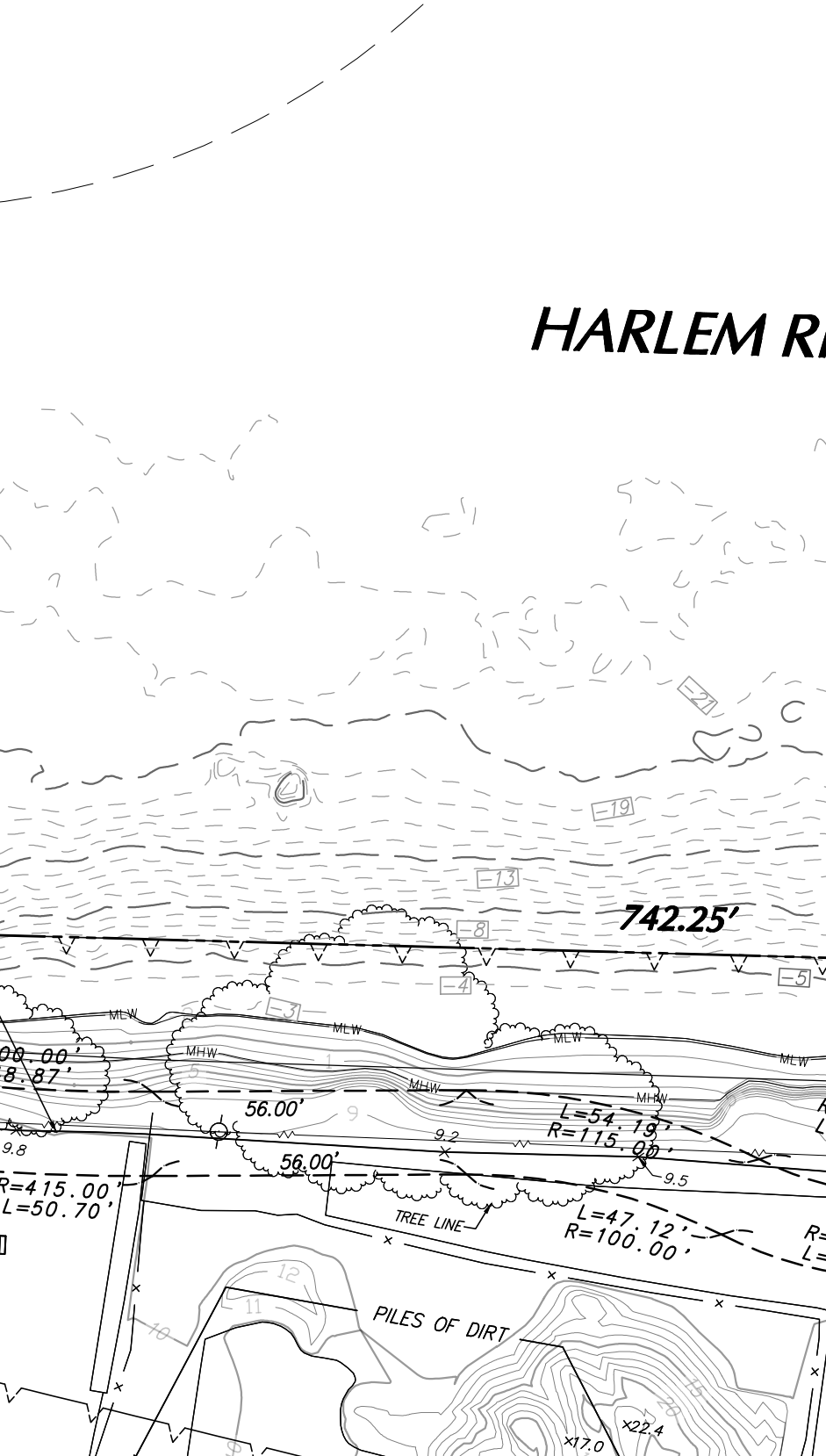
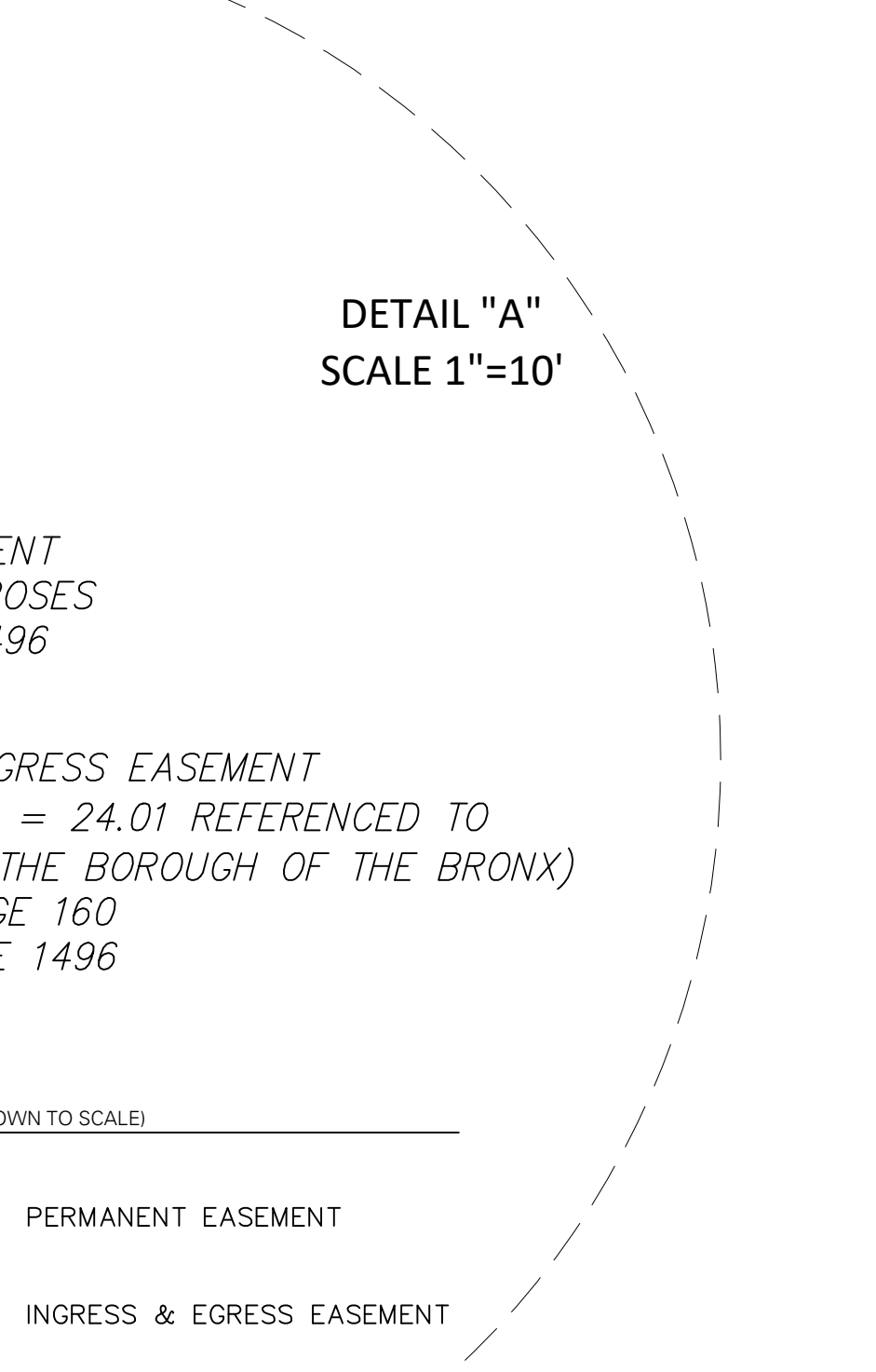
