

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

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FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BLOCK 2887 LOT 179  
BRONX, NEW YORK

PREPARED FOR:  
WEBSTER PLAZA NY LLC  
329 HEWES STREET, 3<sup>RD</sup> FLOOR  
BROOKLYN, NEW YORK



H & A of New York Engineering and  
Geology, LLP  
213 West 35<sup>th</sup> Street, 7<sup>th</sup> Floor  
New York, NY 10001  
Tel: 646.518.7735

21 January 2025  
File No. 0212458

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

Subject: Brownfield Cleanup Program Application  
Former Bictos Webster Cleaners  
1321 Webster Avenue  
Bronx, New York 10456 (Site)

Ladies and Gentlemen,

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Webster Plaza NY LLC, has prepared this Brownfield Cleanup Program Application for the above referenced site reflecting guidance received from the New York State Department of Environmental Conservation (NYSDEC) comments received on 16 January 2025 on the initial BCP Application submission. Enclosed in the link is the full Brownfield Cleanup Program Application and a Draft Remedial Investigation Work Plan, which is being submitted concurrently with this Application. Previous reports that are relevant to the Site are referenced throughout this Application and copies of the full reports are included as attachments to the Phase I Environmental Site Assessment by Haley & Aldrich of New York included in the application package.

Comments from the NYSDEC have been addressed as follows:

**Section I: Property Information**

- NYSDEC Comment: Narrative – Past Use of Site – please address possible causes of contamination  
**Response:** The Past Site Use narrative in Section I has been revised to include possible causes of contamination.
- NYSDEC Comment: Project Locus Map – please more clearly identify the site; the black gets lost in the map  
**Response:** The Project Locus Map has been updated to identify the site more clearly.
- NYSDEC Comment: Note that additional comments regarding the Environmental Assessment may be included in the attached Project Manager's comments.  
**Response:** Noted.

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

- NYSDEC Comment: Please see attached comments provided by the Project Manager.

**Response:** Attached comments provided by the Project Manager have been addressed as indicated below.

**Section VI: Requestor Eligibility**

- NYSDEC Comment: Access Letter – 1<sup>st</sup> Paragraph – please update the name of the develop to reflect what is in the NYS DOS database of business entities: Webster Plaza NY LLC

**Response:** The Access Letter has been updated to the correct entity.

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

- NYSDEC Comment: On form: please provide an operator start date for GR Parking Inc.

**Response:** The start date for GR Parking Inc. has been provided on the application form.

**Section XI: Site Contact List**

- NYSDEC Comment: Site Contact List – For all Region 2 sites please include the Director of the Mayor's Office of Environmental Coordination.

**Response:** The contact information for the Director of the Mayor's Office of Environmental Coordination has been included.

- NYSDEC Comment: Adjoining Site Map – Please include in Section I (after the Site Plan Map) where the listing of the adjacent property owners is requested on the site map.

**Response:** The Adjoining Site Map has been included in Section I.

**Additional Comments**

- NYSDEC Comment: Please include a cover letter reiterating Site Control comments, including Applicant responses and indicating where revisions can be found within the revised application.

**Response:** This cover letter was prepared to reiterate Site Control comments, include Applicant responses, and indicate where revisions can be found within the revised application.

- NYSDEC Comment: In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the subject line of this letter.

**Response:** The top section of Page 1 of the revised application has been revised to select "yes" to indicate that the submittal is a revised application and to include the NYSDEC site code.

**Project Manager Comments Regarding Section I - Environmental Assessment and/or Section IV - Property's Environmental History**

1. Section IV.2, Reports: Were all the prior reports provided?

**Response:** All previous reports that are available were appended to the previous Phase I ESA included at the link.

2. Tables: the Data Summary Table Instructions can be found on page 24 of the BCP Application Form

- Units for groundwater are requested in ppb. See page 24 footnote "c".

**Response:** The groundwater table units are shown with ppb as the units.

3. Figures:

- Units for groundwater are requested in ppb.

**Response:** The groundwater figure is shown with ppb as the units.

Should you have any questions, please do not hesitate to contact me at 332.240.0935 or via email at sbell@haleyaldrich.com.

Sincerely,

**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**



Nicole Mooney  
Project Geologist



Sarah A. Commisso, G.I.T.  
Assistant Project Manager



Suzanne M. Bell, P.E.  
Senior Project Manager

Enclosed copies provided via email to:

Louis Handler (Webster Plaza NY LLC)  
Jon Schuyler Brooks (Abramson Brooks LLP)  
Jane O'Connell (NYSDEC)

Email: [louis.handler@gmail.com](mailto:louis.handler@gmail.com)  
Email: [jbrooks@abramsonbrooks.com](mailto:jbrooks@abramsonbrooks.com)  
Email: [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)





**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](mailto: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, 11<sup>th</sup> Floor  
Albany, NY 12233-7020

**PROPOSED SITE NAME:** Former Bictos Webster Cleaners

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

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

☐

Yes

☒

No

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

If yes, provide existing site number: C203186

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **Former Bictos Webster Cleaners**

ADDRESS/LOCATION **1321 Webster Avenue**

CITY/TOWN **The Bronx**

ZIP CODE **10456**

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

COUNTY **Bronx**

SITE SIZE (ACRES) **0.45**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40		50	3.50	73	54	31.85

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

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

Parcel Address	Section	Block	Lot	Acreage
1321 Webster Avenue	2	2887	179	0.45

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>177.02</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	<input type="radio"/>	<input checked="" type="radio"/>

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

## SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

## SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R7-1/C2-4

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

Residential ☒ Commercial ☒ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☐

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

Y ☒ N ☐

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

Residential ☒ Commercial ☐ Industrial ☐

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

N/A ☐ ☒

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

☒ ☐

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

☐ ☒

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

☒ ☐

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

☒ ☐

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

☒ ☐

## SECTION IV: Property's Environmental History

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

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

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

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

3. For each impacted medium above, include a site drawing indicating:
  - Sample location
  - Date of sampling event
  - Key contaminants and concentration detected
  - For soil, highlight exceedances of reasonably anticipated use
  - For groundwater, highlight exceedances of 6 NYCRR part 703.5
  - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application? ☒ YES ☐ NO

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

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input checked="" 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 checked="" type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: carpenter, various commercial uses

**SECTION V: Requestor Information**

NAME Webster Plaza NY LLC

ADDRESS 329 Hewes Street, 3rd Floor

CITY/TOWN Brooklyn

STATE NY

ZIP CODE 11211

PHONE (718) 302-7005

EMAIL Louis.Handler@gmail.com

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

**SECTION VI: Requestor Eligibility**

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

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

## SECTION VI: Requestor Eligibility (CONTINUED)

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

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

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

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

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

Is this proof attached?



Yes



No



N/A

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

**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Shlomo Karpen

ADDRESS 329 Hewes Street, 3rd Floor

CITY Brooklyn

STATE NY

ZIP CODE 11211

PHONE (718) 302-7005

EMAIL Louis.Handler@gmail.com

REQUESTOR'S CONSULTANT (CONTACT NAME) James M. Bellew

COMPANY H & A of New York Engineering and Geology, LLP

ADDRESS 213 West 35th Street, 7th Floor

CITY New York

STATE NY

ZIP CODE 10001

PHONE (646) 277-5686

EMAIL jbellew@haleyaldrich.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Jon Schuyler Brooks

COMPANY Abramson Brooks LLP

ADDRESS 1051 Port Washington Blvd.

CITY Port Washington

STATE NY

ZIP CODE 11050

PHONE (516) 455-0215

EMAIL jbrooks@abramsonbrooks.com



**SECTION VIII: Program Fee**

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

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

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

CURRENT OWNER First Class Management & Development, LLC

CONTACT NAME Michael Abramov

ADDRESS 215-15 Northern Boulevard

CITY Bayside

STATE NY

ZIP CODE 11361

PHONE (347) 546-4426

EMAIL michael@rjcapny.com

OWNERSHIP START DATE 5/4/2016

CURRENT OPERATOR GR Parking Inc.

CONTACT NAME Michael Abramov

ADDRESS 215-15 Northern Boulevard

CITY Bayside

STATE NY

ZIP CODE 11361

PHONE (347) 546-4426

EMAIL michael@rjcapny.com

OPERATION START DATE 2019

**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.  <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

**SECTION XI: Site Contact List**

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

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

## SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

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

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

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

(By a requestor other than an individual)

I hereby affirm that I am authorized signatory (title) of Webster Plaza NY 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: 12/18/2024

Signature: shlomo karpen  Digitally signed by shlomo karpen  
Date: 2024.12.18 13:38:51 -05'00'

Print Name: shlomo karpen

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

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

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

**BCP App Rev 15**

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>
<p><b>From ECL 27-1405(31):</b>            “Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application):            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.</p> <p>“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>		

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

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

**Check appropriate box below:**

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

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

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

**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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**ATTACHMENT A**

**Section I: Property Information**



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

### ***Site Location***

The proposed Brownfield Cleanup Program (BCP) site is located at 1321 Webster Avenue, Bronx, NY 10456 (the “Site”), in the Concourse Village neighborhood of the Bronx, and is identified as Block 2887 Lot 179 on the New York City Tax Map. The Site is bounded by a one-story commercial and office building operated by Webster Tire & Wheel to the north; Webster Avenue followed by the New York City Housing Authority (NYCHA) Butler Houses to the east; a walkway followed by a five-story mixed-use commercial and residential building to the south; and multiple two- to three-story residential buildings to the west. The surrounding neighborhood is characterized by multi-story residential and commercial use buildings.

A project locus is included on Figure 1. An aerial photograph of the Site is included on Figure 2. An adjoining property map is included on Figure 3. A tax map is included on Figure 4. A map showing surrounding land use is included as Figure 5. A map showing the disadvantaged community overlay is included as Figure 6.

### ***Site Features***

The Site is approximately 0.45 acres (19,700 square-feet [sf]) in size and is currently improved with an asphalt-paved parking lot used for parking that encompasses the Site footprint (operated by GR Parking Inc.), a temporary structure utilized as an office space associated with parking operations, and an area utilized by the north-adjacent property (Webster Tire & Wheel) for tire storage on the northern portion of the Site.

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

According to the New York City Planning Commission Zoning Map 3d, the Site is located within a residential R7-1 zoning area with a C2-4 commercial overlay. The proposed development of this property is consistent with the current zoning.

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

Based on the Phase I Environmental Site Assessment (ESA) completed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) in December 2024, the Site has been developed for commercial, industrial, and manufacturing uses since at least the early 1920s. The Site was historically developed with multiple one-story buildings, identified as 1301 through 1321 Webster Avenue. Historical uses of the Site included Bushery & Grimes Batteries, Jerome Daniel Electric Motors & Radio, and Western Painting & Contracting in 1927; Nussle Chas Paints/Webster Paint Supply, Macon Builders Supply Corp in 1940; Crystal Carpet Cleaning between 1940 and 1949; Colonial Rug & Carpet Cleaning between 1940 and 1965; Metal & Wood Preserving in 1949; an electroplating facility, carpet cleaner, carpenter, and machine shop in 1951; Paragon Tool & Die in 1956; Adro Tool & Manufacturing and Metal Inlays in 1961; Claremont Village Cleaning Center between 1965 and 1976; Bictos-Webster Inc (a drycleaner) between 1969 and 1975; laundry and drycleaning in the northern portion of the Site between 1977 and 1979; and a gasoline filling station between at least 1989 and 2015. The 2019 aerial imagery depicts the Site as an asphalt paved parking lot. According to previous reports and regulatory records, a 550-gallon waste oil UST was removed from the Site on 24 August 1998. Four 4,000-gallon gasoline USTs and one 4,000-gallon diesel fuel UST associated with the gasoline filling station were

reportedly removed from the Site in August 2015. Remedial efforts were completed between 1998 and 2015 to address petroleum-related impacts at the Site, under NYSDEC Spill No. 0001454 (formerly Spill No. 9807143) and the Spill case was closed in January 2016. The Site is currently improved with an asphalt-paved parking lot, operated by GR Parking Inc., a temporary office structure associated with parking operations, and a former tire service center located on the northern portion of the Site, used by Webster Tire & Wheel (the north-adjacent property) to store tires. The historical uses of the Site including a service station, dry cleaners, and an electroplating facility are potential sources of contamination on the Site.

### Site Geology and Hydrogeology

Based on findings from the July 2024 Limited Phase II Environmental Site Investigation (ESI), fill material generally consisting of brown fine to medium sand with varying amounts of brick, fine gravel, and silt was observed from surface grade to approximately 5 feet (ft) below grade surface (bgs). Groundwater has historically been encountered at the Site at varying depths between approximately 5 to 14 ft bgs. Groundwater flows to the east towards the Bronx River.

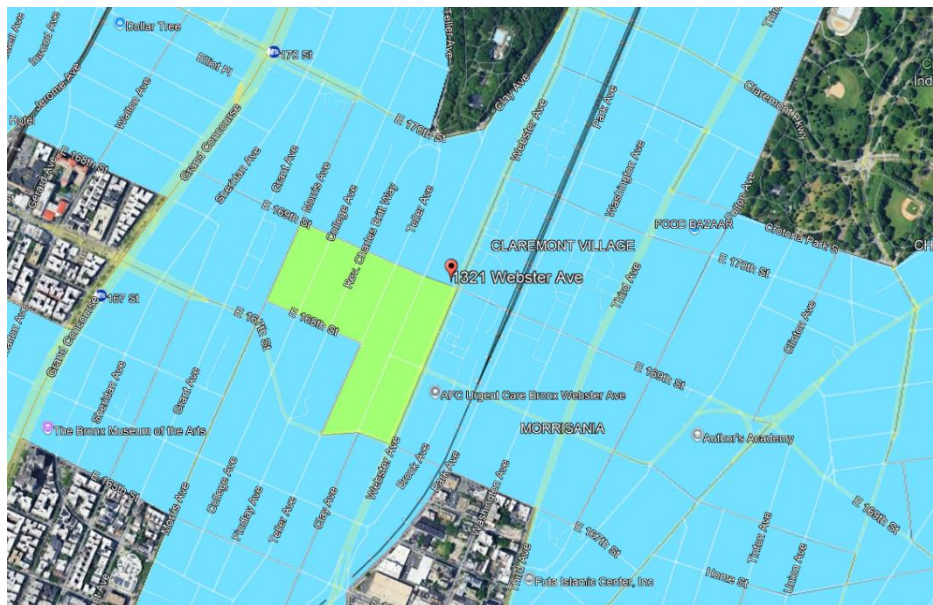
The topography of the Site is generally flat with a gentle slope to the east. The ground level elevation on the Site is approximately 35 ft above mean sea level (amsl).

