

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

---

650 SOUTHERN BOULEVARD  
BLOCK 2603, LOT 157  
BRONX, NEW YORK

PREPARED FOR:  
650 SOUTHERN BLVD BRONX LLC  
1418 65<sup>TH</sup> STREET  
BROOKLYN, NY 11219

| 213 W 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001

**ALDRICH**



Haley & Aldrich of New York  
213 W 35<sup>th</sup> Street  
7<sup>th</sup> Floor  
New York, NY 10001  
Tel: 646.277.5686

14 September 2023  
File No. 0207897

Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233

Subject: Brownfield Cleanup Program Application  
650 Southern Blvd Site  
650 Southern Boulevard  
Bronx, New York 10455 (Site)

Ladies and Gentlemen,

Haley & Aldrich of New York, on behalf of 650 Southern Blvd Bronx LLC, has prepared this Brownfield Cleanup Program (BCP) Application for the above-referenced site reflecting guidance received during a Pre-Application Meeting with the New York State Department of Environmental Conservation (NYSDEC) on 21 April 2023. In addition, we have also prepared a draft Remedial Investigation Work Plan (RIWP) for your consideration and review. Enclosed in this package is a USB drive which contains the full BCP Application Package including a Phase I Environmental Site Assessment dated 3 March 2023 by Haley & Aldrich of New York (Haley & Aldrich) and a Limited Phase II Environmental Site Investigation Report dated 5 May 2023 by Haley & Aldrich.

Should you have any questions, please do not hesitate to contact me at (602) 760-2435 or via email at sbell@haleyaldrich.com.

Thank you.

A handwritten signature in blue ink, appearing to read 'S Bell'.

Suzanne Bell, P.E.  
Senior Project Manager

A handwritten signature in blue ink, appearing to read 'James M. Bellew'.

James M. Bellew  
Principal

Enclosed copies provided via email to:

Konstantin Gubareff (650 Southern Blvd Bronx LLC)  
Christine Leas (Sive Paget Riesel)  
Andre Obligado (NYSDEC)  
Jane O'Connell (NYSDEC)  
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**SUBMITTAL INSTRUCTIONS:**

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

**Please select only ONE submittal method – do NOT submit both email and ground mail.**

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “BCP Application NEW - \*Proposed Site Name\*”
- Email your submission to [DESiteControl@dec.ny.gov](mailto:DESiteControl@dec.ny.gov) – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7020

**PROPOSED SITE NAME:**

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

If yes, provide existing site number: \_\_\_\_\_

☐

Yes

☒

No

**Is this a revised submission of an incomplete application?**

If yes, provide existing site number: C203170

☒

Yes

☐

No





BCP App Rev 15 – May 2023

**SECTION I: Property Information**

PROPOSED SITE NAME **650 Southern Boulevard**

ADDRESS/LOCATION **650 Southern Boulevard**

CITY/TOWN **New York**

ZIP CODE **10455**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Bronx**

COUNTY **Bronx**

SITE SIZE (ACRES) **0.23**

LATITUDE

LONGITUDE

|     |     |           |     |     |          |
|-----|-----|-----------|-----|-----|----------|
| 40° | 48' | 46.3716 N | 73° | 54' | 1.7568 W |
|-----|-----|-----------|-----|-----|----------|

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

**ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.**

| Parcel Address         | Section | Block | Lot | Acreage |
|------------------------|---------|-------|-----|---------|
| 650 Southern Boulevard | 10      | 2603  | 157 | 0.23    |
|                        |         |       |     |         |
|                        |         |       |     |         |

|  | Y                                | N                                |
|--|----------------------------------|----------------------------------|
| 1. Do the proposed site boundaries correspond to tax map metes and bounds?<br>If no, please attach an accurate map of the proposed site including a metes and bounds description.  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is the required property map included with the application?<br>(Application will not be processed without a map)  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information)<br>If yes, identify census tract: _____<br>Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            |
| 4. Is the project located within a disadvantaged community?<br>See application instructions for additional information.  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.   | <input type="radio"/>            | <input checked="" type="radio"/> |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)?<br>If yes, identify names of properties and site numbers, if available, in related BCP applications: _____  | <input type="radio"/>            | <input checked="" type="radio"/> |

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

## SECTION II: Project Description

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

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

## SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R7-1

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☐ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.

Is this summary included with the application?

Y ☒ N ☐

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

Residential ☒ Commercial ☐ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

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

☒ ☐

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

☐ ☒

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

☒ ☐

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

☒ ☐

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

☒ ☐

**SECTION IV: Property's Environmental History**

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**

2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

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

\*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Previous operations at the Site include an auto repair garage and a plumbing and cleaning supplies facility

**SECTION V: Requestor Information**

NAME 650 Southern Blvd Bronx LLC

ADDRESS 1418 65th Street

CITY/TOWN Brooklyn

STATE NY

ZIP CODE 11219

PHONE (646) 968-8214

EMAIL KONSTANTIN@PROSPECTDG.COM

|  | Y                                | N                     |
|--|----------------------------------|-----------------------|
| 1. Is the requestor authorized to conduct business in New York State (NYS)?  | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>   | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>  | <input checked="" type="radio"/> | <input type="radio"/> |

**SECTION VI: Requestor Eligibility**

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

|   | Y                     | N                                |
|---|-----------------------|----------------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site?   | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?<br>Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.  | <input type="radio"/> | <input checked="" type="radio"/> |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government? | <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.   | <input type="radio"/> | <input checked="" type="radio"/> |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?   | <input type="radio"/> | <input checked="" type="radio"/> |

## SECTION VI: Requestor Eligibility (CONTINUED)

|   |   |                                  |
|---|---|----------------------------------|
| 7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?  | <input type="radio"/> Y   | <input type="radio"/> N          |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?  | <input type="radio"/>   | <input checked="" type="radio"/> |
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  | <input type="radio"/>   | <input checked="" type="radio"/> |
| 10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?   | <input type="radio"/>   | <input checked="" type="radio"/> |
| 11. Are there any unregistered bulk storage tanks on-site which require registration?   | <input checked="" type="radio"/>  | <input type="radio"/>            |
| 12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:   |   |                                  |
| <b>PARTICIPANT</b><br><input type="checkbox"/> <p>A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> | <b>VOLUNTEER</b><br><input checked="" type="checkbox"/> <p>A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p><b>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.</b></p> |                                  |
| 13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? <p>Yes <input checked="" type="radio"/>      No <input type="radio"/>      N/A <input type="radio"/></p>  |   |                                  |

**SECTION VI: Requestor Eligibility (CONTINUED)**

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

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: \_\_\_\_\_

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

Is this proof attached?

☐ Yes☐ No☒ N/A**Note:** A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Konstantin Gubareff

ADDRESS 1418 65th Street

CITY Brooklyn

STATE NY

ZIP CODE 11219

PHONE (646) 968-8214

EMAIL konstantin@prospectdg.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Suzanne Bell

COMPANY Haley &amp; Aldrich of New York

ADDRESS 213 W 35th Street

CITY New York

STATE NY

ZIP CODE 10001

PHONE (602) 760-2435

EMAIL sbell@haleyaldrich.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Christine Leas

COMPANY Sive Paget Riesel

ADDRESS 560 Lexington Avenue

CITY New York

STATE NY

ZIP CODE 10022

PHONE (646) 378-7267

EMAIL cleas@sprlaw.com

**SECTION VIII: Program Fee**

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

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

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

|   |                                 |                |
|---|---------------------------------|----------------|
| CURRENT OWNER 650 Southern Blvd Bronx LLC |                                 |                |
| CONTACT NAME Konstantin Gubareff          |                                 |                |
| ADDRESS 1418 65th Street                  |                                 |                |
| CITY Brooklyn                             | STATE NY                        | ZIP CODE 11219 |
| PHONE (646) 968-8214                      | EMAIL konstantin@prospectdg.com |                |
| OWNERSHIP START DATE 08/21/2023           |                                 |                |
| CURRENT OPERATOR N/A                      |                                 |                |
| CONTACT NAME                              |                                 |                |
| ADDRESS                                   |                                 |                |
| CITY                                      | STATE                           | ZIP CODE       |
| PHONE                                     | EMAIL                           |                |
| OPERATION START DATE                      |                                 |                |

**SECTION X: Property Eligibility Information**

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



**SECTION X: Property Eligibility Information (continued)**

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

**SECTION XI: Site Contact List**

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

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

## SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

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

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am Joel Leifer (title) of 650 Southern Blvd Bronx LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 8/29/23 Signature: [Signature]

Print Name: Joel Leifer

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

# FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

**BCP App Rev 15**

| Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>   | Y                                | N                                |
|---|----------------------------------|----------------------------------|
| 1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 4. Is the property upside down or underutilized as defined below?   |                                  |                                  |
| Upside down   | <input type="radio"/>            | <input checked="" type="radio"/> |
| Underutilized   | <input type="radio"/>            | <input checked="" type="radio"/> |
| <p><b>From ECL 27-1405(31):</b><br/>           “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.</p> <p><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application):<br/>           375-3.2:<br/>           (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<br/>           (1) the proposed use is at least 75 percent for industrial uses; or<br/>           (2) at which:<br/>               (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;<br/>               (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and<br/>               (iii) one or more of the following conditions exists, as certified by the applicant:<br/>                   (a) property tax payments have been in arrears for at least five years immediately prior to the application;<br/>                   (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<br/>                   (c) there are no structures.</p> <p>“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.</p> |                                  |                                  |

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

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

**Check appropriate box below:**

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

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

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☐ No

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

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

## **ATTACHMENT A**

### **Section I: Property Information**

## **SECTION I: PROPERTY DESCRIPTION NARRATIVE**

### ***Site Location***

The proposed Brownfield Cleanup Program (BCP) site's address is 650 Southern Boulevard, Bronx, NY 10455 (Site). The Site is developed with two adjoining one-story buildings which encompass the entirety of the Site. The Site is bound to the north by Southern Blvd followed by a multi-story residential building; to the east by a multi-story residential building; to the south by a commercial building followed by Timpson Place; and to the west by a multi-story residential building followed by Avenue St John. The Site is located within the Hunts Point-Longwood neighborhood of the Bronx, an urban area characterized by multi-story commercial and residential buildings.