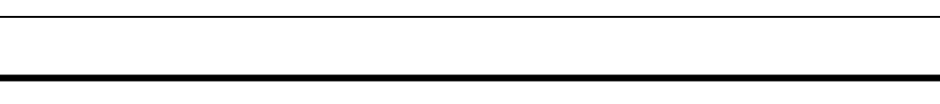
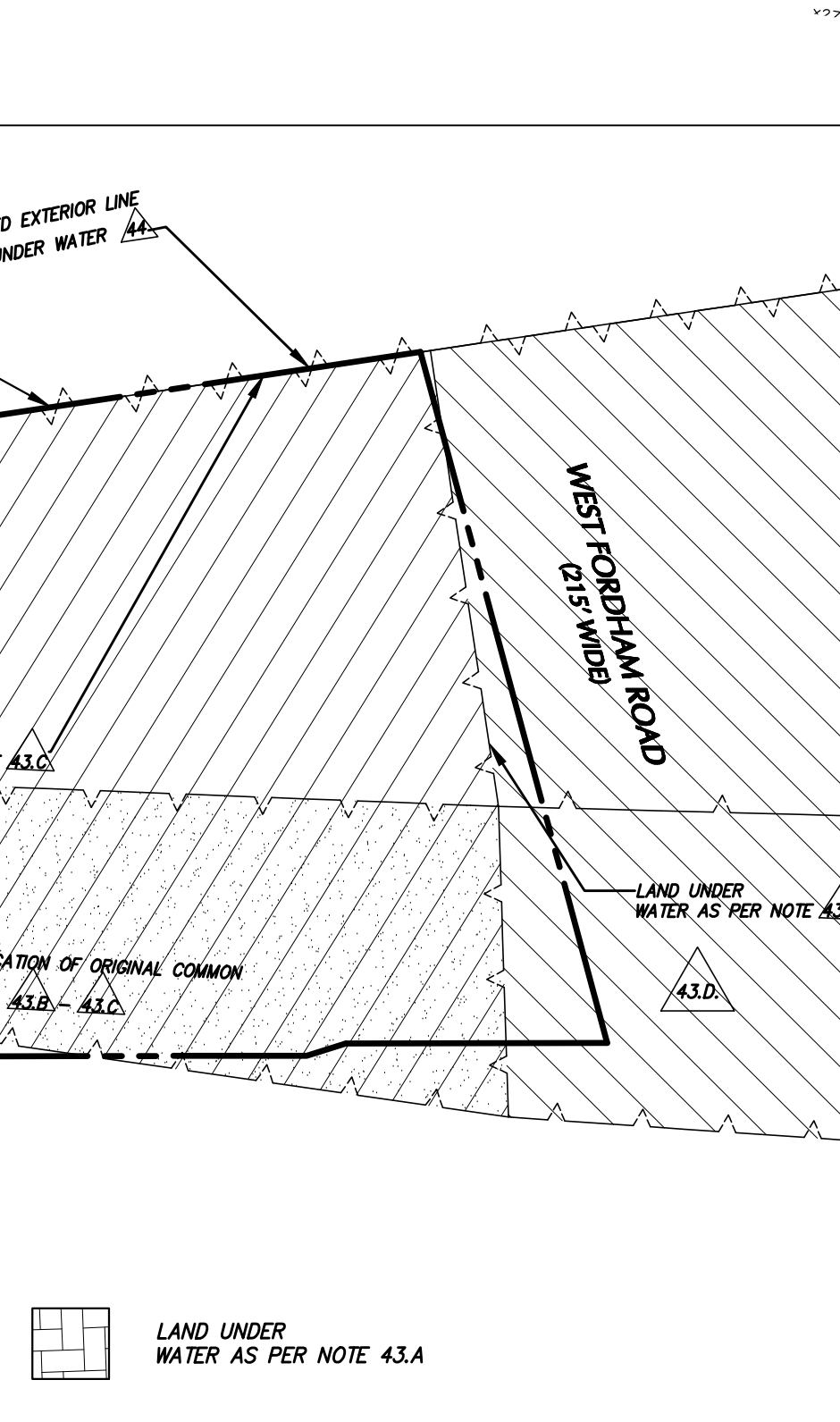
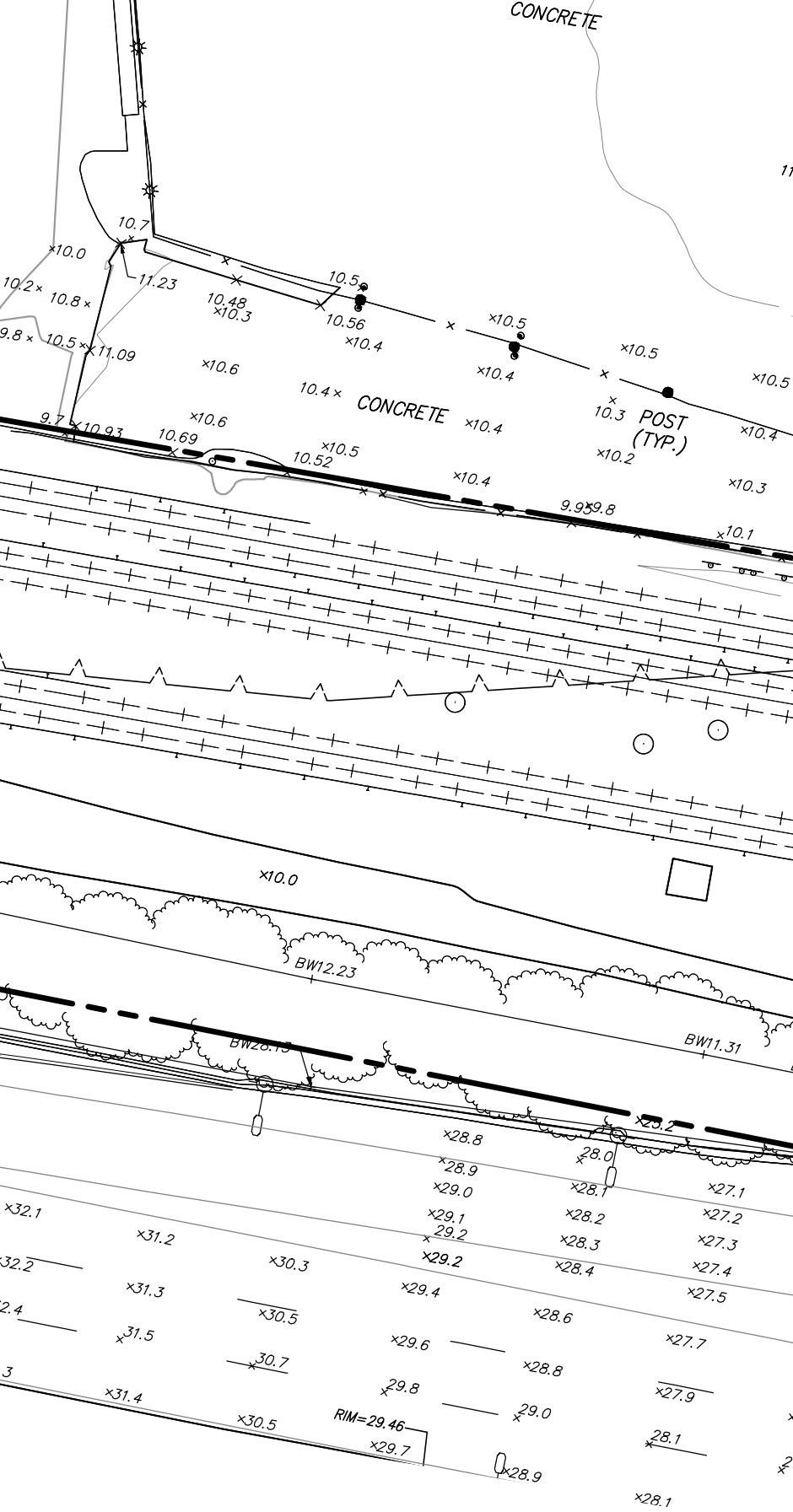