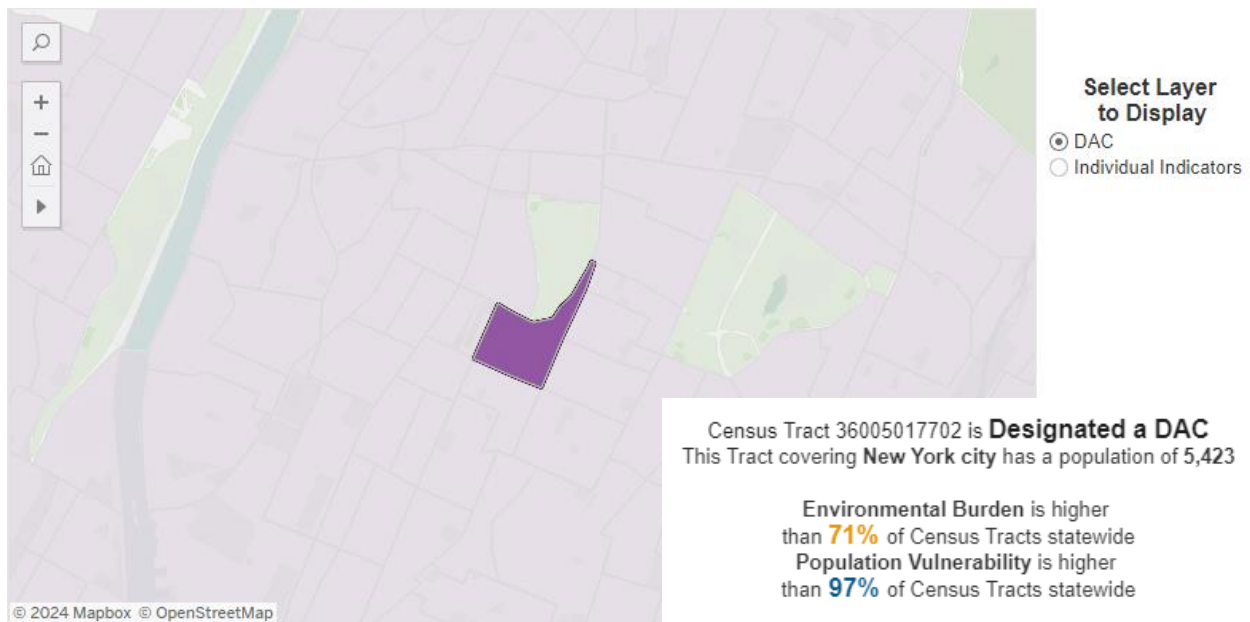
### Environmental Zone Designation

This Site is 100% located in EnZone Type A in Census Tract 177.02. EnZone Type A is indicated in blue. This Site is 100% located in a Disadvantaged Community (DAC).

177.02

177.02	
STATEFP	36
COUNTYFP	005
TRACTCE	017702
GEOID	36005017702
NAME	177.02
NAMESAD	Census Tract
MTFCC	G5020
FUNCSTAT	S
ALAND	140906
AWATER	0
INTPTLAT	+40.8361776
INTPTLON	-073.9095498
FIPS	36005017702
County_FIPS	36005
Geography	Census Tract
	177.02
County	Bronx County
UnempRate	18.4
NYS_UR	7.1
Pov_Rate	29.1
County_PR	27
CountyRateX254	
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A





## SECTION I.8: PRIOR LIMITED REMEDIAL EFFORTS

The Site is listed in the Petroleum Bulk Storage (PBS) database under facility ID 2-602002 for the former presence of four 4,000-gallon capacity USTs that contained gasoline, one 4,000-gallon capacity UST that contained diesel fuel, and one 550-gallon UST that contained waste oil.

During removal of the 550-gallon waste oil tank in 1998, petroleum-impacted soil was encountered, and Spill Case #9807143 was assigned. According to the spill report, approximately 14 tons of impacted soil was excavated and removed. In 2000, the spill case was transferred to case #0001454 when a tank test failure occurred for one of the 4,000-gallon USTs on the Site and groundwater was found to be impacted with petroleum contamination.

According to the spill case, in 2003 Delta Environmental Consultants, Inc. (Delta) began delineation of groundwater contamination in accordance with the Feasibility Pilot Testing, Analysis, and Report for Multi-Phase Extraction submitted to NYSDEC. The pilot test for extraction of light non-aqueous phase liquid (LNAPL) occurred at monitoring well MW-1 on the Site. During the pilot test, a total of 57.5 gallons of LNAPL and vapors were removed; however, benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl-tert-butyl ether (MTBE), and total petroleum hydrocarbons (TPH) contamination remained in the subsurface, particularly downgradient along Webster Avenue. Quarterly groundwater monitoring began in 2003.

A Remedial Action Plan (RAP) was submitted to NYSDEC on 22 March 2005 for the implementation of multi-phase extraction (MPE), which was approved by NYSDEC on 20 April 2005. MPE events commenced in May 2005 and were conducted monthly. As of 17 August 2006, a total of 20 pounds (lbs.) of BTEX vapors, 453.25 lbs. of TPH vapors, and 76,122 gallons of groundwater were removed from the subsurface and treated by MPE. On 19 April 2007, it was determined that the MPE events no longer had adequate recovery and a surface sulfate injectant would be implemented in addition to quarterly groundwater monitoring.

In March 2010, Arcadis U.S. Inc. (Arcadis) submitted a work plan for a Sulfate Application Pilot Test to NYSDEC on behalf of BP Products North America. The work plan included the installation of four shallow injection wells in the sidewalk adjacent to the Site along Webster Avenue (IW-1 through IW-4) to be utilized for injection of a magnesium sulfate solution. As of 19 June 2012, three rounds of injections were performed and results from the sulfate injections indicated 75% BTEX reduction in MW-8, 66% BTEX reduction in MW-9, and 23% BTEX reduction in MW-1. However, elevated concentrations of contaminants of concern remained in the injection wells, specifically IW-2. Therefore, Epsom salt injection events were performed in 2013, which resulted in a reduction of BTEX.

According to the Former Service Station USTs Closure Report, Spill #0001454 by Berninger Environmental dated 21 September 2015, five USTs, six pump islands, and all equipment and piping associated with the pumps and tanks were removed from the ground at the Site. The closure report indicated that the tanks were encased in concrete. A total of 57.77 tons of petroleum-impacted soil was reportedly removed and it was concluded that delineation of soil contamination had been completed. The five 4,000-gallon USTs are currently listed with a status of "out of service".

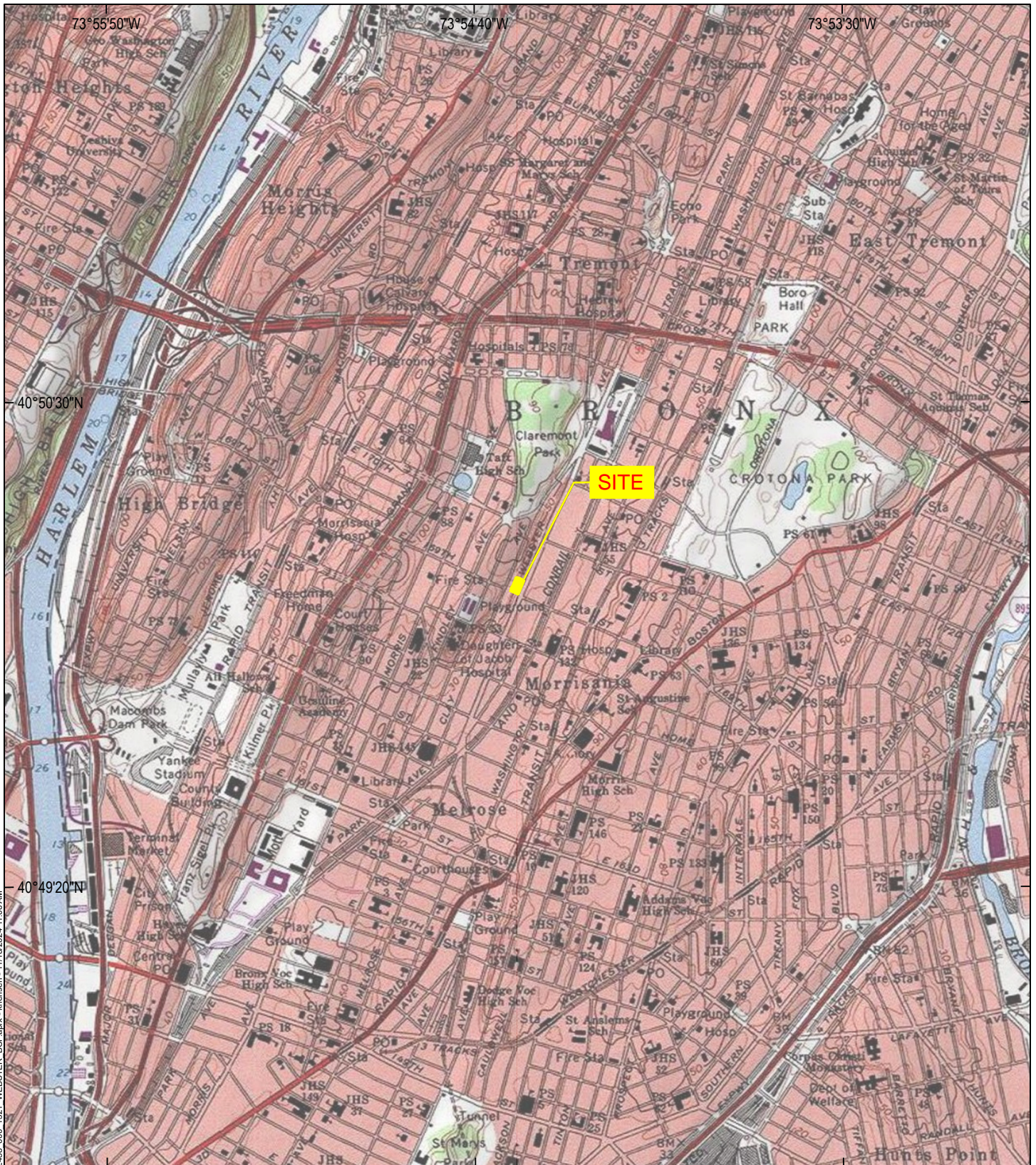
In 2014, Arcadis submitted a Request for No Further Action to the NYSDEC and an Addendum to the request following the UST removal in 2015. The request indicated that BTEX concentrations remained

above the AWQS in three monitoring wells located in the sidewalk adjacent to the Site along Webster Avenue (EW-1, MW-8, and MW-9), however, total BTEX concentrations in groundwater showed as much as a 95% reduction from the highest concentrations measured historically, with EW-1 and MW-9 each showing a 53% reduction and MW-8 showing a 95% reduction for two or more quarters of groundwater monitoring, as of April 2014. Delineation of groundwater contamination was also deemed to have been completed and downgradient wells did not show that groundwater contamination had migrated across Webster Avenue. Arcadis also indicated that impacted soil was removed during the removal of the USTs in 2015. As a result, the spill case was closed by NYSDEC on 29 January 2016.

There is no documentation indicating that any remediation at the Site has occurred regarding the CVOC contamination in soil vapor detected throughout the Site.

Previous reports are summarized in Section IV.1. Approximate locations of former monitoring wells are shown on Figure 10.





GIS: \\haleyaldrich\haley\CF\Projects\0212458\000\_1321\_WEBSTER\_BCP\airx - hansen - 11/18/2024 11:06 AM



MAP SOURCE: ESRI  
SITE COORDINATES: 40°50'04"N, 73°54'32"W

**HALEY  
ALDRICH**

FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

## PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT  
DECEMBER 2024


FIGURE 1




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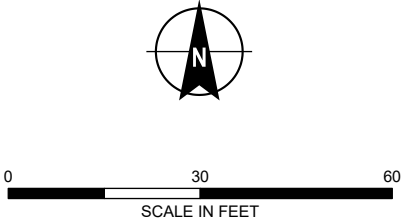


**LEGEND**

 SITE BOUNDARY

 PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
  3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



**HALEY ALDRICH** FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

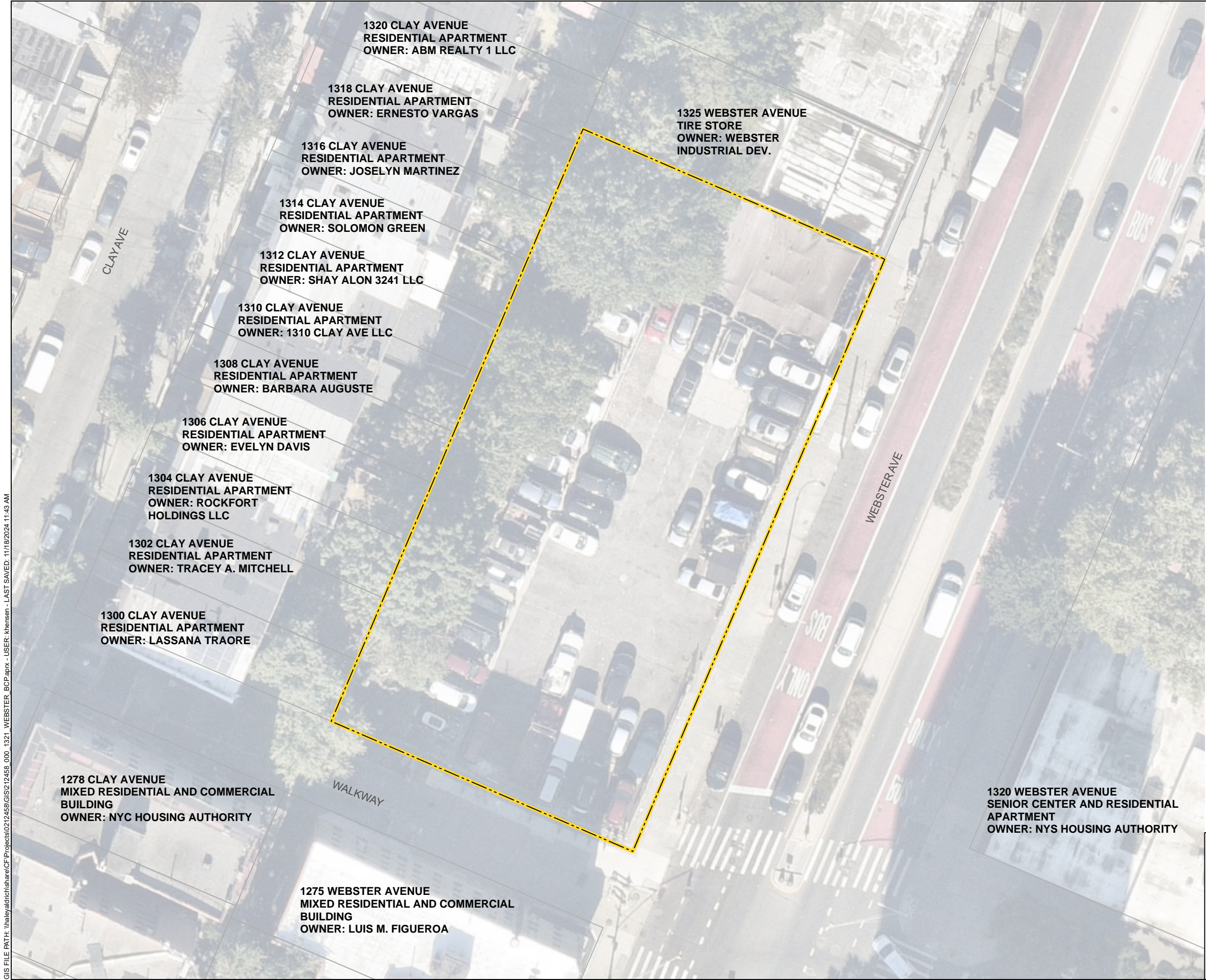
**SITE PLAN**

DECEMBER 2024

**FIGURE 2**



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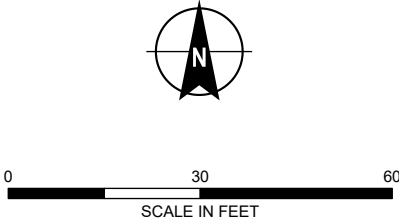