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

### ***Site Features***

The Site is approximately 0.23 acres in size and is identified as Block 2603, Lot 157 on the New York City tax map. The Site is improved with two adjoining one-story buildings which cover the entire Site footprint. The western building is approximately 7,500 square feet with a partial cellar; the eastern building is approximately 2,499 square feet.

### ***Current Zoning and Land Use***

According to the New York City Planning Commission Zoning Map 6c, the Site is in a R7-1 zoning area. We understand that 650 Southern Blvd Bronx LLC plans to redevelop the Site as an in-patient residential facility with outdoor courtyard that will be as-of-right and consistent with the current zoning.

### ***Past Site Use***

Based on a Phase I Environmental Site Assessment (ESA) completed by Haley & Aldrich of New York (Haley & Aldrich) for the Site in March 2023, the Site was undeveloped from the late 1890s until the 1940s. Available historical records identify the Site as developed with commercial operations beginning in the 1940s. Commercial operations were previously listed at four different addresses corresponding to the Site including 644, 646, 648, and 650 Southern Boulevard. The nature of the commercial operations included auto repair, plumbing and cleaning supplies, and a church. Historical records also identify residential use at the Site.

Historical use of the surrounding properties up- and cross-gradient of the Site included industrial and manufacturing operations. Historical use of adjoining and likely up-gradient properties included auto body, manufacturing, low-rise dwellings, and a garage. Auto body and manufacturing facilities may have included the use, storage, and disposal of hazardous materials and petroleum products.

### ***Site Geology and Hydrogeology***

Based on data collected during the April 2023 Limited Phase II Environmental Site Investigation (ESI) completed by Haley & Aldrich, historical fill, including brick and concrete components, was observed from surface grade to approximately two feet (ft) below ground surface (bgs) in soil borings at the Site. The historical urban fill layer was underlain by a potential native layer consisting of brown to dark brown sand with varying amounts of gravel and weathered bedrock.

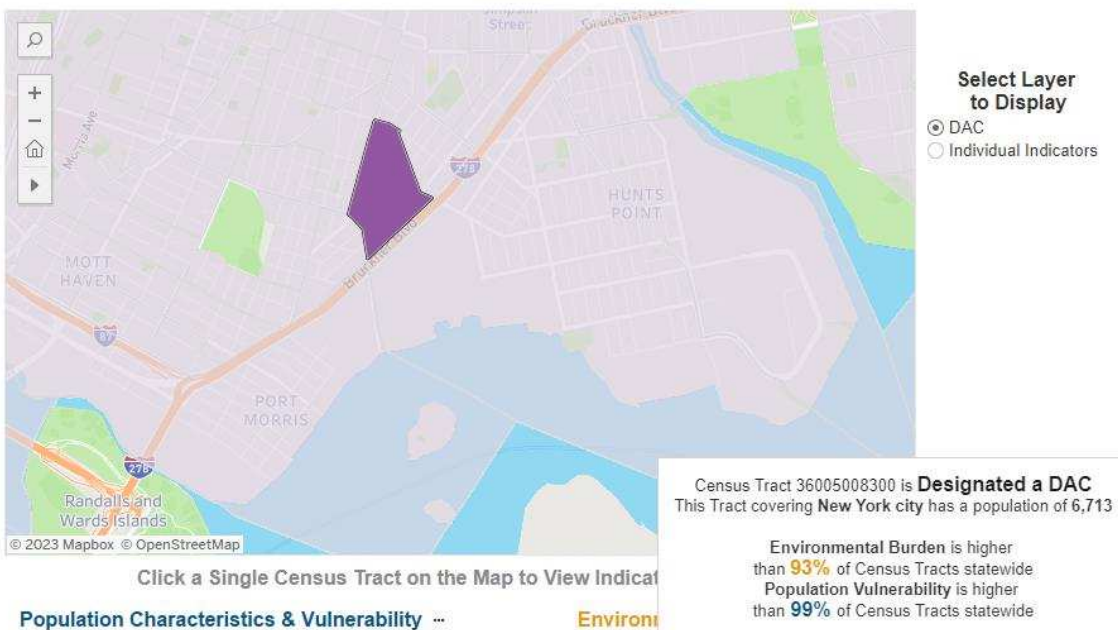
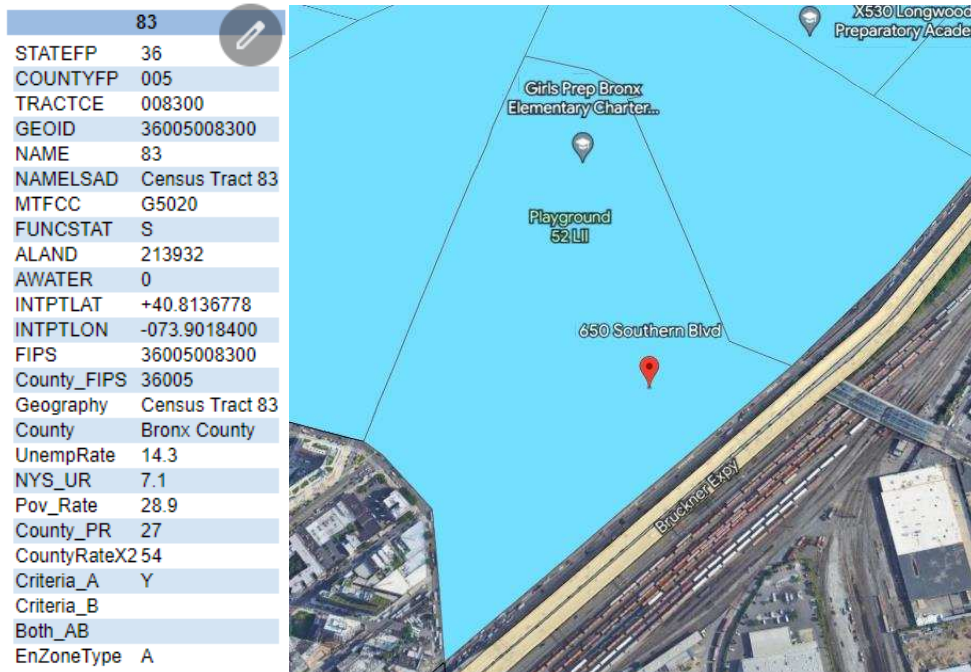
The topography of the Site is generally flat with a gentle slope to the southeast. The ground level elevation on the Site is approximately 36 feet above mean sea level (amsl). Based on data collected



during the April 2023 Limited Phase II ESI, the depth to groundwater encountered at the Site is approximately 10 to 12 ft bgs. The inferred regional groundwater flow direction for the area surrounding the Site is to the southeast towards the East River.

### Environmental Zone Designation

The Site is 100% located in EnZone Type A in Census Tract 83.





## **SECTION I.8: PREVIOUSLY REMEDIATED**

It is our understanding that the Site has not been subject to any remedial activities.

## SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the NYSDEC BCP at the investigation stage.

Based on the data collected between February to April 2023 during a Limited Phase II ESI completed by Haley & Aldrich, the primary contaminants of concern for the Site are heavy metals and semi-volatile organic compounds (SVOCs) in soil and chlorinated volatile organic compounds (CVOCs), petroleum-related VOCs, and other VOCs in sub-slab soil vapor, soil vapor, and groundwater. Additional investigation is necessary to determine the potential source(s) of contamination. The existing structure presents impediments to investigation in select portions of the Site, particularly the western building. Building access and overhead clearance limited the type of drilling and sampling equipment able to be used during the Limited Phase II ESI. This limited access prevented the collection of groundwater and soil vapor samples in the western portion of the Site and soil samples were unable to be collected past 6 ft bgs. A summary of pertinent findings from the April 2023 Limited Phase II ESI is provided below:

### ***Soil***

Soil analytical results were compared to New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs).

SVOCs and metals were reported above RRSCOs at the Site. Volatile organic compounds (VOCs) were reported above laboratory detection limits.

SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were reported above RRSCOs in soil samples SB01 (0-2') and SB07 (0-2') including the PAHs benzo(a)anthracene (maximum concentration 2.8 milligrams per kilogram [mg/kg]; RRSCO 1 mg/kg), benzo(a)pyrene (maximum concentration 2.6 mg/kg; RRSCO 1 mg/kg), benzo(b)fluoranthene (maximum concentration 2.9 mg/kg; RRSCO 1 mg/kg), dibenz(a,h)anthracene (maximum concentration 0.35 mg/kg; RRSCO 0.33 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration 1.6 mg/kg; RRSCO 0.5 mg/kg).

Lead and mercury were also reported above RRSCOs in shallow soil samples. Lead was detected at 412 mg/kg (RRSCO 400 mg/kg) in soil sample SB01 (0-2') and mercury was detected at 1.02 mg/kg (RRSCO 0.81 mg/kg) in soil sample SB02 (0-2').

The CVOCs tetrachloroethene (PCE) and trichloroethene (TCE), as well as three petroleum-related VOCs (benzene, toluene, and ethylbenzene) were detected above laboratory detection limits but below applicable SCOs in shallow soil samples collected during the Phase II ESI.

PCE was detected in six shallow soil samples with a maximum concentration of 0.017 mg/kg. Benzene and toluene were detected in two shallow soil samples at maximum concentrations of 0.00087 mg/kg and 0.0015 mg/kg, respectively. Ethylbenzene was detected in sample HA-1 (10-12') at a concentration of 0.37 mg/kg.

Comparisons of soil analytical results to NYCRR Part 375 RRSCOs, Unrestricted Use Soil Cleanup Objectives (UUSCOs), and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) are mapped in Figure 5.

### ***Groundwater***

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards (AWQS).