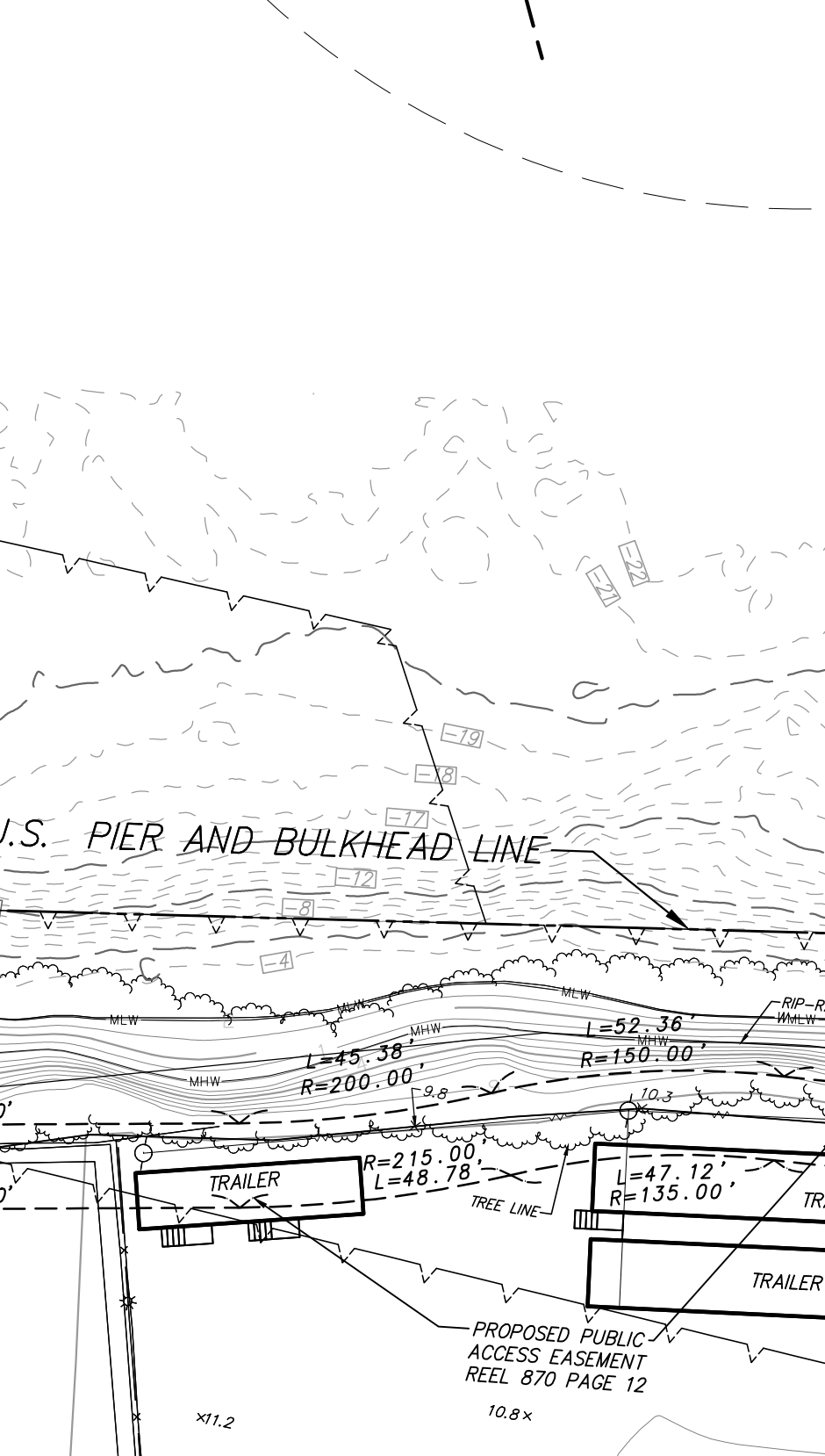
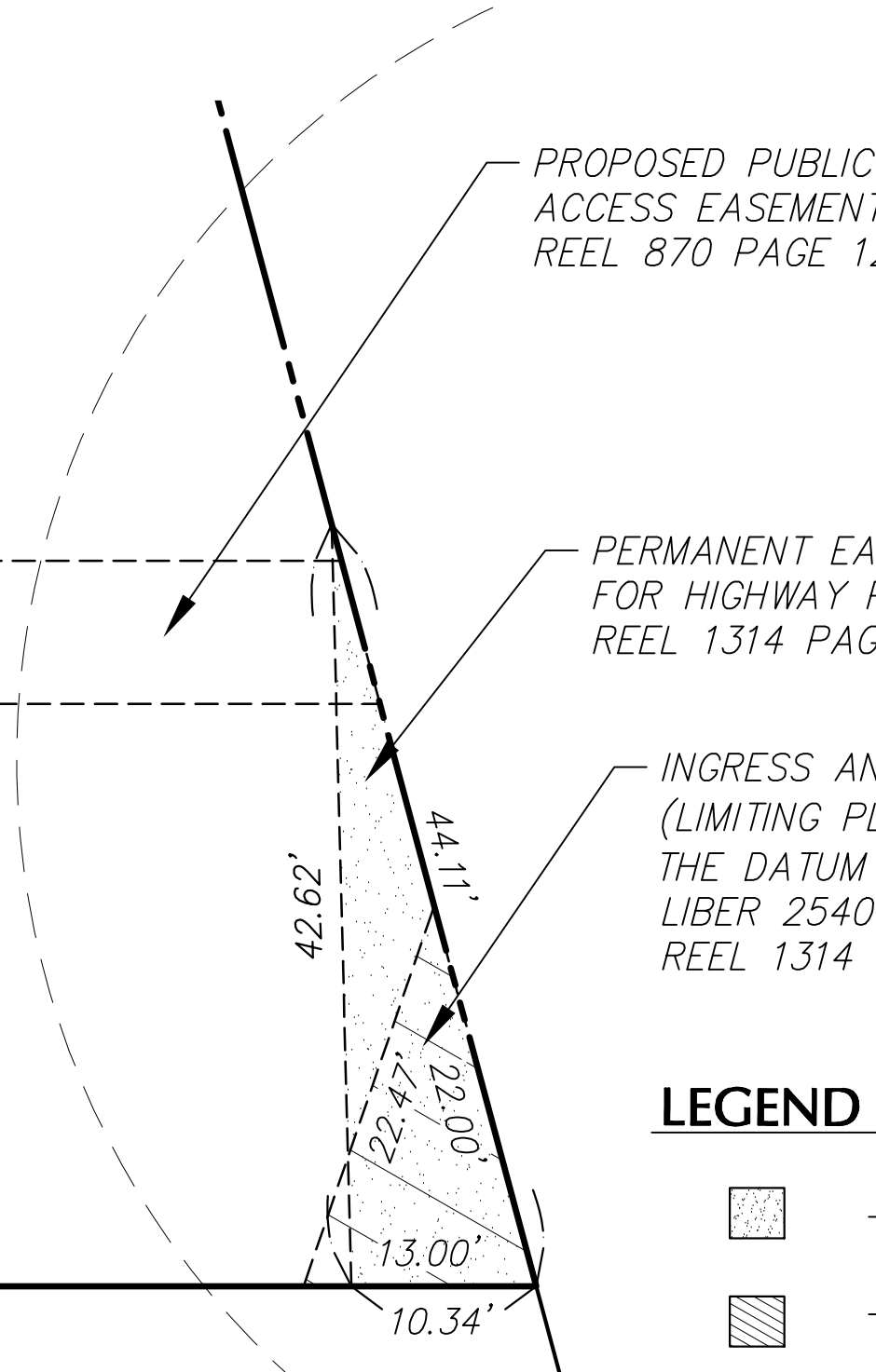
