



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 DERSiteControl@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, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: 3083 Webster Ave BCP Site
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: _____ [Radio buttons: Yes, No]
Is this a revised submission of an incomplete application?
If yes, provide existing site number: C203184 [Radio buttons: Yes, No]



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME 3083 Webster Ave BCP Site

ADDRESS/LOCATION 3083 Webster Avenue

CITY/TOWN Bronx ZIP CODE 10467

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City

COUNTY Bronx SITE SIZE (ACRES) 0.34

Table with columns for LATITUDE and LONGITUDE, containing numerical values for the site location.

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. See Attachment 1

Table with columns: Parcel Address, Section, Block, Lot, Acreage. Row 1: 3083 Webster Avenue, Bronx, NY, 3331, 57, 0.34

Table with 6 rows of questions and two columns for Yes (Y) and No (N) responses, including radio button options.

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 checked="" type="radio"/>			
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation. See Attachment 1	<input checked="" type="radio"/>	<input type="radio"/>			
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>			
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>			
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: <u>203184</u> Class: <u>P</u>	<input checked="" type="radio"/>	<input 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. <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>	<input type="radio"/>	<input checked="" type="radio"/>	
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>				
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>	<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>			
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? See Attachment 1	<input checked="" type="radio"/>	<input type="radio"/>			
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.					
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	<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"/>			
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.					
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.					
Initials of each Requestor: <u>MF</u> _____					

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation [See Attachment 2](#)

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 [See Attachment 2](#)

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R7D with C2-4 overlay [See Attachment 3](#)

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? [See Attachment 3](#)

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

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

Residential Commercial Industrial

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

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached? [See Attachment 3](#)

<input checked="" type="radio"/>	<input type="radio"/>
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7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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8. Do current and/or recent development patterns support the proposed use?

<input checked="" type="radio"/>	<input type="radio"/>
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9. Is the proposed use consistent with applicable zoning laws/maps? [See Attachment 3](#)
Please provide a brief explanation. Include additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? [See Attachment 3](#)
Please provide a brief explanation. Include additional documentation if necessary.

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

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

- 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.** [See Attachment 4](#)
- 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.** [See Attachment 4](#)

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" 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:

- 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 checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Auto repair and convenience store

SECTION V: Requestor Information				
NAME 6014 BCD Realty, LLC				
ADDRESS 1144 Evergreen Avenue, Suite #1				
CITY/TOWN Bronx		STATE NY	ZIP CODE 10472	
PHONE (347) 615-9235	EMAIL msfroning@skfdevelopment.com			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? See Attachment 5			<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? See Attachment 5 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 DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

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

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal 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"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

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

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.



13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes

No

N/A

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: Beneficial Owner

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[See Attachment 6](#)**Note:** A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Michael Froning

ADDRESS 1144 Evergreen Avenue, Suite #1

CITY Bronx

STATE NY

ZIP CODE 10472

PHONE (347) 615-9235

EMAIL msfroning@skfdevelopment.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Paul I. Matli

COMPANY HydroTech Environmental Engineering and Geology, DPC

ADDRESS 231 West 29th street, Suite 1104

CITY New York

STATE NY

ZIP CODE 10001

PHONE (631) 241-7165

EMAIL pmatli@hydrotechenvironmental.com

REQUESTOR'S ATTORNEY (CONTACT NAME) George C. Duke

COMPANY Connell Foley LLP

ADDRESS 875 Third Avenue, Floor 21

CITY New York

STATE NY

ZIP CODE 10022

PHONE (212) 307-3700

EMAIL gduke@connellfoley.com

SECTION VIII: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. See Attachment 7		
Is the appropriate documentation included with this application? N/A	<input type="radio"/>	<input checked="" type="radio"/>

SECTION IX: Current Property Owner and Operator Information [See Attachment 8](#)

CURRENT OWNER 3083 Webster Avenue Housing Development Fund Corp		
CONTACT NAME Shannon Chang		
ADDRESS 185 West 231st Street, Suite 105		
CITY Bronx	STATE NY	ZIP CODE 10463
PHONE (917) 364-1806	EMAIL Shannon@BetterHaven.Org	
OWNERSHIP START DATE April 25, 2024		
CURRENT OPERATOR Not Applicable		
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? 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? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

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

SECTION XI: Site Contact List

[See Attachment 9](#)

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 Managing Member (title) of 6014 BCD Realty, 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: 1/31/25 Signature: 

Print Name: Michael Froning

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.

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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"/>

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

Yes – planned renewable energy facility site 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.

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ATTACHMENTS

- Section V: NYS Corporation & Business Entity Database Entry
- Section V: Members Consent for Authorized Signatory
- Section V: Property Access and Authorization Letter
- Section VI: ASTs Closure Records
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- Section IX: Property Deed and Nominee Agreement
- Section XI: Contact List
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ATTACHMENT 1

SECTION I: PROPERTY INFORMATION

Item 8 – Previous Remedial Actions

Prior to the submission of this Brownfield Cleanup Application, remedial work was previously performed at this proposed Site pursuant to Article 12 of Navigation Law for the remediation and closure of two NYSDEC Spill numbers 9711128 and 2105015.

NYSDEC Spill number 9711128 was issued during tank closure activities in January 1998. A gasoline soil impact with up to 1,309 mg/Kg of total benzene, toluene, ethyl benzene and xylenes (BTEX) and 170 mg/Kg of methyl tertiary butyl ether (MTBE) was identified in the vicinity of the tank field and a total of 555.07 tons of contaminated soil was excavated and disposed off-site. Residual soil impact was then reported by NYSDEC to remain on-site following these activities. The spill remediation also involved the installation and quarterly sampling of a network of five on-site monitoring wells and the performance of Enhanced Fluid Recovery (EFR) for several years along with a monitored natural attenuation (MNA). Based on the results of a subsequent soil investigation, which then identified no gasoline impact in the vicinity of the former tank field and a quarterly groundwater sampling that confirmed the groundwater quality across the Site was restored to NYSDEC standards, this spill was then closed on June 5, 2012.

NYSDEC Spill number 2105015 was also issued during tank closure activities in August 2021. During these activities a total of 36 tons of gasoline impacted soil was excavated from shallow depths beneath product feeding pipes and properly disposed of. A further delineation of impact identified gasoline-related compounds were detected in deep soil in exceedance of regulatory standards with a maximum individual concentration of 28 mg/kg and also in groundwater with a maximum individual concentration of 3,700 µg/L. A petition was then filed with NYSDEC in 2021 to close this Spill number 2105015 by associating the identified petroleum impact in soil and groundwater in the immediate vicinity of the former tank field to residual contamination from the former closed Spill number 9711128. This Spill number 2105015 was then closed on February 16, 2022 without a remedial action. This site has been classified by NYSDEC as a Potential Site (Class P) and assigned NYSDEC Site Number C203184.

Item 14 - Property Description Narrative

Location: The 3083 Webster Ave BCP Site is located at 3083 Webster Avenue in the Norwood section in Bronx, New York and is identified as Block 3331 and Lot 57 on the New York City Tax Map. The Site is bounded by multiple 2 to 5 stories residential buildings to the north, west and south and by Webster Avenue with a 1-story autobody repair facility and an 11-story residential building with two day care facilities beyond on the east. According to a site survey prepared by Statewide Land Surveying P.C. dated May 24, 2024, Site elevation varies across the site and it declines on average 4 feet from the north to south (el. 90.47 feet and 88.78 feet to 85.79 and 85.39 NAVD88) and it also declines on average 1.69 feet from west to east (el. 90.47 ft and 88.78 ft to 85.79 and 85.39 NAVD88)

Site Features: The project site comprises approximately 15,000-square feet. There are two one-story vacant buildings in the northwestern and central portions of the parcel and a gasoline dispenser canopy in the southern portion surrounded by asphalt paved surfaces with some areas consisting of gravel as a result of backfilling activities related to former underground petroleum tanks closure activities in the southeastern portion.

Current Zoning and Land Use: According to the New York City Planning Commission Zoning Map 3c the site is located in an R7D residential district, with a C2-4 commercial overlay, which allows residential use and also commercial use on the street level. The surrounding properties are also comprised of residential districts with commercial overlays and are zoned R5A, R6D, R7D residential with C1-4 and C2-4 commercial overlay. The project site is also located within a NYS Environmental (EN) Zone (Census Tract 425) and also within a disadvantaged community. The proposed development at the project site is a multi-story building with mainly residential use and a commercial use on street level. This new development is consistent with the current surrounding land uses and in compliance with the established zoning for the lot and the surrounding area.

Past Use of the Site: According to the Phase I Environmental Site Assessment (ESA) prepared CA RICH Geology Services, D.P.C. (CA RICH), the project Site was developed with a three-story building between 1896 and 1900. The site was then occupied by an auto supplies facility in 1927 and an auto repair and/or service station from 1940 until 2021. Previous environmental and remedial investigation work performed at the Site included a 1998 Tank Closure and a 2009 subsurface investigation by Tyree Brother's Environmental Services, Inc. (Tyree), a 2021 Tank Closure and Remediation Excavation by LaBella Associates, D.P.C. (Labella), a 2022 Phase II Sub-Surface Investigation by Advantage Environmental Consultants LLC (AEC), a 2023 Phase I ESA by CA RICH and a 2024 remedial investigation by HydroTech Environmental Engineering and Geology, DPC (HydroTech) requested by NYCOER to address the Site "E" Designation (E-249) for hazardous materials and noise as part of the Webster Avenue rezoning action (CEQR No. **10DCP035X**). The Site is associated with several closed NYSDEC spill cases that were issued for tank test failure in 2002 (Spill number 9106593), for minor petroleum and antifreeze spills on concrete in 2004, 2005, 2006, 2007 and 2023 (Spill numbers 0402479, 0505304, 0513516, 0514557, 0613953, 0604640, 0703246, 0612394, 0612429, 0602646, 0905693) for tanks overfill in 2005 (Spill number 0504396) and for encountering contaminated soil during tanks closure and removal activities in 1998 (Spill number 9711128) and in 2021 (Spill number 2105015). The Site is also associated with a Petroleum Bulk Storage (PBS) registration number 2-325953, which lists 11 closed/removed underground storage tanks (USTs) including six 550-gallon gasoline USTs, one 4,000-gallon gasoline UST, one 550-gallon waste oil UST, one 550-gallon fuel oil UST, two 4,000-gallon USTs and two closed/removed 240-gallon aboveground storage tanks (ASTs) that contained fuel oil and waste soil.

Site Geology and Hydrogeology: Based on previous investigations, the topography at the has a steep gradient from the northern portion toward the southern portion. Site elevation declines on average 4 feet from the north to south (el. 90.47 feet and 88.78 feet to 85.79 and 85.39 NAVD88) and it also declines on average 1.69 feet from west to east (el. 90.47 ft and 88.78 ft to 85.79 and 85.39 NAVD88). The stratigraphy beneath at the Site consists of silty sand with pebbles from the surface to the depth of direct push Geoprobe refusal, which was encountered between 5 feet and 27 feet below grade surface (bgs); refusal was reported at 5 feet - 9 feet bgs in the northern portion, 14 feet - 17 feet bgs in the eastern portion, 12 feet - 15 feet bgs in the western portion, 20 feet bgs in the southern portion and 27 feet bgs

along the southeastern Site boundary on Webster Avenue. Fill consisting of construction and demolition debris with crushed stone, bricks and cinders was encountered to the depth of 2 feet bgs in the northern portion of the Site and to 12 feet bgs in the area of former USTs excavation and contaminated soil removal and in the southeastern portion. Five monitoring well installed across the Site during 1998 for the remediation of NYSDEC Spill Number 9711128 yielded an average groundwater depth of 19.94 feet in the northern portion, 24.2 feet in the western portion, 16.03 feet in the western portion and 24.06 feet in the southern portion. The groundwater flow beneath the Site was determined toward the south in the direction of Bronx River.

Environmental Assessment:

Based on previous investigations and available data, historical usage of the Site for auto repair and service station were found to have impacted subsurface soil, groundwater, and soil vapor at the Site. The primary contaminants of concern include VOCs, SVOCs and metals in soil, VOCs and SVOCs in groundwater and chlorinated VOCs (CVOC) in soil vapor. A summary of impacted media is provided below.

Soil:

VOCS

Two VOCs were detected in one deep soil sample from a test pit (TP-1) collected at 18 feet bgs to the south of area of the closed and removed tanks in the southeastern portion of the Site (vicinity of NYSDEC Spill number 9711128) at concentrations exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Protection of Groundwater SCOs (PGWSCOs). The VOCs include 1,2,4-trimethylbenzene (at concentration of 28 mg/kg > UUSCO of 3.6 mg/kg and PGWSCO of 3.6 mg/kg) and total xylenes (at concentration of 3.17 mg/kg > UUSCO of 0.26 mg/kg and PGWSCO of 1.6 mg/kg).

SVOCs

Seven SVOCs (primarily polycyclic aromatic hydrocarbons [PAHs]), were detected at concentrations exceeding the UUSCOs, PGWSCOs and Restricted Residential SCOs (RRSCOs) in one soil sample (SP-6) in the northern portion of the Site from grade surface to 2 feet bgs [0-2]. The PAHs that exceeded the SCOs include benzo(a)anthracene (maximum concentration of 7.16 mg/kg > UUSCO of 1 mg/kg, PGWSCO of 1 mg/kg, and RRSCO of 1 mg/kg); benzo(a)pyrene (at concentration of 6.45 mg/kg > UUSCO of 1 mg/kg and RRSCO of 1 mg/kg); benzo(b)fluoranthene (maximum concentration of 5.84 mg/kg > UUSCO of 1 mg/kg and RRSCOs 1 mg/kg); benzo(k)fluoranthene (maximum concentration of 2.65 mg/kg > UUSCO of 0.8 mg/kg, PGWSCO of 1.7 mg/kg, and RRSCO of 3.9 mg/kg); chrysene (maximum concentration of 6.83 mg/kg > UUSCO of 1 mg/kg, PGWSCO of 1 mg/kg, and RRSCO of 3.9 mg/kg); dibenzo(a,h)anthracene (maximum concentration of 0.93 mg/kg > UUSCO of 0.33 mg/kg, and RRSCO of 0.33 mg/kg) and indeno(1,2,3-cd)pyrene (maximum concentration of 4.13 mg/kg > UUSCO of 0.5 mg/kg and RRSCO of 0.5 mg/kg).

Metals

Six metals were detected at concentrations above the UUSCOs and RRSCOs in 12 soil samples collected from various depths including five samples from grade surface to 2 feet bgs [0-2], two samples from 2-4 feet bgs [2-4], four samples from 10-12 feet bgs [10-12] and one sample from 16-18 feet bgs [16-18]. The six metals include barium

(maximum concentration of 392 mg/kg in SP-6 [2-4] > UUSCO of 350 mg/kg); trivalent chromium (maximum concentration of 214 mg/kg in SP-6 [2-4] > UUSCO of 30 mg/kg, and RRSCO of 180 mg/kg); copper (maximum concentration of 71.8 mg/kg in SP-2 [10-12] > UUSCO of 50 mg/kg; lead (maximum concentration of 279 mg/kg in SP-2 [0-2] > UUSCO of 63 mg/kg; mercury (maximum concentration of 0.22 mg/kg in SP-6 [0-2] > UUSCO of 0.18 mg/kg; nickel (maximum concentration of 100 mg/kg in SP-6 [2-4] > UUSCO of 30 mg/kg) and; zinc (maximum concentration of 346 mg/kg in SP-2 [0-2] > UUSCO of 109 mg/kg).

Pesticides, PCBs and PFAs

Pesticides and PCBs were not detected in the soil samples. No PFAS (PFOS and PFOA) exceeded the NYSDEC Guidance Values for Anticipated Site Use.

Groundwater:

VOCs

Ten VOCs were detected above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (referred to collectively as GQS) in one grab groundwater sample collected during the 2021 tank closure activities. This sample was obtained at 20 feet bgs from the same test pit as TP-1 (vicinity of NYSDEC Spill number 9711128). These VOCs that exceeded the GQS include 1,2,4-trimethylbenzene (at concentration of 3,700 µg/L > GQS of 5 µg/L), 1,3,5-trimethylbenzene (at concentration of 980 µg/L > GQS of 5 µg/L), ethylbenzene (at concentration of 400 µg/L > GQS of 5 µg/L), isopropylbenzene (at concentration of 120 µg/L > GQS of 5 µg/L), naphthalene (at concentration of 420 µg/L > GQS of 10 µg/L), n-butylbenzene (at concentration of 59 µg/L > GQS of 5 µg/L), n-propylbenzene (at concentration of 480 µg/L > GQS of 5 µg/L), p-isopropyltoluene (at concentration of 21 µg/L > GQS of 10 µg/L), sec-butylbenzene (at concentration of 62 µg/L > GQS of 5 µg/L), and total xylenes (maximum concentration of 1,592 µg/L > GQS of 5 µg/L).

SVOCs

One individual PAH was detected in exceedance of the GQS. This PAH is identified as naphthalene (at concentration of 300 µg/L > GQS of 10 µg/L).

Soil Vapor :

VOCS

Several chlorinated and petroleum related VOCs were detected in soil vapor samples collected throughout the Site during the 2024 investigation. The primary contaminant in soil vapors include a chlorinated VOC tetrachloroethylene (PCE) (concentrations ranging from 86 µg/m³ in SV-5 to 1,100 µg/m³ in SV-2B). Other detected chlorinated VOC included trichloroethylene (TCE) (maximum concentration of 1.3 micrograms per cubic meter (µg/m³) in SV-5), cis-1,2-dichloroethylene (at concentration of 0.6 µg/m³ in SV-2A), chloroform (maximum concentration of 590 µg/m³ in SV-2A) and, 1,1,1-trichloroethane (at concentration of 1.6 µg/m³ in SV-1). The primary petroleum related VOCs included total benzene, toluene, ethyl benzene and xylenes (BTEX) (concentrations ranging from 24.8 µg/m³ in SV-2B to 57.1 µg/m³ in SV-3).

Attachments:

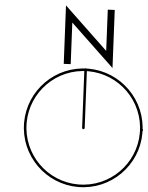
Figure 1 - Tax Map

Figure 2 - Survey - Site Boundary Map

Figure 3 - EN-Zone Map

Figure 4 - Disadvantaged Community Map

Figure 5 - Topographic Map



PROPOSED BCP SITE BOUNDARY:
3083 WEBSTER AVENUE, BRONX, NY.

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BASE DRAWING PREPARED BY
NEW YORK CITY DEPARTMENT OF FINANCE TAX MAP

PROJECT NAME AND ADDRESS
3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE
FIGURE 1: TAX MAP

PROJECT NO. 240040	DATE 10/15/24
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.

Figure 2 - Survey - Site Boundary Map

(FOR TITLE PURPOSES)

LEGEND

JOB # 24707-BX

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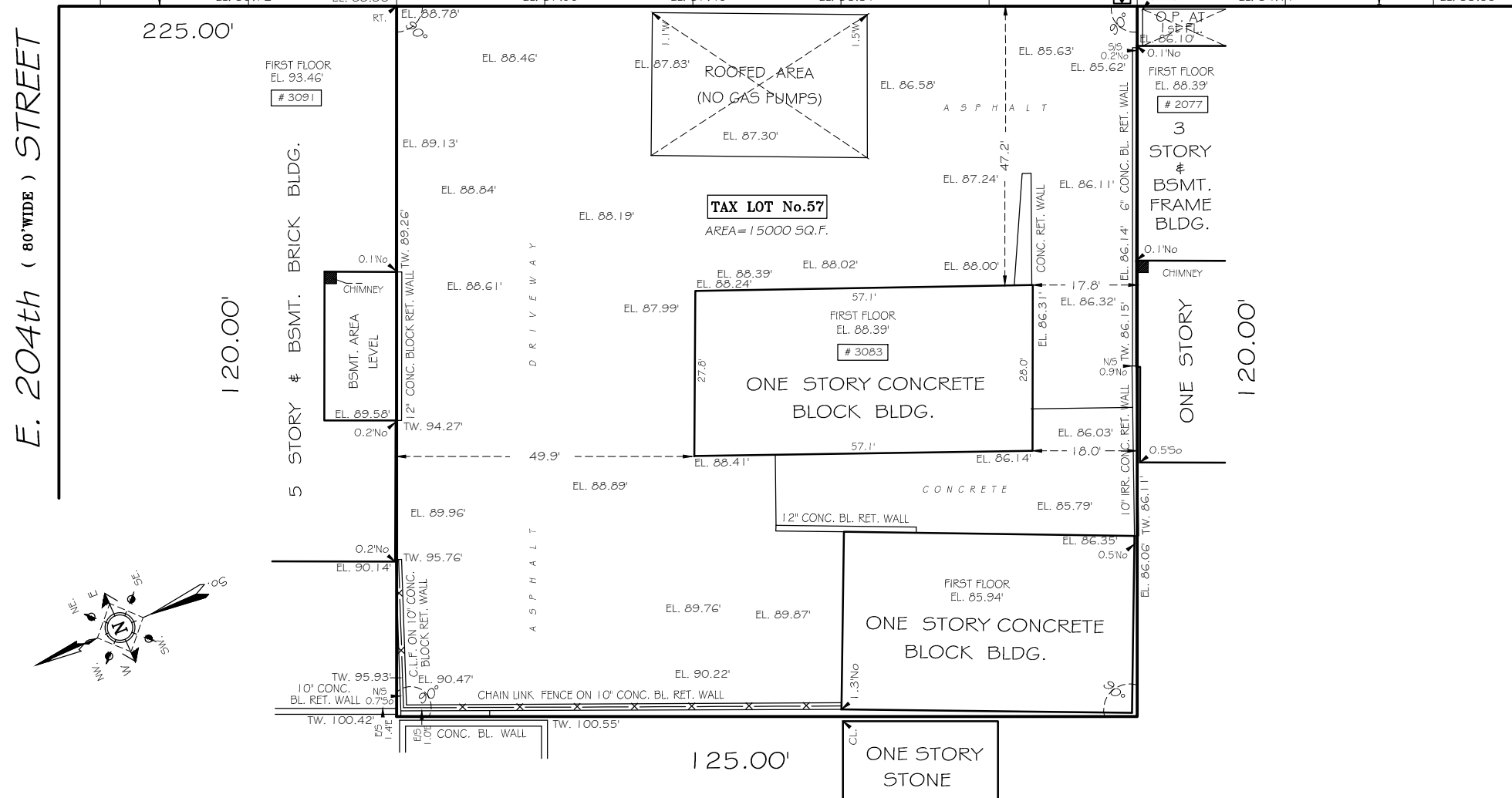
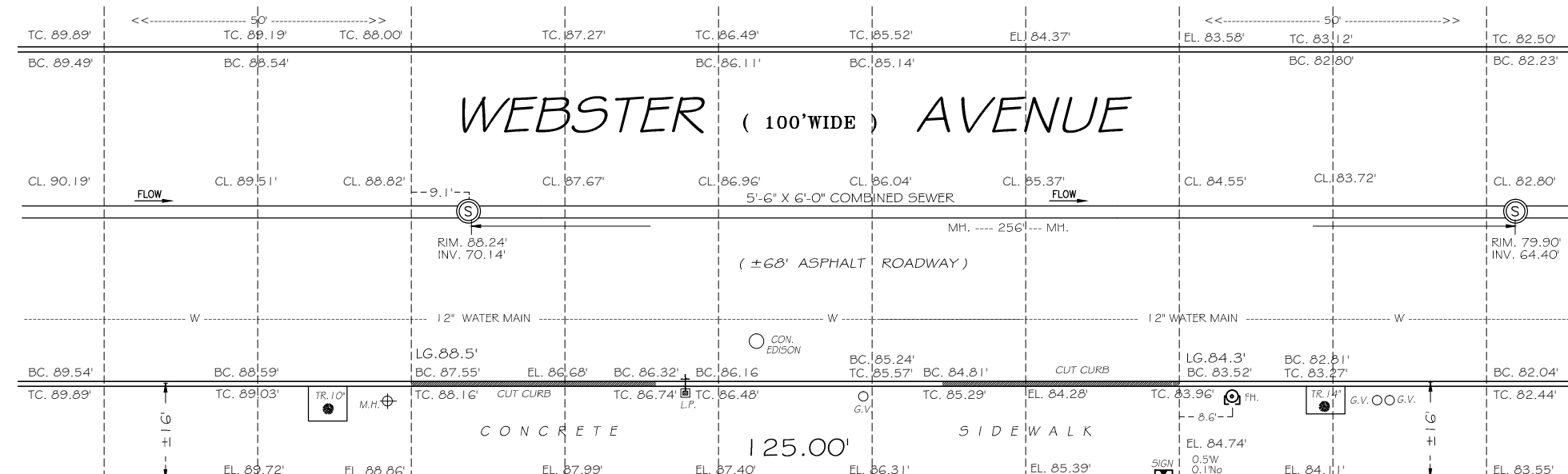
MAY 24, 2024