A groundwater sample from permanent monitoring well OW-1, screened from 10 to 20 ft bgs, reported two CVOCs, three petroleum-related VOCs, and three other VOCs above the AWQS. The CVOCs reported above AWQS were vinyl chloride (30 micrograms per liter [ $\mu\text{g/L}$ ]; AWQS 2  $\mu\text{g/L}$ ) and cis-1,2-dichloroethene (39  $\mu\text{g/L}$ ; AWQS 5  $\mu\text{g/L}$ ). The petroleum-related VOCs reported above AWQS were benzene (12  $\mu\text{g/L}$ ; AWQS 1  $\mu\text{g/L}$ ), ethylbenzene (5.9  $\mu\text{g/L}$ ; AWQS 5  $\mu\text{g/L}$ ), and n-propylbenzene (7.4  $\mu\text{g/L}$ ; AWQS 5  $\mu\text{g/L}$ ). The three additional VOCs reported above AWQS were 1,2-dichlorobenzene (11  $\mu\text{g/L}$ ), naphthalene (27  $\mu\text{g/L}$ ), and 1,2,4,5-tetramethylbenzene (5.9  $\mu\text{g/L}$ ).

The CVOc PCE was also detected in a groundwater sample from OW-01 above the laboratory method detection limit but below the reporting limit at an estimated concentration of 0.39  $\mu\text{g/L}$ .

As part of the Limited Phase II ESI, two temporary monitoring wells, TWP-02 and TWP-03, were also installed within the eastern former garage building to 15 and 18 ft bgs, respectively. One VOC, 1,2-dichlorobenzene, was detected above AWQS in a groundwater sample from TWP-03 at a concentration of 13  $\mu\text{g/L}$  (AWQS 3  $\mu\text{g/L}$ ). cis-1,2-dichloroethene was detected above the laboratory reporting limit but below AWQS in a groundwater sample from TWP-03 at a concentration of 2.8  $\mu\text{g/L}$  (AWQS 5  $\mu\text{g/L}$ ). Benzene, TCE, and vinyl chloride were detected in TWP-03 above the laboratory method detection limits but below the reporting limits and AWQSs at estimated concentrations of 0.19  $\mu\text{g/L}$ , 0.32  $\mu\text{g/L}$ , and 0.7  $\mu\text{g/L}$ , respectively.

It is noted that the groundwater samples to date have been collected from the eastern building; building access and restrictions within the western building precluded the installation of temporary or permanent monitoring wells in this area.

Comparisons of groundwater analytical results to AWQS are mapped in Figure 6.

### ***Soil Vapor***

No standard currently exists for soil vapor samples in New York State. However, it should be noted that detectable concentrations of CVOCs, petroleum-related VOCs, and other VOCs were reported in both sub-slab soil vapor and deeper soil vapor samples.

Each of the petroleum-related VOCs benzene, toluene, ethylbenzene, and total xylenes (BTEX) were detected above laboratory reporting limits in both sub-slab soil vapor samples (SG-01 and SG-02). The CVOc PCE was detected in sub-slab soil vapor sample SG-02.

BTEX and PCE were also detected in the soil vapor samples SV-01 and SV-02, collected from approximately 8-10 ft below grade or approximately 2 ft above the groundwater table. Additionally, the CVOc TCE was detected in soil vapor sample SV-01 at a concentration of 1.27 micrograms per cubic meter ( $\mu\text{g/m}^3$ ).

PCE concentrations ranged from 3.67  $\mu\text{g/m}^3$  in sub-slab soil vapor sample SG-02 to 8.14  $\mu\text{g/m}^3$  in soil vapor sample SV-01. Total BTEX concentrations ranged from 22.5  $\mu\text{g/m}^3$  in sub-slab soil vapor sample SG-01 to 280  $\mu\text{g/m}^3$  in soil vapor sample SV-01. Total VOC concentrations ranged from 123.0  $\mu\text{g/m}^3$  in sub-slab soil vapor sample SG-01 to 1,122.1  $\mu\text{g/m}^3$  in soil vapor sample SV-02. Detections of soil vapor are mapped in Figure 7.









 SITE BOUNDARY  
 TAX LOT BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022

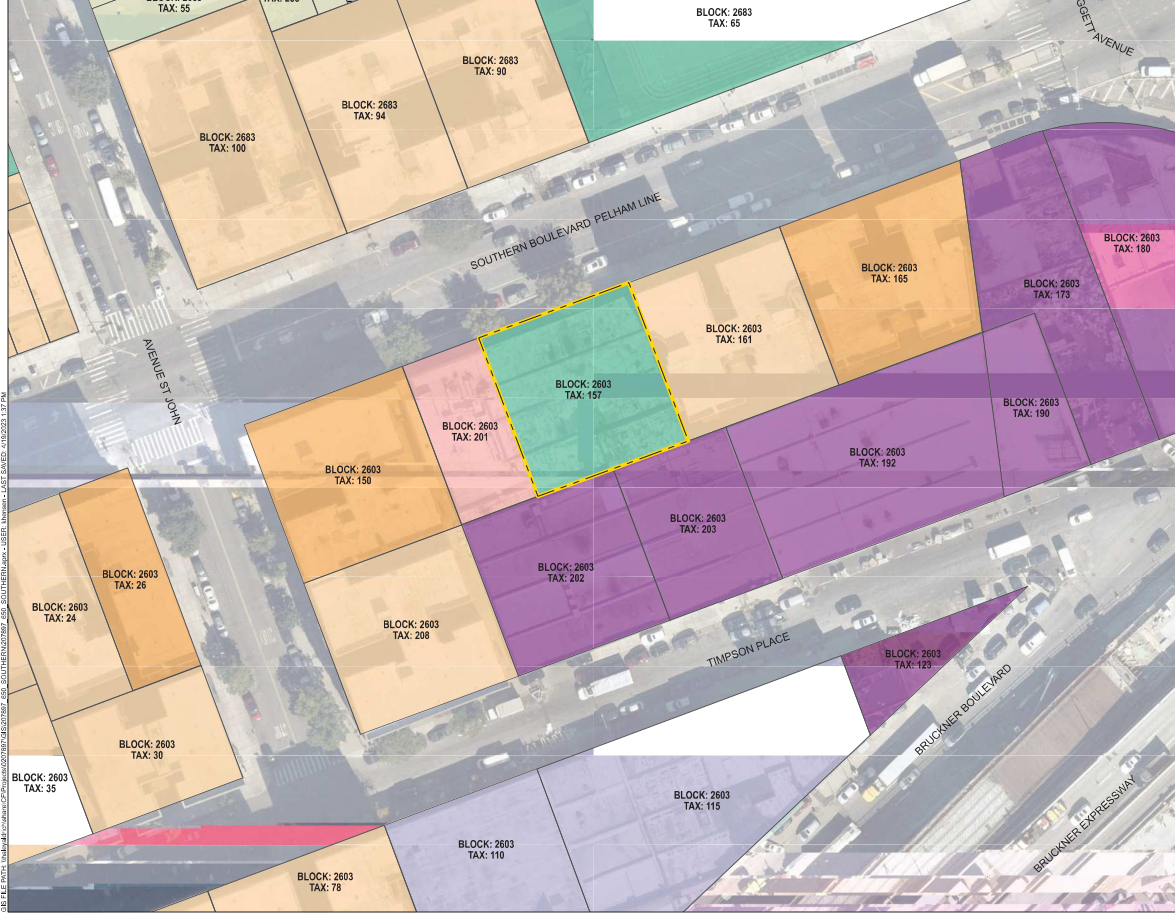


**HALEY ALDRICH** 650 SOUTHERN BOULEVARD  
BRONX, NEW YORK

TAX MAP

AUGUST 2023

FIGURE 3



LEGEND

- ONE & TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION/UTILITIES
- INSTITUTIONS
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022

650 SOUTHERN BOULEVARD  
BRONX, NEW YORK

HALEY ALDRICH

LAND USE MAP

AUGUST 2023

FIGURE 4

## **ATTACHMENT B**

### **Section II: Project Description**



## **SECTION II: PROJECT DESCRIPTION**

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment.

The Site is improved with two adjoining one-story buildings. The western building is approximately 7,500 square feet in area and was most recently operated as a church by Dabar Tabernacle of Deliverance. The eastern building is approximately 2,499 square feet in area and is currently a vacant one-story garage most recently operated as a cleaning supplies storage facility. There is a partial cellar level located in the eastern portion of the western building which was observed to contain two aboveground storage tanks (ASTs). Additionally, two fill ports were observed in the northeastern portion of the Site within the garage space of the eastern building.

### ***Proposed Development***

Although the future development plans for the Site are in preliminary design phases, the proposed development will consist of an in-patient residential facility with an outdoor courtyard. The proposed development will include one cellar level with a bottom excavation to a depth of approximately 12 feet bgs.

The proposed project, following NYSDEC approval of this BCP Application and its draft Remedial Investigation Work Plan (RIWP), will include:

1. Demolition of the onsite buildings and removal of ASTs;
2. Implementation of a Remedial Investigation (RI) and submission of a Remedial Investigation Report (RIR);
3. Preparation and submission of a Remedial Action Work Plan (RAWP);
4. Contractor mobilization;
5. Excavation and offsite disposal of contaminated soil; and
6. Implementation of remedial measures, as required, in tandem with sitewide redevelopment.

### ***Rationale for BCP Program***

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

Upon review of the analytical results of prior Limited Phase II ESI, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to, among other things: soil impacted with heavy metals, SVOCs (specifically PAHs) and CVOCs; and soil vapor, sub-slab soil vapor, and groundwater impacted with CVOCs (specifically PCE, TCE, and cis-1,2-dichloroethene) and petroleum-related VOCs (specifically benzene, toluene, and ethylbenzene). Existing Site conditions precluded accessing many areas of the Site during the Limited Phase II ESI and prevented use of drilling equipment capable of soil boring to depths below 6 ft bgs in the western building. The limited access also prevented the collection of groundwater and soil vapor samples in the western building. Based upon prior Site use for auto repair and manufacturing, additional investigation is likely to reveal additional soil, soil vapor, and groundwater impacts associated with those Site uses.