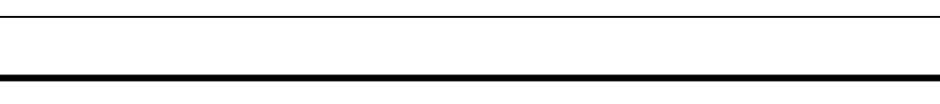
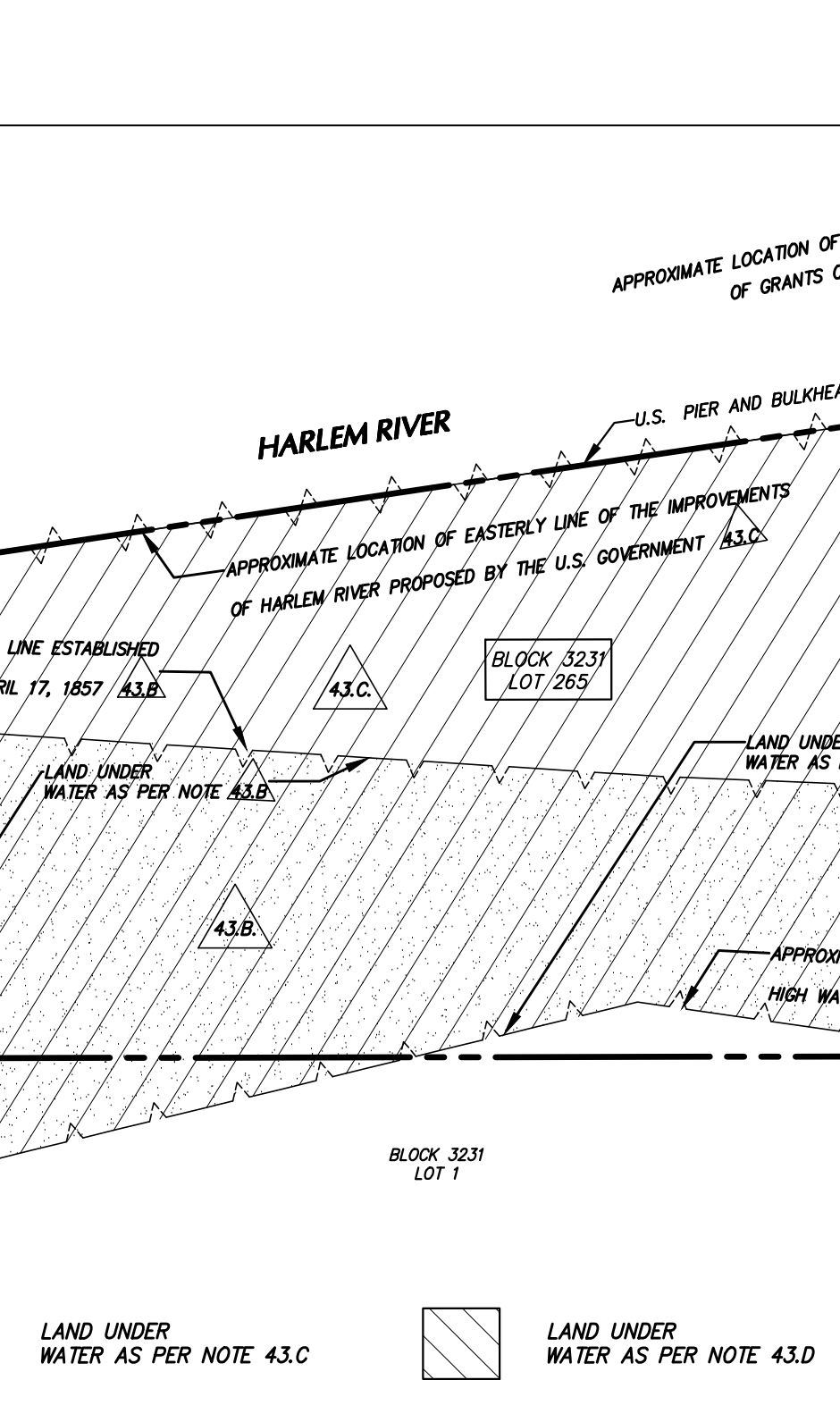
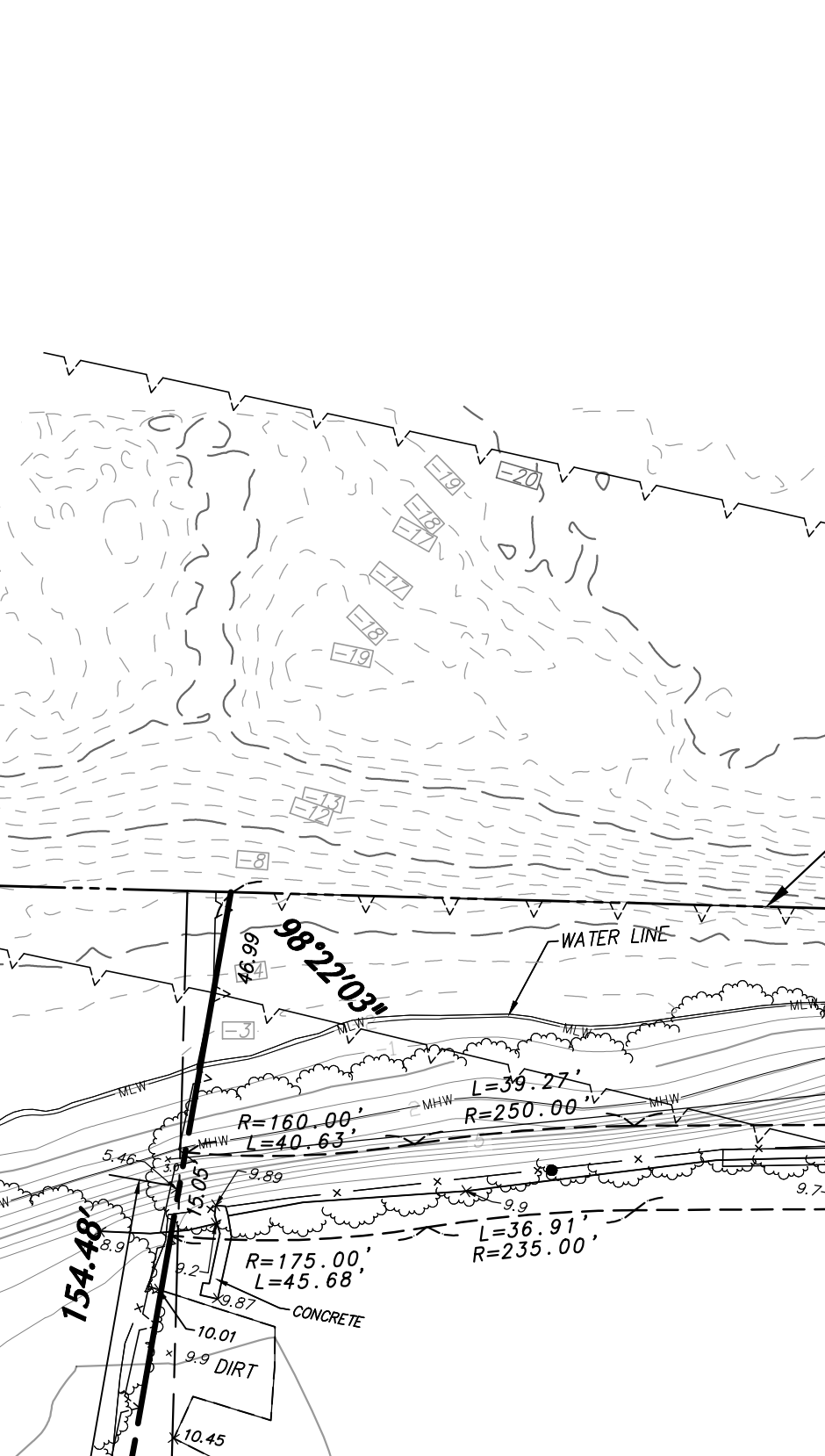