No. NORTH | So. SOUTH | E. EAST | F.E. FIRE ESCAPE | W.W. WINDOW WELL | C.D. CELLAR DOOR | ENT.UND. ENT. UNDER | ENT. ENTRANCE | L.A. LOW AREA | A. AREAWAY | CL. CLEAR | RT. RIGHT

LIGHT POST | UTILITY POLE | CATCH BASIN | WATER VALVE | GAS VALVE | PARKING METER | TRAFFIC SIGN | HYDRANT HYD. | ELECTRIC BOX | TREE PIT | SEWER MANHOLE | ELECTRIC MANHOLE | TELEPHONE MANHOLE | D.W.S WATER

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SECTION: 12
COUNTY: BRONX
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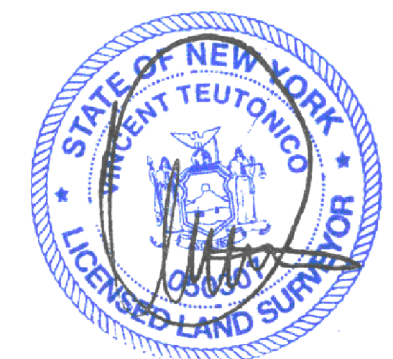


ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

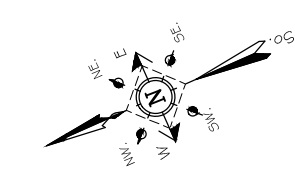
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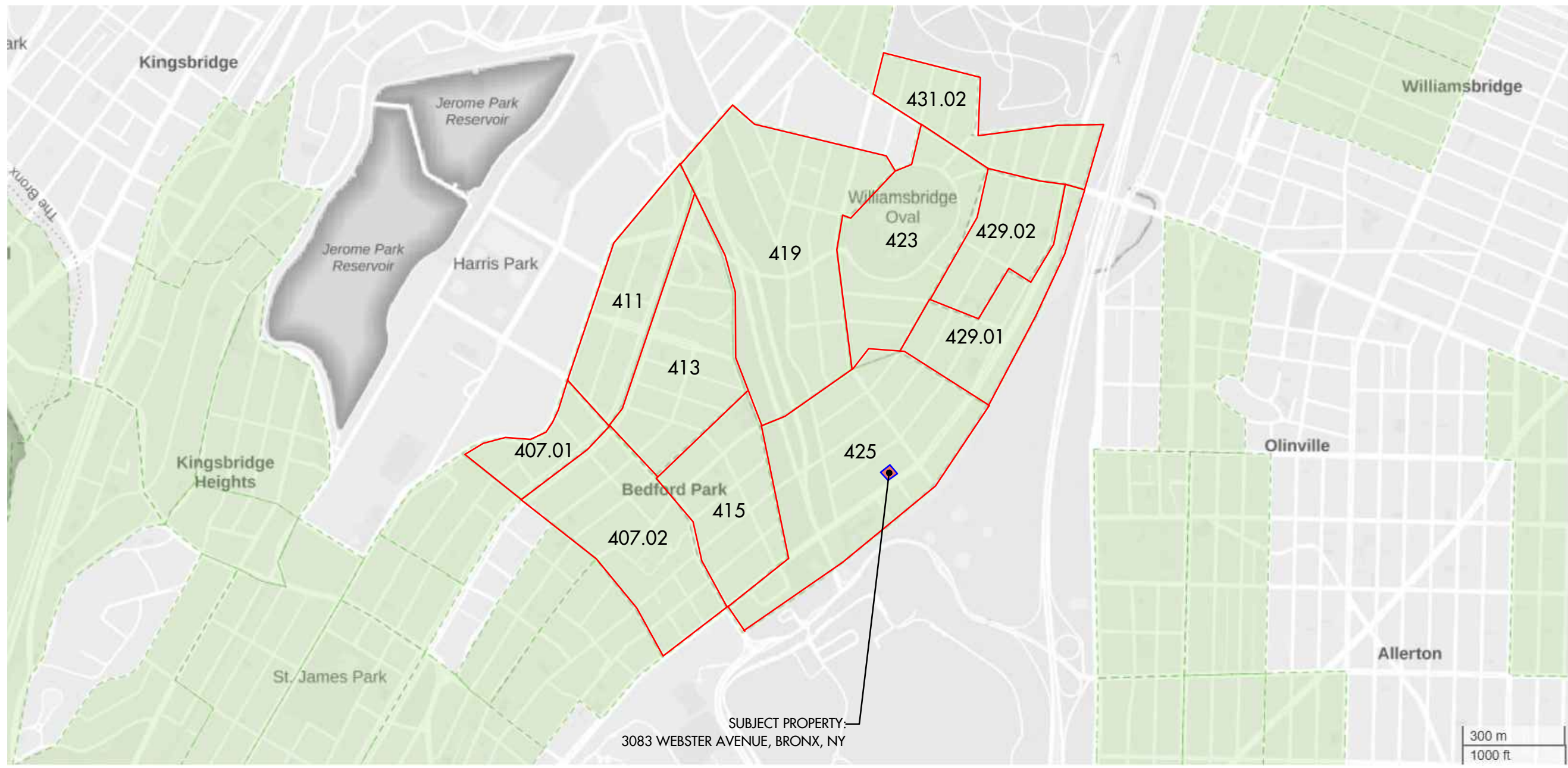
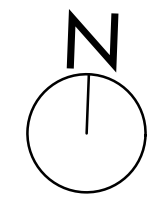
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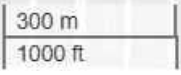
STATEWIDE LAND SURVEYING P.C.
VINCENT M. TEUTONIC
N.Y.S LIC. No.050307
OFF.(914)365-1847 ; FAX (914)365-1849
E-mail: BIGAPPELS@YAHOO.COM

E. 204th (80' WIDE) STREET





SUBJECT PROPERTY:
3083 WEBSTER AVENUE, BRONX, NY



LEGEND:

- SITE BOUNDARY
- DESIGNATED EN-ZONE
- 425 = CENSUS TRACK NUMBER**

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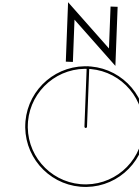
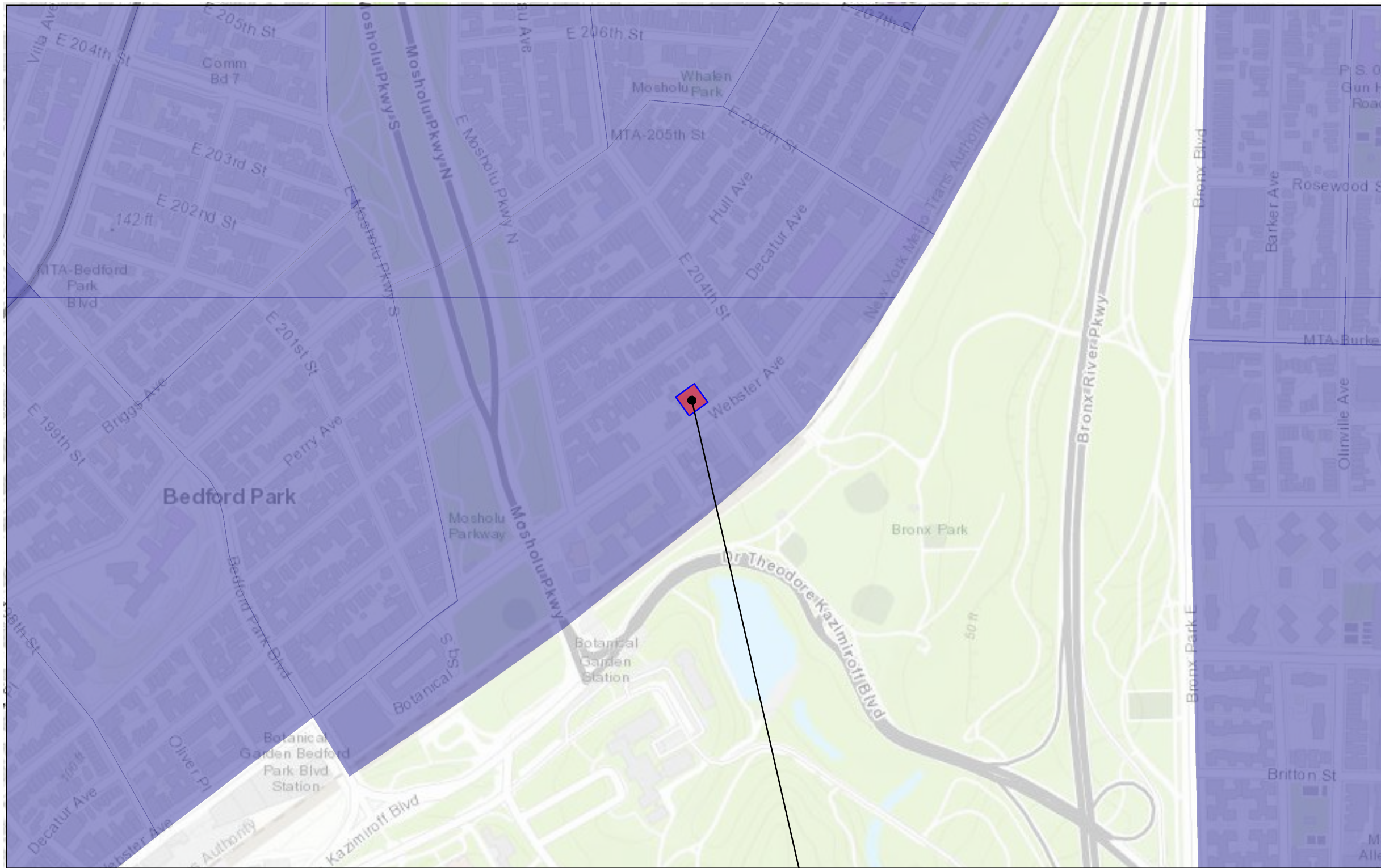
TEL: (631) 462-5866

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 U.S. CENSUS BUREAU - NYC SEARCHABLE
 PROPERTY ENVIRONMENTAL E-DATABASE
 (SPEED) PORTAL

PROJECT NAME AND ADDRESS
 3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE
 FIGURE 3: EN-ZONE MAP

PROJECT NO. 240040	DATE 10/15/24
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



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TEL: (631) 462-5866

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NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) INFO LOCATOR

PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

FIGURE 4: DISADVANTAGED COMMUNITY PLAN

PROJECT NO. 240040	DATE 10/15/24
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DRAWN BY A.S.	REVIEWED BY P.M.
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SCALE (11X17) AS SHOWN	APPROVED BY P.M.
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DECinfo Locator Legend (Active Layers)

Public Involvement

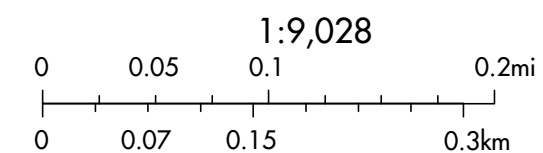
Disadvantaged Communities (DAC)

Reference Layers

DEC Regional Offices

County Boundaries

**PROPOSED BCP SITE:
3083 WEBSTER AVENUE, BRONX, NY.**

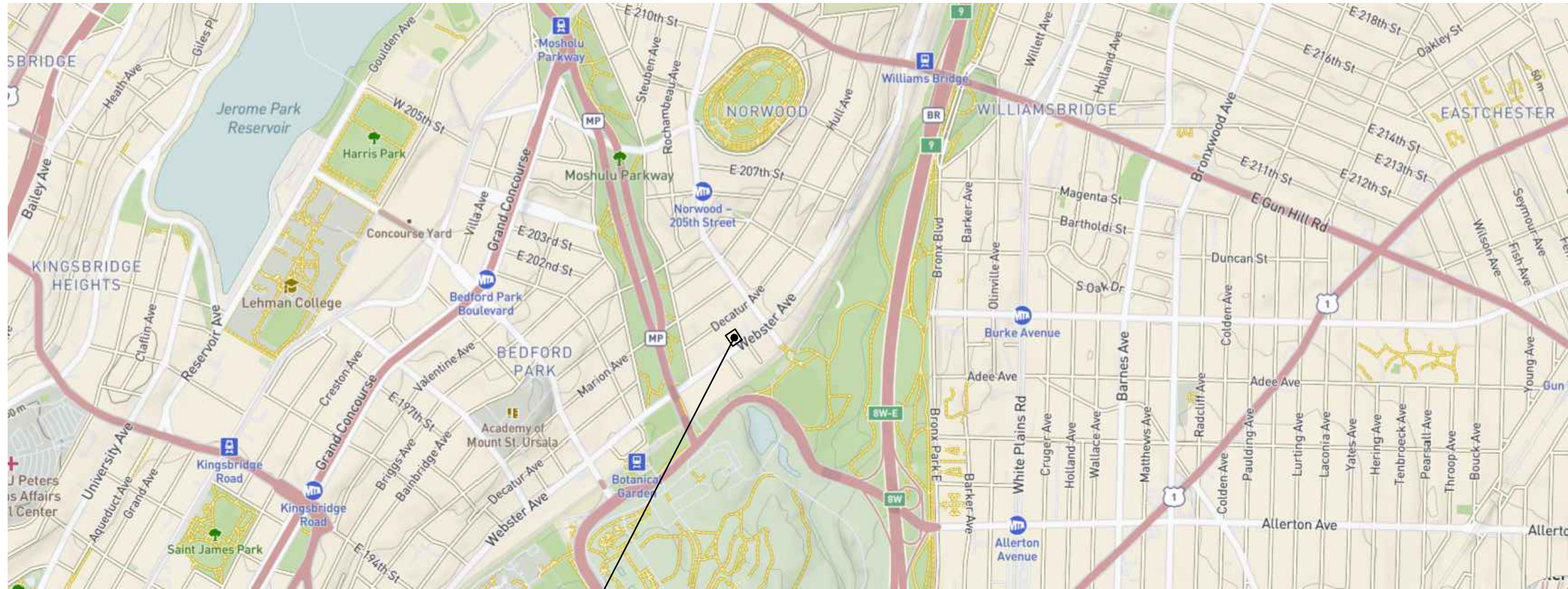


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PROPOSED BCP SITE:
 3083 WEBSTER AVENUE,
 BRONX, NY. 10467

DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

231 WEST 29TH STREET, SUITE 1104, NEW YORK, NY 10001

TEL: (631) 462-5866

BASE DRAWING PREPARED BY

U.S. DEPARTMENT OF THE INTERIOR
 TOPOGRAPHIC MAP

PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY.

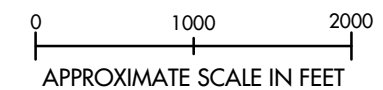
PROJECT FIGURE

FIGURE 5: TOPOGRAPHIC MAP

PROJECT NO. 240040	DATE 01/28/25
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DRAWN BY A.S.	REVIEWED BY P.M.
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SCALE (11X17) AS SHOWN	APPROVED BY P.M.
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ATTACHMENT 2
SECTION II: PROJECT DESCRIPTION

Item 1 - Project Stage

The project will address the remediation of known contamination at the Site in anticipation of a proposed new mixed use residential and commercial development. The project will begin by performing a remedial investigation to delineate the source of contamination across the Site followed by a remedial action to address the source of contamination under the New York State Brownfields Program. The Requestor plans on conducting a remedial investigation consistent with an approved Remedial Investigation Work Plan in accordance with ECL Article 27, Title 14, 6 NYCRR 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents. After the Remedial Investigation Work Plan has been implemented, the Requestor plans on submitting a summary remedial investigation report and work plan proposing either remedial action or further investigation.

Item 4 - Overall Project Development

Purpose and Scope

6014 BCD Realty, LLC (beneficial owner) in partnership with 3083 Webster Avenue Housing Development Fund Corp. (fee owner) and HPD is sponsoring a 100 percent affordable and supportive housing development at 3083 Webster Avenue in the Norwood section of the Bronx, New York. The proposed development includes a 12-story mixed use commercial and residential building that will occupy a surface area of about 9,037square feet. This development will contain 2,500 square feet of commercial space on ground floor and a total of 140 affordable residential units on the 1st floor to 12th floor. This developed also include a partial basement of around 6,436 square feet and its construction will involves installation of ground-intrusive foundation elements.

Estimated Project Schedule – The Estimated Project Schedule is as following:

Schedule Milestone	Anticipated Date
Brownfield Cleanup Agreement Signed	January 2025
Submit Citizen Participation Plan (CPP)	January 2025
NYSDEC Approval of RIWP	February 2025
Implementation RIWP	March 2025
Submit RIR/RAWP	April/May 2025
Fact Sheet Announcing the 45-day Public Comment Period for RAWP Activities	June/July 2025

NYSDEC RAWP Approval/Issuance of Decision Document	August 2025
Begin Implementation of Remedial Action	September 2024
Submittal of FER and SMP	August 2026
Issuance of Certificate of Completion	December 2026

A copy of the digital copy Remedial Investigation Work Plan (draft) is submitted along with this application.

ATTACHMENT 3
SECTION III: LAND USE FACTORS

Item 1 - Current Zoning

According to the New York City Planning Commission Zoning Map 3c the Site is located in an R7D residential district with a C2-4 commercial overlay. The current zoning allows residential use and also commercial use on the street level.

Item 4 - Current Use

The project Site has been vacant since 2021 and was previously utilized for commercial purposes including gasoline service station with auto repair shops and an adjoining convenience store. The northwestern and central portions of the Site contain two one-story vacant buildings. The southern and southeastern portions of the Site contain a canopy for former gasoline dispensers surrounded by asphalt paved surfaces with some areas consisting of gravel as a result of backfilling activities related to former USTs closure activities and the decommissioning of the former gasoline service station in August 2021. The historic auto repairs and service station were responsible for the current contamination identified at this Site.

Item 6 - Anticipated Post Remediation Uses

The property is planned to be redeveloped via demolition of the existing buildings and construction of a new building for mixed commercial and residential use.

The proposed redevelopment project consists of a 12-story mixed use commercial and residential building with a partial basement. The building footprint is approximately 9,037 square feet and the partial basement is approximately 6,436.36 square feet. The partial basement will consist of bicycle parking, laundry room and mechanical spaces. The first floor will consist of 2,500 square feet of commercial space. A total of 140 affordable units will occupy the 1st floor to 12th floor. The remaining undeveloped portion of the Site will consist of a rear open space.

Item 9 - Consistency with Applicable Zoning Laws/Maps

The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lot and the surrounding area. The Site is located in an R7D district, with a C2-4 commercial overlay, which allows for residential use and commercial use. The property is currently vacant and has been utilized until recently for commercial purposes. The surrounding properties to the east, west and the south across Webster Avenue are comprised of residential districts with commercial overlays and to the north there is residential district. Surrounding land uses include residential (multi-family residential apartments) and commercial facilities. The project Site is also located within a NYS Environmental (EN) Zone (Census Tract 425) and also within a disadvantaged community.

Item 10 - Applicable Comprehensive Community Master Plans, Local Waterfront Revitalization plans, or Other Adopted Land Use Plans

The proposed development of this property will be an as-of-right and is consistent with the current zoning regulations. The City Environmental Quality Review (RCQR) was completed

for the Site as part of the Webster Avenue rezoning and the City Planning Commission provided a Revised Positive Declaration on July 30, 2010 (CEQR 10DCP035X) which includes an (E) designation (E-249) related to hazardous materials and noise to avoid the potential for significant adverse impacts during any future Site development. Besides, all anticipated uses for the Site will be consistent with borough-wide efforts at revitalization and supported efforts to remediate properties so they can be redeveloped into the highest and best uses consistent with local land use and zoning. In addition, the Site is not located in a Flood Hazard Area defined by FEMA.

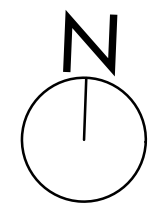
Attachments:

Figure 6 - Surrounding Land Use Map

Figure 7 - Zoning Map

Figure 8 - FEMA Flood Zone

Figure 9 - Map of Site and Adjacent Properties



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PROJECT NAME AND ADDRESS
 3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE
 FIGURE 6: SURROUNDING LAND USE MAP

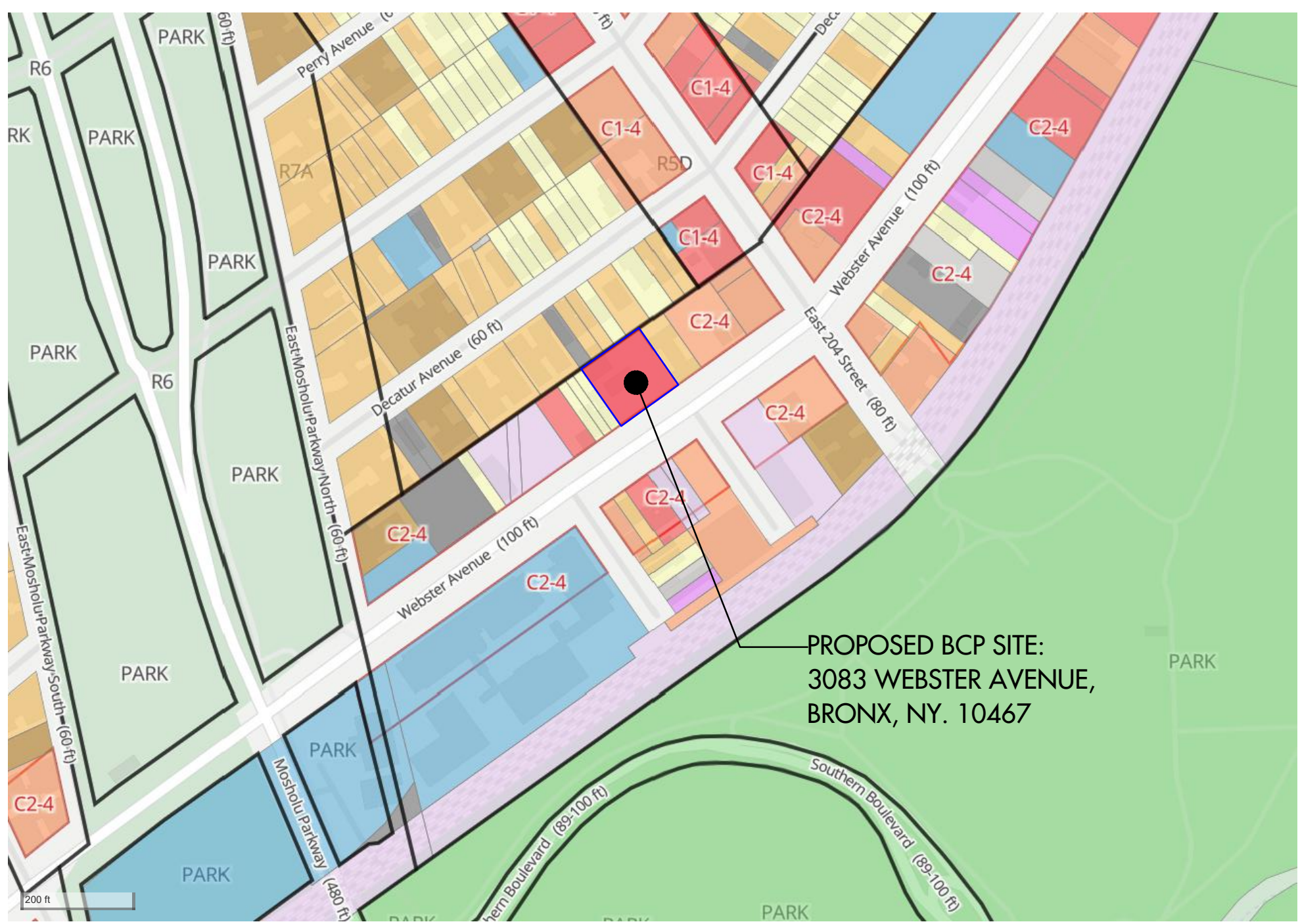
PROJECT NO. 240040	DATE 10/15/24
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.