**LEGEND**

SITE BOUNDARY

PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. LAND USE DATA SOURCE: NYC OPEN DATA AND DEPARTMENT OF CITY PLANNING
  3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



**HALEY ALDRICH** FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

ADJOINING SITE MAP



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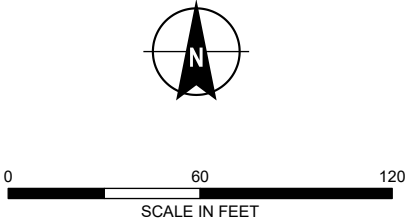


**LEGEND**

SITE BOUNDARY

TAX LOT BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
  3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



**HALEY ALDRICH** FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

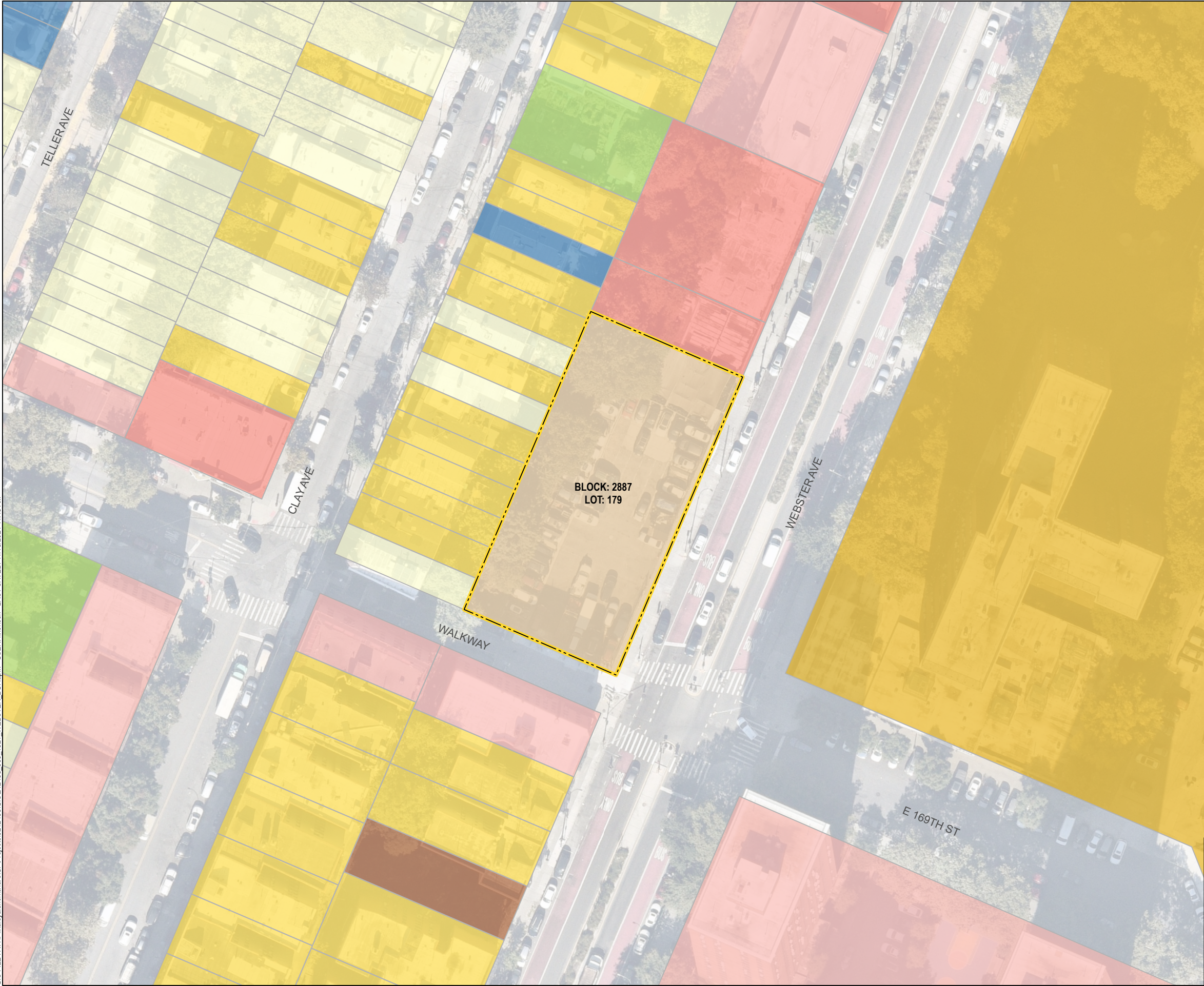
TAX LOT MAP

DECEMBER 2024

FIGURE 4



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**LEGEND**

**LAND USE**

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- SITE BOUNDARY
- PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
4. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



0 60 120  
SCALE IN FEET

**HALEY  
ALDRICH**

FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

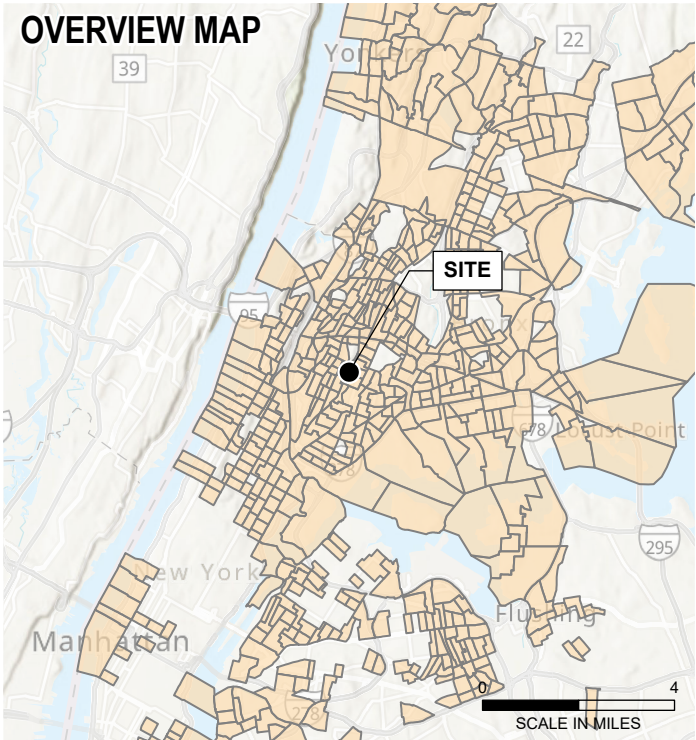
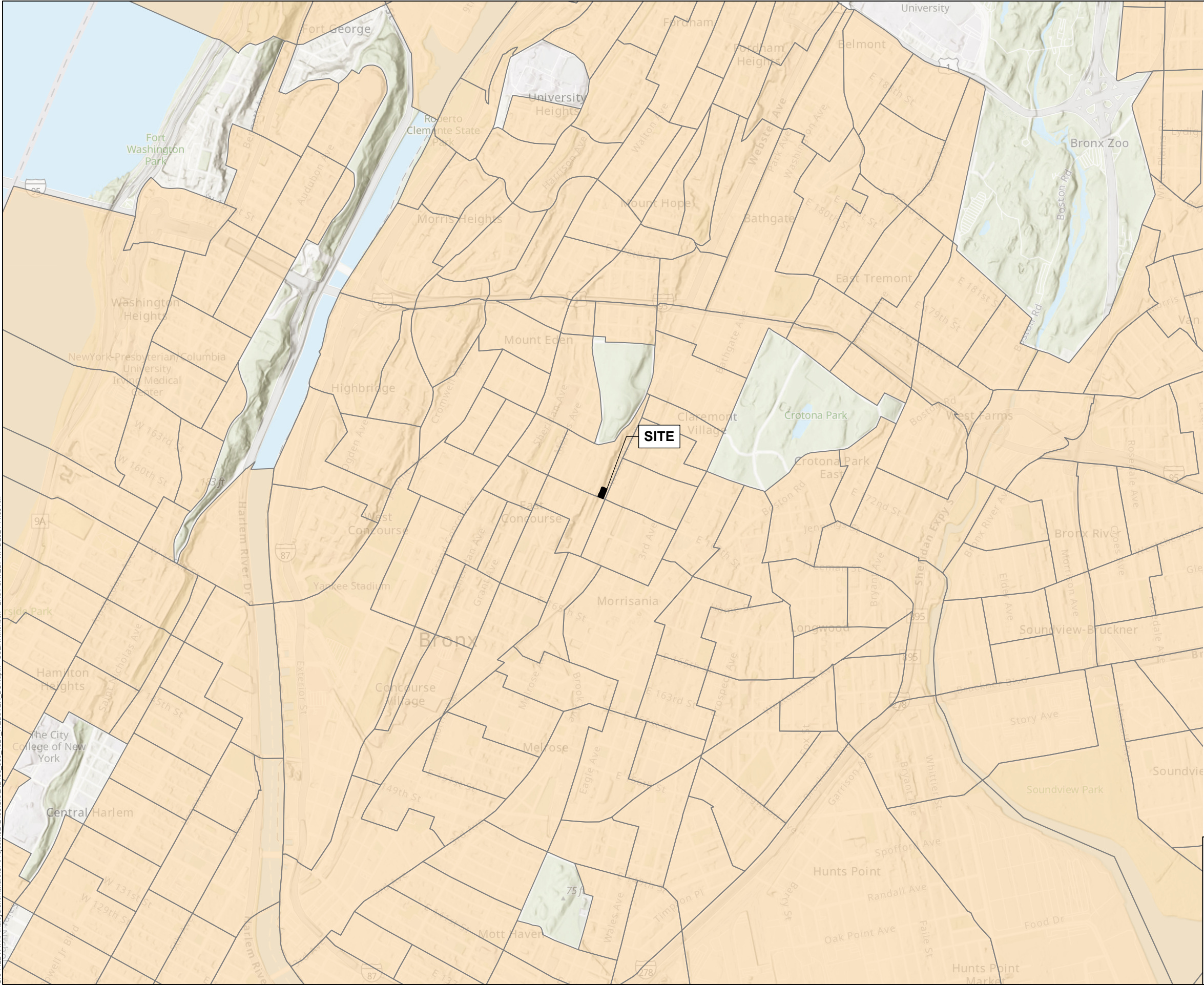
**SURROUNDING LAND USE**

DECEMBER 2024


**FIGURE 5**



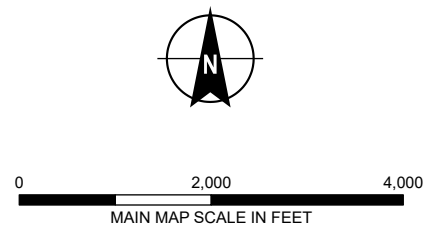
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**LEGEND**

-  SITE BOUNDARY
-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. DISADVANTAGED COMMUNITY DATA SOURCE: THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA) AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) DISADVANTAGED COMMUNITIES CRITERIA MAPS, 2023
  3. BASE MAP SOURCE: ESRI



**HALEY ALDRICH** FORMER BICTOS WEBSTER CLEANERS  
563 SACKETT STREET  
BROOKLYN, NEW YORK

## DISADVANTAGED COMMUNITIES



## SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestors seek entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. The following reports were previously completed for the Site:

- *NYSDEC Spill Report Form, Spill Number 9807143*, prepared by NYSDEC, created 11 September 1998, last updated 18 May 2005.
- *NYSDEC Spill Report Form, Spill Number 0001454*, prepared by NYSDEC, created 4 May 2000, last updated 2 March 2016.
- *Quarterly Monitoring Report, Third Quarter 2005, Former Amoco Service Station Number 312, NYSDEC Spill Number 98-07143*, Prepared by Delta Environmental Consultants, Inc. (Delta), Prepared for Atlantic Richfield Company, a BP Affiliated Company, 1 November 2005.
- *NYSDEC Spill Number: 00-01454, Former Amoco Station 00312, 1303 Webster Avenue, Bronx, NY Proposed Monitoring Well Location*, Prepared by Delta, Prepared for Atlantic Richfield Company, a BP Affiliated Company, 27 February 2009.
- *Work Plan for Sulfate Application Pilot Test, Former Amoco Service Station Number 312*, Prepared by Arcadis U.S., Inc (Arcadis), Prepared for NYSDEC on behalf of BP Products North America, 16 March 2010.
- *Results of Third Quarter 2011 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 4 January 2012.
- *Results of Fourth Quarter 2011 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 14 March 2012.
- *Results of First Quarter 2012 Groundwater Monitoring*, Prepared by Arcadis, Prepared for BP Products North America, 9 April 2012.
- *Results of Second Quarter 2012 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 19 July 2012.
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- *Results of Fourth Quarter 2012 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 25 March 2013.
- *Results of Second Quarter 2013 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 3 July 2013.
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- *Request for No Further Action – Receptor Evaluation Report*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 4 September 2014.

- *Former Service Station, Underground Storage Tanks (USTs) Closure Report, Spill #0001454*, Prepared by Berninger Environmental, Prepared for NYSDEC, 21 September 2015.
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- *Spill Closure Notice for NYSDEC Spill No. 00-01454, Former BP 312*, Prepared by NYSDEC, Prepared for Atlantic Richfield Company, 29 January 2016.
- *Monitoring Well Decommissioning Report*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 29 February 2016.
- *Geotechnical Investigation and Report for Proposed 7-Story Residential Building, 1311 Webster Avenue, Bronx, New York*, prepared by SESI Consulting Engineers P.C. (SESI), prepared for Jarmel Kizel Architects and Engineers, Inc., 14 March 2016.
- *Phase I Environmental Site Assessment (ESA)*, prepared by Merritt Environmental Consulting Corp. (MECC), prepared for Spaxel Development, LLC, 6 August 2020.
- *Focused Subsurface Site Investigation (FSSI)*, prepared by MECC, prepared for Spaxel Development, LLC, 17 August 2020.
- *FSSI Findings Letter, 1301-1321 Webster Avenue*, Prepared by MECC, Prepared for Spaxel Development, 25 September 2020.
- *Groundwater Monitoring Well Sampling & Laboratory Analysis, 1301-1321 Webster Avenue*, Prepared by MECC, Prepared for Spaxel Development, LLC, 29 September 2020.
- *Draft Limited Phase II Environmental Site Assessment Report*, prepared by Vektor Consultants, LLC (Vektor), prepared for First Class Management & Development LLC, 15 July 2024.
- *ASTM Phase I Environmental Site Assessment Report*, Prepared by Haley & Aldrich of New York, Prepared for Webster Plaza NY LLC, December 2024.