## Project Schedule

It is anticipated that, once Requestor is accepted into the BCP and the draft RIWP is approved by the Department, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment.

| Task  | Duration (days) | Start     | End        | 2023 |     |     |     | 2024 |     |     |       |     |      |      |     |     |     |     |     | 2025 |     |     |     |
|---|-----------------|-----------|------------|------|-----|-----|-----|------|-----|-----|-------|-----|------|------|-----|-----|-----|-----|-----|------|-----|-----|-----|
|   |                 |           |            | Sep  | Oct | Nov | Dec | Jan  | Feb | Mar | April | May | June | July | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr |
| Application Execution, Permitting, Remedial Investigation, Remedial Investigation Report, Remedy Design, Remedial Action Work Plan, 30-Day Comment Period | 244             | 9/1/2023  | 4/30/2024  |      |     |     |     |      |     |     |       |     |      |      |     |     |     |     |     |      |     |     |     |
| Remedy Implementation   | 180             | 5/1/2024  | 10/28/2024 |      |     |     |     |      |     |     |       |     |      |      |     |     |     |     |     |      |     |     |     |
| Preparation of FER and SMP  | 60              | 11/1/2024 | 12/31/2024 |      |     |     |     |      |     |     |       |     |      |      |     |     |     |     |     |      |     |     |     |
| NYSDEC & NYSDOH Review of FER & SMP   | 45              | 1/1/2025  | 2/15/2025  |      |     |     |     |      |     |     |       |     |      |      |     |     |     |     |     |      |     |     |     |
| NYSDEC Issues COC   | 45              | 2/16/2025 | 4/2/2025   |      |     |     |     |      |     |     |       |     |      |      |     |     |     |     |     |      |     |     |     |

### Notes:

FER = Final Engineering Report

SMP = Site Management Plan

COC = Certificate of Completion

## **ATTACHMENT C**

### **Section III: LAND USE FACTORS**

## SECTION III: LAND USE FACTORS

### ***Zoning***

According to the New York City Planning Commission Zoning Map 6c, the Site is located within a residential zoning district (R7-1). The Site is located in an urban area characterized by multi-story commercial and residential buildings.

### ***Current Use***

The approximately 9,999-square-foot (0.23 acre) Site is developed with two vacant and adjoining one-story buildings encompassing all of Lot 157. The western building on the Site was formerly occupied by Damar Tabernacle of Deliverance, a church, and includes a partial cellar; the eastern building on the Site is a vacant garage space, formerly operated as an auto repair shop and cleaning supplies storage facility. The western building has been vacant since 2020, the eastern building has been vacant since 2021.

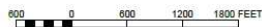
### ***Intended Use Post-Remediation***

Although the future development plans are in preliminary design phases, the proposed development will consist of constructing an in-patient residential facility with outdoor courtyard.

The architectural set is still in the design phase and will be released when available.

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

According to the New York City Planning Commission Zoning Map 6c, the Site is located within a residential zoning district (R7-1). 650 Southern Blvd Bronx LLC plans to redevelop the Site for an in-patient residential facility with outdoor courtyard. The proposed development of this property will be as-of-right and is consistent with the current zoning. The applicable zoning map is included as an attachment.



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

THE NEW YORK CITY PLANNING COMMISSION

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

M - MANUFACTURING DISTRICT

district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

05-27-2021 C 200274 ZMX

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

|    |           |    |
|----|-----------|----|
| 3b | 3d        | 4b |
| 6a | <b>6c</b> | 7a |
| 6b | 6d        | 7b |

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

## **ATTACHMENT D**

### **Section IV: Property's Environmental History**

## SECTION IV.1: REPORTS

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

1. 3 March 2023, Phase I ESA, prepared by Haley & Aldrich
2. 6 March 2023, Geophysical Engineering Survey Report, prepared by Nova Geophysical Services (NOVA).
3. 5 May 2023, Limited Phase II ESI Report, prepared by Haley & Aldrich

The reports above are included in Appendix D. A summary of the environmental findings from these investigations is provided below.

### ***Geophysical Engineering Survey Report (NOVA, 6 March 2023)***

Haley & Aldrich oversaw a geophysical survey performed by NOVA at the Site during the Phase II Limited ESI on 28 February 2023 to determine the presence of any utilities, underground storage tanks (USTs), or anomalies beneath the Site surface in the vicinity of proposed boring locations. An underground scanning ground-penetrating radar (GPR) antenna capable of detecting objects up to 8 feet deep in ideal conditions and an electromagnetic pipe and cable locator used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities were used during this investigation. The geophysical noise level (GNL) at the Site was high due to the surrounding urban environment and other unknown anthropogenic noise sources.

Anomalies resembling potential subsurface utilities (such as sewer) were identified within the surveyed areas. No large geophysical anomalies resembling a potential UST were identified during the geophysical engineering survey near the proposed boring locations.

### ***March 2023 Phase I Environmental Site Assessment Prepared by Haley & Aldrich***

Haley & Aldrich prepared a Phase I ESA for the Site between February and March 2023.

During Site reconnaissance as part of the Phase I ESA, Haley & Aldrich observed two 500-gallon ASTs in the partial cellar. The tanks were observed to be empty and corroded. Two fill ports were also identified in the northeastern portion of the Site, within the garage area of the eastern building.

The Phase I ESA revealed two recognized environmental conditions (RECs) in connection with the Site, listed below.

REC #1:           Aboveground Storage Tanks (ASTs)

During the site visit conducted by Haley & Aldrich on 16 February 2023, two 500-gallon ASTs were identified in the basement of the subject property. The tanks were observed to be empty and corroded. The ASTs are considered a REC as potential for undocumented releases of petroleum products, solvents, and/or other hazardous materials which may have adversely affected groundwater, soil and/or soil vapor at the Site.

REC #2:           Potential Underground Storage Tanks (USTs)

During the site visit conducted by Haley & Aldrich on 16 February 2023, two fill ports were identified in the garage of the subject property, located in the northeastern portion of the Site. Fill ports are usually connected to USTs. The potential USTs are considered a REC as potential or undocumented releases of



petroleum products, solvents, and/or other hazardous materials may have adversely affected groundwater, soil and/or soil vapor at the subject property.

***April 2023 Limited Phase II ESI Report Prepared by Haley & Aldrich***

Haley & Aldrich completed a limited sampling event to investigate soil, groundwater, sub-slab soil vapor, and soil vapor quality at the Site which included installation of eleven soil borings to depths of between 6 to 20 feet bgs; one permanent groundwater monitoring well to a depth of 20 feet bgs; two temporary well points to depths of 15 ft bgs and 18 ft bgs, respectively; two sub-slab soil vapor points immediately beneath the foundation slab; and two soil vapor points to a depth of approximately 8 to 10 feet bgs. Drilling refusal was encountered at approximately 6 to 8 feet bgs during several drilling attempts in the western building. The existing structure presented impediments to investigation in select portions of the Site, particularly the western portion of the building. Building access and overhead clearance limited the type of drilling and sampling equipment able to be used during the Limited Phase II ESI. This prevented the collection of groundwater and soil vapor samples in the western portion of the building and soil samples were unable to be collected past 6 ft bgs.

Urban fill generally consisting of brown to gray, medium to coarse sand with silt and varying amounts of organic matter, brick, and gravel was observed from surface grade to approximately 1 to 2 ft bgs in each soil boring. The urban fill layer was underlain by a potential native layer consisting of medium brown to reddish-brown medium to coarse sand with varying amounts of silt, gravel, and weathered bedrock. Soil cores were collected continuously, characterized, and screened for visual and olfactory evidence of contamination such as staining and odors.

Instrumental screening for the presence of organic vapors was performed using a photoionization detector (PID). PID readings of non-detect at 0.0 parts per million (ppm) to 0.1 ppm were recorded in site-wide soils, except for SB06 which recorded PID readings of 0.0 to 12.4 ppm. Soil borings logs are included in Attachment A. During the investigation, groundwater was encountered at a depth of approximately 11.15 ft bgs at OW-1.

Field observations and analytical results identified historical urban fill contaminated with heavy metals and SVOCs (specifically PAHs) at concentrations consistent with characteristics of urban fill found throughout the New York City area. Sub-slab soil vapor and soil vapor at the Site are impacted with chlorinated and petroleum-related VOCs (specifically, PCE, benzene, ethylbenzene, and toluene) which were identified in the eastern portion of the Site.

Haley & Aldrich concluded that further investigation that covers the entire building footprint would be required to determine the full extent of contamination at the Site. Considering CVOCs and petroleum-related VOCs were detected in soil samples across the Site, and in groundwater and soil vapor on the eastern portion of the Site, an onsite source may exist.

## Section IV.2: Sampling Data Analytical Results Summary Tables

**Soil Summary Table**

| Analytes > RRSCO       | Detections > RRSCOs | Max Detection (ppm) | RRSCO (ppm) | Depth (ft bgs) |
|------------------------|---------------------|---------------------|-------------|----------------|
| Benzo(a)anthracene     | 2                   | 2.8                 | 1           | 0-2            |
| Benzo(a)pyrene         | 2                   | 2.6                 | 1           | 0-2            |
| Benzo(b)fluoranthene   | 2                   | 2.9                 | 1           | 0-2            |
| Dibenzo(a,h)anthracene | 1                   | 0.35                | 0.33        | 0-2            |
| Indeno(1,2,3-cd)pyrene | 2                   | 1.6                 | 0.5         | 0-2            |
| Lead, Total            | 1                   | 412                 | 400         | 0-2            |
| Mercury, Total         | 1                   | 1.02                | 0.81        | 0-2            |

**Sub-Slab Soil Vapor/Soil Vapor Summary Table**

| CVOC and BTEX Analytes Detected | Total Detections | Max. Detection (µg/m³) | Type                  |
|---------------------------------|------------------|------------------------|-----------------------|
| Tetrachloroethene               | 3                | 8.14                   | Sub-Slab & Soil Vapor |
| Trichloroethene                 | 1                | 1.27                   | Soil Vapor            |
| Benzene                         | 4                | 3.39                   | Sub-Slab & Soil Vapor |
| Toluene                         | 4                | 36.7                   | Sub-Slab & Soil Vapor |
| Ethylbenzene                    | 4                | 25.1                   | Sub-Slab & Soil Vapor |
| Total Xylenes                   | 4                | 225                    | Sub-Slab & Soil Vapor |
| Total BTEX                      | 4                | 279.64                 | Sub-Slab & Soil Vapor |