Zoning and Land Use

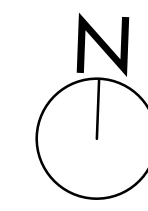
- Tax Lots
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other
- Zoning Districts
- Commercial Districts
 - Manufacturing Districts
 - Residence Districts
 - Parks
 - Battery Park City
- Commercial Overlays
- C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways
- Building Footprints



**PROPOSED BCP SITE:
 3083 WEBSTER AVENUE,
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Zoning and Land Use

- Zoning Districts**
- Commercial Districts ■
 - Manufacturing Districts ■
 - Residence Districts ■
 - Parks ■
 - Battery Park City ■
- Commercial Overlays**
- C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways —
- Building Footprints

**PROPOSED BCP SITE:
 3083 WEBSTER AVENUE,
 BRONX, NY. 10467**

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PROJECT NAME AND ADDRESS
 3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE
 FIGURE 7: ZONING MAP

PROJECT NO. 240040	DATE 10/15/24
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



Zoning and Land Use

Tax Lots

Zoning Districts

Commercial Districts ■

Manufacturing Districts ■

Residence Districts ■

Parks ■

Battery Park City ■

Commercial Overlays

C1-1 through C1-5

C2-1 through C2-5

Supporting Zoning Layers

Effective Flood Insurance Rate Maps 2007

V (1% floodplain) ■

A (1% floodplain) ■

Shaded X (0.2% floodplain) ■

Basemaps

Subways —

Building Footprints

**PROPOSED BCP SITE:
3083 WEBSTER AVENUE, BRONX, NY.
10467**

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PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

FIGURE 8: FEMA FLOOD ZONE

PROJECT NO.
240040

DATE
10/15/24

DRAWN BY
A.S.

REVIEWED BY
P.M.

SCALE (11X17)
AS SHOWN

APPROVED BY
P.M.



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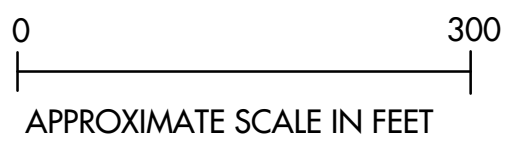
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PROJECT NAME AND ADDRESS
3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE
FIGURE 9: MAP OF SITE AND ADJACENT PROPERTIES

PROJECT NO. 240040	DATE 11/18/24
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.



ATTACHMENT 4

SECTION IV: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 – Reports

Previous environmental reports prepared for this proposed brownfield Site are submitted as a digital copy with this application. These reports include the following:

- Tank Closure Report prepared by Tyree Brother's Environmental Services, Inc. (Tyree) dated May 30, 1998.
- NYSDEC correspondence dated August 12, 1998.
- Subsurface Investigation Report prepared by Tyree and dated November 1, 2009.
- Tank Closure and Remediation Excavation Report prepared by LaBella Associates, D.P.C. (Labella) and dated October 11, 2021
- Request for Spill Closure Letter issued by AG Geology D.P.C (AG) on November 12, 2021.
- Phase II Sub-Surface Investigation Report prepared by Advantage Environmental Consultants LLC (AEC) and dated January 7, 2022.
- Phase I ESA Report prepared by CA RICH Geology Services, D.P.C. (CA RICH) and dated December 27, 2023.
- Draft Remedial Investigation Report prepared by HydroTech Environmental Engineering and Geology, DPC (HydroTech) and dated August 29, 2024.

Tank Closure Report prepared - Tyree, May 30, 1998 and NYSDEC correspondence, August 12, 1998.

Tyree listed the closure and removal of nine underground storage tanks (USTs) during January and February 1998. These tanks are registered under Petroleum Bulk Storage (PBS) registration number 2-325953 and included six 550-gallon gasoline USTs and one 4,000-gallon gasoline UST located in a gasoline tank field in the eastern portion of the Site, one 550-gallon waste oil UST located in the northeastern portion and one 550-gallon fuel oil UST located in the northwestern portion. NYSDEC Spill number 9711128 was issued upon encountering contaminated soil in the vicinity of excavated tanks with elevated organic vapor concentrations detected with a Photo Ionization Detector (PID) exceeding 2,500 part per million (ppm). A total of 9 confirmatory endpoint soil samples were collected in the tank field following tanks excavation including 6 sidewall samples obtained at 5 feet bgs, 1 bottom sample obtained beneath the 4,000-gallon gasoline UST at 8 feet bgs and two bottom sample obtained beneath the 550-gallon gasoline USTs at 7 feet bgs. In addition, one composite bottom endpoint sample was collected beneath the removed waste oil UST. No endpoint samples were collected in the vicinity of closed and removed fuel oil UST. The gasoline tank field endpoint samples were analyzed for VOCs via EPA Method 8021 and MTBE and the waste oil UST composite endpoint sample was also analyzed for VOCs via EPA Method 8021 and MTBE and also RCRA metals. Findings of these endpoint soil samples indicated BTEX at a maximum concentration of 1,309 mg/kg and MTBE at a maximum concentration of 170 mg/kg concentrations exceeding soil cleanup standards. A total of 550.07 tons of contaminated soil was excavated in the area of gasoline tank field to the depth of 8 feet. No endpoint samples were apparently collected following contaminated soil excavation activities. NYSDEC then requested in a correspondence dated August 12, 1998 to perform a subsurface investigation to delineate the extent of residual gasoline contamination on-site and off-site.

Subsurface Investigation Report – Tyree, November 1, 2009.

Tyree performed this investigation to address the remediation of NYSDEC Spill number 9711128. According to this investigation, five monitoring wells designated MW-1 to MW-5 and associated with NYSDEC Spill Number 9711128 were installed at the Site. These groundwater monitoring wells were installed during 1998 with four wells located at the four corners of the Site and one well located in the center. Groundwater flow direction beneath the Site was determined toward the south and elevated concentrations of BTEX of 12,660 µg/L and MTBE of 8,040 µg/L were detected in a downgradient monitoring well designated MW-4 located at the southern corner of the Site. Enhanced Fluid Recovery (EFR) events were performed on MW-4 in 2000 and 2001 to reduce impacts to groundwater. This monitoring well was in fact considered as an off-Site sentinel. A total of four quarterly sampling events were then documented by Tyree from May 2002 until November 2009 and their findings were also summarized in this 2009 SIR.

The 2009 SIR was conducted to confirm that soil and groundwater impacts around the former gasoline tank field, the fuel oil and waste oil USTs have been reduced to levels below NYSDEC standards and that no further contamination exists. The SIR consisted of installing and sampling six soil probes and the sampling of groundwater from two soil probes converted into temporary monitoring wells, where no refusal but soil and groundwater interface was encountered. The soil and groundwater samples were analyzed for VOCs via EPA STARS Method 8260. Soil samples were also analyzed for SVOCs via EPA STARS Method 8270. Findings of this investigation indicated no organic vapors were detected with the PID in any soil probe. No petroleum impacts were identified in the soil or groundwater above NYSDEC standards in the vicinity of the former gasoline tank field, fuel oil and waste UST areas or near the product dispensers. In this investigation, Tyree also highlighted the findings from the fourth and last quarterly groundwater sampling in November 2009, which indicated that petroleum impacted soil and groundwater have naturally attenuated. Tyree requested the closure of NYSDEC spill case based on indications that deep soil in the vicinity of the former tank fields showed no impact and groundwater standards were met across the Site. Subsequent to this SIR, monthly groundwater gauging events were conducted without groundwater sampling at the request of NYSDEC until NYSDEC Spill number 9711128 was closed on June 5, 2012.

Tank Closure and Remediation Excavation Report - LaBella, October 11, 2021

LaBella documented in this report the closure and removal of two 4,000-gallon USTs and their associated piping and dispenser island at the Site. A total of eight USTs post excavation soil samples including four shallow sidewall samples designated as EP-1 to EP-4 were collected between 5-7 feet bgs and four deep sidewall samples designated as LB-1 to LB-4 were collected toward the base of the tank pad at 11-12 feet bgs base. Two dispenser endpoint samples designated Disp-1 and Dip-2 and one product line endpoint sample designated Product Line 1 were collected between 2-4 feet bgs. Only the endpoint sample below the Product Line indicated gasoline impact with elevated PID reading of 100 ppm and a NYSDEC Spill number 2105015 was reported in August 2021. All post-excavation endpoint soil samples were analyzed for VOCs via EPA Method and SVOCs via EPA Metho . A total of 36 tons of impacted soil was then excavated and removed under the product line to the depth of 2 feet in

an area 15 feet long and 20 feet wide and were properly disposed of. Following the excavation of contaminated soil, three additional endpoint samples designated as PE-5, PE-6 and PE-7 were collected between 3-5 feet bgs. All three post soil excavation samples indicated no residual impact was detected. Per NYSDEC requirements, Labella excavated a pit to the depth of 20 feet toward the product feeding pipes and collected a grab soil sample designated as TP-1 at 18 feet bgs and a groundwater sample designated as GW-1 at 20 feet bgs. The groundwater sample was also analyzed for VOCs and SVOCs. A range of gasoline compounds were detected in GW-1 at concentrations exceeding the NYSDEC ambient water quality standards (GQS). Gasoline contamination was also identified in TP-1. However, Labella indicated no soil impact was observed in the excavated pit until petroleum staining and organic vapor concentrations of 1,200 ppm were detected with a PID a depth of approximately 17 feet bgs.

Request for Spill Closure Letter issued by AG Geology D.P.C (AG) on November 12, 2021

The 2021 petition by AG to close Spill #2105015 was based on the findings of the endpoint soil samples collected as part of the Tank Closure and Remediation Excavation Report by Labella in 2021. AG indicated the contaminants exceedances in soil and groundwater samples collected by Labella from a deep test pit in 2021 are likely to be associated with a historical residual impact from the previously closed NYSDEC spill number 9711128. NYSDEC closed Spill #2105015 on February 16, 2022 with no evidence of remedial action addressing soil and groundwater impacts.

Phase II Sub-Surface Investigation prepared by Advantage Environmental Consultants LLC (AEC) and dated January 7, 2022

AEC conducted this investigation for the purpose of further investigating residual soil impacts associated with historic filling station and auto repair activities at the Site. A total of six soil probes designated as B-1 to B-6 were installed across the Site and six soil samples were collected at the depth of Geoprobe refusal encountered between 9 feet and 20 feet bgs. The six soil samples were analyzed for CP-51 VOCs via EPA Method 8260 and CP-51 SVOCs via EPA Method 8270. This investigation identified no evidence petroleum impact was identified in the installed soil probes.

Phase I ESA - CA RICH, December 27, 2023

CA RICH identified as RECs the historic use of the Site for auto repair and gasoline station and the listing of an active PBS registration number 2-325953 with two in service 240-gallon aboveground storage tanks (ASTs) containing fuel oil and waste oil that were observed along two inactive underground hydraulic lifts inside the vacant auto repair shop with an adjoining convenience store in the central portion of the Site. CA RICH also listed several NYSDEC spill numbers associated with the Site that were all closed to the satisfaction of NYSDEC. These spill were issued for tank test failure in 2002 (Spill number 9106593), for minor petroleum and antifreeze spills on concrete in 2004, 2005, 2006, 2007 and 2023 (Spill numbers 0402479, 0505304, 0513516, 0514557, 0613953, 0604640, 0703246, 0612394, 0612429, 0602646, 0905693,) for tanks overfill in 2005 (Spill number 0504396) and for encountering contaminated soil during tanks closure and removal activities in 1998 (Spill number 9711128) and in 2021 (Spill number 2105015).

Remedial Investigation prepared by HydroTech Environmental Engineering and Geology, DPC (HydroTech) and dated August 29, 2024

This investigation by HydroTech was performed in accordance with NYCOER-approved RI work plan addressing the E-249 designation for hazardous material assigned to this Site. This draft RI addressed the following areas of concern:

- The historic use of the Site for auto repair and filling station
- The suspect presence of petroleum VOCs in exceedance of regulatory standards in soil and groundwater beneath the Site.

The scope of this investigation consisted of the following:

- Performance of a geophysical survey to identify any USTs anomalies;
- Installation of eight soil probes to depths that corresponded to the proposed excavation for the layout of proposed building foundations including six soil probes designated as SP-2 to SP-7 installed to the depth of 12 feet bgs and one soil probe designated SP-8 installed to the depth of 18 feet bgs. Two soil probes designated as SP-1 and SP-6 were installed outside the proposed building footprint to the depth of 4 feet bgs. Sixteen soil samples were collected including eight shallow samples from 0-2 feet bgs, one sample from each 2-4 feet bgs and 16-18 feet bgs and five samples from 10-12 feet bgs. All samples were analyzed for VOCs, SVOCs, pesticides, PCBs and metals (including hexavalent and trivalent chromium) and four soil samples were obtained from SP-4 and SP-8 at 0-2 feet bgs and 10-12 feet bgs were analyzed for per- and polyfluoroalkyl substances (PFAS).
- Installation of four temporary groundwater monitoring wells throughout the Site to the depth of Geoprobe refusal ranging between 7 feet bgs in the northeastern portion to 20 feet bgs in the northwestern portion. All the four monitoring wells installed at the Site were determined to be dry and no groundwater samples were collected.
- Installation of five (5) soil vapor points designated as SV-1 to SV-5 within the footprint of the proposed development. Two of these soil vapor probes SV-2 and SV-4 were nested and were identified as SV-2A, SB-2B and SV-4A, SV-4B. A total of seven soil vapor samples were collected including five samples obtained from SV-1, SV-2A, SV-3, SV-4A and SV-5 at 12 feet bgs and two samples were collected from SV-2B and SV-4B at 6 feet bgs.

The following observations were made from the 2024 investigation and also from previous environmental investigation performed at the Site :

1. No anomalies indicative of a suspect USTs were identified during the geophysical survey.
 2. The depth to water beneath the Site was reported between 16.42 feet bgs and 25.57 feet bgs and the Site groundwater flow direction was documented to be toward the south.
 3. Geoprobe refusal was encountered beneath between 5 feet and 27 feet bgs
 4. Fill was encountered to the depth of 2 feet bgs in the northern portion of the Site and to depth of 12 feet bgs in the area of former USTs excavation in the southeastern portion.
- Gasoline VOCs that are likely to be associated with closed NYSDEC spill number 9711128 were detected in deep soil at 18 feet bgs including trimethylbenzene and total xylenes at concentrations exceeding UUSCOS and PGWSOCs. Gasoline VOCs mainly 1,2,4-trimethylbenzene, total xylenes and 1,3,5-trimethylbenzene were also detected in the underlying groundwater at 20 feet bgs at concentrations exceeding their GQS.
 - Petroleum-related impacts also included PAHs detected in one shallow soil sample (0-2 feet bgs) at concentrations exceeding UUSCOs, RRSCO and PGWSCO.

- Metal including barium, chromium trivalent, copper, lead, zinc were detected in several shallow and deep soil samples across the Site (0-18 feet bgs) at concentrations exceeding UUSCOS with one detection of chromium trivalent in shallow soil (2-4 feet bgs) also exceeded RRSCO.
- VOC are present in soil vapor samples including petroleum-related VOCs such as BTEX detected at low to moderate concentrations and chlorinated VOCs mainly tetrachloroethylene, detected at low to high concentrations.

Item 2 – Sampling Data

Analytes detected above applicable regulatory standards tested are summarized in the tables below:

Soil Summary Table

Analytes above RRSCOs	Maximum Detection (mg/kg)	Detection above RRSCO	RRSCO (mg/kg)	Depth (feet bgs)
VOCs				
1,2,4-Trimethylbenzene ⁽¹⁾	28	1	3.6	18
Total Xylenes ⁽¹⁾	3.17	1	0.26	18
SVOCs				
Benzo(a)anthracene ⁽²⁾	7.16	1	1	0-2
Benzo(a)pyrene ⁽²⁾	6.45	1	1	0-2
Benzo(b)fluoranthene ⁽²⁾	5.84	1	1	0-2
Benzo(k)fluoranthene ⁽²⁾	2.65	1	0.8	0-2
Chrysene ⁽²⁾	6.83	1	3.9	0-2
Dibenzo(a,h)anthracene ⁽²⁾	0.93	1	0.33	0-2
Indeno(1,2,3-cd)pyrene ⁽²⁾	4.13	1	0.5	0-2
Metals				
Chromium Trivalent ⁽²⁾	214	1	180	2-4
<p>Note:</p> <p>⁽¹⁾...Results are from a Tank Closure and Remediation Excavation Report prepared by LaBella Associates, D.P.C. (LaBella) dated October 11, 2021</p> <p>⁽²⁾...Results are from a draft Remedial Investigation Report prepared by HydroTech Environmental Engineering and Geology, DPC dated August 29, 2024</p> <ul style="list-style-type: none"> • RRSCO = NYSDEC Restricted Use Soil Cleanup Objectives - Restricted Residential <p>1 mg/kg = 1 part per million = 1 milligram per kilogram</p>				

Groundwater Summary Table

Analytes above GQS	Maximum Detection (µg/L)	Detection above GQS	GQS (µg/L)
VOCs			
1,2,4-Trimethylbenzene	3,700	1	5
1,3,5-Trimethylbenzene	980	1	5
Ethylbenzene	400	1	5
Isopropylbenzene	120	1	5
m&p-Xylene	1,500	1	5
Naphthalene	420	1	10
N-Butylbenzene	59	1	5
N-Propylbenzene	480	1	5
O-Xylene	92	1	5
p-Isopropyltoluene	21	1	5
Sec-Butylbenzene	62	1	5
SVOCs			
Naphthalene	300	1	10
<p>Note:</p> <ul style="list-style-type: none"> • Results are from a Tank Closure and Remediation Excavation Report prepared by LaBella Associates, D.P.C. (LaBella) dated October 11, 2021 • GQS = NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water 1 µg/L = 1 part per billion = 1 microgram per kilogram 			

Soil Vapor Summary Table

Analytes	Maximum Detection (ug/m ³)	Number of Detections
1,1,1-Trichloroethane	1.6	1
1,2,4-Trimethylbenzene	11	7
1,3,5-Trimethylbenzene	3.9	6
2,2,4-Trimethylpentane	1.2	6
2-Butanone	11	7
2-Hexanone	2.5	2
4-Methyl-2-pentanone	1.9	1
Acetone	300	7
Acrylonitrile	10	2
Benzene	1.8	6
Bromodichloromethane	14	1
Carbon disulfide	3.4	5
Chloroform	590	2
Chloromethane	1.4	4
cis-1,2-Dichloroethylene	0.6	1
Dichlorodifluoromethane	3	6
Ethyl Benzene	3.8	7
Isopropanol	4.1	7
n-Heptane	1.5	3
n-Hexane	1.7	1
o-Xylene	10	7
p- & m- Xylenes	18	7
p-Ethyltoluene	9.2	7
Propylene	4.4	7
Styrene	0.84	2
Tetrachloroethylene	1,100	7
Tetrahydrofuran	3.3	6
Toluene	7.7	7
Trichloroethylene	1.3	2
Trichlorofluoromethane (Freon 11)	1.9	3
<p>Note:</p> <ul style="list-style-type: none"> Results are from a draft Remedial Investigation Report prepared by HydroTech Environmental Engineering and Geology, DPC dated August 29, 2024 <p>1 ug/m³ = 1 microgram per cubic meter</p>		

The attached tables and figures below summarize the concentration of each contaminant detected in the tested media.

Attachments:

Table 1 to Table 5 - Soil Samples Analytical Results

Table 6 and Table 7- Groundwater Analytical Results

Table 8 - Soil Vapor Samples Analytical Results

Figure 10 - VOCs, SVOCs and Metals in Soil

Figure 11 - VOCs and SVOCs in Groundwater

Figure 12 - VOCs in Soil Vapor

Table 1
Soil Samples Analytical Results for VOCs
3083 Webster Avenue, Bronx, NY

Sample ID	TP-1	PE-1	LB-1	PE-2	LB-2	PE-3	LB-3	PE-4	LB-4	PE-5	PE-6	PE-7	Disp-1	Disp-2	B-1	B-2	B-3	B-4	B-5	B-6	UUSCOs	RRSCOs	PGWSCOs	
Sampling Depth	18'	5'-6'	11'-12'	7'-8'	11-12'	7'-8'	11-12'	6'-7'	11-12'	3-4'	3-4'	4'-5'	2'-3'	3'-4'	20'	20'	15'	18'	14'	9'				
Sampling Date	9/7/2021	8/25/2021	8/25/2021	8/25/2021	8/25/2021	8/26/2021	8/26/2021	8/26/2021	8/26/2021	9/7/2021	9/7/2021	9/7/2021	8/26/2021	8/26/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021				
Client Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil				
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg			
1,2,4-Trimethylbenzene	28	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	3.6	52	3.6	
1,3,5-Trimethylbenzene	7.70	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	8.4	52	8.4	
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.06	4.8	0.06	
Ethylbenzene	0.64	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	1	41	1	
Isopropylbenzene	0.53	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	~	~	~	
m&p-Xylene	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.26	100	1.6	
Methyl t-Butyl Ether (MTBE)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.93	100	0.93	
Naphthalene	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.005	0.005	0.005	0.005	0.006	0.005	~	~	~	
n-Butylbenzene	1.20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	12	100	12	
n-Propylbenzene	2.90	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	3.9	100	3.9	
o-Xylene	0.17	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.26	100	1.6	
p-Isopropyltoluene	0.27	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	~	~	~	
sec-Butylbenzene	0.64	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	11	100	11	
tert-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.002	0.002	0.002	0.002	0.002	0.002	5.9	100	5.9	
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.7	100	0.7	
Total Xylenes	3.17	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.001	0.001	0.001	0.001	0.001	0.001	0.26	100	1.6	

NOTES:

ND= Not detected

UUSCOs=NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives

RRSCOs=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives -Restricted Residential

PGWSCO=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Protection of Groundwater

 indicates concentration exceeds PGWSCO

Table 2
Soil Samples Analytical Results for SVOCs
3083 Webster Avenue, Bronx, NY

Sample ID	TP-1	PE-1	LB-1	PE-2	LB-2	PE-3	LB-3	PE-4	LB-4	PE-5	PE-6	PE-7	Disp-1	Disp-2	B-1	B-2	B-3	B-4	B-5	B-6	UUSCOs	RRSCOs	PGWSCOs
Sampling Depth	18'	5'-6'	11'-12'	7'-8'	11'-12'	7'-8'	11'-12'	6'-7'	11'-12'	3-4'	3-4'	4'-5'	2'-3'	3'-4'	20'	20'	15'	18'	14'	9'			
Sampling Date	9/7/2021	8/25/2021	8/25/2021	8/25/2021	8/25/2021	8/26/2021	26/8/2021	8/26/2021	26/8/2021	9/7/2021	9/7/2021	9/7/2021	26/8/2021	26/8/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021	12/23/2021			
Client Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg		
Acenaphthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	20	100	98
Acenaphthylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	107
Anthracene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	1000
Benz(a)anthracene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1	1	1
Benzo(a)pyrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.04	ND	ND	ND	1	1	22
Benzo(b)fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1	1	1.7
Benzo(ghi)perylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	1000
Benzo(k)fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.8	3.9	1.7
Chrysene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1	3.9	1
Dibenz(a,h)anthracene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.33	0.33	1000
Fluoranthene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	1000
Fluorene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	30	100	386
Indeno(1,2,3-cd)pyrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.04	ND	ND	ND	0.5	0.5	8.2
Naphthalene	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	12	100	12
Phenanthrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	1000
Pyrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	100	100	1000

NOTES:

ND=this indicates the analyte was not detected

UUSCOS=NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives

RRSCO=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives -Restricted Residential

PGWSCO=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Protection of Groundwater

Table 4
Soil Samples Analytical Results for Metals
3083 Webster Avenue, Bronx, NY