These reports are summarized below in Section IV.1 and are appended to this BCP application package. Based on the findings of the August 2020 FSSI, the July 2024 Limited Phase II ESI, and previous quarterly groundwater monitoring sampling, the primary contaminants of concern at the Site include chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE) and trichloroethene (TCE) in soil vapor; semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs) and metals in shallow soil; and petroleum-related VOCs and CVOCs in groundwater. Additional investigation is necessary to determine the potential source(s) of contamination. The existing debris and temporary structures present impediments to investigation in select portions of the Site, specifically in the northern portion of the Site. Overhead clearance has limited the type of drilling and sampling equipment able to be used during the July 2024 Limited Phase II. A summary of findings from the August 2020 FSSI and the July 2024 Limited Phase II ESI is provided below:

### **Soil**

Soil analytical results were compared to NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and/or CP-51 Soil Cleanup Guidance (SCG) during the August 2020 FSSI and to the UUSCOs and Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) during the July 2024 Limited Phase II ESI.

Six metals were detected at concentrations above UUSCOs and/or CP-51 SCGs in the southwestern portion of the Site in August 2020, including chromium at a concentration of 120 mg/kg, hexavalent chromium at a concentration of 7.8 mg/kg, copper at a concentration of 97 mg/kg, lead at a concentration of 180 mg/kg, nickel at a concentration of 770 mg/kg, and zinc at a concentration of 170 mg/kg. SVOCs, specifically PAHs, were detected above UUSCOs and/or RRSCOs in the northern portion of the Site during the July 2024 Limited Phase II ESI, including benzo(a)anthracene (maximum concentration of 2.14 milligrams per kilogram [mg/kg]), benzo(a)pyrene (maximum concentration of 2.18 mg/kg), benzo(b)fluoranthene (maximum concentration of 3.06 mg/kg), benzo(k)fluoranthene (maximum concentration of 0.968 mg/kg), chrysene (maximum concentration of 2.03 mg/kg), dibenzo(a,h)anthracene (maximum concentration of 0.41 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration of 1.87 mg/kg). (These detections indicate the focused and limited nature of the prior remedial efforts related to the Spills case.) Based on the data collected in August 2020 and July 2024, one volatile organic compound (VOC), PCE, was detected above laboratory detection limits but below applicable standards in the northern and southern portions of the Site at a maximum concentration of 0.19 mg/kg.

Comparisons of soil analytical results to UUSCOs and RRSCOs are mapped on Figure 7.

### ***Groundwater***

Groundwater results were compared to NYSDOH Maximum Contaminant Level for drinking water and/or NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values (AWQs) during the August 2020 FSSI. The historical quarterly groundwater sampling results in for the former on-Site wells did not indicate exceedances of BTEX compounds above the AWQS in the most recent sampling events.

The August 2020 FSSI showed three dissolved TAL metals were detected above the AWQS in the southeastern portion of the Site, including antimony at a concentration of 3.2 µg/L, manganese at a concentration of 340 µg/L, and sodium at a concentration of 65,000 µg/L. Nine VOCs (specifically petroleum-related VOCs) were detected at concentrations above applicable standards in the southeastern portion of the Site, including 1,2,4-Trimethylbenzene at a concentration of 40 micrograms per liter (µg/L), 1,3,5-trimethylbenzene at a concentration of 10 µg/L, ethylbenzene at a concentration of 10 µg/L, total xylenes at a concentration of 120 µg/L, naphthalene at a concentration of 11 µg/L, n-butylbenzene at a concentration of 17 µg/L, n-propylbenzene at a concentration of 8.7 µg/L, sec-butylbenzene at a concentration of 12 µg/L, and toluene at a concentration of 24 µg/L. Additionally, the September 2020 Groundwater Monitoring Well Sampling & Laboratory Analysis report showed PCE above the AWQS in both monitoring wells installed on the northern portion of the Site at a maximum concentration of 120 µg/L. (These detections indicate yet again the focused and limited nature of the prior remedial efforts related to the Spills case.)

Comparisons of groundwater analytical results to AWQS are mapped on Figure 8.

### ***Soil Vapor***

PCE was detected above laboratory detection limits at concentrations ranging from 200 µg/m<sup>3</sup> in SV-6 to a maximum concentration of 18,000 µg/m<sup>3</sup> in SV-1, and TCE concentrations ranged from 2.5 µg/m<sup>3</sup> in SV-6 to a maximum concentration of 200 µg/m<sup>3</sup> in SV-1. Both PCE and TCE were detected in soil vapor

samples across the Site. Total BTEX concentrations in soil vapor samples ranged from 19.7 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in SV-3 to 114.4  $\mu\text{g}/\text{m}^3$  in SV-8.

Other VOCs identified include 1,2,4-trimethylbenzene (maximum concentration of 10  $\mu\text{g}/\text{m}^3$ ), 1,3-Butadiene (maximum concentration of 53  $\mu\text{g}/\text{m}^3$ ), 2,2,4-trimethylpentane (maximum concentration of 1,200  $\mu\text{g}/\text{m}^3$ ), propylene (maximum concentration of 430  $\mu\text{g}/\text{m}^3$ ), 2-butanone (maximum concentration of 44  $\mu\text{g}/\text{m}^3$ ), 3-chloropropene (maximum concentration of 62  $\mu\text{g}/\text{m}^3$ ), 4-methyl-2-pentanone (maximum concentration of 15  $\mu\text{g}/\text{m}^3$ ), acetone (maximum concentration of 810  $\mu\text{g}/\text{m}^3$ ), carbon disulfide (maximum concentration of 26  $\mu\text{g}/\text{m}^3$ ), chloroform (maximum concentration of 110  $\mu\text{g}/\text{m}^3$ ), cyclohexane (maximum concentration of 71  $\mu\text{g}/\text{m}^3$ ), isopropanol (maximum concentration of 22  $\mu\text{g}/\text{m}^3$ ), methyl tert-butyl ether (maximum concentration of 15  $\mu\text{g}/\text{m}^3$ ), n-heptane (maximum concentration of 100  $\mu\text{g}/\text{m}^3$ ), n-hexane (maximum concentration of 200  $\mu\text{g}/\text{m}^3$ ), p-ethyltoluene (maximum concentration of 12  $\mu\text{g}/\text{m}^3$ ), styrene (maximum concentration of 31  $\mu\text{g}/\text{m}^3$ ), and trichlorofluoromethane (maximum concentration of 16  $\mu\text{g}/\text{m}^3$ ).

Detections in soil vapor are mapped on Figure 9.

## **ATTACHMENT B**

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



## SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is a rectangular-shaped lot and is improved with an asphalt-paved parking lot that encompasses the Site footprint, a temporary structure utilized as an office space associated with parking operations, and a former tire service center located on the northern portion of the Site. The Site was formerly occupied by an electroplating facility, a carpet cleaner, a carpenter, a machine shop, multiple tool and manufacturing shops, the “Claremont Village Cleaning Center” (a commercial dry-cleaning facility), a gasoline filling station, and various commercial operations.

The proposed project will include:

1. Selective demolition of the existing structures to facilitate the remedial investigation (RI).
2. Performance of an RI to characterize the nature and extent of contamination and identify remedial measures.
3. Excavation and off-site disposal of contaminated soil.
4. Implementation of additional remedial measures, as required, in tandem with Site-wide redevelopment.

### ***Proposed Development***

Although future development plans are in preliminary design phases, the proposed redevelopment will consist of constructing two multi-story residential buildings encompassing the entire Site footprint.

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

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

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily CVOCs (including PCE and TCE) in soil vapor, SVOCs (specifically PAHs) and metals in shallow soils, and petroleum-VOCs in groundwater. PCE was detected above laboratory detection limits but below applicable standards in shallow soil samples collected in the northern portion of the Site, indicative of a potential on-site source. Contaminants of concern identified are believed to have resulted from previous operations, including an electroplating facility, a dry cleaning facility, and as a gasoline filling station with associated fuel island canopy.

While the July 2024 Limited Phase II ESI provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination and groundwater sampling conducted in 2020 was limited. Requestors are, therefore, also submitting for NYSDEC approval a Draft Remedial Investigation Work Plan (RIWP) along with this BCP Application.

### ***Project Schedule***

It is anticipated that the RI will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 weeks following

acceptance of the Remedial Investigation Report by NYSDEC. Completion of the remedy is anticipated by June 2026 with a Certificate of Completion expected in 2026. A tentative project schedule is below:

Task	Duration (days)	Start	End		2025												2026							
				Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Preparation and Submission of BCP Application, RIWP, and CPP	45	12/1/2024	12/19/2024																					
NYSDEC BCP Application and RIWP Review	45	12/19/2024	2/1/2025																					
30-Day Public Comment Period for BCP Application	30	2/1/2025	3/1/2025																					
Execute BCA and NYSDEC & NYSDOH Approval of RIWP	60	3/1/2025	5/1/2025																					
Implementation of Remedial Investigation	45	5/1/2025	6/15/2025																					
Preparation and Submission of RIR and RAWP	60	6/15/2025	8/15/2025																					
NYSDEC & NYSDOH Review of RIR & RAWP	45	8/15/2025	10/1/2025																					
45-Day Public Comment Period for RAWP and Issuance of Decision Document	45	10/1/2025	11/15/2025																					
Issuance of Decision Document	45	11/15/2025	1/1/2026																					
Implementation of RAWP with Engineering Oversight	150	1/1/2026	6/1/2026																					
Preparation of FER, SVI Evaluation, and SMP (if required)	90	6/1/2026	9/1/2026																					
NYSDEC & NYSDOH Review of FER (and SMP, if required)	60	9/1/2026	11/1/2026																					
NYSDEC Issues COC	30	11/1/2026	12/31/2026																					

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. RIWP = Remedial Investigation Work Plan
8. CPP = Citizen Participation Plan
9. RIR = Remedial Investigation Report
10. RAWP - Remedial Action Work Plan
11. FER - Final Engineering Report
12. SVI - Soil Vapor Intrusion
13. SMP - Site Management Plan

## **ATTACHMENT C**

### **Section III: Land Use Factors**

### **SECTION III: LAND USE FACTORS**

#### ***Zoning***

According to the New York City Planning Commission Zoning Map 3d, the Site is located within a residential and commercial zoning district (R7-1 and C2-4). This zoning district consists of medium density neighborhoods in Brooklyn, Queens, and the Bronx. The characteristics of this district range from large scale developments to neighborhoods with a diverse mix of building types and heights. The proposed development of this property is consistent with the current zoning.

#### ***Current Use***

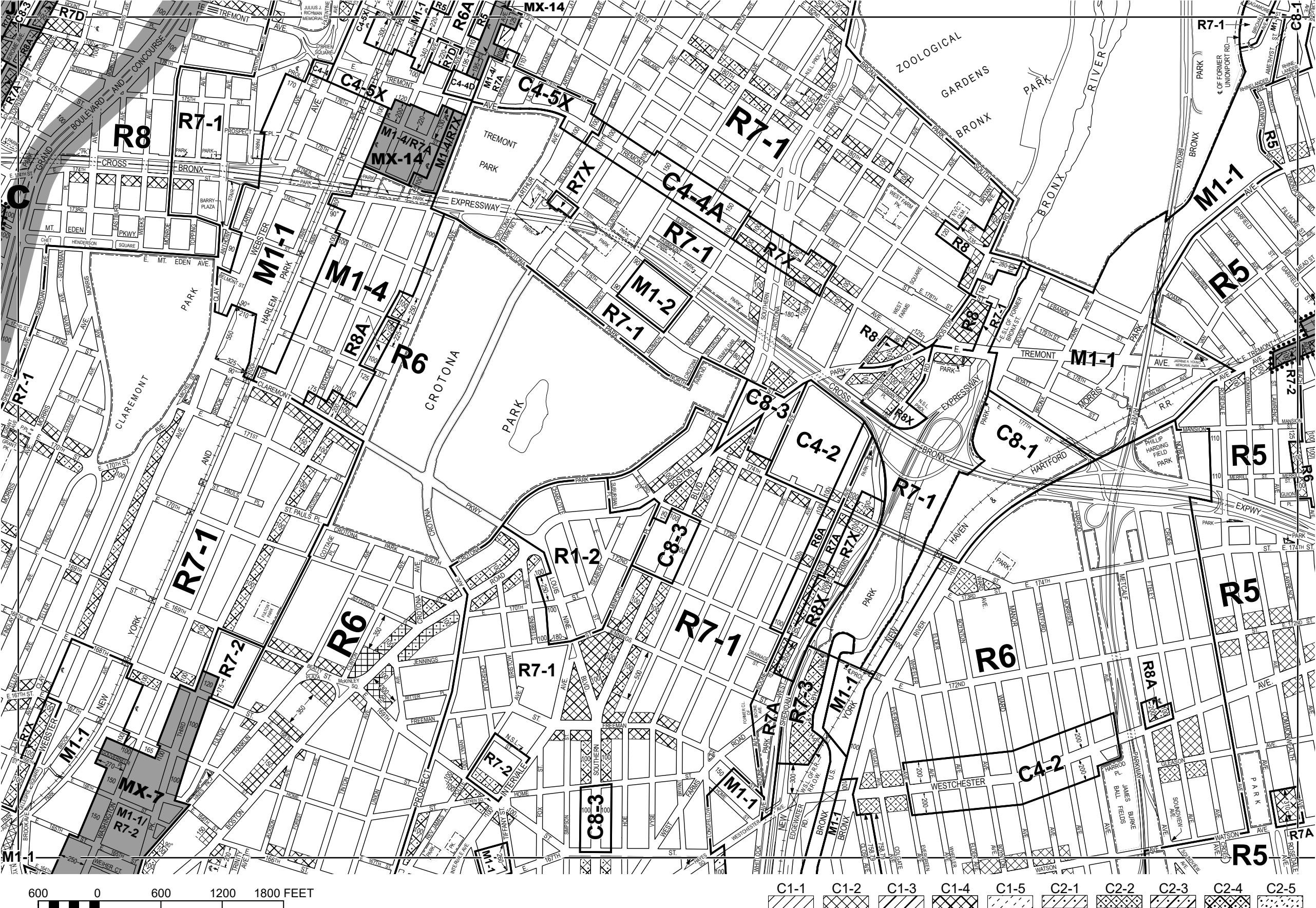
The Site is improved with an asphalt-paved parking lot used for parking that encompasses the Site footprint (operated by GR Parking Inc.), a temporary structure utilized as an office space associated with parking operations, and an area utilized by the north-adjacent property (Webster Tire & Wheel) for tire storage on the northern portion of the Site.

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

The project is in the pre-development phase. The proposed future development will consist of construction of two new multi-story residential buildings.

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

The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.