**Groundwater Summary Table**

| VOCs > AWQS                | Detections > AWQS | Max Detection (µg/L) | AWQS (µg/L) |
|----------------------------|-------------------|----------------------|-------------|
| Benzene                    | 1                 | 12                   | 1           |
| Ethylbenzene               | 1                 | 5.9                  | 5           |
| Vinyl chloride             | 1                 | 30                   | 2           |
| 1,2-Dichlorobenzene        | 2                 | 13                   | 3           |
| cis-1,2-Dichloroethene     | 1                 | 39                   | 5           |
| Naphthalene                | 1                 | 27                   | 10          |
| n-Propylbenzene            | 1                 | 7.4                  | 5           |
| 1,2,4,5-Tetramethylbenzene | 1                 | 5.9                  | 5           |

**Notes:**

BTEX = benzene, toluene, ethylbenzene, and total xylenes

CVOC = Chlorinated volatile organic compound

Ft bgs = Feet below grade surface

ppm= Parts per million

UUSCO = NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective

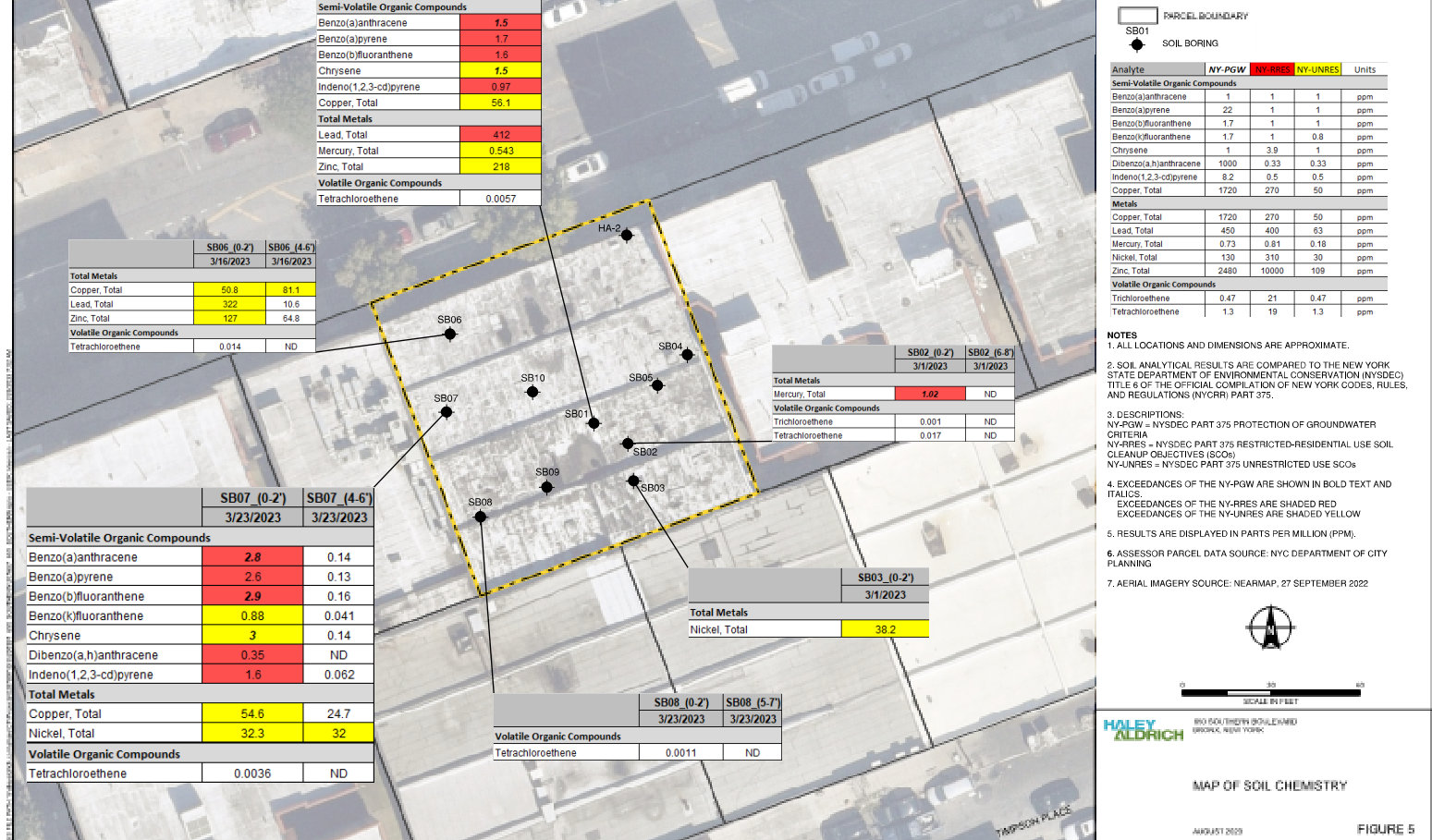
AWQS = 6NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards

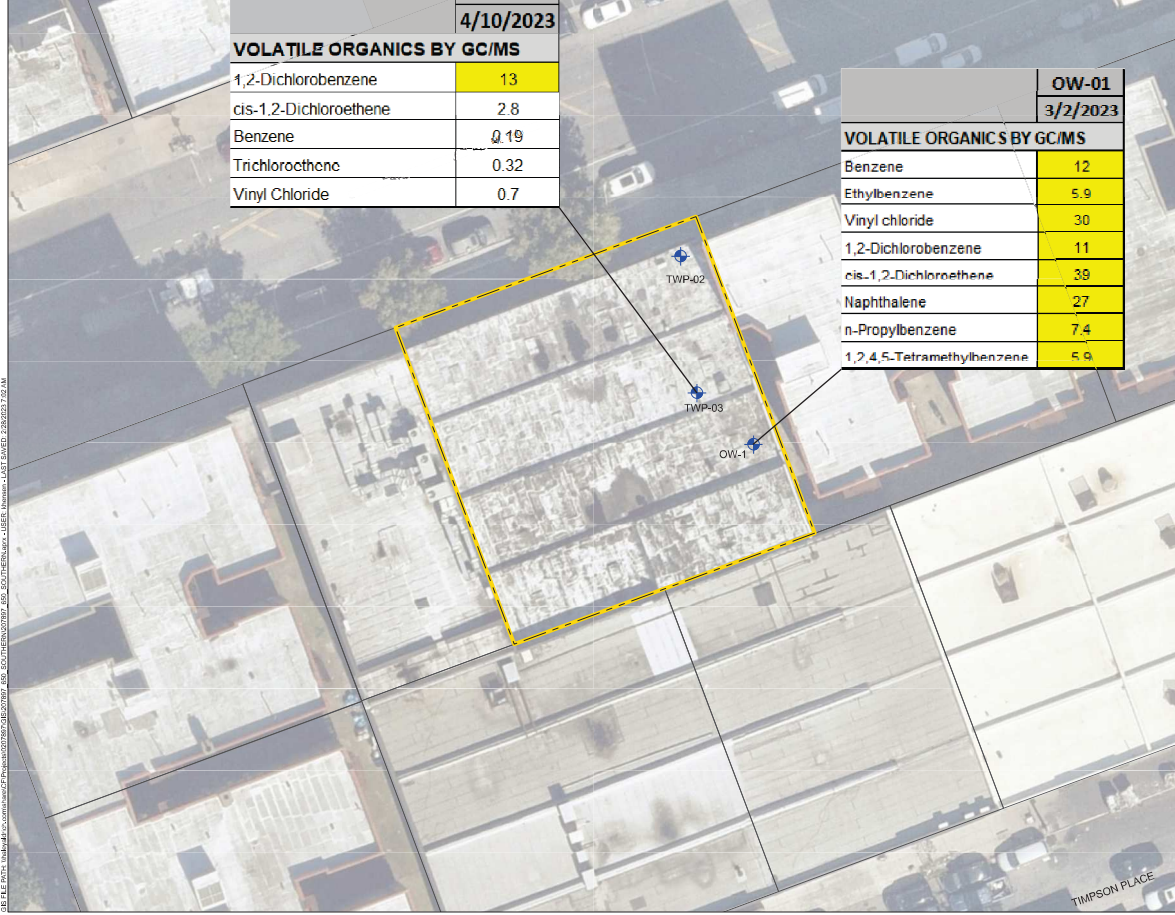
µg/m³ = Microgram per cubic meter

mg/kg = Milligrams per kilogram

#### **SECTION IV.3: SAMPLING DATA**


For each impacted medium above, see attached Figures 5-7 below which include detailed information requested in Application Section III.3.







| 4/10/2023                  |      |
|----------------------------|------|
| VOLATILE ORGANICS BY GC/MS |      |
| 1,2-Dichlorobenzene        | 13   |
| cis-1,2-Dichloroethene     | 2.8  |
| Benzene                    | Q 19 |
| Trichloroethene            | 0.32 |
| Vinyl Chloride             | 0.7  |

| OW-01                      |     |
|----------------------------|-----|
| 3/2/2023                   |     |
| VOLATILE ORGANICS BY GC/MS |     |
| Benzene                    | 12  |
| Ethylbenzene               | 5.9 |
| Vinyl chloride             | 30  |
| 1,2-Dichlorobenzene        | 11  |
| cis-1,2-Dichloroethene     | 39  |
| Naphthalene                | 27  |
| n-Propylbenzene            | 7.4 |
| 1,2,4,5-Tetramethylbenzene | 5.9 |

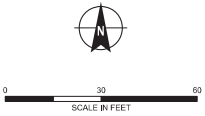

SITE BOUNDARY


PARCEL BOUNDARY


MONITORING WELL/TEMPORARY WELL POINT

| Analyte                    | Units | NY-AWQS |
|----------------------------|-------|---------|
| VOLATILE ORGANICS BY GC/MS |       |         |
| Benzene                    | ug/L  | 1       |
| Ethylbenzene               | ug/L  | 5.9     |
| Vinyl chloride             | ug/L  | 2       |
| 1,2-Dichlorobenzene        | ug/L  | 3       |
| cis-1,2-Dichloroethene     | ug/L  | 5       |
| Naphthalene                | ug/L  | 10      |
| n-Propylbenzene            | ug/L  | 5       |
| 1,2,4,5-Tetramethylbenzene | ug/L  | 5       |
| Trichloroethene            | ug/L  | 5       |