Sample ID	SP-1		SP-1		SP-2		SP-2		SP-3		SP-3		SP-4		SP-4		SP-5		SP-5		SP-6		SP-6		SP-7		SP-7		SP-8		SP-8		Equipment	UUSCOs	RRSCOs	PWGSCOs	
Sampling Depth	0-2'		2'-4'		0-2'		10'-12'		0-2'		10'-12'		0-2'		10'-12'		0-2'		2'-4'		0-2'		10'-12'		0-2'		16'-18'		Blank								
Sampling Date	7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024								
Client Matrix	Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		DI Water								
Unit	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		ug/L						
Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q					
Aluminum	16,700		18,000		11,700		12,400		20,400		9,790		23,100		12,300		12,100		18,800		13,900		29,700		11,000		7,890		13,500		11,500		55.6	U	~	~	~
Antimony	2.41	U	2.39	U	2.35	U	2.2	U	2.43	U	2.22	U	2.55	U	2.21	U	2.34	U	2.19	U	2.52	U	2.21	U	2.35	U	2.27	U	2.45	U	2.17	U	1.11	U	~	~	~
Arsenic	5.1		3.31		8.93		1.6		4.88		1.33	U	4.1		3.07		5.48		1.78		8.52		1.78		4.02		2.3		4.11		1.75		1.11	U	13	16	16
Barium	129		59.4		95.6		80.2		129		70.6		190		47		120		109		228		392		89.3		49.2		138		111		27.8	U	350	400	820
Beryllium	0.36		0.33		0.30		0.044	U	0.50		0.11		0.36		0.20		0.17		0.27		0.55		0.045	U	0.09		0.08		0.26		0.044	U	0.333	U	7.2	72	47
Cadmium	0.29	U	0.286	U	0.988		0.264	U	0.292	U	0.267	U	0.306	U	0.266	U	0.281	U	0.263	U	1.64		0.266	U	0.282	U	0.273	U	0.53		0.26	U	0.556	U	2.5	4.3	7.5
Calcium	11,500		1,580		13,400		3,770		3,210		1,270		2,750		1,960		3,780		3,160		15,100		3,380		42,700		45,900		12,200		3,080		131		~	~	~
Chromium, Hexavalent	0.579	U	0.573	U	0.564	U	0.528	U	0.583	U	0.533	U	0.612	U	0.531	U	0.562	U	0.527	U	0.605	U	0.531	U	0.564	U	0.611		0.588	U	0.521	U	10	U	1	110	19
Chromium, Trivalent	21.90		31.6		17.5		29.5		29		27.9		55.4		29.7		27.8		96.7		26.6		214		25.50		16.5		33.5		32.2		5.56	U	30	180	~
Cobalt	8.6		10.8		7.39		12.8		9.57		11.8		13		11.2		11.4		13.3		8.14		26.9		7.42		5.72		9.2		11.3		4.44	U	~	~	~
Copper	19.2		28		50.4		71.8		17.4		30.2		31		23.4		42.5		28.6		70.90		29.1		25.8		18.4		43		44.1		22.2	U	50	270	1720
Iron	19,700		22,200		15,300		20,100		20,800		14,400		31,600		19,100		23,600		23,700		17,400		39,800		16,900		16,800		19,000		17,500		278	U	~	~	~
Lead	42.1		7.25		104		2.93		21.8		2.93		10.3		18.2		102		5.62		279		3.12		39.2		100		177		3.31		5.56	U	63	400	450
Magnesium	4,350		5,970		3,930		6,410		4,490		3,880		7,110		6,430		4,530		12,000		6,710		21,400		12,200		13,600		5,080		5,840		55.6	U	~	~	~
Manganese	282		318		210		345		619		338		164		471		303		362		342		198		283		1,010		390		266		5.56	U	1600	2000	2000
Mercury	0.11		0.06		0.16		0.0317	U	0.09		0.032	U	0.04		0.0319	U	0.11		0.0316	U	0.221		0.0319	U	0.14		0.0327	U	0.06		0.0313	U	0.20	U	0.18	0.81	0.73
Nickel	16.4		23.5		18.9		25.40		20.5		39.6		31.5		23		38.4		50.6		28.1		100		16.6		11.90		23.8		27.7		11.1	U	30	310	130
Potassium	1,730		1,300		2,040		3,250		1,260		2,760		2,070		1,760		2,080		2,120		1,660		9,110		2,930		2,390		2,390		2,930		207		~	~	~
Selenium	2.41	U	2.39	U	2.35	U	2.2	U	2.43	U	2.22	U	2.55	U	2.21	U	2.34	U	2.19	U	2.52	U	2.21	U	2.35	U	2.27	U	2.45	U	2.17	U	1.11	U	3.9	180	4
Silver	0.486	U	0.481	U	0.474	U	0.443	U	0.49	U	0.448	U	0.514	U	0.446	U	0.472	U	0.442	U	0.508	U	0.446	U	0.474	U	0.458	U	0.494	U	0.438	U	5.56	U	2	180	8.3
Sodium	327		232		294		279		237		150		362		173		245		233		463		730		258		141		333		373		556	U	~	~	~
Thallium	2.41	U	2.39	U	2.35	U	2.2	U	2.43	U	2.22	U	2.55	U	2.21	U	2.34	U	2.19	U	2.52	U	2.21	U	2.35	U	2.27	U	2.45	U	2.17	U	1.11	U	~	~	~
Vanadium	32.1		39.9		25.8		42.2		38.5		34.3		75.6		33.9		34		39.6		34.7		143		32.2		21.8		39		36.5		11.1	U	~	~	~
Zinc	83.6		73.8		346		47.9		57.1		44.5		63.7		43		112		62.1		190		116		73.9		44.2		115		39.1		27.8	U	109	10000	2480

NOTES:
Q is the Qualifier Column with definitions as follows:
U=analyte not detected at or above the level indicated
NT=this indicates the analyte was not a target for this sample
~=this indicates that no regulatory limit has been established for this analyte
UUSCOS=NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives
RRSCOS=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives -Restricted Residential
PGWSCOS=NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-Protection of Groundwater
= indicates concentration exceeds NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives
= indicates concentration exceeds NYSDEC Part 375 Restricted Use Soil Cleanup Objectives Restricted Residential

Table 5
Soil Samples Analytical Results for PFAS
3083 Webster Avenue, Bronx, NY

Sample ID	SP-4		SP-4		SP-8		SP-8		Equipment	Soil Guidance Values ⁽¹⁾		
Sampling Depth	0-2'		10'-12'		0-2'		10'-12'		Blank			
Sampling Date	7/24/2024		7/24/2024		7/24/2024		7/24/2024		7/24/2024			
Client Matrix	Soil		Soil		Soil		Soil		DI Water			
Unit	mg/Kg		mg/Kg		mg/Kg		mg/Kg		ug/L	Unrestricted	Restricted	
Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Site Use	Site Use
11CL-PF3OUdS	0.00035	U	0.00033	U	0.00037	U	0.00032	U	0.00131	U	~	~
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS)	0.00084	U	0.00079	U	0.00089	U	0.00078	U	0.00195	U	~	~
1H,1H,2H,2H-Perfluorohexanesulfonic acid (4:2 FTS)	0.00066	U	0.00063	U	0.0007	U	0.00062	U	0.0017	U	~	~
1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FTS)	0.00066	U	0.00063	U	0.0007	U	0.00062	U	0.00101	U	~	~
3-Perfluoroheptyl propanoic acid (FHpPA)	0.00167	U	0.00158	U	0.00176	U	0.00155	U	0.00898	U	~	~
3-Perfluoropentyl propanoic acid (FPePA)	0.00234	U	0.00221	U	0.00247	U	0.00217	U	0.00695	U	~	~
3-Perfluoropropyl propanoic acid (FPrPA)	0.00071	U	0.00067	U	0.00075	U	0.00066	U	0.00193	U	~	~
9CL-PF3ONS	0.00027	U	0.00026	U	0.00029	U	0.00025	U	0.00066	U	~	~
ADONA	0.00019	U	0.00018	U	0.0002	U	0.00018	U	0.0005	U	~	~
HFPO-DA (Gen-X)	0.00068	U	0.00064	U	0.00071	U	0.00063	U	0.00306	U	~	~
N-EtFOSA	0.00022	U	0.00021	U	0.00023	U	0.00021	U	0.00171	U	~	~
N-EtFOSAA	0.00022	U	0.0002	U	0.00023	U	0.00020	U	0.00098	U	~	~
N-EtFOSE	0.00078	U	0.00073	U	0.00082	U	0.00072	U	0.00379	U	~	~
N-MeFOSA	0.0002	U	0.00019	U	0.00021	U	0.00019	U	0.0015	U	~	~
N-MeFOSAA	0.00017	U	0.00016	U	0.00017	U	0.00015	U	0.00075	U	~	~
N-MeFOSE	0.00068	U	0.00064	U	0.00072	U	0.00063	U	0.00379	U	~	~
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	0.00016	U	0.00015	U	0.00016	U	0.00014	U	0.00047	U	~	~
Perfluoro-1-decanesulfonic acid (PFDS)	0.00021	U	0.0002	U	0.00022	U	0.00020	U	0.00125	U	~	~
Perfluoro-1-heptanesulfonic acid (PFHpS)	0.00017	U	0.00016	U	0.00018	U	0.00016	U	0.00086	U	~	~
Perfluoro-1-nonanesulfonic acid (PFNS)	0.00014	U	0.00013	U	0.00015	U	0.00013	U	0.00082	U	~	~
Perfluoro-1-octanesulfonamide (FOSA)	0.00016	U	0.00015	U	0.00017	U	0.00015	U	0.00084	U	~	~
Perfluoro-1-pentanesulfonate (PFPeS)	0.00018	U	0.00017	U	0.00018	U	0.00016	U	0.00072	U	~	~
Perfluoro-3,6-dioxaheptanoic acid (NFDHA)	0.00022	U	0.0002	U	0.00023	U	0.0002	U	0.00203	U	~	~
Perfluoro-4-oxapentanoic acid (PFMPA)	0.00007	U	0.00007	U	0.00007	U	0.00006	U	0.00024	U	~	~
Perfluoro-5-oxahexanoic acid (PFMBA)	0.00011	U	0.0001	U	0.00011	U	0.00010	U	0.00035	U	~	~
Perfluorobutanesulfonic acid (PFBS)	0.00012	U	0.00012	U	0.00013	U	0.00012	U	0.00045	U	~	~
Perfluorodecanoic acid (PFDA)	0.00021	U	0.0002	U	0.00022	U	0.00020	U	0.00071	U	~	~
Perfluorododecanesulfonic acid (PFDoS)	0.00019	U	0.00018	U	0.0002	U	0.00018	U	0.00088	U	~	~
Perfluorododecanoic acid (PFDoA)	0.00018	U	0.00017	U	0.00019	U	0.00017	U	0.00084	U	~	~
Perfluoroheptanoic acid (PFHpA)	0.00012	U	0.00011	U	0.00012	U	0.00011	U	0.00067	U	~	~
Perfluorohexanesulfonic acid (PFHxS)	0.0002	U	0.00019	U	0.00021	U	0.00019	U	0.00065	U	~	~
Perfluorohexanoic acid (PFHxA)	0.00006	U	0.00006	U	0.00006	U	0.00005	U	0.00033	U	~	~
Perfluoro-n-butanoic acid (PFBA)	0.00012	U	0.00012	U	0.00013	U	0.00011	U	0.00031	U	~	~
Perfluorononanoic acid (PFNA)	0.00021	U	0.0002	U	0.00022	U	0.0002	U	0.00049	U	~	~
Perfluorooctanesulfonic acid (PFOS)	0.00019	U	0.00018	U	0.00039		0.00017	U	0.00078	U	0.00088	0.044
Perfluorooctanoic acid (PFOA)	0.00019	U	0.00018	U	0.0002	U	0.00018	U	0.0004	U	0.00066	0.033
Perfluoropentanoic acid (PFPeA)	0.00012	U	0.00012	U	0.00013	U	0.00011	U	0.00022	U	~	~
Perfluorotetradecanoic acid (PFTA)	0.00012	U	0.00011	U	0.00012	U	0.00011	U	0.00066	U	~	~
Perfluorotridecanoic acid (PFTTrDA)	0.00014	U	0.00013	U	0.00015	U	0.00013	U	0.0007	U	~	~
Perfluoroundecanoic acid (PFUnA)	0.00022	U	0.00021	U	0.00023	U	0.00021	U	0.00107	U	~	~

NOTES:

Q is the Qualifier Column with definitions as follows:

U=analyte not detected at or above the level indicated

~=this indicates that no regulatory limit has been established for this analyte

(1)= NYSDEC Guidance Values for Anticipated Site Use in accordance with Sampling, Analysis, And Assessment Of Per- And Polyfluoroalkyl - Substances (PFAS) - April 2023

Table 6
Groundwater Sample Analytical Results for VOCs
3083 Webster Avenue, Bronx, NY

Sample ID	SB-2	SB-3	MW-1	MW-2	MW-3	MW-4	MW-5	GW-1	GQS
Depth to Water	16.5'	26'	24.55'	21.19'	16.27'	24.37'	22.43'	20'	
Sampling Date	10/8/2009	10/8/2009	11/9/2009	11/9/2009	11/9/2009	11/9/2009	11/9/2009	9/7/2021	
Client Matrix	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	
Compound	Result	Result	Result	Result	Result	Result	Result	Result	
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	
1, 1, 1, 2-Tetrachloroethane	ND	ND	NT	NT	NT	NT	NT	NT	5
1, 1, 2, 2-Tetrachloroethane	ND	ND	NT	NT	NT	NT	NT	NT	5
1, 1, 2-Trichloroethane	ND	ND	NT	NT	NT	NT	NT	NT	1
1, 1-Dichloroethane	ND	ND	NT	NT	NT	NT	NT	NT	5
1, 1-Dichloroethene	ND	ND	NT	NT	NT	NT	NT	NT	5
1, 1-dichloropropene	ND	ND	NT	NT	NT	NT	NT	NT	1
1, 2, 3-Trichlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	5
1, 2-Dichloropropane	ND	ND	NT	NT	NT	NT	NT	NT	1
1, 3, 5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	980	5
1,1,1-Trichloroethane	ND	ND	NT	NT	NT	NT	NT	NT	5
1,2,3-Trichloropropane	ND	ND	NT	NT	NT	NT	NT	NT	0.04
1,2,4-Trichlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	5
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	3,700	5
1,2-Dibromo-3-chloropropa	ND	ND	NT	NT	NT	NT	NT	NT	0.04
1,2-Dibromoethane	ND	ND	NT	NT	NT	NT	NT	NT	0.0006
1,2-Dichlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	3
1,2-Dichloroethane	ND	ND	NT	NT	NT	NT	NT	NT	0.6
1,3-Dichlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	3
1,3-dichloropropane	ND	ND	NT	NT	NT	NT	NT	NT	~
1,4-Dichlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	3
2, 2-dichloropropane	ND	ND	NT	NT	NT	NT	NT	NT	~
2-Butanone (MEK)	ND	ND	NT	NT	NT	NT	NT	NT	50
2-Hexanone	ND	ND	NT	NT	NT	NT	NT	NT	50
4-Methyl-2-pentanone	ND	ND	NT	NT	NT	NT	NT	NT	~
Acetone	14.5	ND	NT	NT	NT	NT	NT	NT	50
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	1
Bromobenzene	ND	ND	NT	NT	NT	NT	NT	NT	~
Bromochloromethane	ND	ND	NT	NT	NT	NT	NT	NT	5
Bromodichloromethane	ND	ND	NT	NT	NT	NT	NT	NT	50
Bromoform	ND	ND	NT	NT	NT	NT	NT	NT	50
Bromomethane	ND	ND	NT	NT	NT	NT	NT	NT	5
Carbon tetrachloride	ND	ND	NT	NT	NT	NT	NT	NT	5
Carbon disulfide	ND	ND	NT	NT	NT	NT	NT	NT	~
Chlorobenzene	ND	ND	NT	NT	NT	NT	NT	NT	5
Chloroethane	ND	ND	NT	NT	NT	NT	NT	NT	5
Chloroform	1.9	1.5	NT	NT	NT	NT	NT	NT	7
Chloromethane	ND	ND	NT	NT	NT	NT	NT	NT	5
cis-1, 2-Dichloroethene	ND	1.1	NT	NT	NT	NT	NT	NT	5
cis-1, 3-dichloropropene	ND	ND	NT	NT	NT	NT	NT	NT	0.4
Dibromochloromethane	ND	ND	NT	NT	NT	NT	NT	NT	50
Dichlorodifluoromethane	ND	ND	NT	NT	NT	NT	NT	NT	5
Ethyl benzene	ND	ND	ND	ND	ND	2.7	ND	400	5
Hexachlorobutadiene	ND	ND	NT	NT	NT	NT	NT	NT	0.5
Iodomethane	ND	ND	NT	NT	NT	NT	NT	NT	~
Isopropyl benzene	ND	ND	ND	ND	ND	ND	ND	ND	5
Methyl Tert Butyl Ether	ND	ND	ND	ND	ND	ND	ND	ND	10
Methylene bromide	ND	ND	NT	NT	NT	NT	NT	NT	~
Methylene chloride	ND	ND	NT	NT	NT	NT	NT	NT	5
m,p-Xylene	ND	ND	ND	ND	ND	1	ND	1,500	5
Naphthalene	ND	ND	ND	ND	ND	ND	ND	420	10
n-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	59	5
n-Propylbenzene	ND	ND	ND	ND	ND	ND	ND	480	5
o-Chlorotoluene	ND	ND	NT	NT	NT	NT	NT	NT	~
o-Xylene	ND	ND	ND	ND	ND	ND	ND	92	5
p-Chlorotoluene	ND	ND	NT	NT	NT	NT	NT	NT	5
p-Isopropyltoluene	ND	ND	ND	ND	ND	ND	ND	21	5
sec-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	62	5
Styrene	ND	ND	NT	NT	NT	NT	NT	NT	~
tert-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	5
Tetrachloroethene	ND	ND	NT	NT	NT	NT	NT	NT	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	5
trans-1, 2-Dichloroethene	ND	ND	NT	NT	NT	NT	NT	NT	5
trans-1, 3-dichloropropene	ND	ND	NT	NT	NT	NT	NT	NT	5
Trichloroethene	ND	ND	NT	NT	NT	NT	NT	NT	0.4
Trichlorofluoromethane	ND	ND	NT	NT	NT	NT	NT	NT	2
Vinyl Acetate	ND	ND	NT	NT	NT	NT	NT	NT	~
Vinyl chloride	ND	ND	NT	NT	NT	NT	NT	NT	2
Xylene (total)	ND	ND	ND	ND	ND	1	ND	1,592	5

NOTES:

ND = this indicates the analyte was not detected

NT = this indicates the analyte was not a target for this sample

~ = this indicates that no regulatory limit has been established for this analyte

GQS = NYSDEC 6NYCRR Part 703.5 Class GA groundwater quality standards

 = indicates concentration exceeds GQS

Table 7
Groundwater Sample Analytical Results for SVOCs
3083 Webster Avenue, Bronx, NY

Sample ID	GW-1	GQS
Depth to Water	20'	
Sampling Date	9/7/2021	
Client Matrix	Groundwater	
Unit	µg/L	
2-Methylnaphthalene	190	-
Acenaphthene	1.8	20
Acenaphthylene	0.77	-
Anthracene	1.1	50
Benz(a)anthracene	0.24	0.002
Benzo(a)pyrene	0.15	0.002
Benzo(b)fluoranthene	0.14	0.002
Benzo(ghi)perylene	ND	-
Benzo(k)fluoranthene	0.07	0.002
Chrysene	0.16	0.002
Dibenz(a,h)anthracene	ND	-
Fluoranthene	0.67	50
Fluorene	5	50
Indeno(1,2,3-cd)pyrene	0.12	0.002
Naphthalene	300	10
Phenanthrene	5.7	50
Pyrene	1.3	50

NOTES:

~ = this indicates that no regulatory limit has been established for this analyte

ND = Not detected

GQS = NYSDEC 6NYCRR Part 703.5 Class GA groundwater quality standards

300 = indicates concentration exceeds GQS

Table 8
Soil Vapor Samples Analytical Results
3083 Webster Avenue, Bronx, NY

Sample ID	SV-1		SV-2A		SV-2B		SV-3		SV-4A		SV-4B		SV-5	
Sample Depth	12 feet		6 feet		12 feet		12 feet		6 feet		12 feet		12 feet	
Sampling Date	7/30/2024		7/30/2024		7/30/2024		7/30/2024		7/30/2024		7/30/2024		7/30/2024	
Client Matrix	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor	
Unit	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
Compound	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
1,1,1,2-Tetrachloroethane	1.2	U	2.6	U	2.5	U	1.2	U	4.4	U	1.1	U	2.3	U
1,1,1-Trichloroethane	1.6	D	2	U	2	U	0.96	U	3.5	U	0.87	U	1.8	U
1,1,2,2-Tetrachloroethane	1.2	U	2.6	U	2.5	U	1.2	U	4.4	U	1.1	U	2.3	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	1.4	U	2.9	U	2.8	U	1.4	U	5	U	1.2	U	2.6	U
1,1,2-Trichloroethane	0.98	U	2	U	2	U	0.96	U	3.5	U	0.87	U	1.8	U
1,1-Dichloroethane	0.73	U	1.5	U	1.5	U	0.71	U	2.6	U	0.65	U	1.3	U
1,1-Dichloroethylene	0.18	U	0.37	U	0.37	U	0.17	U	0.6	U	0.16	U	0.33	U
1,2,4-Trichlorobenzene	1.3	U	2.8	U	2.7	U	1.3	U	4.8	U	1.2	U	2.5	U
1,2,4-Trimethylbenzene	9	D	8.7	D	6.9	D	8.6	D	6.7	D	8.7	D	11	D
1,2-Dibromoethane	1.4	U	2.9	U	2.8	U	1.4	U	5	U	1.2	U	2.6	U
1,2-Dichlorobenzene	1.1	U	2.3	U	2.2	U	1.1	U	3.9	U	0.96	U	2	U
1,2-Dichloroethane	0.73	U	1.5	U	1.5	U	0.71	U	2.6	U	0.65	U	1.3	U
1,2-Dichloropropane	0.83	U	1.7	U	1.7	U	0.82	U	3	U	0.74	U	1.5	U
1,2-Dichlorotetrafluoroethane	1.3	U	2.6	U	2.6	U	1.2	U	4.5	U	1.1	U	2.3	U
1,3,5-Trimethylbenzene	3.3	D	3.1	D	2.5	D	3.3	D	3.2	U	3	D	3.9	D
1,3-Butadiene	1.2	U	2.5	U	2.5	U	1.2	U	4.3	U	1.1	U	2.2	U
1,3-Dichlorobenzene	1.1	U	2.3	U	2.2	U	1.1	U	3.9	U	0.96	U	2	U
1,3-Dichloropropane	0.83	U	1.7	U	1.7	U	0.82	U	3	U	0.74	U	1.5	U
1,4-Dichlorobenzene	1.1	U	2.3	U	2.2	U	1.1	U	3.9	U	0.96	U	2	U
1,4-Dioxane	1.3	U	2.7	U	2.7	U	1.3	U	4.7	U	1.2	U	2.4	U
2,2,4-Trimethylpentane	0.67	D	1.1	D	0.86	U	0.99	D	1.5	J	0.52	D	1.2	D
2-Butanone	5.6	D	9.5	D	6.7	D	8.2	D	11	D	3	D	7.4	D
2-Hexanone	1.6	D	3.1	U	3	U	2.5	D	5.3	U	1.3	U	2.7	U
3-Chloropropene	2.8	U	5.9	U	5.8	U	2.8	U	10	U	2.5	U	5.2	U
4-Methyl-2-pentanone	0.74	U	1.5	U	1.5	U	1.9	D	2.7	U	0.66	U	1.4	U
Acetone	180	BD	200	BD	160	BD	190	BD	300	BD	45	BD	90	BD
Acrylonitrile	0.39	U	10	D	10	D	0.38	U	1.4	U	0.35	U	0.72	U
Benzene	1.2	D	1.7	D	1.8	D	0.62	D	2.1	U	0.51	D	1.2	D
Benzyl chloride	0.93	U	1.9	U	1.9	U	0.91	U	3.4	U	0.83	U	1.7	U
Bromodichloromethane	1.2	U	14	D	2.5	U	1.2	U	4.3	U	1.1	U	2.2	U
Bromoform	1.9	U	3.9	U	3.8	U	1.8	U	6.7	U	1.7	U	3.4	U
Bromomethane	0.7	U	1.5	U	1.4	U	0.69	U	2.5	U	0.62	U	1.3	U
Carbon disulfide	0.56	U	3.4	D	1.7	D	7.5	D	2	U	0.5	D	1.6	D
Carbon tetrachloride	0.28	U	0.59	U	0.6	U	0.28	U	1	U	0.25	U	0.52	U
Chlorobenzene	0.83	U	1.7	U	1.7	U	0.81	U	3	U	0.74	U	1.5	U
Chloroethane	0.48	U	0.99	U	1.0	U	0.47	U	1.7	U	0.42	U	0.88	U
Chloroform	0.88	U	590	D	23	D	0.86	U	3.2	U	0.78	U	1.6	U
Chloromethane	1.4	D	0.78	D	0.76	U	0.73	D	1.3	U	0.33	U	1	D
cis-1,2-Dichloroethylene	0.18	U	0.6	D	0.37	U	0.17	U	0.6	U	0.16	U	0.33	U
cis-1,3-Dichloropropylene	0.82	U	1.7	U	1.7	U	0.8	U	2.9	U	0.73	U	1.5	U
Cyclohexane	0.62	U	1.3	U	1.3	U	0.61	U	2.2	U	0.55	U	1.1	U
Dibromochloromethane	1.5	U	3.2	U	3.2	U	1.5	U	5.5	U	1.4	U	2.8	U
Dichlorodifluoromethane	2.6	D	3	D	2.7	D	3	D	3.2	U	2.7	D	2.8	D
Ethyl acetate	1.3	U	2.7	U	2.7	U	1.3	U	4.7	U	1.2	U	2.4	U
Ethyl Benzene	2.6	D	3.1	D	2.1	D	6.7	D	2.8	D	1.6	D	3.8	D
Hexachlorobutadiene	1.9	U	4	U	3.9	U	1.9	U	6.9	U	1.7	U	3.6	U
Isopropanol	3.6	D	2.7	D	3.3	D	3	D	4.1	D	1	D	1.7	D
Methyl Methacrylate	0.74	U	1.5	U	1.5	U	0.72	U	2.7	U	0.66	U	1.4	U
Methyl tert-butyl ether (MTBE)	0.65	U	1.4	U	1.3	U	0.64	U	2.3	U	0.58	U	1.2	U
Methylene chloride	1.3	U	2.6	U	2.6	U	1.2	U	4.5	U	1.1	U	2.3	U
Naphthalene	1.9	U	3.9	U	3.9	U	1.9	U	6.8	U	1.7	U	3.5	U
n-Heptane	0.81	D	1.5	D	1.5	U	0.87	D	2.7	U	0.66	U	1.4	U
n-Hexane	0.64	U	1.7	D	1.3	U	0.62	U	2.3	U	0.56	U	1.2	U
o-Xylene	7	D	8.3	D	6.4	D	15	D	7.6	D	5.2	D	10	D
p- & m- Xylenes	13	D	16	D	10	D	30	D	13	D	8.2	D	18	D
p-Ethyltoluene	8.7	D	8.1	D	5.5	D	7.5	D	5.7	D	6.5	D	9.2	D
Propylene	1.2	D	3.2	D	2.7	D	1.5	D	1.7	D	3.9	D	4.4	D
Styrene	0.84	D	1.6	U	1.6	U	0.75	D	2.8	U	0.68	U	1.4	U
Tetrachloroethylene	260	D	1,100	D	970	D	160	D	150	D	86	D	890	D
Tetrahydrofuran	1.2	D	3.3	D	2.2	U	2.2	D	3.8	U	1.6	D	2.3	D
Toluene	4.5	D	6.2	D	4.5	D	4.8	D	6.1	D	2.5	D	7.7	D
trans-1,2-Dichloroethylene	0.71	U	1.5	U	1.5	U	0.7	U	2.6	U	0.63	U	1.3	U
trans-1,3-Dichloropropylene	0.82	U	1.7	U	1.7	U	0.8	U	2.9	U	0.73	U	1.5	U
Trichloroethylene	0.24	U	0.61	D	0.5	U	0.24	U	0.87	U	0.22	U	1.3	D
Trichlorofluoromethane (Freon 11)	1.8	D	2.1	U	2.1	U	1.9	D	3.6	U	1.6	D	1.9	U
Vinyl acetate	0.63	U	1.3	U	1.3	U	0.62	U	2.3	U	0.56	U	1.2	U
Vinyl bromide	0.79	U	1.6	U	1.6	U	0.77	U	2.8	U	0.7	U	1.5	U
Vinyl Chloride	0.23	U	0.48	U	0.47	U	0.23	U	0.83	U	0.2	U	0.43	U