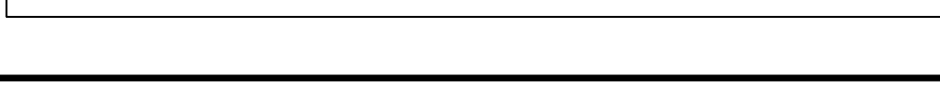
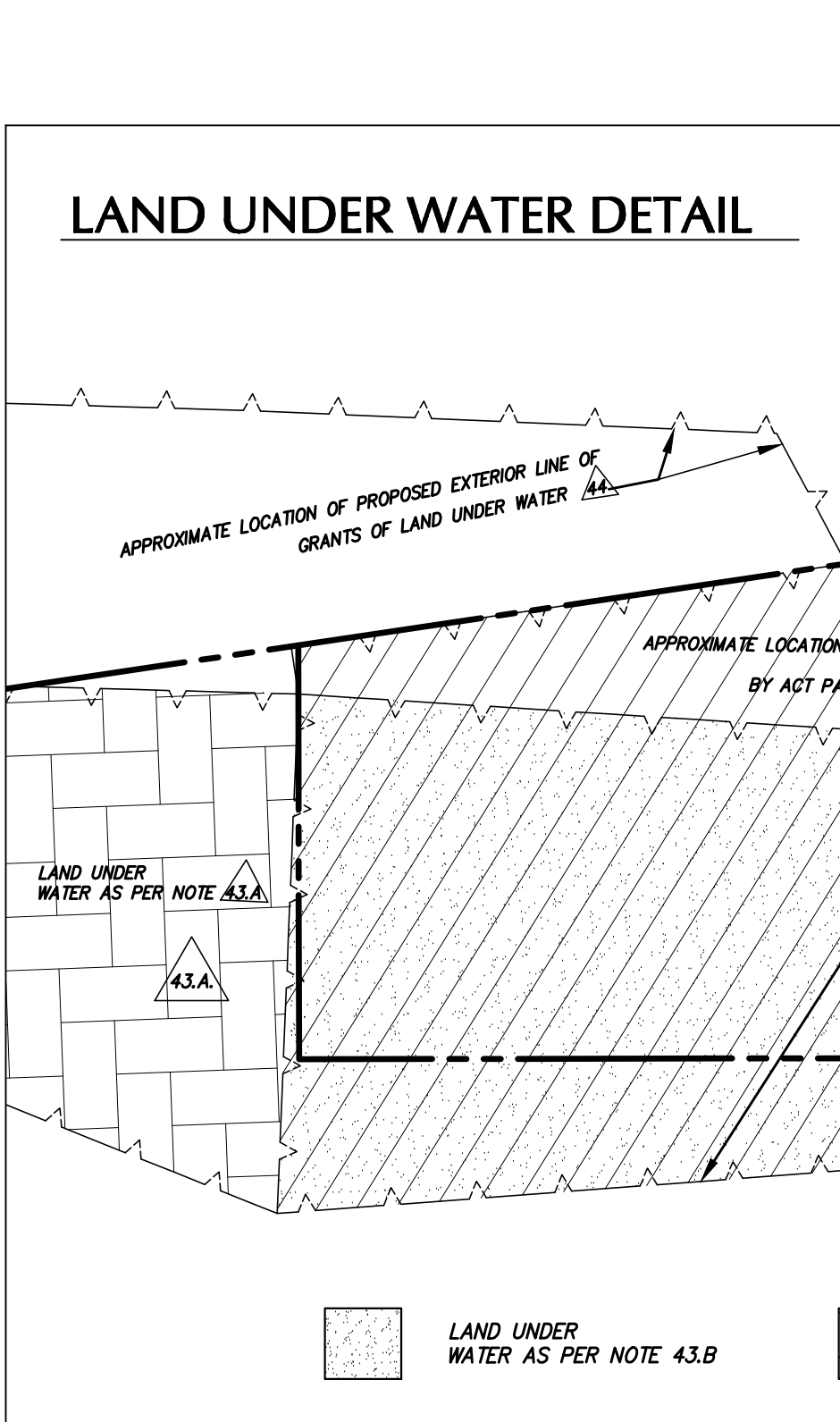