- NOTES
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. NY-AWQS = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS (AWQS)
  3. GROUNDWATER ANALYTICAL RESULTS ARE COMPARED TO THE NY-AWQS. EXCEEDANCES OF THE NY-AWQS ARE SHADED YELLOW.
  4. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
  5. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022

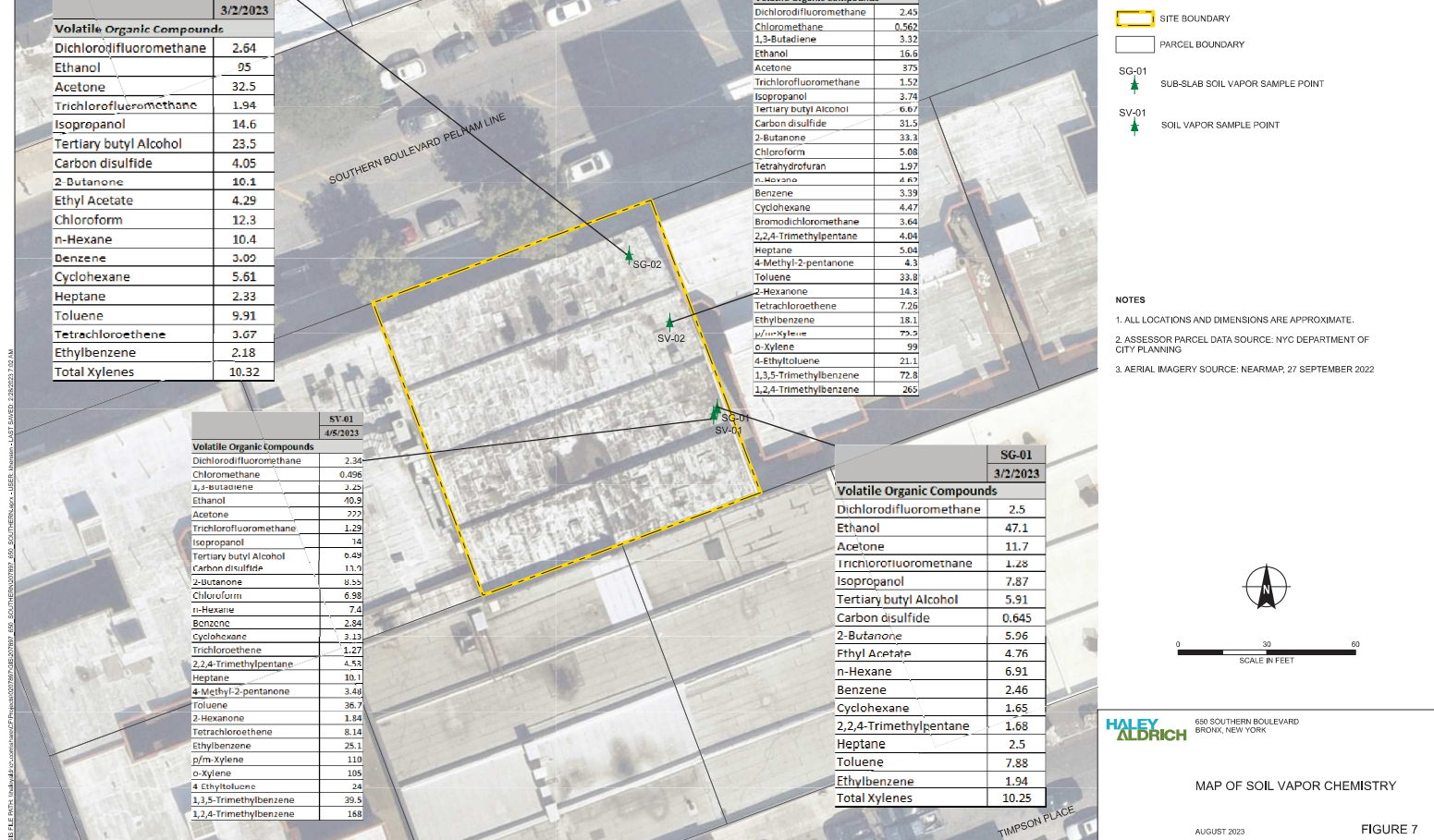


HALEY ALDRICH  
650 SOUTHERN BOULEVARD  
BRONX, NEW YORK

MAP OF GROUNDWATER CHEMISTRY

AUGUST 2023

FIGURE 6



**ATTACHMENT E**

**Section V: Requestor Information**



## SECTION V: REQUESTOR INFORMATION

The Requestor for the proposed 650 Southern Blvd Site is 650 Southern Blvd Bronx LLC, a New York State Domestic Business Corporation. Konstantin Gubareff is the managing member and authorized representative of 650 Southern Blvd Bronx LLC.

The contact information for the Requestor is:

650 Southern Blvd Bronx LLC  
Konstantin Gubareff, Managing Member  
1418 65<sup>th</sup> Street  
Brooklyn, New York, 11219  
Phone: 646-968-8214  
Email: konstantin@prospectdg.com

The proposed BCP site is currently owned by the Requestor, 650 Southern Blvd Bronx LLC, which is a New York State Limited Liability Company. 650 Southern Blvd Bronx LLC purchased the Site in August 2023. The deed dated 21 August 2023 is in the process of being made available on ACRIS. A copy of the deed is included as an attachment.

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 650 Southern Blvd Bronx LLC is included in this attachment.

The current members of 650 Southern Blvd Bronx LLC include:

- Joel Zupnick
- Joel Zeifer
- Konstantin Gubareff

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or 650 Southern Blvd Bronx LLC in accordance with DER-10 Section 1.5.

**ATTACHMENT F**

**Section VI: REQUESTOR ELIGIBILITY INFORMATION**

## SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

### ***Volunteer Status***

The Requestor qualifies as a “Volunteer” in the BCP because it has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor has obtained a Phase I ESA for purposes of all appropriate inquiry, in anticipation of acquiring title to the Site property, and intends to address Site contamination via the BCP. Requestor did not observe and is not aware of any continuing release. Upon taking title, Requestor will take the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site such as maintaining the vacancies of the buildings, maintaining the building footprint cover, and providing site security in the form of locked exterior doors. As such, the requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).

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

**THIS INDENTURE**, made the \_\_\_\_\_ day of August, in the year 2023  
**BETWEEN**

Jerome Development Corp. a domestic corporation with offices located at 305 North Avenue, new rochelle, NY 10801

party of the first part, and 650 Southern Blvd Bronx LLC a New York limited liability company with offices at 1487 McDonald Ave, Brooklyn, NY 11204

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the : BEING and intended to be the same premises conveyed to the grantor (or the grantor's predecessor in interest) in deed recorded in Liber 1245 Page 507.

**ALL** that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:  
**BEGINNING** at a point on the southerly side of Southern Boulevard, distant 154.59 feet easterly from the corner formed by the intersection of the southerly side of Southern Boulevard with the easterly side of Avenue St. John;  
**RUNNING** THENCE southerly parallel with Avenue St. John, 100 feet;  
**THENCE** easterly parallel with Southern Boulevard, 100 feet;  
**THENCE** northerly parallel with Avenue St. John, 100 feet to the southerly side of Southern Boulevard;  
**THENCE** westerly along the southerly side of Southern Boulevard, 100 feet to the point or place of **BEGINNING**

644-650 Southern Boulevard, Bronx, NY 10455 a/k/a  
Block 2603 Lot 157 on the BRONX County Tax Map.

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

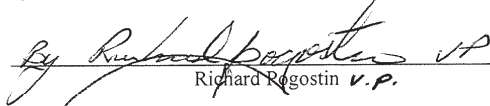
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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

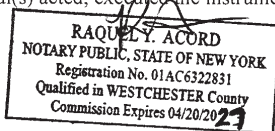
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

**IN PRESENCE OF:**

By  **Richard Rogostin V.P.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of New York, County of Westchester, ss.:  
On the 21 day of August in the year 2023  
before me, the undersigned, personally appeared Richard Pogostin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



**ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:**

*{New York Subscribing Witness Acknowledgment Certificate}*

State of New York, County of Westchester ss.:

On the 21 day of Aug in the year 2023  
before me, the undersigned, personally appeared  
the subscribing witness to the foregoing instrument, with whom I  
am personally acquainted, who, being by me duly sworn, did  
depose and say that he/she/they reside(s) in

*(if the place of residence is in a city, include the street and street number, if any, thereof);* that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

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

**ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:**

*{Out of State or Foreign General Acknowledgment Certificate}*

\_\_\_\_\_, ss.:  
*(Complete Venue with State, Country, Province or Municipality)*

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

**BARGAIN & SALE DEED**  
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. \_\_\_\_\_

Jerome Development Corp.

TO

650 Southern Blvd Bronx LLC.

DISTRICT 644-650 Southern Boulevard, Bronx,  
SECTION  
BLOCK 2603  
LOT 157  
COUNTY OR TOWN Bronx NY

RECORDED AT REQUEST OF  
**Fidelity National Title Insurance Company**  
RETURN BY MAIL TO

Moshe Jacobowitz, Esq.  
Jacobowitz Newman Tversky LLP  
377 Pearsall Ave, Suite C,  
Cedarhurst NY 11516



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details



|  |  |
|--|--|
| <b>ENTITY NAME:</b> 650 SOUTHERN BLVD BRONX LLC  | <b>DOS ID:</b> 6645408                           |
| <b>FOREIGN LEGAL NAME:</b>   | <b>FICTITIOUS NAME:</b>                          |
| <b>ENTITY TYPE:</b> DOMESTIC LIMITED LIABILITY COMPANY   | <b>DURATION DATE/LATEST DATE OF DISSOLUTION:</b> |
| <b>SECTION OF LAW:</b> LIMITED LIABILITY COMPANY LAW - 203<br>LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY<br>COMPANY LAW | <b>ENTITY STATUS:</b> ACTIVE                     |
| <b>DATE OF INITIAL DOS FILING:</b> 11/17/2022  | <b>REASON FOR STATUS:</b>                        |
| <b>EFFECTIVE DATE INITIAL FILING:</b> 11/17/2022   | <b>INACTIVE DATE:</b>                            |
| <b>FOREIGN FORMATION DATE:</b>   | <b>STATEMENT STATUS:</b> CURRENT                 |
| <b>COUNTY:</b> KINGS   | <b>NEXT STATEMENT DUE DATE:</b> 11/30/2024       |
| <b>JURISDICTION:</b> NEW YORK, UNITED STATES   | <b>NFP CATEGORY:</b>                             |

[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:** 650 SOUTHERN BLVD BRONX LLC

**Address:** 1418 65TH STREET, BROOKLYN, NY, UNITED STATES, 11219

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

| Share Value | Number Of Shares | Value Per Share |
|-------------|------------------|-----------------|
|             |                  |                 |



## **ATTACHMENT G**

### **Section IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

## SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

### ***Current Owner and Operator***

650 Southern Blvd Bronx LLC is the Requestor and current owner of the Site located at 650 Southern Boulevard. A copy of the deed is included in Section V. The Site is currently vacant.