NOTES:

Q is the Qualifier Column with definitions as follows:

D=result from an analysis that required a dilution

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

B=analyte found in the analysis batch blank

~=this indicates that no regulatory limit has been established for this analyte

Bolded indicates concentration is greater than MDL

Sample ID	SP-1		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	2'-4'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs	NAS	ND	~	~	~
METALS					
Chromium, Trivalent	ND	31.6	30	180	~

Sample ID	SP-4		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	10'-12'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs			ND		
METALS					
Chromium, Trivalent	55.4	ND	30	180	~
Nickel	31.5	ND	30	310	130

Sample ID	SB-6
Sampling Depth	12'-15'
Sampling Date	10/8/2009
Unit	ug/kg
VOCs	ND
SVOCs	ND

Sample ID	SB-5
Sampling Depth	18'-20'
Sampling Date	10/8/2009
Unit	ug/kg
VOCs	ND
SVOCs	ND

Sample ID	SP-6		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	2'-4'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs					
METALS					
Barium	ND	392	350	400	~
Chromium, Trivalent	ND	214	30	180	~
Copper	70.9	ND	50	270	1,720
Lead	279	ND	63	400	450
Mercury	0.221	ND	0.18	0.81	0.73
Nickel	ND	100	30	310	130
Zinc	190	116	109	10,000	2,480

Sample ID	SP-2		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	10'-12'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs			NAS		
METALS					
Copper	50.4	71.8	50	270	1,720
Lead	104	ND	63	400	450
Zinc	346	ND	109	10,000	2,480

Sample ID	SP-5		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	10'-12'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs	NAS	ND	~	~	~
METALS					
Chromium, Trivalent	ND	96.7	30	180	~
Lead	102	ND	63	400	450
Nickel	38.4	50.6	30	310	130
Zinc	112	ND	109	10,000	2,480

Location / Sample ID	TP-1	UUSCO	RRSCO	PWGSCO
Sample Depth (fbg)	18'			
Sample Date	9/7/2021			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs				
1,2,4-Trimethylbenzene	28	3.6	52	3.6
Total Xylenes	3.17	0.26	100	1.6
SVOCs			NAS	

Location / Sample ID	B-1
Sample Depth (fbg)	20'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	ND
SVOCs	ND

Sample ID	SP-8		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	16'-18'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs	NAS	ND	~	~	~
SVOCs	NAS	ND	~	~	~
METALS					
Chromium, Trivalent	33.5	32.2	30	180	~
Lead	177	ND	63	400	450
Zinc	115	ND	109	10,000	2,480

Location / Sample ID	B-2
Sample Depth (fbg)	20'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	NAS
SVOCs	NAS

Sample ID	SB-1
Sampling Depth	10'-13'
Sampling Date	10/8/2009
Compound	ug/kg
VOCs	ND
SVOCs	ND

Location / Sample ID	Disp-2
Sample Depth (fbg)	3'-4'
Sample Date	8/26/2021
Unit	mg/Kg
VOCs	ND
SVOCs	ND

Location / Sample ID	PE-7
Sample Depth (fbg)	4'-5'
Sample Date	9/7/2021
Unit	mg/Kg
VOCs	ND
SVOCs	ND

Location / Sample ID	Disp-1
Sample Depth (fbg)	2'-3'
Sample Date	8/26/2021
Unit	mg/Kg
VOCs	ND
SVOCs	ND

Location / Sample ID	PE-5
Sample Depth (fbg)	3'-4'
Sample Date	9/7/2021
Unit	mg/Kg
VOCs	ND
SVOCs	ND

Sample ID	SP-7		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	10'-12'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs			NAS		
METALS					
Lead	ND	100	63	400	450

Sample ID	SB-3
Sampling Depth	25'-27'
Sampling Date	10/8/2009
Compound	ug/kg
VOCs	ND
SVOCs	ND

Location / Sample ID	PE-3	LB-3
Sample Depth (fbg)	7'-8'	11'-12'
Sample Date	8/26/2021	8/26/2021
Unit	mg/Kg	mg/Kg
VOCs	ND	ND
SVOCs	ND	ND

Location / Sample ID	B-4
Sample Depth (fbg)	18'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	NAS
SVOCs	ND

Sample ID	SB-4
Sampling Depth	11'-13'
Sampling Date	10/8/2009
Compound	ug/kg
VOCs	ND
SVOCs	ND

Location / Sample ID	B-3
Sample Depth (fbg)	15'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	NAS
SVOCs	ND

Location / Sample ID	PE-2	LB-2
Sample Depth (fbg)	7'-8'	11'-12'
Sample Date	8/25/2021	8/25/2021
Unit	mg/Kg	mg/Kg
VOCs	ND	ND
SVOCs	ND	ND

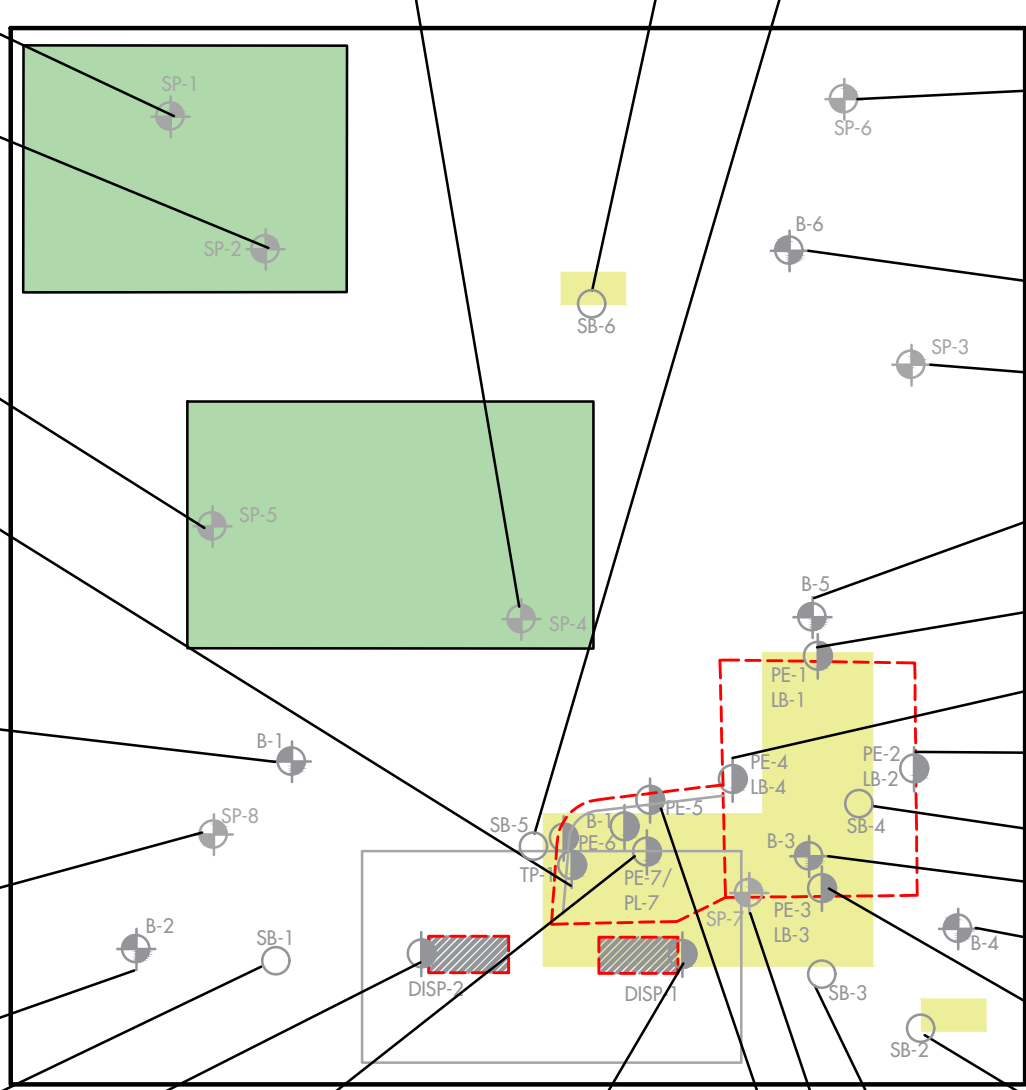
Location / Sample ID	PE-1	LB-1
Sample Depth (fbg)	5'-6'	3'-4'
Sample Date	8/25/2021	9/7/2021
Unit	mg/Kg	mg/Kg
VOCs	ND	ND
SVOCs	ND	ND

Location / Sample ID	PE-4	LB-4
Sample Depth (fbg)	6'-7'	11'-12'
Sample Date	8/26/2021	8/26/2021
Unit	mg/Kg	mg/Kg
VOCs	ND	ND
SVOCs	ND	ND

Location / Sample ID	B-5
Sample Depth (fbg)	14'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	NAS
SVOCs	ND

Location / Sample ID	B-6
Sample Depth (fbg)	9'
Sample Date	12/23/2021
Unit	mg/Kg
VOCs	NAS
SVOCs	ND

Sample ID	SP-3		UUSCOs	RRSCOs	PWGSCOs
Sampling Depth	0-2'	10'-12'			
Sampling Date	7/24/2024	7/24/2024			
Unit	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
VOCs			ND		
SVOCs	NAS	ND	~	~	~
METALS					
Nickel	ND	39.6	30	310	130



LEGEND:

- SOIL PROBE (SP-) INSTALLED BY HYDROTECH IN JULY 2024
- SOIL PROBES (B-) INSTALLED BY ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC IN DECEMBER 2021
- POST-USTs, DISPENSERS, TEST PIT AND PRODUCT LINE EXCAVATION ENDPOINT SAMPLES (PE-, LB-, TP-, DISP-) COLLECTED BY LABELLA ASSOCIATES, D.P.C. (LABELLA) IN AUGUST & SEPTEMBER 2021
- SOIL PROBE INSTALLED BY TYREE BROTHER'S ENVIRONMENTAL SERVICES, INC (TYREE) IN OCTOBER 2009
- SITE BOUNDARY
- EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs BY TYREE IN JANUARY 1998
- EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs AND DISPENSERS BY LABELLA IN AUGUST 2021

- FORMER LOCATIONS OF REMOVED DISPENSERS
- FORMER LOCATION OF REMOVED PRODUCT LINE
- CANOPY OF FORMER DISPENSERS
- 1-STORY FORMER AUTO REPAIR BUILDINGS
- ND = THIS INDICATES THE ANALYTE WAS NOT DETECTED
- NAS = NONE ABOVE STANDARD
- ~ = INDICATES THAT NO REGULATORY LIMIT HAS BEEN ESTABLISHED FOR THIS ANALYTE
- UUSCO = NYSDEC PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES
- RRSCO = NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES-RESTRICTED RESIDENTIAL
- PWGSCO = NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES - PROTECTION OF GROUNDWATER
- UST = UNDERGROUND STORAGE TANKS

- INDICATES CONCENTRATION EXCEEDS UUSCO
- INDICATES CONCENTRATION EXCEEDS PGWSCO
- INDICATES CONCENTRATION EXCEEDS RRSCO

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DATE	DESCRIPTION	CHK

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TEL: (631) 462-5866

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

FIGURE 10: VOCs, SVOCs AND METALS IN SOIL

PROJECT NO. 240040

DATE 01/28/25

DRAWN BY A.S.

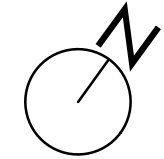
REVIEWED BY P.M.

SCALE (11X17) AS SHOWN

APPROVED BY P.M.

0' 40'
APPROXIMATE SCALE IN FEET

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Sample ID	MW-1
Depth to Water	24.55'
Sampling Date	11/09/09
Units	ug/L
VOCs	ND
SVOCs	NT

Sample ID	MW-2
Depth to Water	21.19'
Sampling Date	11/09/09
Units	ug/L
VOCs	ND
SVOCs	NT

Sample ID	GW-1	GQS
Sampling Date	9/7/2021	
Depth to Water	20'	
Unit	µg/L	
VOCs		
1,2,4-Trimethylbenzene	3,700	5
1,3,5-Trimethylbenzene	980	5
Ethylbenzene	400	5
Isopropylbenzene	120	5
m&p-Xylene	1,500	5
Naphthalene	420	10
n-Butylbenzene	59	5
n-Propylbenzene	480	5
o-Xylene	92	5
p-Isopropyltoluene	21	5
sec-Butylbenzene	62	5
Total Xylenes	1,592	5
SVOCs		
Naphthalene	300	10

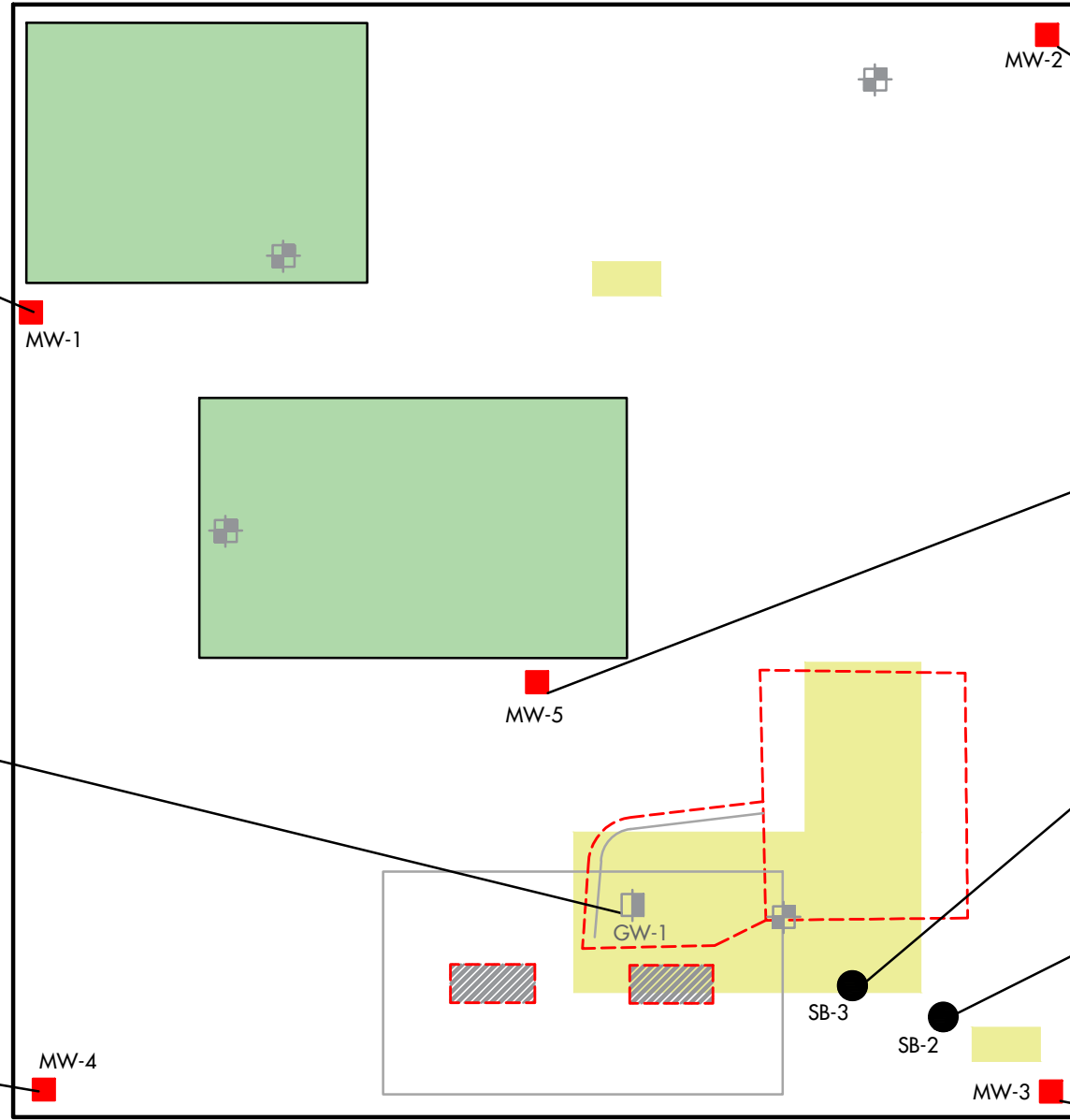
Sample ID	MW-5
Depth to Water	22.43'
Sampling Date	11/09/09
Units	ug/L
VOCs	ND
SVOCs	NT

Sample ID	SB-3
Depth to Water	26'
Sampling Date	10/08/09
Units	ug/L
VOCs	NAS
SVOCs	NT

Sample ID	SB-2
Depth to Water	16.5'
Sampling Date	10/08/09
Units	ug/L
VOCs	NAS
SVOCs	NT

Sample ID	MW-4
Depth to Water	24.37'
Sampling Date	11/09/09
Units	ug/L
VOCs	NAS
SVOCs	NT

Sample ID	MW-3
Depth to Water	16.27'
Sampling Date	11/09/09
Units	ug/L
VOCs	ND
SVOCs	NT



WEBSTER AVENUE

LEGEND:

- DRY MONITORING WELLS INSTALLED TO REFUSAL AT BEDROCK (~7-20' BGS) BY HYDROTECH IN JULY 2024
- GROUNDWATER GRAB SAMPLE(GW-) FROM TEST PIT COLLECTED IN SEPTEMBER 2021
- MONITORING WELLS INSTALLED BY TYREE BROTHER'S ENVIRONMENTAL SERVICES, INC (TYREE) IN 1998
- GROUNDWATER PROBE INSTALLED BY TYREE IN OCTOBER 2009
- SITE BOUNDARY
- EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs BY TYREE IN JANUARY 1998
- EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs AND DISPENSERS BY LABELLA IN AUGUST 2021

- FORMER LOCATIONS OF REMOVED DISPENSERS
- FORMER LOCATION OF REMOVED PRODUCT LINE
- CANOPY OF FORMER DISPENSERS
- 1-STORY FORMER AUTO REPAIR BUILDINGS
- BGS = BELOW GRADE SURFACE
- ND = NOT DETECTED
- NAS = NONE ABOVE STANDARD
- GQS = NYSDEC 6NYCRR PART 703.5 CLASS GA GROUNDWATER QUALITY STANDARDS
- INDICATES CONCENTRATION EXCEEDS GQS
- UST = UNDERGROUND STORAGE TANKS



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BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS
 3083 WEBSTER AVENUE, BRONX, NY.

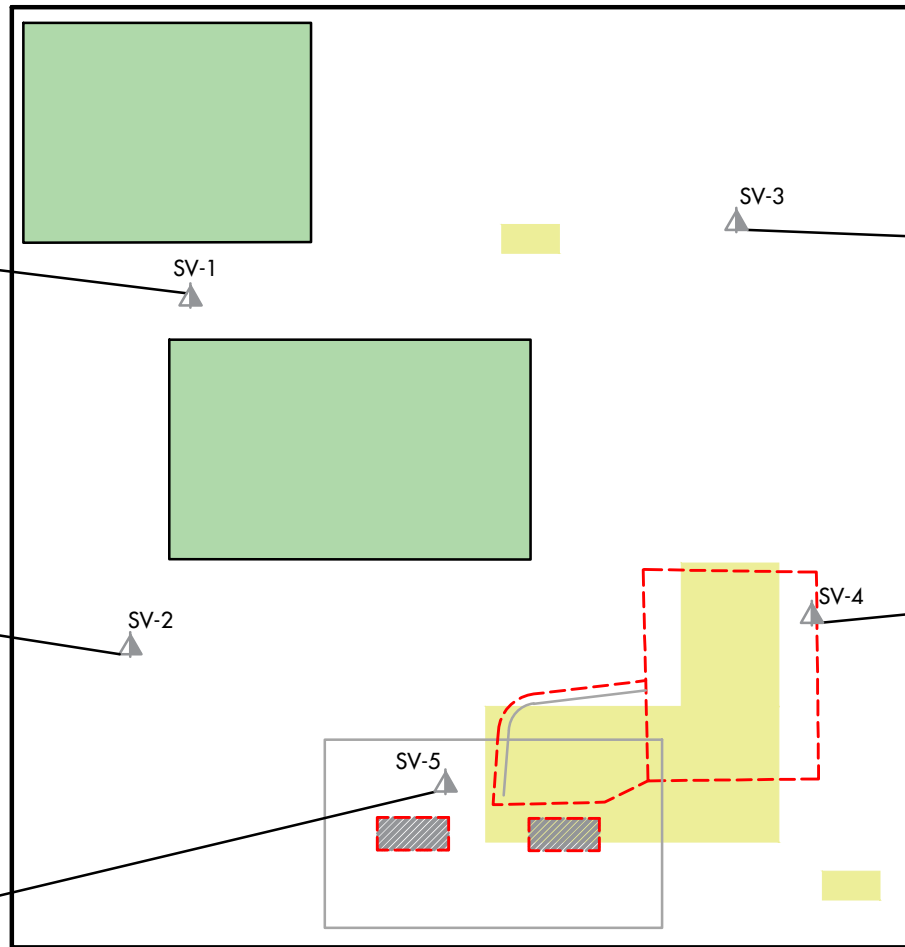
PROJECT FIGURE
 FIGURE 11: VOCs AND SVOCs IN GROUNDWATER

PROJECT NO. 240040	DATE 01/28/25
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.