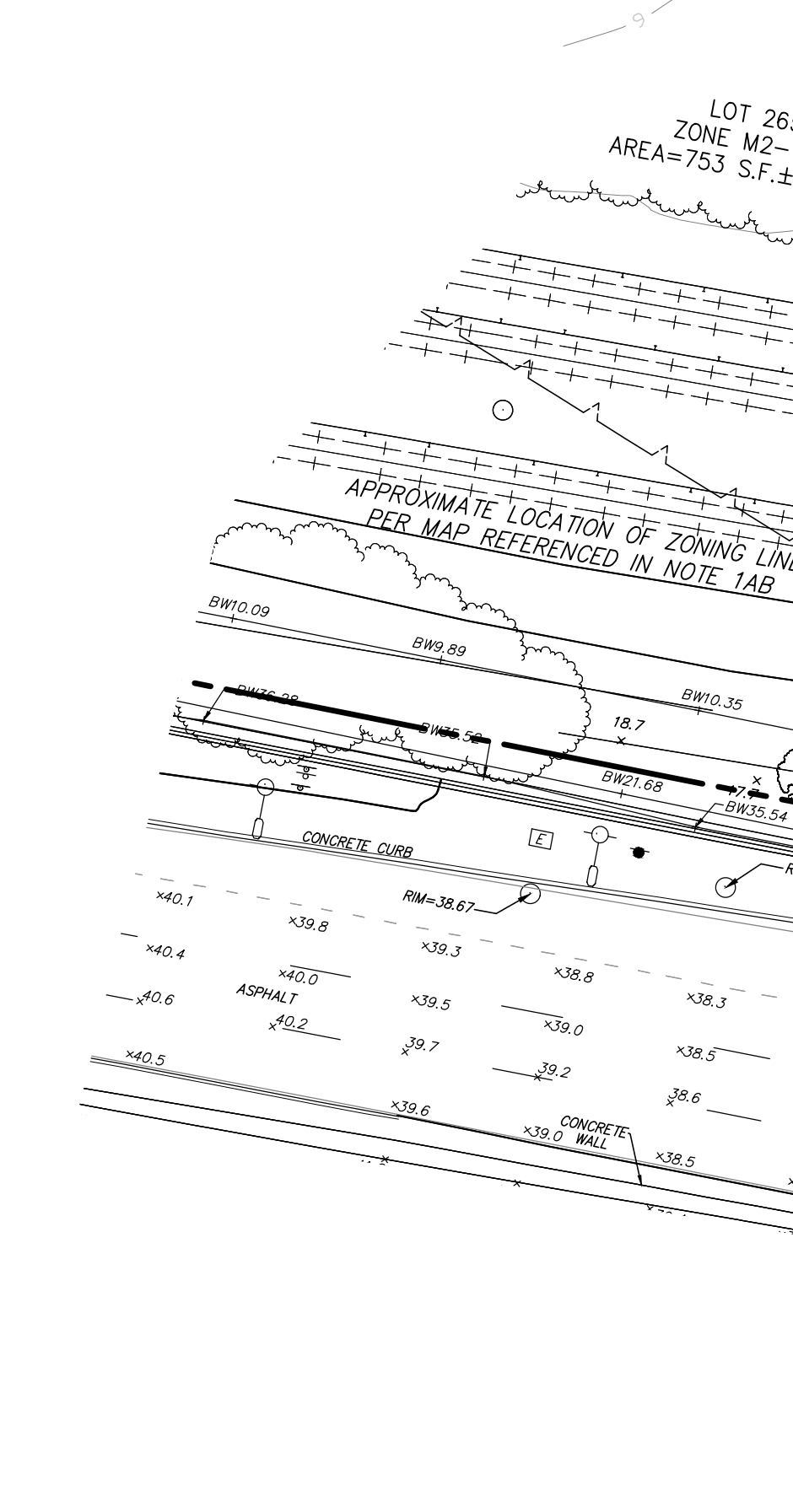
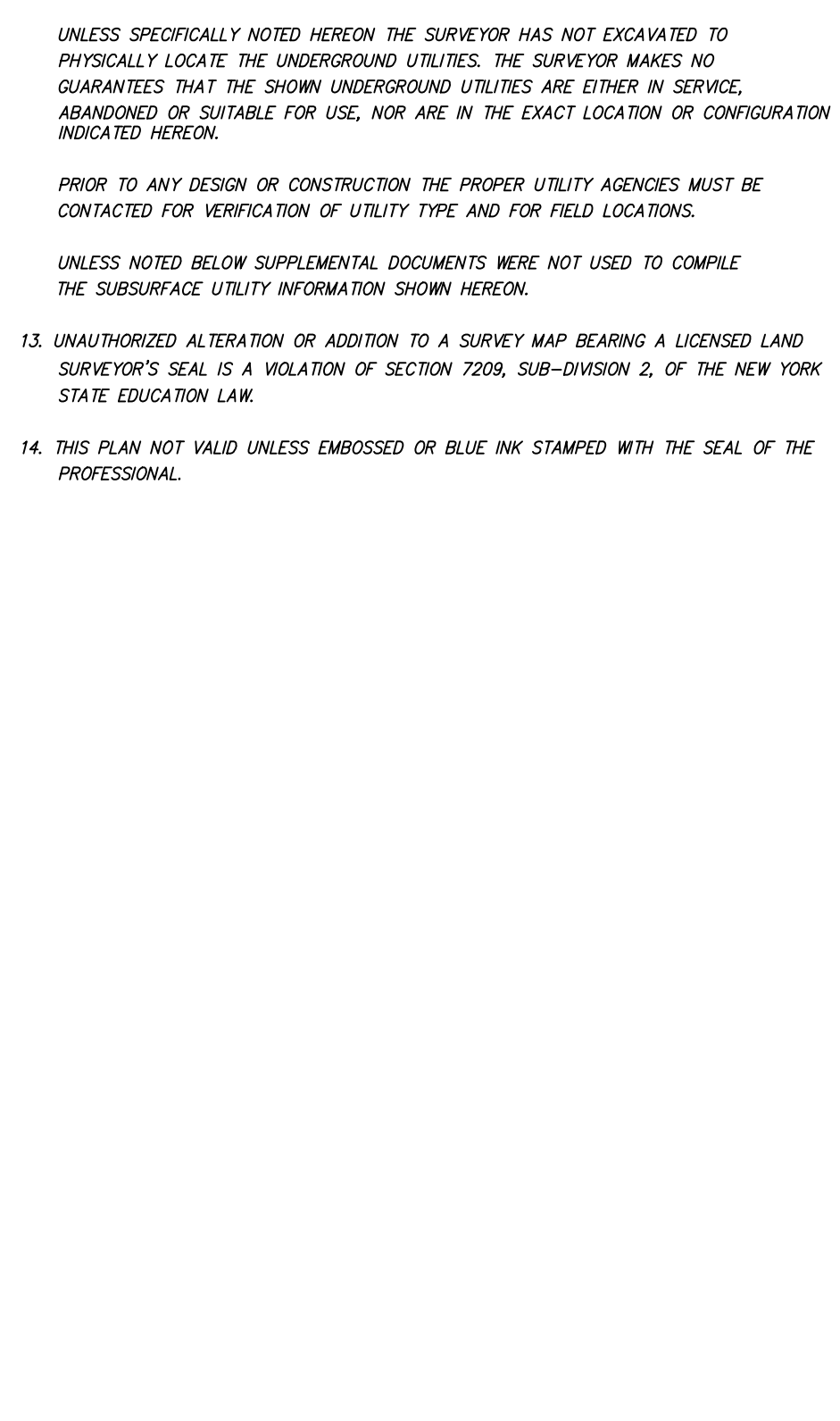
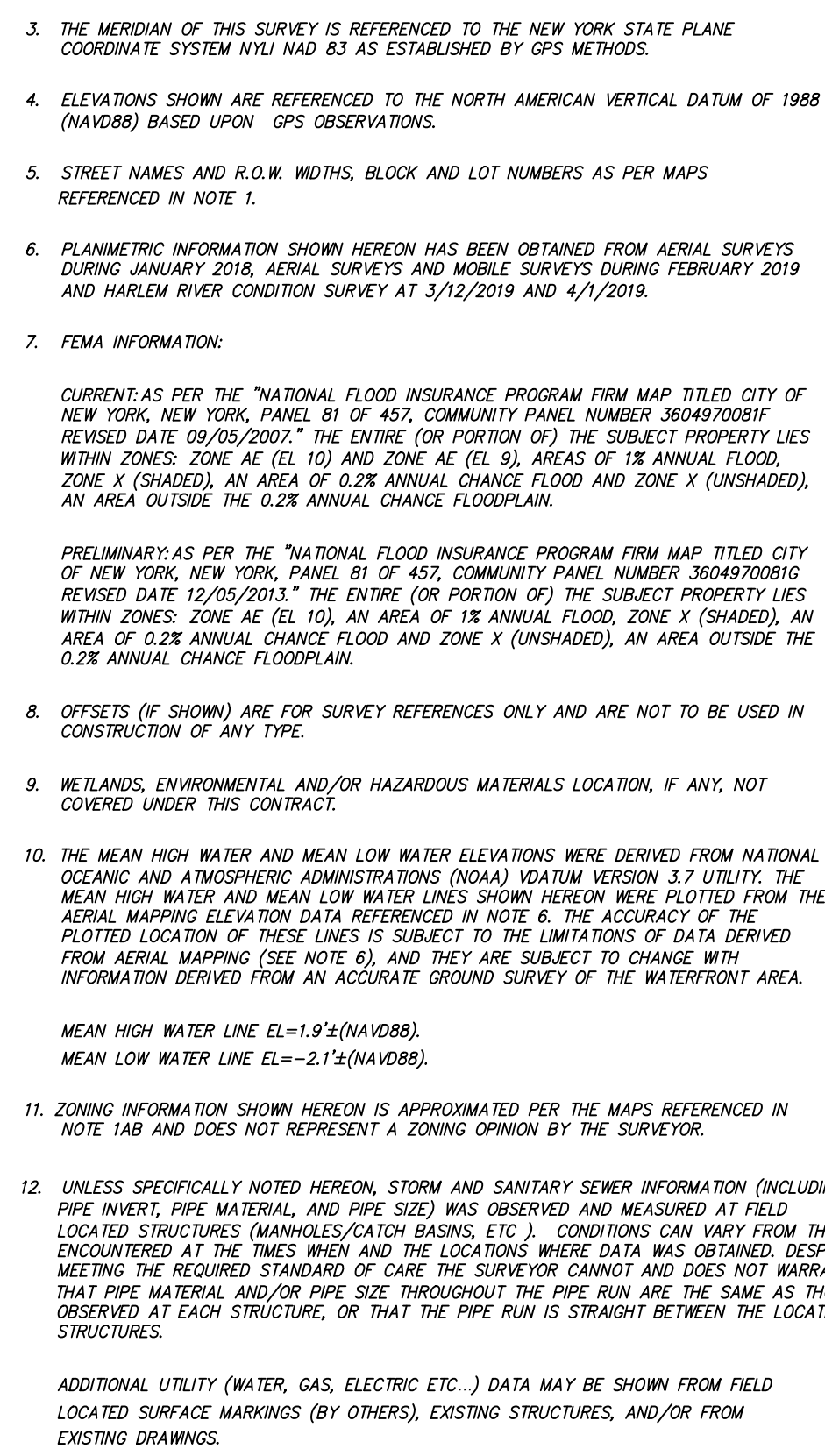
Lighting Consultant:
ONELUXstudio
158 WEST 10TH STREET, 10TH FL.
NEW YORK, NY 10001