### ***Previous Owners***

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

| Date       | Document Type | First Party                         | First Party Address                     | Second Party                | Relationship of First Party to Applicant |
|------------|---------------|-------------------------------------|---|-----------------------------|--|
| 08/21/2023 | Deed          | Jerome Development Corp.            | 305 North Avenue, New Rochelle, NY      | 650 Southern Blvd Bronx LLC | None                                     |
| 04/19/1994 | Deed          | 644-50 Realty Corp.                 | 642 Southern Blvd, Bronx, NY            | Jerome Development Corp     | None                                     |
| 4/12/1994  | Deed          | Mckay, Paul                         | 642 Southern Blvd, Bronx, NY            | Rosenman, Martin            | None                                     |
| 1/12/1988  | Deed          | Rosenman, Martin                    | 642 Southern Blvd, Bronx, NY            | 644-50 Realty Corp.         | None                                     |
| 1/17/1986  | Deed          | Mckay, Paul                         | 642 Southern Blvd, Bronx, NY            | Rosenman, Martin            | None                                     |
| 5/29/1985  | Deed          | Zimmerman, Edythe                   | 66-10 247 Street, Little Neck, NY       | McKay, Paul                 | None                                     |
| 1/21/1969  | Deed          | Brooks, Edythe; Harry Brooks Estate | 3400 Ft. Independence Street, Bronx, NY | Zimmerman, Edythe           | None                                     |

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

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

| Name  | Relationship to Property                   | Address and Phone Number | Relationship to Applicant |
|---|--|--------------------------|---------------------------|
| Cathedral of Deliverance Inc. aka Dabar Tabernacle of Deliverance | Operators (Appx. mid 2000s to late 2010s)  | 644 Southern Boulevard   | None                      |
| V&F Cleaning Supplies Corp  | Operators (Appx. late 2010s)               | 650 Southern Boulevard   | None                      |
| NHS Enterprise  | Operators (Appx. early 2010s)              | 650 Southern Boulevard   | None                      |
| Stereo II Audio & Security  | Operators (Appx. mid 2000s)                | 650 Southern Boulevard   | None                      |
| Quick Car Svce  | Operators (Appx. early 1990s to mid 2000s) | 648 Southern Boulevard   | None                      |

| <b>Name</b>                         | <b>Relationship to Property</b>                 | <b>Address and Phone Number</b> | <b>Relationship to Applicant</b> |
|-------------------------------------|---|---------------------------------|----------------------------------|
| Manta Auto Body Shop                | Operators (Appx. 1980s)                         | 648 Southern Boulevard          | None                             |
| Eddie Auto Repr                     | Operators (Appx. 1980s)                         | 644 Southern Boulevard          | None                             |
| Willow Plumbing Sup Corp            | Operators (Appx. late mid 1960s to early 1980s) | 648 Southern Boulevard          | None                             |
| Manhattan Ovens Co.                 | Operators (Appx. mid 1950s to mid 1960s)        | 650 Southern Boulevard          | None                             |
| Dua & Schack Inc. Plumbing Supplies | Operators (Appx. 1940 to mid 1960s)             | 648 Southern Boulevard          | None                             |
| Hires Bottling Co Bronx NY Inc      | Operators (Appx. mid 1940s to mid 1950s)        | 650 Southern Boulevard          | None                             |
| Minute Men Radio & Appliance Corp   | Operators (Appx. mid 1940s to mid 1950s)        | 644 Southern Boulevard          | None                             |
| Perfect Elec Novelties Inc          | Operators (Appx. 1940s)                         | 650 Southern Boulevard          | None                             |
| Greenstein Louis Confectry          | Operators (Appx. 1940s)                         | 650 Southern Boulevard          | None                             |
| Briskie Jerry carburtrs             | Operators (Approx. 1940s)                       | 646 Southern Boulevard          | None                             |

Reference: Information obtained from the EDR-City Directory Abstract generated on 14 February 2023, Inquiry No.7253016.5, EDR Certified Sanborn Map Report generated on 14 February 2023, Inquiry No. 7253016.3, Google Maps Street View.

**ATTACHMENT H**

**Section XI: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM  
REPOSITORY**

## SECTION XI – CONTACT LIST INFORMATION

### SITE CONTACT LISTS

#### *Executive*

| Role  | Name                                    | Phone        | Mailing Address  | Email / Contact   |
|---|---|--------------|--|---|
| NYC Mayor   | Mayor Eric Adams                        | 212-NEW-YORK | City Hall<br>New York, NY 10007                                  | <a href="https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page</a>           |
| NYC Department of City Planning Director            | Dan Garodnick                           | 212-720-3300 | 120 Broadway 31st Floor<br>New York, NY 10271                    | <a href="https://www1.nyc.gov/site/planning/about/email-the-director.page">https://www1.nyc.gov/site/planning/about/email-the-director.page</a> |
| Bronx Borough President                             | Vanessa L. Gibson                       | 718-590-3557 | 815 Grand Concourse,<br>3rd Floor, Bronx, New York 10451         | <a href="mailto:webmail@bronxbp.nyc.gov">webmail@bronxbp.nyc.gov</a>  |
| Bronx Community Board 2 District Manager            | Roberto Crespo                          | 718-328-9125 | 1029 E. 163 <sup>rd</sup> Street, Suite 202,<br>Bronx, NY, 10459 | <a href="mailto:brxcb2@optonline.net">brxcb2@optonline.net</a>  |
| New York City Council District 8                    | Diana Ayala                             | 347-297-4922 | 214 St. Ann's Avenue,<br>Bronx, New York 10454                   | <a href="mailto:district8@council.nyc.gov">district8@council.nyc.gov</a>  |
| NY Senate District 29 Senator                       | Jose M. Serrano                         | 212-828-5829 | 335 E 100 <sup>th</sup> Street, New York, NY 10029               | <a href="mailto:serrano@nysenate.gov">serrano@nysenate.gov</a>  |
| NY State Assembly District 084 Member               | Amanda Septimo                          | 718-292-2901 | 384 E149th St., Suite 202,<br>Bronx, NY 10455                    | <a href="mailto:septimoa@nyassembly.gov">septimoa@nyassembly.gov</a>  |
| NYC Department of Health and Mental Hygiene (DOHMH) | Ashwin Vasan, M.D., PhD<br>Commissioner | 212-639-9675 | 42-09 28 <sup>th</sup> Street,<br>Queens, NY 11101               | <a href="mailto:opmc@health.ny.gov">opmc@health.ny.gov</a>  |

#### *Owners, Residents, Occupants*

The Site is currently vacant and developed with two adjoining one-story buildings. The two buildings consist of a former church and a former garage. The tables below provide current contact information for the current owner and occupants of the Site.

| Owner                   | Contact Name        | Phone          | Mailing Address                        | Email  |
|-------------------------|---------------------|----------------|--|--|
| 650 Southern Blvd Bronx | Konstantin Gubareff | (914) 654-1469 | 1418 65th Street<br>Brooklyn, NY 11219 | <a href="mailto:konstantin@prospectdg.com">konstantin@prospectdg.com</a> |

| Operator                                | Contact Name                              | Phone | Mailing Address | Email |
|---|---|-------|-----------------|-------|
| N/A – Vacant building and vacant garage | Not Available – No current site operators | N/A   | N/A             | N/A   |

### ***Adjoining Properties***

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

| Owner/Entity Name                                     | Contact Name  | Site Use                         | Property Address                        | Owner Mailing Address                   |
|---|---------------|----------------------------------|---|---|
| Quadrant Properties, Housing Development Fund Company | Not Available | Multi-Family Walk-Up Buildings   | 652 Southern Boulevard, Bronx, NY 10455 | 5925 Broadway, Bronx, NY 10463          |
| 642 Southern Blvd LLC (Dr. Emily's Women's Health)    | Not Available | Commercial & Office Buildings    | 642 Southern Boulevard, Bronx, NY 10455 | 3152 Albany Crescent, Bronx, NY 10463   |
| 642 Southern Blvd LLC (Uncle Vinnys Enterprises)      | Not Available | Food Service Distributor         | 641 Timpson Place, Bronx, NY 10455      | 3152 Albany Crescent, Bronx, NY 10463   |
| 642 Southern Blvd LLC (Cad Signs)                     | Not Available | Commercial Sign Making           | 655 Timpson Place, Bronx, NY 10455      | 3152 Albany Crescent, Bronx, NY 10463   |
| 643 SOUTHERN LLC                                      | Not Available | Multi-Family Walk-Up Buildings   | 643 Southern Boulevard, Bronx, NY 10455 | 643 Southern Boulevard, Bronx, NY 10455 |
| Willis Southern Housing Development Fund Corporation  | Not Available | Multi-Family Elevator Buildings  | 651 Southern Boulevard, Bronx, NY 10455 | 651 Southern Boulevard, Bronx, NY 10455 |
| NYC Department Of Education                           | Not Available | Public facilities & Institutions | 658 Fox Street, Bronx, NY 10455         | 658 Fox Street, Bronx, NY 10455         |