Sample ID	SV-1
Sampling Depth	12'
Sampling Date	7/30/2024
Unit	ug/m3
1,1,1-Trichloroethane	1.6 D
1,2,4-Trimethylbenzene	9 D
1,3,5-Trimethylbenzene	3.3 D
2,2,4-Trimethylpentane	0.67 D
2-Butanone	5.6 D
2-Hexanone	1.6 D
Acetone	180 BD
Benzene	1.2 D
Chloromethane	1.4 D
Dichlorodifluoromethane	2.6 D
Ethyl Benzene	2.6 D
Isopropanol	3.6 D
n-Heptane	0.81 D
o-Xylene	7 D
p- & m- Xylenes	13 D
p-Ethyltoluene	8.7 D
Propylene	1.2 D
Styrene	0.84 D
Tetrachloroethylene	260 D
Tetrahydrofuran	1.2 D
Toluene	4.5 D
Trichlorofluoromethane (Freon 11)	1.8 D

Sample ID	SV-2A	SV-2B
Sampling Depth	12'	6'
Sampling Date	7/30/2024	7/30/2024
Unit	ug/m3	ug/m3
1,2,4-Trimethylbenzene	8.7 D	6.9 D
1,3,5-Trimethylbenzene	3.1 D	2.5 D
2,2,4-Trimethylpentane	1.1 D	ND
2-Butanone	9.5 D	6.7 D
Acetone	200 BD	160 BD
Acrylonitrile	10 D	10 D
Benzene	1.7 D	1.8 D
Bromodichloromethane	14 D	ND
Carbon disulfide	3.4 D	1.7 D
Chloroform	590 D	23 D
Chloromethane	0.78 D	ND
cis-1,2-Dichloroethylene	0.6 D	ND
Dichlorodifluoromethane	3 D	2.7 D
Ethyl Benzene	3.1 D	2.1 D
Isopropanol	2.7 D	3.3 D
n-Heptane	1.5 D	ND
n-Hexane	1.7 D	ND
o-Xylene	8.3 D	6.4 D
p- & m- Xylenes	16 D	10 D
p-Ethyltoluene	8.1 D	5.5 D
Propylene	3.2 D	2.7 D
Tetrachloroethylene	1,100 D	970 D
Tetrahydrofuran	3.3 D	ND
Toluene	6.2 D	4.5 D
Trichloroethylene	0.61 D	ND

Sample ID	SV-5
Sampling Depth	12'
Sampling Date	7/30/2024
Unit	ug/m3
1,2,4-Trimethylbenzene	11 D
1,3,5-Trimethylbenzene	3.9 D
2,2,4-Trimethylpentane	1.2 D
2-Butanone	7.4 D
Acetone	90 BD
Benzene	1.2 D
Carbon disulfide	1.6 D
Chloromethane	1 D
Dichlorodifluoromethane	2.8 D
Ethyl Benzene	3.8 D
o-Xylene	10 D
p- & m- Xylenes	18 D
p-Ethyltoluene	9.2 D
Propylene	4.4 D
Tetrachloroethylene	890 D
Tetrahydrofuran	2.3 D
Toluene	7.7 D
Trichloroethylene	1.3 D



LEGEND:

- SITE BOUNDARY
- ▲ SOIL VAPOR PROBE (SV-) INSTALLED BY HYDROTECH IN JULY 2024
- EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs BY TYREE IN JANUARY 1998
- - - EXTENT OF FORMER SOIL EXCAVATION AROUND REMOVED USTs AND DISPENSERS BY LABELLA IN AUGUST 2021
- ▨ FORMER LOCATIONS OF REMOVED DISPENSERS
- FORMER LOCATION OF REMOVED PRODUCT LINE

- CANOPY OF FORMER DISPENSERS
 - 1-STORY FORMER AUTO REPAIR BUILDINGS
- Q IS THE QUALIFIER COLUMN WITH DEFINITIONS AS FOLLOWS:
D = RESULT IS FROM AN ANALYSIS THAT REQUIRED A DILUTION
J = ANALYTE DETECTED AT OR ABOVE THE MDL (METHOD DETECTION LIMIT) BUT BELOW THE RL (REPORTING LIMIT) - DATA IS ESTIMATED
ND = NONE DETECTED
UST = UNDERGROUND STORAGE TANKS

Sample ID	SV-3
Sampling Depth	12'
Sampling Date	7/30/2024
Unit	ug/m3
1,2,4-Trimethylbenzene	8.6 D
1,3,5-Trimethylbenzene	3.3 D
2,2,4-Trimethylpentane	0.99 D
2-Butanone	8.2 D
2-Hexanone	2.5 D
4-Methyl-2-pentanone	1.9 D
Acetone	190 BD
Benzene	0.62 D
Carbon disulfide	7.5 D
Chloromethane	0.73 D
Dichlorodifluoromethane	3 D
Ethyl Benzene	6.7 D
n-Heptane	0.87 D
o-Xylene	15 D
p- & m- Xylenes	30 D
p-Ethyltoluene	7.5 D
Propylene	1.5 D
Styrene	0.75 D
Tetrachloroethylene	160 D
Tetrahydrofuran	2.2 D
Toluene	4.8 D
Trichlorofluoromethane (Freon 11)	1.9 D

Sample ID	SV-4A	SV-4B
Sampling Depth	12'	6'
Sampling Date	7/30/2024	7/30/2024
Unit	ug/m3	ug/m3
1,2,4-Trimethylbenzene	6.7 D	8.7 D
1,3,5-Trimethylbenzene	ND	3 D
2,2,4-Trimethylpentane	1.5 J	0.52 D
2-Butanone	11 D	3 D
Acetone	300 BD	45 BD
Benzene	ND	0.51 D
Carbon disulfide	ND	0.5 D
Dichlorodifluoromethane	ND	2.7 D
Ethyl Benzene	2.8 D	1.6 D
o-Xylene	7.6 D	5.2 D
p- & m- Xylenes	13 D	8.2 D
p-Ethyltoluene	5.7 D	6.5 D
Propylene	1.7 D	3.9 D
Tetrachloroethylene	150 D	86 D
Tetrahydrofuran	ND	1.6 D
Toluene	6.1 D	2.5 D
Trichlorofluoromethane (Freon 11)	ND	1.6 D



0' 40'
APPROXIMATE SCALE IN FEET

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BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

3083 WEBSTER AVENUE, BRONX, NY.

PROJECT FIGURE

FIGURE 12: VOCs IN SOIL VAPOR

PROJECT NO. 240040	DATE 01/28/25
DRAWN BY A.S.	REVIEWED BY P.M.
SCALE (11X17) AS SHOWN	APPROVED BY P.M.

ATTACHMENT 5

SECTION V: REQUESTOR INFORMATION

The current fee owner of the proposed 3083 Webster Ave BCP Site is 3083 Webster Avenue Housing Development Fund Corp. The beneficial owner of the Site is the Requestor 6014 BCD Realty, LLC. Both the Requestor and the fee owner are New York State Domestic Business Corporations.

Michael Froning is the managing member and authorized representative of 6014 BCD Realty, LLC.

3083 Webster Avenue Housing Development Fund Corp. and 6014 BCD Realty, LLC (the Requestor) have owned the property since April 25, 2024. 3083 Webster Avenue Housing Development Fund Corp. is in agreement with the Requestor to remediate and develop the property as set forth in the property access and authorization letter issued by 3083 Webster Avenue Housing Development Fund Corp. to the Requestor.

Attachments:

NYS Corporation & Business Entity Database Entry
Members Consent for Authorized Signatory
Property Access and Authorization Letter



Department of State

Division of Corporations

Entity Information

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Entity Details

ENTITY NAME: 3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION

DOS ID: 7310275

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC NOT-FOR-PROFIT CORPORATION (HOUSING DEVELOPMENT FUND COMPANY) (ARTICLE XI)

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: NOT-FOR-PROFIT CORPORATION (HOUSING DEVELOPMENT FUND COMPANY) (ARTICLE XI) - 402 NOT-FOR-PROFIT CORPORATION LAW AND 573 PRIVATE HOUSING FINANCE LAW - PRIVATE HOUSING FINANCE LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 04/22/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 04/22/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: NOT REQUIRED

COUNTY: ROCKLAND

NEXT STATEMENT DUE DATE:

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY: CHARITABLE

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: C/O BETTER HAVEN FOUNDATION INC.

Address: 14 COMLY TERRACE, GREENWICH, CT, UNITED STATES, 06831

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:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

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Entity Information

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Entity Details



ENTITY NAME: 6014 BCD REALTY LLC

DOS ID: 6521542

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 06/27/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 06/30/2024

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: THE LIMITED LIABILITY COMPANY

Address: 1144 EVERGREEN AVENUE, SUITE 1144-1, BRONX, NY, UNITED STATES, 10472

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:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

[Agencies](#)[App Directory](#)[Counties](#)[Events](#)[Programs](#)[Services](#)

REGISTER TO VOTE

Register to vote or update your voter information online.

**6014 BCD REALTY, LLC AUTHORIZATION
TO COMPLETE REMEDIAL REQUIREMENTS AND GRANT
ENVIRONMENTAL EASEMENTS**

The undersigned, being the sole member of 6014 BCD Realty, LLC, a New York limited liability company (the "Company") hereby certify as of December 3, 2024, as follows and adopt the following resolutions and authorize the Company to authorize and direct Michael Froning (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 3083 Webster Avenue, Bronx, NY 10035; Block 3331, Lot 57 (the "Property" or the "Site").

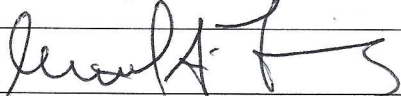
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA (including execution of the BCA), grant an environmental easement, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

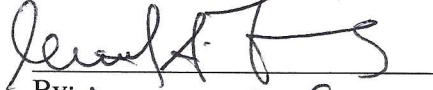
RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Michael Froning	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on December 3, 2024.

MEMBERS:

6014 BCD MM LLC

A handwritten signature in black ink, appearing to read "Michael S. Feoniny", written over a horizontal line.

By: MICHAEL S. FEONINY

3083 Webster Avenue Housing Development Fund Corporation
185 W 231st Street, Suite 105
Bronx, NY 10463

December 3, 2024

6014 BCD Realty, LLC
1144 Evergreen Avenue, Suite #1
Bronx, NY 10472

Re: Property Access and Authorization to perform all obligations under the New York State
Brownfield Cleanup Program

Dear Sir or Madam:

3083 Webster Avenue Housing Development Fund Corporation (hereinafter referred to as the “Co-Owner”) is the fee owner of the property located at 3083 Webster Avenue, Bronx, NY 10467, Block 3331 Lot 57 (the “Property” or the “Site”). The Co-Owner hereby authorizes the entity listed on Exhibit A, attached hereto (collectively referred to as the “Authorized Applicant(s)/Requestor(s)”), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation’s (“NYSDEC”) Brownfield Cleanup Program (“BCP”).

Co-Owner understands that the Authorized Applicants/Requestors will also need to provide access to the NYSDEC and environmental professionals that the Authorized Applicants has/have hired to perform any investigation and remedial activities under the BCP. Co-Owner further understands that an easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property.

Sincerely,

3083 Webster Avenue Housing Development
Fund Corp.



By: Shannon Chang
Authorized Signatory

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- 6014 BCD Realty, LLC

ATTACHMENT 6

SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a Volunteer because (i) the Requestor completed a Phase I Environmental Site Assessment (ESA) through its affiliated entity SKF General Contractors, LLC which satisfied the "all appropriate inquiries" requirements of 40 CFR 312 prior to taking title, (ii) the Requestor has not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any, and (iii) the Requestor is an unrelated third-party LLC and neither it or its members has any direct involvement with the ownership or operation of the Site. As such, the Requestor is a Volunteer as defined in ECL 27-1405(1)(b). Importantly, since taking ownership of the Site as a beneficial owner, it has exercised due care by taking necessary steps to control the site, i.e. emptying and removing identified AST's and coordinating with the applicable governmental agencies, i.e. NYCOER and NYSDEC to complete the remedial investigation and remediation under governmental oversight.

Attachments:

ASTs Closure Records



PBS # :
2-325953

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Petroleum Bulk Storage Program
Facility Information Report

Printed : 12/31/2024

pbsfacrpt_foil.rpt

Site Information

N/A
3083 WEBSTER AVENUE
BRONX, NY 10467

Site Phone: (111) 111-1111

Town: New York City

Facility Operator: N/A

Tax Map Information

Boro/Sec.: BX
Block: 3331
Lot: 57

County: Bronx

Site Owner Information

6014 BCD REALTY, LLC
1144 EVERGREEN AVENUE
SUITE #1
BRONX, NY 10472
(347) 615-9235

Owner Type : Corporate/Commercial/Other

Mail Correspondent Information

HYDROTECH ENV. ENG. & GEOLOGY DP
231 WEST 29TH STREET
SUITE 1104
NEW YORK, NY 10001

ATTN: PAUL MATLI
PMATLI@HYDROTECHENVIRONMENT.
(631) 241-7165

Emergency Contact: DAN KAPUSTIN

Emergency Phone: (845) 608-4461

Site Status : Unregulated/Closed

Reg Expires : 12/22/2025 Cert Printed: 02/16/2022 Total Active Tanks : 0

Last Inspected: 05/11/2021

Site Type: Retail Gasoline Sales

Cert Issued: 02/15/2022 Total Active Capacity : 0

Inspected By: Jonathan DeMarco

(2) Tank No	(3) Tank Loc	(4) Status	(5) Date Instal	(5) Date Closed	(6) Capacity (gals)	(7) Product	(8) Tank Type	(9) Tank IP	(10) Tank EP	(11) Tank SC	(12) Tank LD	(13) Tank OP	(14) Tank SP	(15) Tank Disp	(16) Pipe Loc	(17) Pipe Type	(18) Pipe EP	(19) Pipe SC	(20) Pipe LD	(21) UDC	Next Tank Test	Next Line Test	Tank Owner
001	5	3	07/01/1971	01/01/1998	4,000	0009	01	00	00	00	00	00		02	02	02	00						
002	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						
003	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						
004	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						
005	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						
006	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						
007	5	3	05/01/1952	01/01/1998	550	0009	01	00	00	00	00	00		02	02	02	00						



PBS # :
2-325953

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Petroleum Bulk Storage Program
Facility Information Report

Printed : 12/31/2024

pbsfacrpt_foil.rpt

Site Information

N/A
3083 WEBSTER AVENUE
BRONX, NY 10467

Site Phone: (111) 111-1111

Town: New York City

Facility Operator: N/A

Tax Map Information

Boro/Sec.: BX
Block: 3331
Lot: 57

County: Bronx

Site Owner Information

6014 BCD REALTY, LLC
1144 EVERGREEN AVENUE
SUITE #1
BRONX, NY 10472
(347) 615-9235

Owner Type : Corporate/Commercial/Other

Mail Correspondent Information

HYDROTECH ENV. ENG. & GEOLOGY DP
231 WEST 29TH STREET
SUITE 1104
NEW YORK, NY 10001

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008	5	3	05/01/1952	01/01/1998	4,000	0009	01	00	00	00	00	00		02	02	02	00								
009	5	3		01/01/1998	550	0022	01	00	00	00	00	00		00	00	00	00								
10	5	3	02/01/1995		4,000	2712 10%	06	00	04	05	04	01	99	01	02	01	01	02	06	04	05	04	02	07	3083 WEBSTER REALTY, LLC
Subpart: 2		Category: 2																							
11	5	3	02/01/1998		4,000	2712 10%	06	00	04	05	04	01	99	01	02	01	01	02	06	04	05	04	02	07	3083 WEBSTER REALTY, LLC
Subpart: 2		Category: 2																							
12	2	3	01/01/1998	11/08/2024	240	0022	01	00	01	05	09	10	01	06	02	01	00	00	00	00	00	00			3083 WEBSTER REALTY, LLC
Subpart: 4		Category: 2																							
13	2	3	01/01/1998	11/22/2024	240	0001	01	00	01	05	09	10	01	06	02	01	02	01	10	00	00	00			3083 WEBSTER REALTY, LLC
Subpart: 4		Category: 2																							

(See Reverse Side or Last Page for Code Keys)

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEY

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, leggs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use
6. Closed prior to 03/1991

Products Stored (7)

Heating Oils: On-Site

Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biofuel Oil
- 2642. Used Oil (Heating)

Heating Oils: Resale/

Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil
- 2724. Biofuel Oil

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol
- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

Emergency Generator Fuels

- 0001. #2 Fuel Oil
- 2730. Biodiesel (E-Gen)
- 2731. Diesel (E-Gen)

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022 Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

01. Steel/Carbon Steel/Iron
02. Galvanized Steel Alloy
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Tank in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology

10. Urethane Clad Steel

99 Other-Please list:*

Internal Protection (9)

- 00. None
- 01 Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07 Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:*

Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)**
- 11. Double Bottom (AST Only)**
- 12. Double-Walled (AST Only)

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank Gauge)
- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection.
- 99. Other-Please list:*

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Pressurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:*

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other - Please List:*

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check.Box if Present.

* If other, please list on a separate sheet including tank number,

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.



Master Mechanic LLC.
612 Briggs St., Bellmore NY 11710
E. info@MasterMechanicLLC.com
T. (347) 510-5544

TANK REMOVAL AFFIDAVIT

Date: 11/11/2024

New York City Fire Department
Bureau of Fire Prevention – 3rd Fl.
Attn: District Office Headquarters
9 Metrotech Center
Brooklyn, NY 11201

**Site Address: 3083 Webster Avenue
Bronx, New York 10467**

To Whom It May Concern,

I, Michael Caputo, holder of oil burner equipment installer license #5357-B, certify that (1) 240 gallon waste oil tank was purged and permanently removed on November 8th, 2024. All piping has been removed and fill line filled and cemented over.

This work was performed in accordance with the guidelines described in Section FC3404.2.13 & FC3404.2.14 of the fire code.



Michael Caputo #5357B
(Expires 5/31/2025)

State of New York
County of Queens
Sworn to before me this day 11 of November 2024

Notary Public

Jasmine R. Kehm
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KE6434837
Qualified in Nassau County
Commission Expires 6/15/2026



Master Mechanic LLC.
612 Briggs St., Bellmore NY 11710
E. info@MasterMechanicLLC.com
T. (347) 510-5544

TANK REMOVAL AFFIDAVIT

Date: 11/25/2024

New York City Fire Department
Bureau of Fire Prevention – 3rd Fl.
Attn: District Office Headquarters
9 Metrotech Center
Brooklyn, NY 11201

**Site Address: 3083 Webster Avenue
Bronx, New York 10467**

To Whom It May Concern,

I, Michael Caputo, holder of oil burner equipment installer license #5357-B, certify that (1) 240 gallon waste oil tank (tank #12) was purged and permanently removed on November 22nd, 2024. All piping has been removed and fill line filled and cemented over.

This work was performed in accordance with the guidelines described in Section FC3404.2.13 & FC3404.2.14 of the fire code.



Michael Caputo #5357B
(Expires 5/31/2025)

State of New York
County of Queens
Sworn to before me this day 25 of November 2024



Notary Public

Jasmine R. Kehm
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KE6434837
Qualified in Nassau County
Commission Expires 6/13/2026



Master Mechanic LLC.
612 Briggs St., Bellmore NY 11710
E. info@MasterMechanicLLC.com
T. (347) 510-5544

To Whom It May Concern,

Master Mechanic LLC. hereby authorizes Boro Waste Oil LLC., located at 28 Champlain Ave, Staten Island, NY 10306, to perform all necessary work for the removal and proper disposal of two (2) aboveground storage tanks (ASTs) located at 3083 Webster Avenue Bronx, New York 10467. We at Master Mechanic LLC. and Boro Waste Oil LLC. were contracted by 6014 BCD Realty, LLC to clean, remove liquid and dispose of all waste generated during the removal of a 240-gal waste oil and 240-gal fuel oil aboveground storage tanks (AST) located at the property 3083 Webster Avenue Bronx, New York 10467. The waste oil AST was closed and removed on 11/8/2024 and the fuel oil AST was closed and removed on 11/22/2024. Approximately 240 gallons of oily water was encountered in the waste oil tank and this volume was disposed of as non-hazardous waste in bulk in our vacuum truck tank with other liquid waste collected from other sites at Clean Water of New York Inc. on 11/13/2024. No liquid was encountered in the fuel oil AST. The shells of the two tanks were disposed of at S&A trucking LTd and standard Scrap Iron & metal. Refer to attached liquid disposal manifest and scrap metal disposal tickets.

Should you have any questions please contact our offices at (347)-510-5544



Michael Caputo #5357B
(Expires 5/31/2025)



3249 Richmond Terrace
P O Box 030312
Staten Island, New York 10303-0312

Telephone (718) 981-4600
Fax (718) 981-5213
www.cwofny.com

INVOICE

Page 1 of 1
Date 11/14/24
Invoice # 154938
Account # 802

Bill To:
BORO WASTE OIL LLC
28 Champlain Ave.
Staten Island, NY 10306

Attn: Steve Fusaro

Reference Job# JOB0209312

VARIOUS GENERATORS NEW YORK

	Unit	U of M	Rate	Net Amount
11/13/2024				
RECEIVED 1,522 GALLONS OILY WATER (PH 5) FOR PROPER TREATMENT & DISPOSAL	1,522.00	GALLONS	0.33	502.26

Payment Terms: Net 30

Sub Total	502.26
Please Pay This Amount	\$502.26

Thank You for your Business!!!



Clean Water of New York, Inc.
 3249 Richmond Terrace
 Staten Island, NY 10303
 Phone: 718-981-4600 Fax: 718-981-5213

JOB RECEIPT

Job Number JOB0209312	Date 11/13/24	Time 11:45 am	Job Type Truck Job
---------------------------------	-------------------------	-------------------------	------------------------------

Generator	
VARIOUS GENERATORS , NY	
EPA Permit #	
Customer	
BORO WASTE OIL LLC 28 Champlain Ave. Staten Island, NY 10306	
PO #:	Job #
Profile Sheet: Yes	Approval Code: 802-002

Transporter	
BORO WASTE OIL LLC 28 Champlain Ave. Staten Island, NY 10306	
EPA Permit #:	NYR000149948
NYS DEC Permit #:	2A-582
Transport / Vessel:	VAC # 2
# of Tanks:	3
Total Capacity:	3,600
U of M:	Gallons

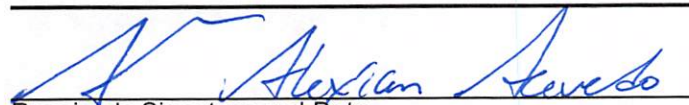
VARIOUS GENERATORS - VARIOUS GENERATORS NEW YORK

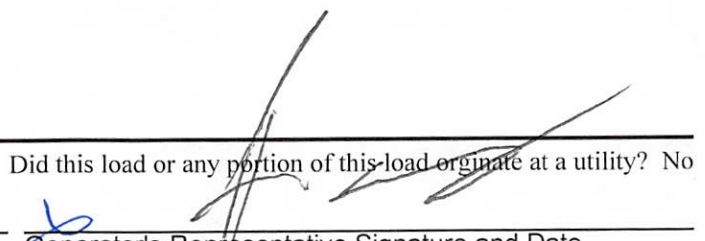
802-002

Received 1,522 Gallons Of Oily Water For Proper Treatment and Disposal.