# ZONING MAP


THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

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

- R** - RESIDENTIAL DISTRICT
- C** - COMMERCIAL DISTRICT
- M** - MANUFACTURING DISTRICT

 **SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 **AREA(S) REZONED**

## Effective Date(s) of Rezoning:

08-15-2024    C 240015 ZMX

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

## MAP KEY

3a	3c	4a
3b	3d	4b
6a	6c	7a

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

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

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

**ATTACHMENT D**

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

## SECTION IV.1: REPORTS

The following reports were prepared for the Site prior to the Requestors' application:

- *NYSDEC Spill Report Form, Spill Number 9807143*, prepared by NYSDEC, created 11 September 1998, last updated 18 May 2005.
- *NYSDEC Spill Report Form, Spill Number 0001454*, prepared by NYSDEC, created 4 May 2000, last updated 2 March 2016.
- *Quarterly Monitoring Report, Third Quarter 2005, Former Amoco Service Station Number 312, NYSDEC Spill Number 98-07143*, Prepared by Delta Environmental Consultants, Inc. (Delta), Prepared for Atlantic Richfield Company, a BP Affiliated Company, 1 November 2005.
- *NYSDEC Spill Number: 00-01454, Former Amoco Station 00312, 1303 Webster Avenue, Bronx, NY Proposed Monitoring Well Location*, Prepared by Delta, Prepared for Atlantic Richfield Company, a BP Affiliated Company, 27 February 2009.
- *Work Plan for Sulfate Application Pilot Test, Former Amoco Service Station Number 312*, Prepared by Arcadis U.S., Inc (Arcadis), Prepared for NYSDEC on behalf of BP Products North America, 16 March 2010.
- *Results of Third Quarter 2011 Groundwater Monitoring*, Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 4 January 2012.
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- *Spill Closure Notice for NYSDEC Spill No. 00-01454, Former BP 312,* Prepared by NYSDEC, Prepared for Atlantic Richfield Company, 29 January 2016.
- *Monitoring Well Decommissioning Report,* Prepared by Arcadis, Prepared for NYSDEC on behalf of BP Products North America, 29 February 2016.
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- *Focused Subsurface Site Investigation (FSSI),* prepared by MECC, prepared for Spaxel Development, LLC, 17 August 2020.
- *FSSI Findings Letter, 1301-1321 Webster Avenue,* Prepared by MECC, Prepared for Spaxel Development, 25 September 2020.
- *Groundwater Monitoring Well Sampling & Laboratory Analysis, 1301-1321 Webster Avenue,* Prepared by MECC, Prepared for Spaxel Development, LLC, 29 September 2020.
- *Draft Limited Phase II Environmental Site Assessment Report,* prepared by Vektor Consultants, LLC (Vektor), prepared for First Class Management & Development LLC, 15 July 2024.
- *ASTM Phase I Environmental Site Assessment Report,* Prepared by Haley & Aldrich of New York, Prepared for Webster Plaza NY LLC, December 2024.

***NYSDEC Spill Report Form, Spill Number 9807143, prepared by NYSDEC, created 11 September 1998, last updated 18 May 2005***

Spill No. 9807143 was reported to the NYSDEC on 11 September 1998 due to petroleum-related contamination identified in soil samples collected at the Site during removal of the 500-gallon waste oil UST. Approximately 14 tons of impacted soil was removed. On 19 November 2004, the spill case was closed and transferred to Spill No. 0001454.

***NYSDEC Spill Report Form, Spill Number 0001454, prepared by NYSDEC, created 4 May 2000, last updated 2 March 2016***

Spill No. 0001454 was reported on 4 May 2000 due to a tank test failure for one of the 4,000-gallon gasoline USTs on Site, resulting in a release to soil. This spill report summarizes historical remediation and monitoring activities associated with the spill case, including the following:

- A Feasibility Pilot Testing, Analysis, and Report for Multi-Phase Extraction by Delta was submitted to NYSDEC on 25 November 2003. The pilot test consisted of applying vacuum to the vadose and saturated zones and measuring extraction rates of LNAPL and vapors at monitoring well MW-1. Approximately 1,194 gallons of water and 40 gallons of LNAPL were removed from MW-1 and approximately 57.5 gallons of LNAPL and vapors were removed.



- Quarterly groundwater monitoring was conducted from 2003 to 2014. The quarterly groundwater monitoring reports suggested a significant percent reduction in BTEX concentrations at the Site.
- A RAP was submitted to NYSDEC (including 25 November 2003 pilot test results) for implementation of MPE. The RAP was approved by NYSDEC on 20 April 2005.
- MPE implementation began in May 2005 and MPE Remedial Event Reports were submitted to NYSDEC. The 18 December 2006 MPE Remedial Event Report indicated that a total of 20 lbs. of BTEX and 453.25 lbs. of TPH soil vapors were extracted, and 76,122 gallons of groundwater were removed from the Site since May 2005.
- By April 2007, the MPE events no longer had recovery. A RAP for surfactant injection and water recovery in the wells located in the sidewalk along Webster Avenue, where contamination was reportedly contained, was submitted to NYSDEC.
- As of June 2012, three rounds of injections were completed. Three wells were treated with sulfate solution in March 2012, resulting in a 75% reduction of BTEX in MW-8, 66% reduction in MW-9, and a 23% reduction in EW-1, all of which are located in the sidewalk adjacent to the Site along Webster Avenue. Benzene was reportedly not responding as well as toluene, ethylbenzene, and total xylenes. A Vacuum Truck Extraction (VTE) event was completed to remove residual product at IW-2 prior to the March 2012 sulfate injection event.
- As of August 2013, an Epsom salt injection was completed at the Site, resulting in reduced BTEX concentrations.
- Per the NYSDEC record, Spill No. 0001454 was closed on 29 January 2016 based on the following:
  - Source removal was completed on 24 August 1998, including the removal of one 550-gallon waste oil UST and excavation of 14 tons of soil;
  - Source removal was completed in August 2015, including the removal of six pump islands and associated electric wiring and piping, four 4,000-gallon gasoline USTs, one 4,000-gallon diesel fuel UST (with 28 endpoint samples collected, showing minor exceedances), and excavation and disposal of 57.77 tons of petroleum-impacted soil;
  - Delineation of petroleum-related impacts was completed which suggested that soil contamination was contained to the southeastern portion of the Site in the area of the former USTs. Petroleum-impacted soil was removed to bedrock or the extent feasible during UST removal in 2015;
  - Bedrock seismic investigation was completed, indicating bedrock depths between 3 and 25 ft bgs with the shallowest bedrock located in the northwestern portion of the Site and the deepest in the southeastern portion of the Site in the former UST area (overburden groundwater likely pooled within the blasted-out tank mat area);
  - Delineation of groundwater contamination was completed, and groundwater flow is to the east. Downgradient delineation was completed at MW-10, MW-11, and MW-12 which showed no contamination migration across Webster Avenue, suggesting that the groundwater contamination plume is contained to the sidewalk area adjacent to the Site;

- The MPE pilot test in MW-1 removed 1,194 gallons of water and 40 gallons of LNAPL;
  - Injections were performed to remediate petroleum-related groundwater contamination;
  - No detectable product remained in IW-2 following removal of the absorbent sock, however, no dissolved-phase groundwater sampling was completed because sampling was done previously and the absence of LNAPL likely resulted in lower concentrations in the dissolved-phase than previous results;
  - There were no sensitive receptors as the petroleum-related groundwater contamination plume was contained beneath the sidewalk and did not migrate across the street;
  - There was no future change in Site use at that time; and,
  - The spill closure letter included provisions regarding remaining contamination in the event that the Site was redeveloped.
- The spill case was closed by NYSDEC on 29 January 2016.

On 2 March 2016, the NYSDEC received a Monitoring Well Decommissioning Report dated 29 February 2016 which described the decommissioning of a total of 8 monitoring wells (MW-1, MW-5, MW-7 through 12), EW-1, and IW-1 through IW-4 in accordance with NYSDEC CP-43.

***Quarterly Monitoring Report, Third Quarter 2005, Former Amoco Service Station Number 312, NYSDEC Spill Number 98-07143, Prepared by Delta Environmental Consultants, Inc. (Delta), Prepared for Atlantic Richfield Company, 1 November 2005***

This report summarizes the quarterly groundwater sampling conducted at the Site in August 2005 including the network of four on-Site monitoring wells (MW-1, MW-2, MW-3, and MW-5), six off-Site monitoring wells (MW-7, MW-8, MW-9, MW-10, MW-11, and MW-12), and one off-Site extraction well (EW-1). MW-8 and EW-1 were not sampled due to the presence of LNAPL (0.29 ft and 0.02 ft, respectively), and MW-4 and MW-6 were abandoned on 22 December 2004.

Groundwater analytical results indicated the following: BTEX constituent concentrations were detected above applicable AWQS standards in four of the nine monitoring wells sampled, at a maximum total BTEX concentration of 7,726 parts per billion (ppb) in MW-9; and MTBE was detected at concentrations above applicable AWQS in four of the nine monitoring wells sampled, at a maximum concentration of 1,250 ppb in MW-9.

***NYSDEC Spill Number: 00-01454, Former Amoco Station 00312, 1303 Webster Avenue, Bronx, NY Proposed Monitoring Well Location, Prepared by Delta, Prepared for Atlantic Richfield Company, 27 February 2009***

Delta prepared a work plan for the installation of one monitoring well in the sidewalk southeast of the Site along East 169<sup>th</sup> Street on behalf of Atlantic Richfield Company, a BP Products North America affiliated company. Delta noted that the proposed monitoring well would be added to the quarterly monitoring schedule. It is unknown whether this monitoring well was installed.

***Work Plan for Sulfate Application Pilot Test, Former Amoco Service Station Number 312, Prepared by Arcadis U.S., Inc (Arcadis), Prepared for BP Products North America, 16 March 2010***

On behalf of BP Products North America, Arcadis submitted a work plan for a Sulfate Application Pilot Test in March 2010 to NYSDEC. The work plan included the installation of four shallow injection wells located in the sidewalk adjacent to the Site along Webster Avenue (IW-1 through IW4), that would be utilized for the injection of a magnesium sulfate solution.

***Results of Third and Fourth Quarter 2011 Groundwater Monitoring, Prepared by Arcadis, Prepared for BP Products North America, 4 January 2012 and 14 March 2012.***

Quarterly Groundwater Monitoring Reports were prepared by Arcadis, summarizing quarterly groundwater monitoring activities completed at the Site by EnviroTrac Ltd. (EnviroTrac). Additionally, the third quarter report summarizes injection of magnesium sulfate in August 2011 and post-injection groundwater gauging and monitoring events. The third quarter groundwater sampling event was completed in August 2011 and the fourth quarter in October 2011.

During the third quarter gauging event, LNAPL was observed in IW-2 at a thickness of 0.08 ft. Groundwater analytical results from the August 2011 sampling event included detections of BTEX constituents above the AWQS in five wells, primarily in wells located within the sidewalk east of the Site and downgradient of the tank mat area, at a maximum total BTEX concentration of 11,000 µg/L in MW-9. MTBE was not detected in any of the groundwater samples collected.

During the fourth quarter gauging event, LNAPL was observed in IW-2 at thicknesses of 0.13 ft, 0.07 ft, and 0.02 ft. Groundwater analytical results from the October 2011 sampling event included concentrations of BTEX constituents above the AWQS in four wells, at a maximum total BTEX concentration of 11,000 µg/L in IW-4. MTBE was not detected in any of the groundwater samples collected.

***Results of First, Second, Third, and Fourth Quarter 2012 Groundwater Monitoring, Prepared by Arcadis, Prepared for BP Products North America, 9 April 2012, 19 July 2012, 18 October 2012, and 25 March 2013***

These reports summarize the quarterly groundwater sampling conducted at the Site in 2012, the monthly groundwater gauging events, injection events and post-injection treatment monitoring, and VTE.

LNAPL was observed in IW-2 at a thickness of 0.03 ft during the first quarter of 2012. Groundwater analytical results from the January 2012 sampling event included detections of BTEX constituents above the AWQS in three groundwater samples, at a maximum total BTEX concentration of 3,700 µg/L in MW-9.

LNAPL was not observed during the second and third quarter gauging events. Groundwater analytical results during the April 2012 sampling event included detections of BTEX constituents above the AWQS in one groundwater sample, at a maximum total BTEX concentration of 3,500 µg/L in MW-9. Groundwater analytical results during the July 2012 sampling event included detections of BTEX constituents above the AWQS in two groundwater samples, at a maximum total BTEX concentration of 3,400 µg/L in MW-9.

Additional post-injection groundwater sampling was conducted in September 2012. Groundwater analytical results during the September 2012 sampling event included detections of BTEX constituents above AWQS in five groundwater samples, at a maximum total BTEX concentration of 7,200 µg/L in IW-1.

LNAPL was not observed during the fourth quarter gauging events. Groundwater analytical results during the December 2012 sampling event included detections of BTEX constituents above the AWQS in six groundwater samples, at a maximum total BTEX concentration of 5,700 µg/L in IW-4. MTBE was detected in IW-1 at a concentration of 11.0 µg/L.

MTBE was not detected in any groundwater samples collected in 2012, with the exception of the groundwater sample collected from IW-1 during the December 2012 sampling event.

Arcadis requested the removal of monitoring wells from the monitoring program with no detections of site constituents above AWQS for an extended period of time, including MW-1, MW-2, MW-3, MW-5, MW-11, and MW-12.

***Results of Second and Fourth Quarter 2013 Groundwater Monitoring, Prepared by Arcadis, Prepared for BP Products North America, 3 July 2013 and 19 February 2014***

Arcadis summarized the second quarter groundwater sampling conducted at the Site in April 2013 and the fourth quarter sampling in October 2013. Sampling of the on- and off-Site monitoring well network was conducted.

LNAPL was detected in IW-2 at a thickness of 0.04 ft in April 2013. Groundwater analytical results from the April 2013 sampling event included detections of BTEX constituents above the AWQS in four groundwater samples, at a maximum total BTEX concentration of 10,300 µg/L in IW-1. MTBE was detected in IW-1 at a concentration of 23.0 µg/L.

Additional post-injection groundwater sampling was conducted in September 2013. Groundwater analytical results from the September 2013 sampling event did not include detections of BTEX above the AWQS in any groundwater samples collected. A maximum total BTEX concentration of 1,870 µg/L was detected in MW-9, and MTBE was not detected in any groundwater sample collected.

LNAPL was detected in IW-2 at a thickness of 0.02 ft in October 2013. Groundwater analytical results from the October 2013 sampling event did not include detections of BTEX above the AWQS in any groundwater sample collected. A maximum total BTEX concentration of 3,900 µg/L was detected in MW-9, and MTBE was not detected in any groundwater sample collected.

***Results of First Quarter 2014 Groundwater Monitoring, Prepared by Arcadis, Prepared for BP Products North America, 2 June 2014***

Arcadis prepared this report to summarize quarterly groundwater sampling activities completed at the Site in January 2014. Sampling of the on and off-Site monitoring well network was conducted.

LNAPL was not observed in the monitoring or injection wells during this event. Groundwater analytical results included detections of BTEX constituents above the AWQS in one groundwater sample collected,

at a maximum total BTEX concentration of 5,340 µg/L in MW-9. MTBE was not detected in any groundwater sample collected.