### ***Local News and Media:***

| Owner/Entity Name | Type                     | Address                                | Phone        | Website   |
|-------------------|--------------------------|--|--------------|---|
| Norwood News      | Online & Print Newspaper | 3400 Reservoir Oval E, Bronx, NY 10467 | 718-324-4998 | <a href="https://www.norwoodnews.org/">https://www.norwoodnews.org/</a>                     |
| News12 The Bronx  | Online & Television      | 930 Soundview Ave, Bronx, NY 10473     | 718-861-6800 | <a href="https://bronx.news12.com/?region=bronx">https://bronx.news12.com/?region=bronx</a> |

### ***Public Water Supply:***

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

| Owner/Entity Name                     | Contact                                    | Address  | Phone        | Email  |
|---------------------------------------|--|--|--------------|--|
| NYCDEP                                | Vincent Sapienza - Chief Operating Officer | 59-17 Junction Blvd. Flushing, NY 11373            | 718-595-6565 | <a href="mailto:ltcp@dep.nyc.gov">ltcp@dep.nyc.gov</a> |
| NYC Municipal Water Finance Authority | Olga Chernat-Executive Director            | 255 Greenwich Street 6th Floor, New York, NY 10007 | 212-788-5889 | Not Available  |

### ***Additional Requests***

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

***School or Day Care Located on or Proximal to the Site***

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

| <b>School/Day Care Name</b>         | <b>Approximate distance from Site in feet and (directional)</b> | <b>Administrator</b> | <b>Phone</b> | <b>Address</b>                         |
|-------------------------------------|---|----------------------|--------------|--|
| P.S. 62 Inocensio Casanova (08X062) | 100 (northeast)   | Jennifer Joynt       | 718-585-1617 | 660 Fox Street, Bronx, NY 10455        |
| BronxWorks                          | 150 (southwest)   | N/A                  | 929-252-7015 | 630 Southern Blvd, Bronx, NY           |
| Los Hermanitos DayCare              | 500 (southwest)   | N/A                  | 646-281-7306 | 581 Timpson Pl, Bronx, New York, 10455 |
| Blended Family, LLC (07XAUT)        | 1,400(northwest)  | N/A                  | 646-856-4890 | 810 East 152 Street, Bronx, NY         |
| Anna Lefkowitz Day Care Center      | 2,500 (northwest)   | N/A                  | 800-709-8834 | 690 Westchester Ave, Bronx, NY 10455   |
| Kidz Creation Family Daycare        | 1,584 (southwest)   | N/A                  | 347-720-5140 | 500 Union Ave #504, Bronx, NY 10455    |
| ABC 123 Day Care                    | 1,590 (southwest)   | N/A                  | N/A          | 498 Southern Blvd, Bronx, NY 10455     |
| Wanda's Daycare                     | 1,584 (northwest)   | N/A                  | 646-207-6605 | 835 E 155th St, Bronx, NY 10455        |
| Little Angel's Day Care             | 2,376 (northeast)   | N/A                  | 347-571-4102 | 842 Beck St Apt 1N, Bronx, NY 10459    |
| Mi Bebe Group Family Daycare        | 2,640 (northeast)   | N/A                  | 347-498-1040 | 858 Fox St, Bronx, NY 10459            |
| P.S. 025 Bilingual School           | 2,112 (west)  | David C. Banks       | 718-292-2995 | 811 E 149th St, Bronx, NY 10455        |
| P.S. 161 Juan Ponce De Leon School  | 2,112 (northwest)   | Roberto Padilla      | 718-292-5478 | 628 Tinton Ave, Bronx, NY 10455        |
| South Bronx Early College Academy   | 2,640 (northwest)   | David Krulwich       | 929-291-7700 | 801 E 156th St, Bronx, NY 10455        |
| Elementary School 130               | 2,640 (northwest)   | N/A                  | 718-665-0962 | 750 Prospect Ave, Bronx, NY 10455      |
| NP Ready Set Learn LLC              | 2,600 (northeast)   | N/A                  | 718-665-7368 | 830 Fox Street, Bronx, NY 10459        |
| St. Athanasius Preschool            | 2,640 (southeast)   | Jessica Aybar        | 718-542-5161 | 830 Southern Boulevard, Bronx, NY      |



***Document Repository***

Bronx Community Board 2 was contacted on 18 May 2023 regarding utilizing their space as a document repository. Acknowledgement from the Bronx Community Board 2 is attached. The New York Public Library - Woodstock Library was contacted on 18 May 2023 regarding utilizing their branch as a document repository. Documentation of the confirmation from the New York Public Library - Woodstock Library is attached. The repository information is detailed below:

| Owner/Entity Name                           | Contact         | Address   | Phone        | Email  |
|---|-----------------|---|--------------|--|
| New York Public Library - Woodstock Library | Anthony W. Marx | 761 E 160 <sup>th</sup> Street<br>Bronx, NY 10456 | 718-665-6255 | <a href="mailto:woodstock@nypl.org">woodstock@nypl.org</a> |

***Community Board***

| Owner/Entity Name                           | Contact       | Address   | Phone         | Email  |
|---|---------------|---|---------------|--|
| Bronx Community Board 2<br>District Manager | Ralph Acevedo | 1029 East 163rd Street<br>Room 202<br>Bronx, NY 10459 | 718- 328-9125 | <a href="mailto:brxcb2@optonline.net">brxcb2@optonline.net</a> |



Multi-Family Residential  
Owner: 643 Southern LLC

Housing Development  
Fund Corporation

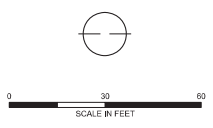
642 Southern Boulevard LLC  
Dr. Emily's Women's Health  
Owner: Unavailable

652 Southern Boulevard  
Multi-Family Residential  
Owner: Quadrant  
Properties, Housing  
Development Fund  
Company

641 Timpson Place  
Uncle Vinny's Enterprises  
Owner: Unavailable

SITE BOUNDARY  
PARCEL BOUNDARY

NOTES  
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.  
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING  
3. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022



650 SOUTHERN BOULEVARD  
BRONX, NEW YORK

ADJACENT SITE MAP

AUGUST 2023

FIGURE 8

## **Outreach to New York Public Library – Woodstock Library to Act as Document Repository**

18 May 2023  
File No. 0207897

The New York Public Library Astor Lenox and Tilden Foundations  
761 E 160<sup>th</sup> Street  
Bronx, NY 10456

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
650 Southern Boulevard  
Bronx, NY 10455

To Whom It May Concern,

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 650 Southern Blvd LLC, is requesting use of The New York Public Library Astor Lenox and Tilden Foundations (NYPL)'s Woodstock branch as a document repository for the anticipated project located at 650 Southern Boulevard, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site.

Haley & Aldrich will provide the NYPL with a link to the files, which it will make available to the public for the duration of the Site's involvement with the Brownfield Cleanup Program (BCP). The Site's involvement with the BCP will vary dependent on time to completion of remediation and receiving the certificate of completion from the NYSDEC; at this time, we estimate December 2024. Please sign below denoting that your library would be amenable to serving as a temporary public repository for the files until December 31, 2025.

Should you have any questions, please do not hesitate to give me a call at (480) 261-0004.

Thank you,  
HALEY & ALDRICH OF NEW YORK



Suzanne M. Bell  
Senior Project Manager

The NYPL is willing to act as a public document repository making available of all provided environmental documents related to the 650 Southern Boulevard Brownfield Cleanup Project until December 31, 2025.

Darsha Topping - Darsha Topping  
Name

5/18/23  
Date

Library Manager  
Title

## Outreach to Bronx Community Board 2 to Act as Document Repository

**From:** [Bronx Community Board 2](#)  
**To:** [Bell, Suzanne](#)  
**Subject:** RE: NYSDEC Brownfield Cleanup Program- Document Repository Request- 650 Southern Boulevard  
**Date:** Wednesday, May 24, 2023 10:48:34 AM  
**Attachments:** [CB 2 request for presentation original update vanessa.docx](#)

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**CAUTION: External Email**

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Good morning

Please complete the enclosed form and return it to the board office at your earliest convenience

Thank you

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**From:** Bell, Suzanne [mailto:SBell@HaleyAldrich.com]  
**Sent:** Tuesday, May 23, 2023 4:36 PM  
**To:** brxcb2@optonline.net  
**Subject:** RE: NYSDEC Brownfield Cleanup Program- Document Repository Request- 650 Southern Boulevard

Hello,

I'm following up on this repository request. Please let me know if we should stop by and deliver the letter in person.

Thank you,  
Suzanne

**Suzanne M. Bell, P.E. (AZ, NY)**  
Senior Project Manager

**Haley & Aldrich of New York**  
237 West 35<sup>th</sup> Street, 16<sup>th</sup> Floor  
New York, NY 10123  
T: (602) 760-2435  
C: (480) 261-0004  
[www.haleyaldrich.com](http://www.haleyaldrich.com)

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**From:** Bell, Suzanne  
**Sent:** Thursday, May 18, 2023 12:27 PM  
**To:** [brxcb2@optonline.net](mailto:brxcb2@optonline.net)  
**Subject:** NYSDEC Brownfield Cleanup Program- Document Repository Request- 650 Southern Boulevard

Good afternoon,

Haley & Aldrich of New York is formally requesting permission to include the Bronx Community Board 2 building as a document repository during the investigation and remediation of a property located at 650 Southern Boulevard, Bronx, NY. It is anticipated that over the course of the next 1-2 years several documents (electronic version on CD) related to the environmental investigation and remediation will be delivered. The proposed investigation and remediation will be done in coordination with the New York State Department of Environmental Conservation.

Upon delivery it is requested that these documents be made available for public review. If hard copies are a preferred alternative to CD, please advise. Kindly respond if the Bronx Community Board 2 building is amenable to be used as a repository for these documents.

Attached please see letter indicating that the Bronx Community Board 2 building would be willing to serve as a document repository for the project. Please send back to us when you have a chance and feel free to contact me with any questions.

Thank you,  
Suzanne

**Suzanne M. Bell, P.E. (AZ, NY)**

Senior Project Manager

**Haley & Aldrich of New York**

237 West 35<sup>th</sup> Street, 16<sup>th</sup> Floor  
New York, NY 10123

T: (602) 760-2435

C: (480) 261-0004

[www.haleyaldrich.com](http://www.haleyaldrich.com)