Products & Test	Category	Code	Description	Quantity	UoM	
	D	N018	Oily Water	1,522	Gallons	
Compartment	% Water	% Oil	% Solid	Halogens (ppm)	Flash Point (oF)	PH Value
1	13.00	86.00	1.00	0	>= 110	5.00

Other Tests Performed: No


 Receiver's Signature and Date
 11/13/2024 11:45 am

Did this load or any portion of this load originate at a utility? No

 Generator's Representative Signature and Date
 Page 1 of 1

**NON-HAZARDOUS
WASTE MANIFEST**

1. Generator ID Number

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

5. Generator's Name and Mailing Address

**Boro Waste Oil LLC
28 Champlain Avenue
Staten Island, New York 10306**

Generator's Site Address (if different than mailing address)

Generator's Phone: **718-385-0502**

6. Transporter 1 Company Name

Boro Waste Oil LLC

U.S. EPA ID Number

R 1439 48

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

**Cleanwater
3249 Richmond Terrace
PO Box 030312
Staten Island, New York 10303-0312**

U.S. EPA ID Number

45

Facility's Phone:

9. Waste Shipping Name and Description

10. Containers

No.

Type

11. Total Quantity

12. Unit Wt./Vol.

802 gal

1. *Non Haz Non DOT oil/water*

3

TT

1522

6

13. Special Handling Instructions and Additional Information

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name

Fusano

Signature

[Signature]

Month Day Year

11/13/24

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

[Signature]

Signature

[Signature]

Month Day Year

11/13/24

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Alexian Acevedo

Signature

[Signature]

Month Day Year

11/13/24

Date: 11/8/84

S&A Trucking, Ltd. DBA Standard Scrap Iron & Metal
5709 Preston Ct, Brooklyn, NY 11234 (718)251-5800
DMV Facility #7093894 DCA #1169915 #1169916

Name: Boro Mechanical

341924

WEIGHT	ITEM	PRICE	AMOUNT	WEIGHT	ITEM	PRICE	AMOUNT
	Aluminum				Wire		
	AL/CU Fins				Electric Motors		
	Batteries				BX Cable		
	Brass				Units		
	#1 Copper				Towers		
	#2 Copper				#1 ppd Steel	Gross	
	Lead				Unppd Steel	Tare	
	Radiators				Cast	Net	
	Stainless				Tin	Amount	840
	Irony Aluminum				Mixed Steel		

All Materials Are Guaranteed Not To Be Stolen And Free of CFC & HCFC

X

Standard Scrap Iron & Metal
5709 PRESTON COURT
BROOKLYN NY 11234
Phone : 718-251-5800

Receipt # : 00011199
Scale Ticket # : 00011110
Supplier : BAL001 - BALICO, JUAN
New York
Amount : \$131.60
Paid by : Cash
Date Paid : 22 Nov 2024 4:26 pm
Tax Date : 22 Nov 2024
Paid To : BALICO, JUAN
Mat Rcv'd : 22 Nov 2024
: NO

Material Price Ext

UNPREPARED STEEL \$91.80

1,020 LBS @ \$.0900

Gross : 9,320 LBS

Tare : 8,000 LBS

Adjust : 300 LBS

Net : 1,020 LBS

FLUID

CAST IRON \$30.00

300 LBS @ \$.1000

Gross : 8,000 LBS

Tare : 7,700 LBS

Net : 300 LBS

TIN/LIGHT IRON \$9.80

140 LBS @ \$.0700

1 oil tank

ATTACHMENT 7
SECTION VIII: PROGRAM FEE

Attachments:
Fee Waiver Request

6014 BCD Realty, LLC
1144 Evergreen Avenue, Suite #1
Bronx, NY 11472

December 2, 2024

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

Re: Brownfield Cleanup Program Fee – Waiver Request
3083 Webster Avenue – 3083 Webster Avenue, Bronx, New York
Block 3331; Lot 57

Dear Chief, Site Control Section,

On behalf of 6014 BCD Realty, LLC (the “Requestor”), we write in support of our request for a waiver of the \$50,000 Brownfield Cleanup Program (BCP) fee related to our BCP Application for the site located at 3083 Webster Avenue in the Bronx on Block 3331, Lot 57 (the “Site”).

The Site is proposed to be developed in partnership with the NYC Housing Preservation & Development (HPD) and NYC Housing Development Corporation (HDC) into 140 affordable housing units. The project will utilize the HPD ELLA funds, which mandates that 100% of the housing units be affordable to those between 30% and 80% AMI. Accordingly, the Requester hereby agrees to a provision in the Brownfield Cleanup Agreement (BCA) which states that the applicant(s) will develop the Site with the dedication of 100 percent of the residential rental or home ownership units in this affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants’ household annual income consistent with the mandates set forth above.

Regards,

A handwritten signature in black ink, appearing to read "Michael S. Froning", is written over the typed name.

Michael S. Froning

ATTACHMENT 8

SECTION IX: CURRENT PROPERTY OWNER AND OPERATOR INFORMATION

Current Site Owner

The proposed BCP Site (Block 3331, Lot 57) is owned by the Requestor 6014 BCD Realty, LLC.

Previous Site Owners

The following provides a list of historical and current owners available on the New York City Department of Finance Automated City Registry Information System (ACRIS) website (<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>), and are summarized in the following table:

Name	Address	Date of Deed Registration	Phone	Relationship to Requestor
Rober M. Melito	1627 Kater Street, Philadelphia, PA 19146	6/11/1987	Unlisted	None
3083 Webster Realty LLC	555 S Columbus Avenue, Suite 201, Mount, Vernon, NY 10550	12/30/2020	Unlisted	None
3083 Webster Avenue Housing Development Fund Corp.	185 West 231 st Street Suite 105, Bronx, NY 10463	5/1/2024	917-364-1806	Current Site fee Owner
6014 BCD Realty, LLC	1144 Evergreen Avenue, Suite #1, Bronx, NY 10472	5/1/2024	347-615-9235	Current Site Beneficial Owner

Previous Site Operators

The following provides a list of current and historical operators available in the City Directory Search Database in the Phase I Environmental Site Assessment (ESA) prepared by CA RICH:

Name	Phone	Year of Operation/Occupancy	Relationship to Requestor
Foshay L A auto supplies	Unlisted	1927	None
Lynch L R gas station	Unlisted	1940	None
Nibs Service Station	Unlisted	1949-1971	None
Paddy'S Service Station	Unlisted	1976	None
Stephanie's Formula-1 / E Z M W Inc.	Unlisted	1992-1993	None
Saluti Auto / E Z M W Inc.	Unlisted	1995	None
R M Service Station, Inc.	Unlisted	2000	None
Lukewell Gas Station / Webster Avenue Getty 1 R	Unlisted	2005	None
Webster Auto Repair, Inc.	Unlisted	2010 -2017	None

ATM	Unlisted	2020	None
6014 BCD Realty, LLC & 3083 Webster Avenue Housing Development Fund Corp.	347-615-9235	April 2024- Present	Requestor

Attachments:

Property Deed and Nominee Agreement

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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024050100183001001EC814

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2024050100183001

Document Date: 04-25-2024

Preparation Date: 05-01-2024

Document Type: DEED

Document Page Count: 3

PRESENTER:

RECORD & RETURN TITLE AGENCY, INC.
RR-B-47514-23 JML
7 DEMPSEY PLACE
EASTCHESTER, NY 10709
914-395-2285
POSTCLOSING@RECORDANDRETURN.COM

RETURN TO:

RECORD & RETURN TITLE AGENCY, INC.
RR-B-47514-23 JML
7 DEMPSEY PLACE
EASTCHESTER, NY 10709
914-395-2285
POSTCLOSING@RECORDANDRETURN.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3331	57	Entire Lot	3083 WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

3083 WEBSTER REALTY LLC
C/O: TUMAY BASARANLAR, 555 S. COLUMBUS AVENUE, #201
MOUNT VERNON, NY 10550

GRANTEE/BUYER:

3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORP.
14 COMLY TERRACE
GREENWICH, CT 06831

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 183,750.00

NYS Real Estate Transfer Tax:

\$ 45,500.00

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

CITY OF NEW YORK

Recorded/Filed 05-01-2024 16:25

City Register File No.(CRFN):
2024000111752



Colette McChia-Jacques

City Register Official Signature

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

W

THIS INDENTURE, made as of the ^{25th} day of April, 2024, by

3083 WEBSTER REALTY LLC

having an address of c/o Tumay Basaranlar, 555 S. Columbus Avenue, #201, Mount Vernon, NY 10550 (hereinafter referred to as "Grantor").

TO

3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION

having an address of 14 Comly Terrace, Greenwich, CT 06831 (hereinafter referred to as "Grantee").

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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 building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER with all right, title and interest, if any, of the party of the first part 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 encumbered 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.

SAID PREMISES being the same premises originally conveyed to Grantor by Deed, Dated December 22, 2020 and Recorded December 30, 2020 in CRFN 2020000372106 in the Bronx County Office of the Register of the City of New York. Said Premises being known as and located at 3083-3087 Webster Avenue, Bronx, New York 10467.

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

RECORDED AT THE REQUEST OF
RECORD & RETURN TITLE AGENCY
TITLE# RR-D-47514-23
THRU: ___AMT ___FA ORT
___STIC ___STG

***Record and Return Title Agency, Inc.
Old Republic Title Insurance Company***

Title Number: **RR-B-47514-23**

SCHEDULE A DESCRIPTION

AMENDED 04/12/2024

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

BEGINNING at a point on the northwesterly side of Webster Avenue, distant 225.00 feet southwesterly from the southwesterly corner of Webster Avenue and East 204th Street (formerly Scott Avenue), as the same formerly existed;

RUNNING THENCE northwesterly at right angles to Webster Avenue, one hundred and twenty (120.00) feet;

THENCE southwesterly parallel with Webster Avenue 125.00 feet;

THENCE southeasterly, at right angles to Webster Avenue, 120 feet to the northwesterly side of Webster Avenue; and

THENCE northeasterly along the northwesterly side of Webster Avenue, 125.00 feet to the point or place of BEGINNING.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR:
3083 WEBSTER REALTY LLC

By: [Signature]
Name: Tunay Basaranlar
Title: Authorized Signatory

IN PRESENCE OF

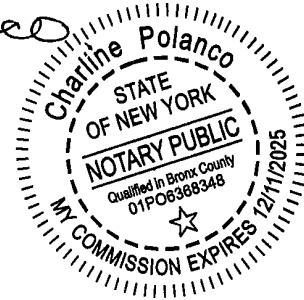
[Signature]

Acknowledgement taken in New York State

STATE OF NEW YORK)
COUNTY OF Westchester) ss.:

On the 23rd day of April, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Tunay Basaranlar, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

[Signature]
Notary Public



DEED

Title No.:


Block 3331
Lot 57

County: Bronx
Street Address: 3083-3087 Webster Avenue
Bronx, New York 10467

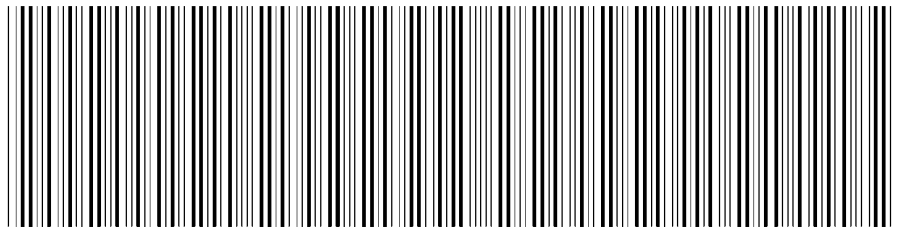
3083 WEBSTER REALTY LLC
to

3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION

Return By Mail To:

 Record and Return Title Agency, Inc.
7 Dempsey Place
Eastchester, NY 10709

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024050100183001001S0695

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024050100183001
Document Type: DEED

Document Date: 04-25-2024

Preparation Date: 05-01-2024

ASSOCIATED TAX FORM ID: 2024042200333

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
3



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3331 LOT: 57
- (2) Property Address: 3083 WEBSTER AVENUE, BRONX, NY 10467
- (3) Owner's Name: 3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORP.

Additional Name: 6014 BCD Realty LLC

Affirmation:



Your water & sewer bills will be sent to the Alternate Address below ~~property address shown above.~~

6014 BCD Realty LLC
1144 Evergreen Avenue, Suite 1144-1
Bronx NY 10472

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

CUSTOMER REGISTRATION FORM FOR WATER & SEWER BILLING

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

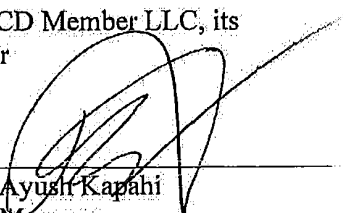
Print Name of Owner:

6014 BCD REALTY LLC, a New York limited liability company

Signature:

By: 6014 BCD MM LLC, its managing member

By: 6014 BCD Member LLC, its manager

By: 
Name: Ayushi Kapahi
Title: Manager

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded _____
 Month Day Year
 C3. Book _____ OR _____ C4. Page _____
 C5. CRFN _____



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location | 3083 | WEBSTER AVENUE | BRONX | 10467
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name | 3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORP. |
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address | Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) |
LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed | 1 | # of Parcels OR Part of a Parcel

5. Deed Property Size | _____ X _____ OR _____ ACRES
FRONT FEET DEPTH

- 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name | 3083 WEBSTER REALTY LLC |
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
- | | | | | |
|--|--|--|--|---|
| A <input type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land | E <input checked="" type="checkbox"/> Commercial | G <input type="checkbox"/> Entertainment / Amusement | I <input type="checkbox"/> Industrial |
| B <input type="checkbox"/> 2 or 3 Family Residential | D <input type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment | H <input type="checkbox"/> Community Service | J <input type="checkbox"/> Public Service |

SALE INFORMATION

10. Sale Contract Date | 7 / 5 / 2023 |
Month Day Year

11. Date of Sale / Transfer | 4 / 25 / 2024 |
Month Day Year

12. Full Sale Price \$ | 7,000,000.00 |

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale | _____ |

14. Check one or more of these conditions as applicable to transfer:
- A Sale Between Relatives or Former Relatives
 - B Sale Between Related Companies or Partners in Business
 - C One of the Buyers is also a Seller
 - D Buyer or Seller is Government Agency or Lending Institution
 - E Deed Type not Warranty or Bargain and Sale (Specify Below)
 - F Sale of Fractional or Less than Fee Interest (Specify Below)
 - G Significant Change in Property Between Taxable Status and Sale Dates
 - H Sale of Business is Included in Sale Price
 - I Other Unusual Factors Affecting Sale Price (Specify Below)
 - J None

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

15. Building Class | G, 4 | 16. Total Assessed Value (of all parcels in transfer) | 4,230,000 |


17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 BRONX 3331 57

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

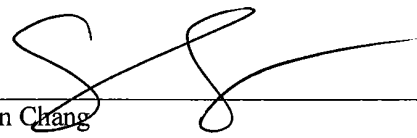
BUYER SIGNATURE 14 COMLY TERRACE		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE) GREENWICH		AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	STATE CT	ZIP CODE 06831	SELLER SIGNATURE 		DATE 4/23/2024

see attached

BUYER

3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION,
A New York not-for-profit corporation

By: _____
Name: Shannon Chang
Title: Vice President



California

STATE OF ~~NEW YORK~~)
COUNTY OF *Los Angeles*)
SS.:

On this 24 day of April, 2024, before me, the undersigned, personally appeared **SHANNON CHANG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their capacity and that by her/his/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

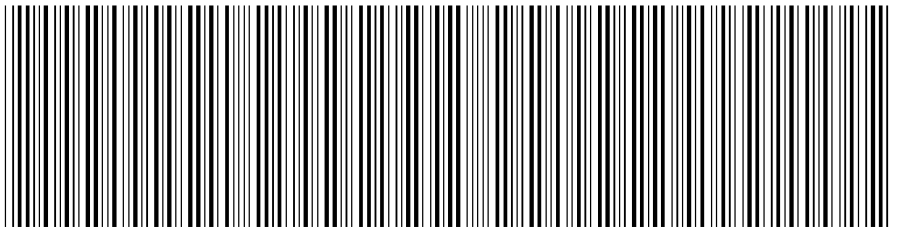


Notary Public
Commission expires



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

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2024050100183002003EA851

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 16

Document ID: 2024050100183002

Document Date: 04-25-2024

Preparation Date: 05-01-2024

Document Type: AGREEMENT

Document Page Count: 15

PRESENTER:

RECORD & RETURN TITLE AGENCY, INC.
RR-B-47514-23 JML
7 DEMPSEY PLACE
EASTCHESTER, NY 10709
914-395-2285
POSTCLOSING@RECORDANDRETURN.COM

RETURN TO:

RECORD & RETURN TITLE AGENCY, INC.
RR-B-47514-23 JML
7 DEMPSEY PLACE
EASTCHESTER, NY 10709
914-395-2285
POSTCLOSING@RECORDANDRETURN.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3331	57	Entire Lot	3083 WEBSTER AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

3083 WEBSTER AVENUE HOUSING DEVELOPMENT
FUND CORP.
14 COMLY TERRACE
GREENWICH, CT 06831

PARTY 2:

6014 BCD REALTY LLC
1144 EVERGREEN AVENUE, SUITE 1144-1
BRONX, NY 10472

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 112.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

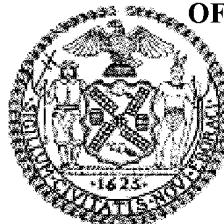
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 05-01-2024 16:25

City Register File No.(CRFN):

2024000111753



Colette McChia-Jacques

City Register Official Signature

DECLARATION OF INTEREST AND NOMINEE AGREEMENT

This **DECLARATION OF INTEREST AND NOMINEE AGREEMENT** (this "Agreement") is made this 25th day of April, 2024, by and between **3083 WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION**, a New York not-for-profit corporation organized pursuant to Article XI of the Private Housing Finance Law of the State of New York ("Article XI") and Section 402 of the Not-for-Profit Corporation Law of the State of New York, having an office located at c/o Better Haven Foundation Inc., 14 Comly Terrace, Greenwich, CT 06831 (the "HDFC") and **6014 BCD REALTY LLC**, a New York limited liability company, having an office located at 1144 Evergreen Avenue, Ste 1144-1, Bronx, NY 10472 ("Company").

WITNESSETH:

WHEREAS, the premises located at and known as 3083 Webster Avenue, Bronx, New York 10468 (Block: 3331, Lot: 57) and described in Schedule A annexed hereto and made a part hereof, together with existing improvements thereon (collectively, the "Property"), are being acquired this day by the HDFC, solely as nominee legal or record title holder on behalf of the Company, for the rehabilitation and/or operation of the Property into a mixed-use residential rental project for persons and families of low-to-moderate income (the "Project") in accordance with Article XI; and

WHEREAS, a portion of the acquisition of the Property and/or the development of the Project may be financed by certain loans made or to be made to the Company (the "Loans"); and

WHEREAS, the Company and the HDFC desire that the HDFC hold legal or record title to the Property solely as nominee on behalf of the Company, with the Company retaining all of the equitable and beneficial ownership of the Property and the Project; and

WHEREAS, on or before the date hereof, the HDFC is authorized to acquire and hold ownership to the Property on behalf of and as nominee of the Company, which shall possess the entire equitable and beneficial ownership interest in the Property and the Project; and

WHEREAS, the parties desire to set forth their agreement and understanding concerning all of the foregoing.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), as well as other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereby agree as follows:

1. The HDFC hereby transfers all beneficial and equitable interest in, to and with respect to the Property and the Project to the Company and shall hold legal or record ownership of the Property solely as a nominee of, and on behalf of, the Company. Although the HDFC will hold legal or record ownership of the Property, such ownership shall only be as nominee legal or record titleholder on behalf of the Company. As a result, the parties hereby acknowledge and agree that

the Company possess all of the equitable and beneficial interest in the Property, and will possess all the equitable and beneficial interest in the Project for all purposes (including Federal income tax purposes), such that the Company, and not the HDFC, shall have an:

(a) unconditional obligation to bear the economic risk of depreciation and diminution in value of the Property and the Project due to obsolescence or exhaustion, and shall bear the risk of loss if the Property and the Project is destroyed or damaged;

(b) unconditional obligation to keep the Property and Project in good condition and repair;

(c) unconditional and exclusive right to the possession of the Property and Project;

(d) unconditional obligation to maintain insurance coverage on, and such reserves with respect to, the Property and Project as may be required by the Company, the members of the Company and/or any mortgage lenders with respect to the Property and Project which coverage shall include the mortgage lenders and the HDFC as additional insureds;

(e) unconditional obligation to pay all taxes levied on, and assessments made with respect to, the Property and Project, as well as the right to challenge such taxes and assessments and receive refunds;

(f) unconditional and exclusive right to receive rental and any other income or profits from the operation of the Property and Project;

(g) unconditional obligation to pay for all of the capital investment and improvements in the Property and Project;

(h) unconditional obligation to pay for all maintenance and operating costs in connection with the Property and Project;

(i) unconditional and exclusive right to include all income earned from the operation of the Property and Project and claim all deductions and credits generated with respect to the Property and Project on its annual federal, state and local tax returns;

(j) unconditional right to develop, lease, sell, operate and manage the Property and Project and the obligation to pay for all costs related thereto;

(k) unconditional right to receive all economic benefits associated with the Project and Property (i.e., appreciation and increase in value), including the right to retain all the net proceeds from any sale of refinancing of the Project or Property;

(l) unconditional and exclusive right to enter into any easement agreements and to grant any and all easements in connection with the development and operation of the Property and the Project;

(m) unconditional right to develop residential and commercial units in the Project and to operate and manage the Property and Project in accordance with this Agreement and any and all documents executed in connection with the financing, development, operation and management of the Property and the Project, as such documents may be amended from time to time;

(n) unconditional and exclusive right to all of the tax attributes of ownership, including, without limitation, the right to claim depreciation or cost recovery deductions and the right to claim the low-income housing tax credit described in Section 42 of the Internal Revenue Code of 1986, as amended, and the right to amortize capital costs and to claim any other federal or state tax benefits attributable to the Project; and

(o) unconditional and exclusive right to enter into, perform and modify contracts, including but not limited to housing assistance payments contracts authorized under Section 8 of the United States Housing Act of 1937, for the receipt of rental or other governmental subsidy payments.

2. The HDFC hereby agrees at the direction of the Company to execute any and all documents requested to grant to the financial institution or institutions making Loans to the Company a mortgage or mortgages and any similar security interests on the Property and the Project, provided that the HDFC shall execute such documents for the sole purpose of encumbering its interest in the Property and/or the Project, and provided further that the HDFC shall not be obligated to execute any mortgage or mortgage notes or such other documents that would violate the provisions of Article XI, and provided further that all such notes or other instruments secured by such security interest shall be non-recourse to the HDFC and its agents, members, directors, officers, employees and affiliates, in its capacity as the legal or record title owner of the Property and/or the Project.

3. The Company shall fully protect, defend, indemnify, and hold the HDFC, its officers, directors, members, affiliates, agents and employees (each an "Indemnified Party") harmless from and against any and all liabilities, obligations, claims, causes of actions, judgments, damages, penalties, costs and expenses (including without limitation attorneys' fees and expenses) incurred in disputes, both litigated and non-litigated, with the Company or with third parties (collectively, "Claims") arising out of or in any way relating to (a) its interest as holder of legal title to the Property as nominee of the Company from and after the date of transfer of title to the Property to the HDFC, (b) the Project, (c) the use or occupancy of the Project or (d) the enforcement of any obligation under any policy of insurance or indemnity provision provided in the documents executed in connection with the financing, development, operation, regulation, and management of the Property and the Project, as such documents may be amended from time to time (the "Project Documents"), except if arising from the willful misconduct or gross negligence of the HDFC. The foregoing indemnification shall include, but shall not be limited to the Company's primary obligation to defend all Claims on its behalf and on behalf of all additional insureds, and indemnification for Claims resulting from any (i) accident, injury to or death of persons or loss of or damage to the Property occurring in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (ii) use, nonuse or condition in, on or

about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (iii) failure on the part of the Company to perform or comply with any of the terms of the Project Documents or any applicable law, rule or regulation; (iv) performance of any labor or services or the furnishing of any materials or other property in respect of the Property or any part thereof; (v) defect in the construction or condition or characteristics of the Property or the Project, whoever and whatever the cause; or (vi) the issuance, marketing, sale and resale of any bonds issued in connection with the finance of the Project or any certifications or representations made by any person other than an Indemnified Party in connection therewith.