***Request for No Further Action – Receptor Evaluation Report, Prepared by Arcadis, Prepared for BP Products North America, 4 September 2014***

On behalf of BP Products North America, Arcadis submitted a Request for No Further Action to the NYSDEC in September 2014 to close Spill Case #0001454. At the time of the request, the Site was operating as a service station, including a kiosk, six product dispensing pumps, a pump island canopy, a coin-operated car wash, an air pump station, vacuum machines, and five 4,000-gallon gasoline USTs with associated piping. Four on-Site monitoring wells (MW-1, MW-2, MW-3, and MW-5), six off-Site monitoring wells (MW-7 through MW-12), and one off-Site extraction well (EW-1) were also present.

Previous environmental investigations completed at the Site to evaluate petroleum-related hydrocarbon contamination in soil began in November 1999, after petroleum hydrocarbons were detected in soil during removal of a 550-gallon used oil UST. Several soil borings were advanced at the Site between November 1999 and December 2004, and 15 soil samples were collected for VOC analysis. The results of this sampling event identified VOCs above applicable NYSDEC soil cleanup objectives in one soil sample only, specifically benzene at a concentration of 123 µg/kg in SB-2 at a depth of 10 to 12 ft bgs. Soil delineation results indicated that the petroleum-related soil impacts were limited to the vicinity of the tank field.

Previous groundwater investigation activities included the installation of 13 groundwater monitoring wells (MW-1 through MW-12 and EW-1) and the collection of associated groundwater samples for analysis of VOCs and SVOCs. BTEX and MTBE were detected consistently above NYSDEC standards.

A hydrocarbon fingerprint analysis, a geophysical survey, a soil gas survey, and a bedrock seismic survey were completed at the Site. The hydrocarbon fingerprint analysis of LNAPL sampled from MW-1 indicated that the product was a very highly weathered and degraded regular grade gasoline that had been in the subsurface for an extended period of time, and that almost 2% of the product was a distillate fuel that had been in the subsurface for less than 10 years. The geophysical survey indicated that an irregular-shaped LNAPL area existed below the surface approximately 20 ft to the west, south, and north of MW-1. The soil gas survey indicated total VOC concentrations in excess of background ambient concentrations were present between the sidewalk on Webster Avenue and the northern kiosk dispenser, and between the sidewalk and the southeastern portion of the tank mat. The bedrock seismic survey indicated that bedrock is present between 3 and 25 ft bgs, is shallowest in the northwestern portion of the Site, and is deepest in the southeastern portion of the Site near the gasoline USTs (which was indicated as likely blasted to facilitate installation of the USTs).

Previous remedial actions to address petroleum-related contamination at the Site included the excavation and removal of approximately 14 tons of petroleum-impacted soil from the Site in August 1998 and a pilot test to address remaining hydrocarbon impacts on the Site. Arcadis proposed the pilot test to evaluate the effectiveness of magnesium sulfate hepta hydrate and Epsom salt (magnesium sulfate) application to the source area using newly installed shallow injection wells IW-1 through IW-4.

The first injection event consisted of a tracer test. Prior to the commencement of the second through fourth injection events, each of the four injection wells were gauged and sampled for BTEX. The second

injection event was completed between 29 November 2011 and 2 December 2011, in injection wells IW-1, IW-3, and IW-4. The third injection event was completed between 26 March 2012 and 29 March 2012, in the same injection wells, and utilized an increased volume of solution. The fourth injection event was completed between 9 September 2013 and 12 September 2013 and included injections in the same wells. Gypsum was added to the injection solution during the fourth event to provide a long-term sulfate source. Performance monitoring wells and injection wells were sampled, and water quality parameters were collected during the injection events. The results of groundwater sampling indicated the highest hydrocarbon concentrations located within the vicinity of MW-9 and EW-1, with decreasing trends in concentrations and a significant percent reduction in total BTEX concentrations in groundwater at the Site over time. Post-injection monitoring data indicated that sufficient quantities of sulfate remained in the subsurface to promote monitored natural attenuation (MNA).

A playground associated with the apartment complex across the street from the Site was identified during a limited sensitive receptor survey conducted by Delta on 3 April 2003. Arcadis concluded that no off-Site exposure pathways were present based on analytical data from previous on-Site and off-Site sampling.

BTEX concentrations remained above the AWQS in EW-1, MW-8, and MW-9. Total BTEX concentrations showed as much as a 95% reduction from the highest concentrations measured historically, with EW-1 and MW-9 each showing a 53% reduction and MW-8 showing a 95% reduction for two or more quarters of groundwater monitoring, as of April 2014. As such, Arcadis requested closure of NYSDEC Spill No. 0001454.

***Former Service Station Underground Storage Tanks (USTs) Closure Report, Spill #0001454, Prepared by Berninger Environmental, Prepared for NYSDEC, 21 September 2015***

On 21 September 2015, Berninger Environmental submitted a UST closure report to the NYSDEC. The report summarizes the activities associated with the excavation, uncovering, and removal of five (5) 4,000-gallon fuel tanks, six (6) pump islands, and all equipment and piping associated with the pumps and USTs at the Site. Approximately 58 tons of soil were excavated and separated for off-Site disposal. The excavation area was backfilled with clean soil segregated from the UST excavation pit and virgin fill material from an off-site source. Confirmation soil samples were collected with detected concentrations below NYSDEC SCOs for VOCs, with the exception of 1,2,4-trimethylbenzene in one soil sample. Additionally, PAHs were detected at concentrations exceeding NYSDEC SCOs.

***Addendum to "Request for No Further Action – Receptor Evaluation Report," Prepared by Arcadis, Prepared for BP Products North America, 7 October 2015***

Arcadis submitted an Addendum to the previously submitted Request for No Further Action for NYSDEC Spill Case No. 0001454 on 7 October 2015. The Addendum summarizes the activities outlined in the Berninger Environmental UST closure report.

***Spill Closure Notice for NYSDEC Spill No. 00-01454, Former BP 312, Prepared by NYSDEC, Prepared for Atlantic Richfield Company, 29 January 2016***

The NYSDEC issued a spill closure notice for spill number 0001454 on 29 January 2016, which indicated that all wells associated with the project were to be closed according to the Department's Groundwater

Monitoring Well Decommissioning Procedures and indicated that if subsurface contamination is encountered while excavating for any future construction work, appropriate remedial and vapor mitigation efforts must be taken to fully prevent vapor intrusion into any Site development and to ensure human health and safety.

***Monitoring Well Decommissioning Report, Prepared by Arcadis, Prepared for BP Products North America, 29 February 2016***

Arcadis submitted a Monitoring Well Decommissioning Report to NYSDEC on 29 February 2016. The report stated a total of eight monitoring wells, one extraction well, and four injection wells were decommissioned by Clean Environmental, LLC of Brentwood, New York. The wells were abandoned in accordance with the NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy (November 2009) (CP-43). It should be noted that two monitoring wells (MW-2 and MW-3) could not be located on the Site. Arcadis believed that these wells were destroyed during previous Site redevelopment activities, which began in August 2015.

***Geotechnical Investigation and Report for Proposed 7-Story Residential Building, 1311 Webster Avenue, Bronx, New York, prepared by SESI Consulting Engineers P.C. (SESI), prepared for Jarmel Kizel Architects and Engineers, Inc., 14 March 2016***

SESI completed a preliminary geotechnical investigation at the Site in March 2016, including installation of eight borings to a maximum depth of 20 ft bgs, and excavation of six test pits to a maximum depth of 3 ft bgs primarily along the western side of the subject property to determine bedrock depth in these areas.

The following observations were made during the investigation:

- Uncontrolled fill predominantly consisted of medium to fine sand with varying amounts of silt and gravel encountered below the surface material to depths of approximately 9 to 10 ft bgs. Fill was underlain by a layer of natural glacial till soil deposits consisting primarily of brown coarse to fine sand with varying amounts of silt and gravel. This stratum was only encountered within Boring 8 and extended to the completion depth of the boring. The sand layer was underlain by bedrock, which was encountered in all the test borings and test pit excavations at depths ranging from 2 to 20 ft bgs. The rock was cored in five of the eight borings for a depth of five feet. The rock recovered from the coring operation was identified as slightly fractured gray, white gneiss.
- Groundwater was reportedly not encountered in any of the borings.

***Phase I Environmental Site Assessment (ESA), prepared by Merritt Environmental Consulting Corp. (MECC), prepared for Spaxel Development, LLC, 6 August 2020***

MECC completed a Phase I ESA for the Site for Spaxel Development, LLC in August 2020. The Phase I ESA noted the following RECS:

- According to the historical sources reviewed, the 1301-1307 portion of the Site was occupied by an electroplating building and carpet cleaner during the years 1940-1965. In addition, according

to the sources reviewed, the 1321 Webster Avenue portion of the Site was a commercial drycleaner during the years 1965-1978.

- The Site was then occupied by a gasoline station during the years 1989-2013. As discussed in the Historical Recognized Environmental Condition (HREC) section, historical USTs and impacted soil were removed and remediation was completed under Spill No. 0001454. MECC has been provided with NYSDEC Spill Closure Notice for Spill No. 0001454 which was issued on January 29, 2016.
- Due to the limits of a Phase I ESA and as previous investigations /remediation focused primarily petroleum related impacts, MECC cannot determine if any of the drycleaning, manufacturing and electroplating tenants utilized solvents such as PCE as part of their historical operations. Mishandling of such chemicals can lead to spills or discharges that would impact the subsurface quality of the property and potential vapor issues for any future structures. This constitutes a REC.

The Phase I ESA also noted an HREC associated with two NYSDEC spill events, spill numbers 0001454 and 9807143.

***Focused Subsurface Site Investigation (FSSI), prepared by MECC, prepared for Spaxel Development, LLC, 17 August 2020***

MECC performed an FSSI at the Site to determine if the former on-Site gasoline station, electroplating operation, and/or dry cleaning operation adversely impacted the environmental conditions at the Site. The investigation was performed on 11 August 2020 and included the installation of six soil borings to depths between 3.5 and 15 ft bgs in the parking lot area of the Site; the installation of one temporary well to 15 ft bgs at soil boring B1 within the area of three previously removed gasoline USTs in the southern portion of the Site; and the collection of six grab soil samples and one groundwater sample for laboratory analysis. All soil samples were analyzed for VOCs and two soil samples were analyzed for Target Analyte List Heavy Metals (TAL Metals). The groundwater sample was analyzed for VOCs and dissolved TAL Metals.

Field observations and laboratory analytical results are summarized below:

- The stratigraphy of the Site, from the surface down, generally consisted of fill material composed of medium-grained sand with rock fragments, concrete fragments, and crushed brick with trace wood underlain by bedrock which was encountered at depths ranging from 3.5 to 8 ft bgs in five of the six soil borings. Bedrock was not encountered in soil boring B1, which was installed in the area of the three previously removed USTs. A water-bearing deposit was encountered in the unconsolidated material above bedrock in boring B1 at a depth of approximately 12.4 ft bgs. Additionally, a petroleum-like odor and PID reading of 80 parts per million (ppm) was observed at the soil/groundwater interface in soil boring B1. No water-bearing zones were encountered above bedrock in the remaining five borings installed at the Site.
- Soil analytical results were compared to NYSDEC Title 6 NYCRR Part 375 UUSCOs and/or CP-51 Soil Cleanup Guidance (SCG).



- VOCs, including CVOCs (specifically PCE) and petroleum-related VOCs, were detected in soil samples B3 and B4; however, no VOCs were detected at concentrations above the UUSCOs and/or CP-51 SCG in any soil samples collected.
- Soil samples B2 8' and B3 5'-6' were analyzed for TAL Metals. Six metals were detected at concentrations above UUSCOs and/or CP-51 SCGs in soil sample B3 5'-6', including chromium at a concentration of 120 mg/kg, hexavalent chromium at a concentration of 7.8 mg/kg, copper at a concentration of 97 mg/kg, lead at a concentration of 180 mg/kg, nickel at a concentration of 770 mg/kg, and zinc at a concentration of 170 mg/kg. No other TAL Metals were detected above UUSCOs and/or CP-51 SCGs in B3 5'-6'. No TAL Metals were detected above UUSCOs and/or CP-51 SCG in soil sample B2 8'.
- Groundwater results were compared to New York State Department of Health (NYSDOH) Maximum Contaminant Level for drinking water and/or AWQS standards.
  - Nine VOCs (specifically petroleum-related VOCs) were detected at concentrations above applicable standards in groundwater sample B1GW, including 1,2,4-trimethylbenzene (40 µg/L), 1,3,5-trimethylbenzene (10 µg/L), ethylbenzene (10 µg/L), total xylenes (120 µg/L), naphthalene (11 µg/L), n-butylbenzene (17 µg/L), n-propylbenzene (8.7 µg/L), sec-butylbenzene (12 µg/L), and toluene (24 µg/L). Additionally, CVOCs (including PCE, TCE, and cis-1,2-dichloroethene) were detected above laboratory detection limits but below applicable standards in B1GW. No other VOCs were detected above applicable standards in this groundwater sample.
  - Three dissolved metals were detected above the AWQS in groundwater sample B1GW, including antimony (3.2 µg/L), manganese (340 µg/L), and sodium (65,000 µg/L). No other dissolved metals were detected above the AWQS in this groundwater sample.

***Groundwater Monitoring Well Sampling & Laboratory Analysis, 1301-1321 Webster Avenue, Prepared by MECC, Prepared for Spaxel Development, LLC, 29 September 2020 and Findings Letter, Prepared by MECC, Prepared for Spaxel Development, LLC, 25 September 2020***

MECC prepared a groundwater monitoring well sampling and laboratory analysis report for Spaxel Development, LLC on 29 September 2020 which included the installation and sampling of two (2) bedrock groundwater monitoring wells to determine if an elevated concentration of PCE exists in bedrock groundwater. One monitoring well was installed on the eastern portion of the Site where the former dry cleaner was present, and the second monitoring well was installed on the western portion of the Site. Analytical results indicated that PCE was detected at a concentration of 120 ppb in the well near the former dry cleaner facility and at a concentration of 78 ppb in the well on the western portion of the Site. MECC indicated that PCE concentrations were a concern if future development was proposed at the Site and recommended further investigation.

MECC completed a findings letter for Spaxel Development, LLC on 25 September 2020 outlining the results of the investigation.