Acoustical Design:
SHEN MILSON & WILKIE (S&W)
140 BROADWAY AVENUE, 14TH FLOOR
NEW YORK, NY 10016

DRAWING TITLE:
**2ND FLOOR
OVERALL PLAN -
FORDHAM LOBBY**

SCALE: 3/64" = 1'-0"



[illegible]

Attachment 7



Department of
Environmental
Conservation

60-Day Advance Notification of Site Change of Use

Physical Alteration, Transfer of Certificate of Completion, and/or Ownership Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

SUBMITTAL INSTRUCTIONS:

Please submit via Site Control Dropbox as described below, OR, if file size permits, by email to DERSiteControl@dec.ny.gov. Print to pdf before submitting.

You may submit your document(s) via ground mail at the address below however please – DO NOT submit both electronic and ground mail.

a.) VIA SITE CONTROL DROPBOX:

Request an Invitation

In the "Title" field, please include the following: "Change of Use – Site Name, Site # C203163."

After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.

Packages submitted through third-party file transfer services will not be accepted.

b.) VIA GROUND MAIL:

Save the COU form w/attached file(s) and cover letter (optional) to an external storage device (e.g., thumb drive, flash drive). Do NOT include any paper.

Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

Section I: Property Information

Site Name: 320 West Fordham Road	DEC Site # C203163
Site Address: 360 West Fordham Road, Bronx, NY 10435	

Section II: Contact Information Person Submitting Notification

Name: Alexis Saba	
Address 1: Sive, Paget & Riesel, P.C.	
Address 2: 560 Lexington Avenue, New York, NY 10022	
Phone: 646-378-7217	E-mail: asaba@sprlaw.com

Section III: Type of Change and Date

☒	Change of Ownership	Change in future ownership entity at construction loan closing (September 2026)
☒	Change of Remedial Parties	Addition of a remedial party
☐	Transfer of Certificate of Completion	
☒	Other (e.g., any physical alteration or other change of use)	Change of Address (occurred on 9/5/23)
Proposed Date of Change (mm/dd/yyyy)		

Section IV: Description of Proposed Change (Required)

Please provide a brief narrative of the proposed changes(s) indicated above. Attach maps, drawings, and/or parcel information as needed. If "other" the description must explain and advise the DEC how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

We are filing a BCA Amendment Application to (1) revise the Site address to 360 West Fordham Road (the Site boundaries remain unchanged); (2) revise the Site name to 360 West Fordham Road; and (3) add Fordham Landing Site 2 South LLC, the future beneficial owner, as an Applicant.

We are providing advanced notice of the future transfer of Site ownership at construction loan closing (anticipated September 2026) to Fordham Landing South Housing Development Fund Company, Inc. (the future fee owner) and to Fordham Landing Site 2 South LLC (the future equitable and beneficial owner).

Section V: Certification Statement

Where the change results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative: see § 375-1.11(d)(4)(i):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____

(Signature)

(Date)

Brad Zackson

(Print Name)

Address1: DS Fordham Landing 1 LLCAddress2: 10 West St, Apt. 39B, New York, NY 10004Phone: 646-413-0575 Email: bzackson@dynamicstslc.com

Section VI: Contact Information for New Owner, Remedial Party, or CoC Holder

If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environment Easement, Deed Restriction, or Site Management Plan subject to periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☐ Prospective Owner ☒ ~~Prospective Remedial Party~~ ☐ Prospective Owner Representative

Name: Fordham Landing Site 2 South LLC

Address:1 334-336 East 110th Street

Address2: New York, NY 10029

Phone: 212.996.6640 Email: mgross@lettire.com

Cert. Party Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

Section VII: Agreement to Notify DEC After Transfer

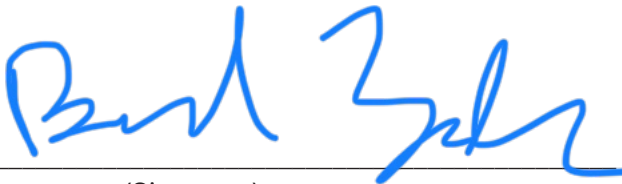
If Section VI applies, i.e., all or part of the site will be sold, in accordance with § 375-1.11(d)(4)(ii) 30 days after the transfer a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the CoC holder for the site, the CoC should be transferred to the new owner using DEC's approved "Notice of Transfer of COC" forms found at [Initial Notice And Transfer Of Certificate Of Completion - NYSDEC](#). This form has its own filing requirements at §375-1.9(f).

Signing below indicates that theses notices will be provided to the DEC within the specified timeframes as follows:

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. The name and contact information for the new owner(s) per §375-1.11(d)(4)(ii)
2. The name and contact information for any owner representative; and
3. A Notice of Transfer using the DEC form [Initial Notice And Transfer Of Certificate Of Completion - NYSDEC](#).

Name:



(Signature)

5.14-26

(Date)

Brad Zackson

(Print Name)

Address1: DS Fordham Landing 1 LLC

Address2: 10 West St, Apt. 39B, New York, NY 10004

Phone: 646-413-0575 Email: bzackson@dynamicstslc.com

Continuation Sheet (if needed for multiple owners, representatives, or remedial parties)

☒ Future Fee Owner ☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Fordham Landing South Housing Development Fund Company, Inc.

Address:1 c/o Bronxworks, Inc.

Address2: 60 East Tremont Ave, Bronx, NY 10453

Phone: _____ Email: _____

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address:1 _____

Address2: _____

Phone: _____ Email: _____



Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Please submit via Site Control Dropbox [Request an Invitation](#)

In the "Title" field, please include the following: "Change of Use – Site Name, Site #

OR, if file size permits, by email to DERSiteControl@dec.ny.gov

Section I

Description

Site Name

Official DEC site name.

(see <http://www.dec.ny.gov/cfm/x/extapps/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

Section II

Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

Section III

Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

Section IV

Description

Description

For each change checked in Section III, describe the proposed change. Provide all applicable maps, drawings, and/or parcel information.

If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.

Please attach additional sheets, if needed.

Section	Certification
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This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of

Name	The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.
Address	Owner or designated representative's street address or P.O. Box
Address	Owner or designated representative's city, state and zip
Phon	Owner or designated representative's phone
E-Mail	Owner or designated representative's E-

Section	Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)
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Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional

Name	Name of Prospective Owner, Prospective Remedial Party or Prospective Owner
Address	Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Address	City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Phon	Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
E-Mail	E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.

Certifying Party Name	Name of Certifying
Address	Certifying Party's street address or P.O. Box
Address	Certifying Party's city, state and zip
Phone	Certifying Party's Phone
E-Mail	Certifying Party's E-mail

Section VII Agreement to Notify DEC After Property Transfer/Sale

This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>

Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.

Name	Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.
Address1	Current owner's street address.
Address2	Current owner's city, state and zip

code.