In the event that any action or proceeding is brought against an Indemnified Party with respect to which indemnity may be sought under this Section, the Company, upon written notice from such Indemnified Party, shall assume the investigation and defense of such action or proceeding, including the employment of counsel selected by the Company, but reasonably acceptable to the Indemnified Party, and shall assume the payment of all expenses related thereto. Each Indemnified Party shall have the right, if such Indemnified Party shall conclude in good faith that a conflict of interest exists, to employ separate counsel in any such action or proceeding and participate in the investigation and defense thereof, and the Company shall pay the reasonable fees and expenses of such separate counsel.

4. The HDFC agrees that all proceeds of any insurance policies and condemnation proceeds received by it, which relate to its ownership of the Property, shall be received in its capacity as nominee of the Company and, except as required by the Loans, shall be immediately deposited in the Company's name in Company accounts, including, but not limited to, liability, property, casualty, and title insurance proceeds.

5. The HDFC hereby irrevocably and unconditionally agrees, promptly upon the request of the Company and, at the Company's expense, to execute and deliver to the Company a deed in proper recordable form transferring and conveying to the Company all of the HDFC's right, title and interest in and to the Property. The HDFC hereby unconditionally and unequivocally constitutes and appoints the Company to be its lawful and true agent and attorney-in-fact, coupled with an interest, with full power of substitution to either separately or jointly execute and record any such quitclaim deed, and any other documents or instruments required to convey on behalf of the HDFC, in the name, place and stead of the HDFC with the same force and effect as if such deed was executed and recorded by the HDFC, on the following conditions: (i) the Company shall advise the HDFC of the need to execute such documents on not less than ten (10) business days' notice; and (ii) should the HDFC fail to comply with the Company's request based upon a failure to respond to the Company within such ten (10) business days' notice of such request, the Company shall then have the right to execute all such documents in the name and on behalf of the HDFC as if the HDFC were the party executing the same. The parties agree that the HDFC's failure to comply with the provisions of this Section 5 shall cause irreparable harm to the Company for which no adequate remedy at law will be available and, in addition to any other available remedies, the Company shall be entitled to the right of specific performance in the event of a breach by the HDFC of the provisions of this Section 5. Notwithstanding anything to the contrary herein, the HDFC shall be under no obligation to execute and/or deliver any deeds or other documents which violate the Project Documents, the Not-for-

Profit Corporation Law of the State of New York, Article XI of the Private Housing Finance Law of the State of New York and/or the HDFC's Certificate of Incorporation and by-laws. For the avoidance of doubt, nothing in this Section 5 or any other provision in this Agreement shall limit, curtail, or otherwise affect (a) the HDFC's rights and/or obligations as a member and/or co-manager of 6014 BCD MM LLC, a New York limited liability (the "MM"), which shall be set forth in the operating agreement of MM, and (b) the rights and/or obligations of Better Haven Foundation Inc. ("Better Haven") as a developer of the Project pursuant to any development agreement to be entered into in connection with the Project, and any exercise of Company's rights pursuant to this Section 5 shall not affect the HDFC's or Better Haven's rights thereunder.

6. The Company and the HDFC on behalf of themselves and their respective successors and assigns, hereby jointly and severally represent, warrant, acknowledge, covenant and agree as follows:

(a) So long as the HDFC shall hold legal title to the Property, the Company shall have complete and exclusive possession and control of the Property and the Project and the HDFC shall not have any right to possess or control the Property or the Project.

(b) The Company is the "owner" and the HDFC is not in any respects an "owner," as such term is defined in Section 2 of the New York Lien Law and for federal tax purposes, with respect to the Property or the Project.

(c) The HDFC is not, and shall not be, entitled to receive any proceeds of any of the Loans to the Company and/or otherwise have any rights, title, interests or benefits from, of, to and/or under any of the Loans.

(d) The HDFC shall maintain itself as a single purpose entity and shall not hold title to any property other than the Property.

(e) The HDFC shall not have any power, right and/or authority to sell, lease, encumber, lien, and/or create or grant any rights and/or interests in or to the Property, and/or any part or parts thereof, and any sale, lease, encumbrance, lien, right and/or interest purported to be created, granted, permitted, other than at the direction of the Company pursuant to Section 2, and/or resulting from any action of the HDFC in connection with the Property and/or any part or parts thereof, other than at the direction of the Company pursuant to Section 2, shall be void, unenforceable and of no effect whatsoever and shall not be binding in any manner upon the Company.

(f) The Company shall be the beneficial and equitable owner of the Project and the Property for all purposes and shall have all rights related thereto including, but not limited to, management rights and the right to receive all proceeds from the Project and the Property, including from rents and other moneys from leases, mortgages, pledges, sales, or other dispositions of the Project and the Property. In addition thereto, it shall be in the sole and absolute discretion of the Company to lease, assign, encumber, transfer or sell the Property or Project or any portion thereof or interest therein or any right or indicia of ownership in connection therewith and any such assignment, encumbrance, transfer or sale shall not require any consent, approval or other

action by HDFC; provided, however, that HDFC hereby agrees that it shall execute and deliver any such documentation, agreements, instruments or similar items as shall be requested by the Company in connection with any such assignment, encumbrance, transfer or sale.

(g) The HDFC shall not have any power, right and/or authority to employ, and/or agree to employ, any persons and/or entities in connection with and/or with respect to the Property or the Project, and/or any part or parts thereof and/or to purchase, and/or agree to purchase any goods, materials and/or services in connection with, any of the Property or the Project and/or any part or parts thereof, and any such employment, purchase and/or agreement to employ or purchase purported to be made by the HDFC shall be void, unenforceable and of no force or effect and shall not be binding upon the Company.

(h) The HDFC shall, at the Company's request and at the Company's sole cost and expense, join in and be a party to any legal action or proceeding commenced against or relating to the Property or the Project.

(i) The HDFC agrees that the Company shall have all management authority and control over the Property and the Project with respect to, but not by way of limitation, performance and enforcement of all leases and agreements with regard to the assignment, sale, transfer, conveyance, subletting, encumbrance or other disposition of the Property, the Project or any interest therein or otherwise, and any covenants concerning the Property, the Project or any interest therein or otherwise.

(j) The HDFC covenants and agrees to perform all acts reasonably requested by the Company in regard to or arising from the Company's ownership, management and operation of the Property and the Project, provided such acts do not violate the Project Documents, the Not-for-Profit Corporation Law of the State of New York, Article XI of the Private Housing Finance Law of the State of New York and/or the HDFC's Certificate of Incorporation and by-laws..

(k) Unless specifically authorized in writing by the Company, the HDFC shall have no rights, powers and/or authority over, with respect to and/or in connection with the Property, the Project or any part or parts thereof in any bankruptcy or other proceeding in which the Company may hereafter be a party, and no shareholder, officer, trustee, receiver, administrator, legal representative, regulator or creditor of the HDFC shall have any right, power and/or authority over, with respect to and/or in connection with the Property, the Project or any part or parts thereof.

(l) No actions may be taken by the HDFC nor may the HDFC permit any other person to take any actions which relate to or will impact or affect the Property, the Project or any part or parts thereof or any interest therein, except with the prior written consent of the Company, which may be withheld in its sole discretion. Further, any and all actions taken by the HDFC with respect to the Property, the Project or any part or parts thereof shall be taken solely in its capacity as nominee for the Company and not for its own ends or purposes.

(m) The HDFC shall hold any policy of insurance with respect to the Property, the Project and/or any parts thereof that may be issued to it, and all claims and payments to be received thereunder, solely for the benefit of the Company and will take such action under such policy or policies as the Company may direct, but at the expense of the Company. In the event there is an action in eminent domain, any award in respect thereof shall be received by the HDFC as agent for the Company, and all proceeds in respect thereof shall be paid to the Company directly by the governmental authority upon issuance of a letter of direction by the HDFC.

(n) The HDFC may make no settlement in respect of casualty or taken in the nature of eminent domain without the express written authorization of the Company.

(o) The HDFC and the Company each have full power and authority to enter into this Agreement and to comply with all of the terms, provisions and conditions contained in this Agreement.

(p) Neither the execution, delivery or recording of this Agreement, nor the fulfillment of or compliance with the terms, conditions or provisions of this Agreement, conflicts with, violates or results in a breach of the terms, conditions or provisions of any agreement, instrument, law, rule or regulation of which the HDFC and/or the Company is now a party or by which either or both may be bound or affected or results in the creation of any lien, charge or encumbrance upon the Property, the Project and/or any part or parts thereof.

(q) The HDFC has notified all interested third parties, and by its execution and delivery and the recordation of this Agreement further notifies such third parties, that pursuant to this Agreement the HDFC is acting solely as nominee of the Company with respect to the Project and the Property. The HDFC shall provide the Company with evidence of such notification reasonably satisfactory to the Company. The HDFC shall also obtain any written acknowledgments which are necessary and advisable from all interested third parties with respect to the HDFC holding legal title to the Project and the Property as nominee of the Company.

(r) The HDFC shall not, without the consent of the Company and all financial institutions making loans to the Company and holding a mortgage on the Property, commence a voluntary case under any applicable bankruptcy, insolvency or other similar law now or hereafter in effect, or consent to the entry of an order for relief in an involuntary case under any such law or to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the HDFC of any substantial part of its property, or make any general assignment for the benefit of creditors, or take any action in furtherance of any of the foregoing.

~~(s)~~ So long as the HDFC shall hold record title to the Property and the Project, any and all notices, statements and communications received by the HDFC, as holder of record title with respect to the Property and the Project, shall be promptly delivered to the Company.

(t) The HDFC will provide an estoppel certificate to such entities as reasonably requested by the Company or entities engaged in transactions or activities with the Company.

7. Miscellaneous Provisions.

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

(b) If any provision of this Agreement shall be or become invalid under any provision of Federal, state, or local law, such invalidity shall not affect the validity or enforceability of any other provision hereof.

(c) This Agreement sets forth the entire agreement between the parties with respect to the subject matter hereof, and no amendment, change or modification shall be effective unless in writing and signed by the parties hereto.

(d) Any third party may rely on this Agreement with respect to the rights and obligations of the Company and the HDFC hereunder.

(e) No party may assign this Agreement, or its rights and/or obligations hereunder, without the express written consent of the other parties.

(f) The waiver of a breach of any provision of this Agreement by any party shall not operate or be construed as a waiver of any subsequent breach.

(g) Unless otherwise specified, notices or consents required to be given by any party to the others under this Agreement shall be in writing and personally delivered or sent by registered or certified mail, return receipt requested, to the undersigned representative of the recipient at its address first stated above, or as changed pursuant to a notice served as prescribed by this Section. Such notices shall be deemed to be effective on the date when they are mailed or personally delivered.

(h) No party is authorized to act as agent for the other or to incur any liability or dispose of any assets in the name of or on behalf of the others unless provided in this Agreement or specifically authorized by the party which will be responsible for the obligation.

(i) Nothing in this Agreement shall confer any rights upon any person other than the Company and the HDFC and their permitted successors and assigns, provided that, in connection with the financing, development, operation or management of the Property, a third party may rely on this Agreement with respect to the rights and obligations of the Company and the HDFC hereunder.

(j) So long as the HDFC shall hold record fee title to the Property, the Company shall prepare and file the annual federal and state tax returns (and, if determined to be required by the HDFC, the NYS CHAR410 form, and the annual NYS CHAR500 form), on behalf of the

HDFC, and provide such tax returns (and, if applicable, such CHAR forms) to the HDFC for execution, at no expense to the HDFC.

(k) If there is an event of default under any city, state or federal loan documents, including but not limited to mortgages, regulatory agreements and financing commitments, the HDFC shall have the right to cure the default as an agent for and on behalf of the Company; provided that, the Company is not diligently acting to cure such default.

(l) Unless otherwise specified, notices, requests for consent or consents given by any party to the other under this Agreement shall be in writing and personally delivered or sent by registered or certified mail, return receipt requested, to the parties at the addresses first state above, or as changed pursuant to a notice served as prescribed by this Section. Such notices shall be deemed to be effective on the date when they are mailed or personally delivered.

(m) This Agreement may be executed in one or more counterparts, and by different signatories hereto in separate counterpart each of which when so executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement.

[Remainder of Page Intentionally Left Blank. Signature Page Follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Declaration of Interest and Nominee Agreement as of the date and year first written above.

HDFC:

**3083 WEBSTER AVENUE HOUSING
DEVELOPMENT FUND CORPORATION**

By: _____
Name: Shannon Chang
Title: Vice President

COMPANY:

6014 BCD REALTY LLC

By: 6014 BCD MM LLC, its managing member
By: 6014 BCD Member LLC, its manager

By: _____
Name: Ayush Kapahi
Title: Manager

IN WITNESS WHEREOF, the parties hereto have executed this Declaration of Interest and Nominee Agreement as of the date and year first written above.

HDFC:

**3083 WEBSTER AVENUE HOUSING
DEVELOPMENT FUND CORPORATION**

By: _____
Name: Shannon Chang
Title: Vice President

COMPANY:

6014 BCD REALTY LLC

By: 6014 BCD MM LLC, its managing member
By: 6014 BCD Member LLC, its co-manager

By: _____
Name: Ayush Kapahi
Title: Manager

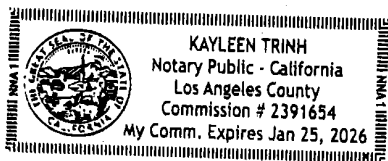
California

Acknowledgements

STATE OF NEW YORK)
COUNTY OF *Los Angeles*)

SS.:

On the 23 day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **SHANNON CHANG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Kayleen
Notary Public – State of New York *California*

STATE OF NEW YORK)
COUNTY OF)

SS.:

On the ___ day of _____, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **AYUSH KAPAHI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public – State of New York

RECORD AND RETURN TO:

Niki Tsismenakis, Esq.
Goldstein Hall PLLC
80 Broad Street, Suite 303
New York, New York 10004

Acknowledgements

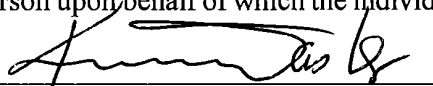
STATE OF NEW YORK)
)
COUNTY OF) SS.:

On the ___ day of _____, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **SHANNON CHANG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public – State of New York

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) SS.:

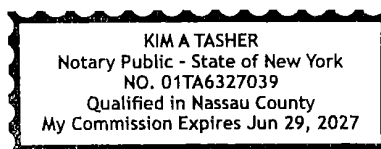
On the 23rd day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **AYUSH KAPAHI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public – State of New York

RECORD AND RETURN TO:

Niki Tsismenakis, Esq.
Goldstein Hall PLLC
80 Broad Street, Suite 303
New York, New York 10004



SCHEDULE A

LEGAL DESCRIPTION OF THE LAND

(See attached)

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

BEGINNING at a point on the northwesterly side of Webster Avenue, distant 225.00 feet southwesterly from the southwesterly corner of Webster Avenue and East 204th Street (formerly Scott Avenue), as the same formerly existed;

RUNNING THENCE northwesterly at right angles to Webster Avenue, one hundred and twenty (120.00) feet;

THENCE southwesterly parallel with Webster Avenue 125.00 feet;

THENCE southeasterly, at right angles to Webster Avenue, 120 feet to the northwesterly side of Webster Avenue; and

THENCE northeasterly along the northwesterly side of Webster Avenue, 125.00 feet to the point or place of BEGINNING.

ATTACHMENT 9

SECTION XI: CONTACT LIST INFORMATION

Attachments:

Contact List

Confirmation Letters from the Project Repositories

Site Contact List						
NYSDEC BCP Site #: TBD						
BCP Ste Name: 3083 Webster Avenue						
Category	Name	Title	Street Address	City	State	Zip
Local & State Officials	Hon. Eric Adams	NYC Mayor	City Hall	New York	NY	10007
	Hon. Brad Lander	NYC Comptroller	1 Centre Street #530	New York	NY	10007
	Hon. Jumaane D. Williams	Public Advocate	1 Centre Street #15N	New York	NY	10007
	Dan Garodnick	Director, NYC Dept. of City Planning	120 Broadway, 31st Floor	New York	NY	10271
	Rohit Aggarwala	Acting Commissioner, NYC Dept. of Environmental Protection	59-17 Junction Boulevard	Flushing	NY	11373
	Vincent Sapienza	Chief Operating Officer, NYC Dept. of Environmental Protection	59-17 Junction Boulevard	Flushing	NY	11373
	Shaminder Chawla, Acting Director	NYC Office of Environmental Remediation	100 Gold Street - 2nd Floor	New York	NY	10038
	Hon. Vanessa L. Gibson	Bronx Borough President	851 Grand Concourse, 301,	Bronx	NY	10451
	Shawn Roberts	NYSDEC Project Manager	625 Broadway	Albany	NY	12233
	Thomas V. Panzone	NYSDEC Citizen Participation Specialist	47-40 21st Street	Long Island City	NY	11101
	Joseph DeMarco	NYSDEC Citizen Participation Specialist	625 Broadway	Albany	NY	12233
	Steven Berninger	NYSDOH Public Health Specialist	Corning Tower, Room 1787	Albany	NY	12237
	Hon. Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
	Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
	Hon. Rep. Ritchie Torres (CD-15)	U.S. House of Representatives	540 E Fordham Rd., Unit 2A	Bronx	NY	10458
	Hon. Eric Dinowitz	NYC Councilmember - District 11	277 West 231st Street	Bronx	NY	10463
	Hon. Gustavo Rivera	NYS Senator - District 33	2432 Grand Concourse, Suite 506	Bronx	NY	10458
	Hon. John Zaccaro, Jr.	NYS Assemblymember - District 80	2018 Williamsbridge Road	Bronx	NY	10461
	Barbara Stronczner, Parks Committee Chairperson	Bronx Community Board 7 Parks Committee	229-A East 204th Street	Bronx	NY	10458
	Ischia Bravo	Bronx County Clerk	851 Grand Concourse, Room 118	Bronx	NY	10451
	Mrs. Brenda Caldwell	52nd NYPD Police Precinct Community Council	3016 Webster Ave	Bronx	NY	10467
	Engine 79/Ladder 37/Battalion 27	FDNY	2928 Briggs Ave	Bronx	NY	10458
	New York City Department of Environmental Protection	NYC Water Department	415 E 203rd St	Bronx	NY	10467
	Engine 48/Ladder 56/Div. 7	FDNY	2417 Webster Ave	Bronx	NY	10458
Document Repository	District Manager: Karla Cabrera Carrera	Bronx Community Board 7	229-A East 204th Street	Bronx	NY	10458
	Chairperson: Yajaira Arias	Bronx Community Board 7	229-A East 204th Street	Bronx	NY	10458
BCP Site Owner	3083 Webster Avenue Housing Development Fund Corp.		14 Comly Terrace	Greenwich	CT	6831
	6014 BCD Realty, LLC		1144 Evergreen Avenue, Suite #1	Bronx	NY	10472
Document Repository	Jane Addison, Library Manager	New York Public Library - Moshuly Branch	285 E 205th Street	Bronx	NY	10467
Adjacent Property Owners/Residents	3074 Webster Avenue Holding Corp.		3074 Webster Avenue	Bronx	NY	10467
	3077 Webster LLC		250 Gristmill Lane	Great Neck	NY	11023
	Anthony Omoruan / Theresa Omoruan		3080 Decatur Avenue	Bronx	NY	10467
	Cynthia Figueroa		3082 Decatur Avenue	Bronx	NY	10467
	Mohammed Alam		246 E 207th Street, 2nd Floor	Bronx	NY	10467
	HP Norwood Gardens Housing Development Fund, Co.		242 West 36th Street, 3rd Floor	New York	NY	10018
	Mohammed K. Ahmed / Mohammed N. Islam		3086 Decatur Avenue	Bronx	NY	10467
	Jeanne Cuffy / Kenneth Cuffy		3090 Decatur Avenue	Bronx	NY	10467
	Tinton Management LLC		4910 13th Avenue	Brooklyn	NY	11219
Local News Media	Bronx Times		3602 East Tremont Avenue, Suite 205	Bronx	NY	10465
	New York Post		1211 Avenue of the Americas, Suite 10	New York	NY	10036
	New York Daily News		4 New York Plaza	New York	NY	10004
	Hoy Nueva York		1 MetroTech Center, 18th Floor	Brooklyn	NY	11201
	El Diario La Prensa		41 Flatbush Avenue, Fl 1	Brooklyn	NY	11217
	NY1 News		75 Ninth Ave	New York	NY	10011
Schools and Day Cares	P.S. 168	Principal, Maureen Fullerton	3050 Webster Avenue	Bronx	NY	10467
	P.S./M.S. 20 - P.O. George J. Werdann, III	Principal, Michael Pontebbi	3050 Webster Avenue	Bronx	NY	10467
	Ediannet Daycare	Director, Ediannet	387 E Mosholu Pkwy N Apt.2F	Bronx	NY	10467
	Little Stars Childcare Program	Wendy A. Guzman	3084 Webster Ave	Bronx	NY	10467
	Baby Blossoms Daycare	Head of School, Michelle Minaya	410 E 203rd St	Bronx	NY	10467



HydroTech Environmental ENGINEERING AND GEOLOGY, DPC

231 West 29th Street, Suite 1104
New York, New York 10001 USA
Tel: (631) 462-5866

Email: Info@hydrotechenvironmental.com
WWW.HYDROTECHENVIRONMENTAL.COM
USA - Middle East - North Africa

October 17, 2024

Via email: janeaddisonamoyaw@npyl.org

Ms. Jane Addison-Amoyaw
New York Public Library - Mosholu Branch
285 E 205th Street
Bronx, NY 10467

Reference: Request for Repository Use
3083 Webster Avenue, Bronx, New York

Dear Ms. Addison-Amoyaw:

HydroTech Environmental Engineering and Geology, DPC (HydroTech) on behalf of above property owner 6014 BCD Realty, LLC, requests the use of the New York Public Library - Mosholu Branch as a document repository for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site located at 3083 Webster Avenue, Bronx, NY. NYSDEC requires that we provide a letter certifying that the New York Public Library - Mosholu Branch is willing to serve as a repository for all documents pertaining to the environmental cleanup at this BCP Site and makes these documents available to the public when requested until NYSDEC determines this repository is no longer needed.

Please complete and sign this letter below by agreeing that the New York Public Library - Mosholu Branch is amenable to serving as a document repository for this project.

If you require any additional information, please feel free to contact me directly at 631-241-7165 or email me at pmatli@hydrochenvironmental.com

Very Truly Yours,

HydroTech Environmental Engineering and Geology, DPC

Paul I. Matli, PhD, PG
Project Manager

New York Public Library -
Mosholu Branch

Name: JANE ADDISON-AMOYAW

Signature: Jane Addison Amoyaw

Date: 10/31/24



HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

231 West 29th Street, Suite 1104
New York, New York 10001 USA
Tel: (631) 462-5866

Email: Info@hydrotechenvironmental.com
WWW.HYDROTECHENVIRONMENTAL.COM
USA - Middle East - North Africa

October 17, 2024

Via email: kcabreracarrera@cb.nyc.gov

Ms. Karla Cabrera Carrera
Community board # 7
229-A East 204th Street
Bronx, NY 10458

Reference: Request for Repository Use
3083 Webster Avenue, Bronx, New York

Dear Ms. Carrera:

HydroTech Environmental Engineering and Geology, DPC (HydroTech) on behalf of above property owner 6014 BCD Realty, LLC, requests the use of Bronx Community Board # 7 as a document repository for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site located at 3083 Webster Avenue, Bronx, NY. NYSDEC requires that we provide a letter certifying that Bronx Community Board # 7 is willing to serve as a repository for all documents pertaining to the environmental cleanup at this BCP Site and makes these documents available to the public when requested until NYSDEC determines this repository is no longer needed.

Please complete and sign this letter below by agreeing that Bronx Community Board # 7 is amenable to serving as a document repository for this project.

If you require any additional information, please feel free to contact me directly at 631-241-7165 or email me at pmatli@hydrochenvironmental.com

Very Truly Yours,
HydroTech Environmental Engineering and Geology, DPC

Paul I. Matli, PhD, PG
Project Manager

Bronx Community Board # 7

Name: Karla Cabrera Carrera
Signature: [Handwritten Signature]
Date: 10/30/2024