***Draft Limited Phase II Environmental Site Assessment Report, prepared by Vektor Consultants, LLC (Vektor), prepared for First Class Management & Development LLC, 15 July 2024***

Vektor completed a Limited Phase II ESI at the Site in July 2024 to evaluate the extent of chlorinated solvents in soil vapor and soil beneath the Site due to the presence of former drycleaning operations. The investigation included the installation of four soil borings to depths between approximately 1.5 and 5 ft bgs and six temporary soil vapor probes to depths between approximately 4 and 10 ft bgs (depending on bedrock/refusal depths), and the collection of associated soil and soil vapor samples. A total of four soil samples, six soil vapor samples, and one ambient air sample were collected. Each of the four soil samples were analyzed for VOCs and one soil sample (SB-4) was analyzed for SVOCs. Soil vapor samples were analyzed for VOCs. Field observations and laboratory analytical results are summarized below:

#### *Soil*

- Fill generally consisting of brown fine- to medium-grained sand with varying amounts of brick, fine gravel, dark brown medium- to coarse-grained sand, and silt, was observed from the surface to depths between 1.5 to 5 ft bgs (where refusal was encountered). PID readings ranged from 0.0 ppm to 3.6 ppm in the soil samples. Groundwater was reportedly not encountered during the Phase II investigation. Groundwater is anticipated to flow to the east towards the Bronx River.
- Soil analytical results were compared to NYSDEC Title 6 NYCRR Part 375 UUSCOs and RRSCOs.
  - One VOC, PCE, was detected in all four soil samples at concentrations below its respective UUSCO (maximum concentration of 0.19 mg/kg). No VOCs were detected above applicable criteria in any soil sample collected.
  - Seven SVOCs, specifically PAHs, were detected above UUSCOs in SB-4, including benzo(a)anthracene (2.14 mg/kg), benzo(a)pyrene (2.18 mg/kg), benzo(b)fluoranthene (3.06 mg/kg), benzo(k)fluoranthene (0.968 mg/kg), chrysene (2.03 mg/kg), dibenzo(a,h)anthracene (0.41 mg/kg), and indeno(1,2,3-cd)pyrene (1.87 mg/kg). Of these, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene also exceeded their respective RRSCOs in SB-4. No other SVOCs were detected above UUSCOs and/or RRSCOs in SB-4.

#### *Soil vapor*

- Soil vapor samples collected during the investigation were compared to the compounds listed in Table 3.1 of the Air Guideline Values (AGVs) Derived by the NYSDOH located in the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion dated October 2006. Results showed trace to moderate concentrations of petroleum-related VOCs and elevated concentrations of CVOCs in all soil vapor samples.
  - Total BTEX concentrations ranged from 19.7 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in SV-3 to 114.4  $\mu\text{g}/\text{m}^3$  in sample SV-8.
  - PCE was detected in all soil vapor samples, ranging from 200  $\mu\text{g}/\text{m}^3$  in SV-6 to 18,000  $\mu\text{g}/\text{m}^3$  in SV-1. TCE was detected in all soil vapor samples, ranging from 2.5  $\mu\text{g}/\text{m}^3$  in SV-6 to 200  $\mu\text{g}/\text{m}^3$  in SV-1. These concentrations exceed their respective NYSDOH AGVs for PCE and TCE. SV-1 was located in the former drycleaning area (i.e. the suspected source

area in the northern portion of the Site), and SV-6 was located in the southern portion of the Site.

The Phase II ESI indicates that prior to this sampling event, Vektor conducted a focused soil vapor investigation on behalf of Keren Star Management in June 2024 to evaluate the subsurface conditions at the Site. Two soil vapor probes were installed in the former dry-cleaning area to a maximum depth of 2.5 ft bgs and two soil vapor samples were collected. Additionally, one ambient background air sample was collected. Elevated concentrations of CVOCs were detected, as were trace concentrations of petroleum-related VOCs. Vektor recommended further investigation to delineate the horizontal extent of the soil vapor contamination at the Site.

***ASTM Phase I Environmental Site Assessment Report, Prepared by Haley & Aldrich of New York, Prepared for Webster Plaza NY LLC, December 2024.***

Haley & Aldrich of New York completed a Phase I ESA for the Site in December 2024. The December 2024 Phase I ESA identified the following Recognized Environmental Conditions (RECs), Historical Recognized Environmental Condition (HREC), *De Minimis* Condition, and Other Findings were identified in connection with the Site:

- REC #1: Historical Uses of the Subject Property for Manufacturing, Drycleaning, and Auto-Related Purposes
- REC #2: Documented Subsurface Contamination at the Subject Property
- HREC #1: Closed Spill Case Associated with Former Leaking UST (Spill #0001454)
- *De Minimis* Condition #1: Poor Housekeeping and Minor Staining
- Other Finding #1: Historical Use of North Adjacent Property
- Other Finding #2: Regulatory Closure of Petroleum Bulk Storage Tanks

## SECTION IV.2: SAMPLING DATA

**Soil Summary Table**

Analytes > UUSCOs/RRSCOs	Detections > UUSCOs/RRSCOs	UUSCO (ppm)	RRSCO (ppm)	Maximum Soil Concentration (ppm)	Depth (ft bgs)
Benzo(a)anthracene	1	1	1	2.14	1-2
Benzo(a)pyrene	1	1	1	2.18	1-2
Benzo(b)fluoranthene	1	1	1	3.06	1-2
Benzo(k)fluoranthene	1	0.8	3.9	0.968	1-2
Dibenzo(a,h)anthracene	1	0.33	0.33	0.41	1-2
Indeno(1,2,3-cd)pyrene	1	0.5	0.5	1.87	1-2
Trivalent Chromium	1	30	180	120	5-6
Hexavalent Chromium	1	1.0	110	7.8	5-6
Chrysene	1	1	3.9	2.03	1-2
Copper	1	50	270	97	5-6
Lead	1	63	400	180	5-6
Nickel	1	30	310	770	5-6
Zinc	1	109	10,000	170	5-6

**Groundwater Summary Table**

Analytes > AWQS	No. Samples with Detections	AWQS (ppb)	Maximum Groundwater Concentration (ppb)
1,2,4-Trimethylbenzene	1	5	40
1,3,5-Trimethylbenzene	1	5	10
Chloroform	1	7	13
Ethylbenzene	1	5	10
Total Xylenes	1	5	120
Naphthalene	1	10	11
n-Butylbenzene	1	5	17
n-Propylbenzene	1	5	9
Sec-Butylbenzene	1	5	12
Tetrachloroethene	2	5	120
Toluene	1	5	24
Antimony, Dissolved	1	3	3.2
Manganese, Dissolved	1	300	340
Sodium, Dissolved	1	20,000	65,000

**Soil Vapor Summary Table**

Analyte Detections (CVOCs and BTEX)*	No. Samples with Detections	Max Detection (µg/m³)	Type
Benzene	9	31	Soil Vapor
Carbon tetrachloride	1	0.55	Outdoor Ambient air
Cis-1,2-Dichloroethene	5	55	Soil Vapor
Ethylbenzene	3	59	Soil Vapor
Methylene chloride	1	0.89	Outdoor Ambient air
Tetrachloroethene	9	18,000	Soil Vapor
Toluene	9	35	Soil Vapor

Trichloroethene	9	200	Soil Vapor
Vinyl Chloride	1	3.9	Soil Vapor
Total Xylenes	5	40	Soil Vapor

**Notes:**

\*Only showing benzene, toluene, ethylbenzene, and xylenes (BTEX) and the eight CVOCs (carbon tetrachloride, 1,1-dichloroethene, cis-1,2-dichloroethene, trichloroethene, methylene chloride, tetrachloroethene, 1,1,1-trichloroethane, and vinyl chloride) used to total for soil vapor

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives

ft bgs = feet below grade surface

ppm = parts per million

ppb = parts per billion

µg/m<sup>3</sup> = Microgram per cubic meter

### SECTION IV.3: SAMPLING DATA

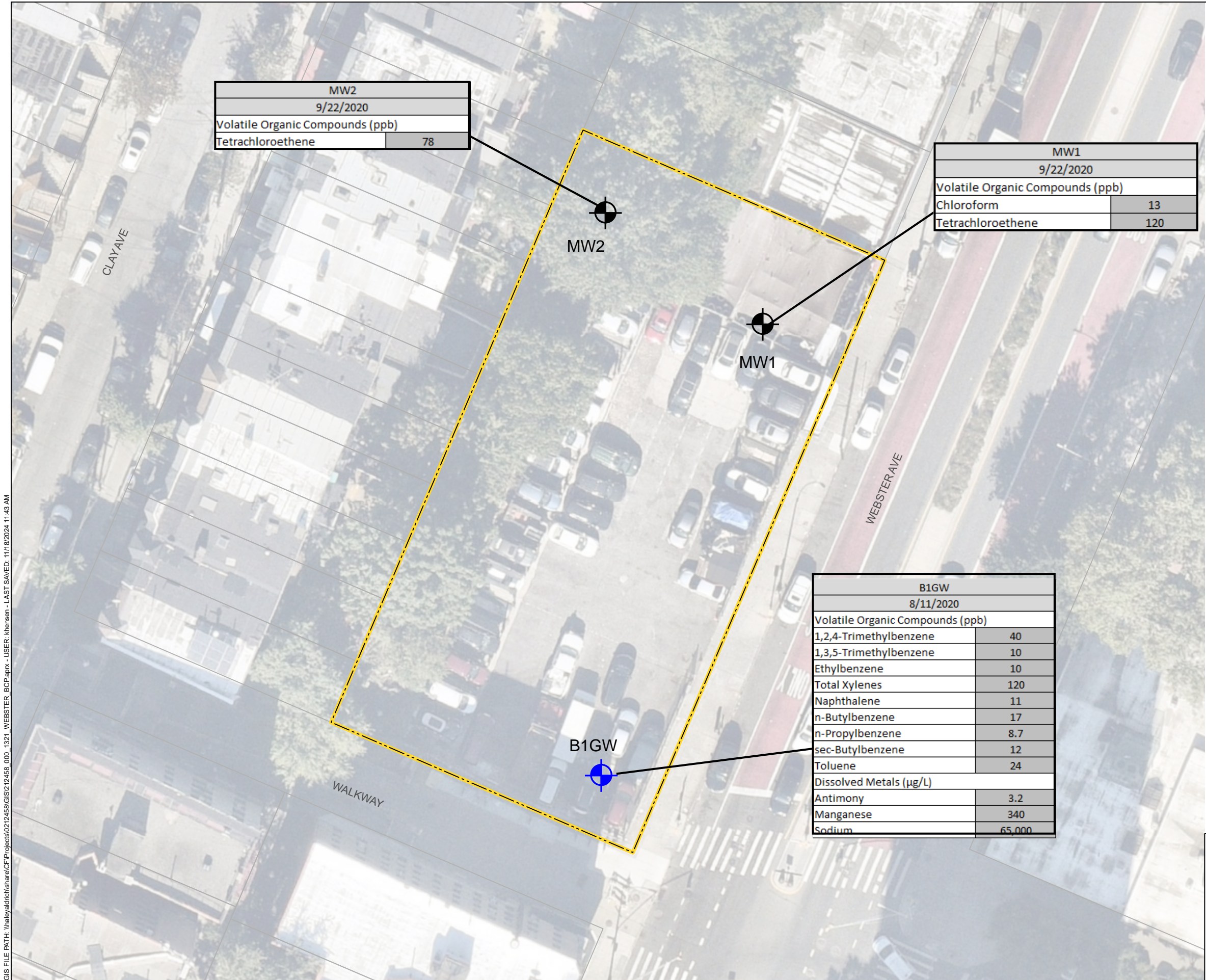
For each impacted medium above, refer to Figures 7 through 9 below which include detailed information requested in Application Section IV.3.







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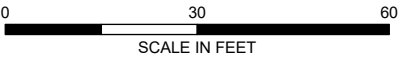
LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- AUGUST 2020 FOCUSED SUBSURFACE SITE INVESTIGATION MONITORING WELL LOCATION
- SEPTEMBER 2020 MONITORING WELL LOCATION

New York TOGS 1.1.1 Ambient Water Quality Standards	
Volatile Organic Compounds (ppb)	
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Chloroform	7
Ethylbenzene	5
Total Xylenes	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
sec-Butylbenzene	5
Tetrachloroethene	5
Toluene	5
Dissolved Metals (ppb)	
Antimony	3
Manganese	300
Sodium	20,000

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024
4. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1. AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (AWQS)
5. RESULTS SHADED GRAY EXCEED NYSDEC AWQS



**HALEY  
ALDRICH**

FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

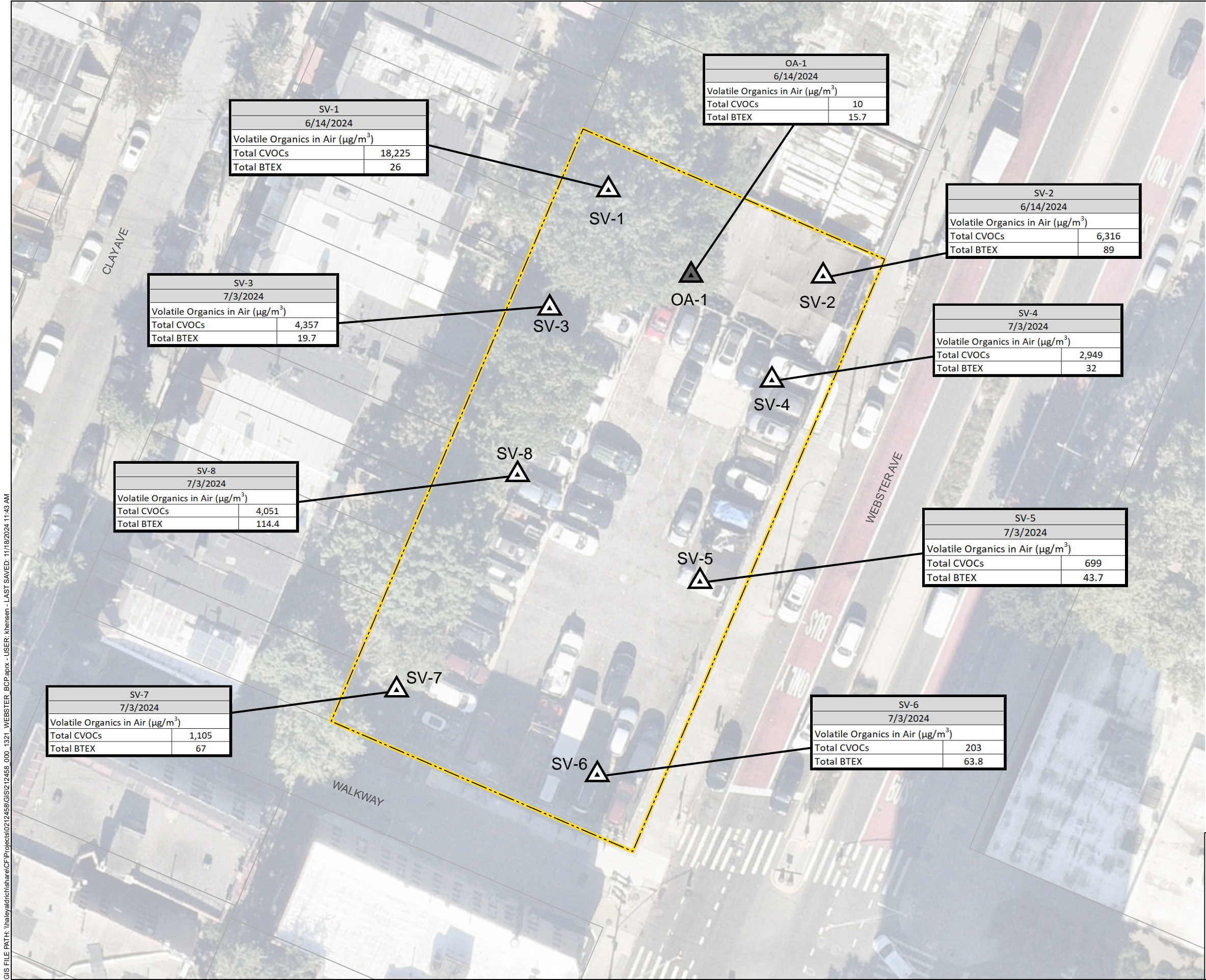
GROUNDWATER ANALYTICAL DATA

DECEMBER 2024

FIGURE 8



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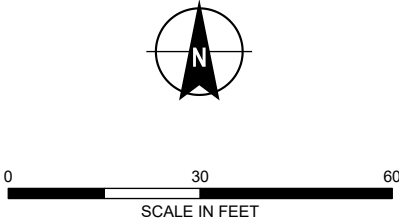


LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- JULY 2024 LIMITED PHASE II SOIL VAPOR LOCATION
- JULY 2024 LIMITED PHASE II OUTDOOR AIR SAMPLE LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



HALEY  
ALDRICH

FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

SOIL VAPOR ANALYTICAL DATA

DECEMBER 2024






FIGURE 9



C:\GIS\FILE PATH\Hale Aldrich\share\CF\Projects\0212458\GIS\212458\_000\_1321 WEBSTER BCP.aprx - USER: khensen - LAST SAVED: 11/19/2024 11:45 AM

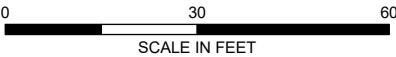


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY
-  FORMER MONITORING WELL LOCATION
-  FORMER INJECTION WELL LOCATION
-  FORMER EXTRACTION WELL LOCATION

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024
4. LOCATIONS ARE APPROXIMATE AND REFERENCED FROM ARCADIS QUARTERLY GROUNDWATER MONITORING REPORTS FROM 2010 THROUGH 2014.
5. MONITORING WELLS MW-4 AND MW-6 WERE ABANDONED IN 2004
6. REMAINING WELLS WERE ABANDONED IN 2016.



**HALEY  
ALDRICH**

FORMER BICTOS WEBSTER CLEANERS  
1321 WEBSTER AVENUE  
BRONX, NEW YORK

**FORMER MONITORING WELL  
LOCATION MAP**

DECEMBER 2024

**FIGURE 10**



**ATTACHMENT E**

**Section V: Requestors' Information**



## SECTION V: REQUESTORS' INFORMATION

The entity requesting enrollment in the BCP (the Requestor) is Webster Plaza NY LLC. The manager and authorized representative of Webster Plaza NY LLC is Shlomo Karpen.

The contact information for the Requestor is:

Shlomo Karpen  
Webster Plaza NY LLC  
329 Hewes Street, 3<sup>rd</sup> Floor  
Brooklyn, New York 11211  
Phone: 718-302-7005 ext. 103  
Email: [Louis.Handler@gmail.com](mailto:Louis.Handler@gmail.com)

The Site is currently owned by First Class Management & Development, LLC. The Requestor seeks to purchase the Site and has been granted full access from First Class Management & Development, LLC to take all actions necessary to enter and carry out the obligations of the BCP. A letter confirming access permission between the current Site owner and the Requestor has been executed. A copy of the access agreement is included as an attachment.

The current members of Webster Plaza NY LLC include:

- Shlomo Karpen
- Norman Strulewitz

All BCP submittal documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10 Section 1.5.

The Requestor certifies its eligibility as a Volunteer. The Requestor or any entities affiliated with the Requestor do not have, nor have they ever had, a relationship with the current owning entity, or with prior owners or operators of the Site that may have contributed to the existing contamination.



# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details



**ENTITY NAME:** WEBSTER PLAZA NY LLC

**DOS ID:** 7345138

**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:** 06/05/2024

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 06/05/2024

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** ALBANY

**NEXT STATEMENT DUE DATE:** 06/30/2026

**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:** WEBSTER PLAZA NY LLC

**Address:** PO BOX 10873, ALBANY, NY, UNITED STATES, 12201

**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

**First Class Management & Development, LLC**

215-15 Northern Boulevard, Suite 301  
Bayside, New York 11361

December 12, 2024

Mr. Shlomo Karpen  
Webster Plaza NY LLC  
329 Hewes Street  
Brooklyn, New York 11211

RE: Site Access to Perform Brownfield Cleanup Program Work  
1321 Webster Avenue, Bronx NY 10468 (the "Property")

Dear Mr. Karpen:


As you are aware, First Class Management & Development, LLC is the owner of the Property ("OWNER"). By this letter, OWNER acknowledges that Webster Plaza NY LLC, the prospective purchaser of the Property ("DEVELOPER") is applying to enter the Property into the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP") Site.

In the event NYSDEC admits the Property into the BCP, this letter confirms that OWNER grants DEVELOPER and its contractors access to the Property to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, including the recording of an environmental easement, subject to review and approval of OWNER, if required, until such time as the NYSDEC issues a Certificate of Completion.

By execution of this site access agreement letter, OWNER hereby acknowledges that it has granted site access to DEVELOPER for this purpose.

Sincerely,

**First Class Management & Development, LLC**

DocuSigned by:  
  
971D21F36F0F44F...  
By: \_\_\_\_\_  
Michael Abramov  
Authorized Signatory

## **ATTACHMENT F**

### **Section VI: Requestors' Eligibility Information**

## SECTION VI: REQUESTOR'S ELIGIBILITY INFORMATION

### ***Volunteer Status***

The Requestor, Webster Plaza NY LLC, qualifies as a "Volunteer" in the BCP because (i) the Requestor is an unrelated third-party LLC and neither it nor its members has any direct connection with the current owner of the Site, or with any prior owner or operator, and (ii) the Requestor did not cause, contribute, or permit the disposal of any contaminants at the Site, or control the Site when such contamination occurred. The Requestor commissioned a Phase I ESA for the purposes of conducting all appropriate inquiry prior to occupying the Site and intends to address any Site contamination via the BCP. Requestor did not observe and is not aware of any continuing release, and will take necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site, such as enrolling in the BCP to remediate the Site. As such, the Requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).



**ATTACHMENT G**

**Section IX: Current Property Owner/Operator Information**

## SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

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

First Class Management & Development, LLC is the current owner of 1321 Webster Avenue. The Requestor, Webster Plaza NY LLC, is in the process of acquiring the Site. An executed agreement confirming access permission between the Requestor and First Class Management & Development, LLC, granting full access to take all actions necessary to enter into and carry out the obligations of the BCP is attached. The Site is currently improved with an asphalt-paved parking lot that encompasses the Site footprint, a temporary structure utilized as an office space associated with parking operations, and tire storage is located on the northern portion of the Site.

### ***Previous Owners and Operators***

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

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
5/4/2016	Deed	1303 Webster Avenue Realty Corp	P.O. Box 29, Riverside, CT 06878	First Class Management & Development, LLC	None
11/30/1978	Deed	Rita Werner	707 Sycamore Lane, Glencoe, IL 60022	1303 Webster Avenue Realty Corp	None

Reference: ACRIS - <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>.

Previous owner information prior to 1978 is not available.

A list of current and previous operators of 1321 Webster Avenue is provided in the below table:

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Parking	Operator (2019-present)	1321 Webster Avenue, Bronx, NY	None
Gasoline filling station	Operator (1989-at least 2015)	1309-1317 Webster Avenue, Bronx, NY	None
Laundry and Dry Cleaning	Operator (1977-at least 1979)	1319-1321 Webster Avenue, Bronx, NY	None
Store	Operator (1977-at least 1981)	1301-1317 Webster Avenue, Bronx, NY	None
Bictos-Webster Inc (Dry Cleaner)	Operator (1969-1975)	1321 Webster Avenue, Bronx, NY	None
CLAREMONT VILLAGE CLEANING CENTER	Operator (1965-at least 1979)	1321 Webster Avenue, Bronx, NY	None
ADRO TOOL & MFG CORP. and METAL INLAYS CORP.	Operator (at least 1961)	1321 Webster Avenue, Bronx, NY	None
PARAGON TOOL & DIE CO INC.	Operator (at least 1956)	1321 Webster Avenue, Bronx, NY	None
Electroplating facility, carpet cleaner, carpenter, machine shop and office	Operator (at least 1951)	1301 to 1321 Webster Avenue, Bronx, NY	None
METAL & WOOD PRESERVING CO.	Operator (at least 1949)	1321 Webster Avenue, Bronx, NY	None
Macon Bldrs Supl Corp	Operator (at least 1940)	1321 Webster Avenue, Bronx, NY	None

Reference: The EDR City Directory Abstract, Sanborn Map Report, and Aerial Photographs (Haley & Aldrich of New York Phase I ESA)

## **ATTACHMENT H**

### **Section XI: Contact List Information and Acknowledgement from Repository**

## SECTION XI – CONTACT LIST INFORMATION

### SITE CONTACT LISTS

#### *Executive*

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	<a href="https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page</a>
Bronx Borough President	Vanessa L. Gibson	718-590-3557	851 Grand Concourse, 3rd Floor Bronx, New York 10451	<a href="https://bronxboropres.nyc.gov/contact/">https://bronxboropres.nyc.gov/contact/</a>
Bronx Director of Planning and Development	Juton M. Horstman	718-590-3514	851 Grand Concourse, 3rd Floor Bronx, New York 10451	<a href="mailto:jhorstman@bronxbp.nyc.gov">jhorstman@bronxbp.nyc.gov</a>
Director of the Mayor's Office of Environmental Coordination	Hilary Semel	212-788-6801	100 Gold Street – 2 <sup>nd</sup> Floor New York, NY 10038	<a href="https://a002-epic.nyc.gov/community/home">https://a002-epic.nyc.gov/community/home</a>
Bronx Community Board 4 Chairperson	Beverly Bond	718-299-0800	1650 Selwyn Avenue, Suite 11A, Bronx, NY 10457	<a href="mailto:bx04@cb.nyc.gov">bx04@cb.nyc.gov</a>
NY Senate District 32 Senator	Luis R. Sepúlveda	718-991-3161	975 Kelly Street Suite 203 Bronx, NY 10459	<a href="mailto:sepulveda@nysenate.gov">sepulveda@nysenate.gov</a>
NY State Assembly District 077 Member	Landon C. Dais	718-538-2000	910 Grand Concourse Suite 1JK Bronx, NY 10451	<a href="mailto:daisl@nyassembly.gov">daisl@nyassembly.gov</a>

#### *Owners, Residents, Occupants*

The Site is currently operating as a parking lot. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
First Class Management & Development, LLC	Michael Abramov	347-546-4426	87-10 Northern Boulevard, Flushing, New York, 11372	michael@rjcapny.com

Operator	Contact Name	Phone	Mailing Address	Email
GR Parking Inc.	Michael Abramov	347-546-4426	1321 Webster Avenue, Bronx, New York 10456	michael@rjcapny.com

#### *Adjacent Properties*

Below is a list of the adjoining properties which are also detailed on Figure 3.



Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Webster Industrial Development Corp.	Not Available	Commercial and Office Buildings	1325 Webster Avenue, Bronx, NY 10456	305 North Avenue, New Rochelle, New York 10801
Department of Housing and Urban Development	Not Available	Multi-Family Elevator Buildings	1320 Webster Avenue, Bronx, NY 10456	26 Federal Plaza, New York, NY 10278
Luis M. Figueroa, Sr. As Trustee	Luis M. Figueroa, Sr.	Mixed Residential and Commercial Buildings	1275 Webster Avenue, Bronx, NY 10456	1275 Webster Avenue, Apt. 5, New York, NY 10456
ABM Realty 1 LLC	Not Available	Multi-Family Walk-Up Buildings	1320 Clay Avenue, Bronx, NY 10456	64-44 Saunders Street, Rego Park, NY 11374
Ernesto Vargas	Ernesto Vargas	Multi-Family Walk-Up Buildings	1318 Clay Avenue, Bronx, NY 10456	1040 Gerrard Avenue, Bronx, NY 10452
Joselyn Martinez	Joselyn Martinez	One- and Two-Family Buildings	1316 Clay Avenue, Bronx, NY 10456	1316 Clay Avenue, Bronx, NY 10456
Solomon Green	Solomon Green	Multi-Family Walk-Up Buildings	1314 Clay Avenue, Bronx, NY 10456	90 Penn Street, Brooklyn, NY 11249
Shay Alon 3241 LLC	Not Available	One- and Two-Family Buildings	1312 Clay Avenue, Bronx, NY 10456	100 Merrick Road STE 400E, Rockville Centre, NY 11570
1310 Clay Ave LLC	Not Available	Multi-Family Walk-Up Buildings	1310 Clay Avenue, Bronx, NY 10456	117 South 4 <sup>th</sup> Street, New Hyde Park, NY 11040
Barbara Auguste	Barbara Auguste	Multi-Family Walk-Up Buildings	1308 Clay Avenue, Bronx, NY 10456	1308 Clay Avenue, Bronx, NY 10456
Evelyn Davis	Evelyn Davis	Multi-Family Walk-Up Buildings	1306 Clay Avenue, Bronx, NY 10456	2310 Creston Avenue, Bronx, NY 10468
Rockfort Holdings LLC	Not Available	Multi-Family Walk-Up Buildings	1304 Clay Avenue, Bronx, NY 10456	41 State Street, Suite 112, Albany, NY 12207
Mary Anderson	Mary Anderson	Multi-Family Walk-Up Buildings	1302 Clay Avenue, Bronx, NY 10456	44 Clason Point Lane, Bronx, NY 10473
Lassana Traore	Lassana Traore	One- and Two-Family Buildings	1300 Clay Avenue, Bronx, NY 10456	1300 Clay Avenue, Bronx, NY 10456

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

Owner/Entity Name	Type	Address	Phone	Website
New12 The Bronx	Online & Newsletter	930 Soundview Avenue, Bronx, NY 10473	718-86106800	<a href="https://bronx.news12.com/?region=bronx">https://bronx.news12.com/?region=bronx</a>
Bronx Times	Print Newspaper & Online	3602 East Tremont Avenue, Bronx, NY 10456	718-260-4593	<a href="https://www.bxtimes.com/">https://www.bxtimes.com/</a>

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

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Chief Operating Officer	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	75 Park Pl, New York, NY 10007	212-788-5889	Not Available

### ***Additional Requests***

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

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

The following schools or day care facilities are located within a ½-mile radius of the Site:

<b>School/Day Care Name</b>	<b>Approximate distance from Site in feet and (directional)</b>	<b>Administrator</b>	<b>Phone</b>	<b>Address</b>
PS 53 The Basheer Quisim School	930 (southwest)	Sharda Flores	718-681-7276	360 E 168th Street, Bronx, NY 10456
Harriet Tubman Charter School	1,100 (southeast)	Cleveland Person	718-537-9912	3565 Third Avenue, Bronx, NY 10456
PS 128 Success Academy Charter School	1,200 (northeast)	Katie Huntington	718-681-6227	450 St Pauls Place, Bronx, NY 10456
Author's Academy	2,130 (southeast)	Unknown	718-589-3058	1260 Franklin Avenue, Bronx, NY 10456
Mott Hall III	2,275 (northeast)	Unknown	718-842-6138	580 Crotona Park S, Bronx, NY 10456
PS 042 The Claremont School	2,300 (northeast)	Lauren Kish	718-583-7366	1537 Washington Avenue, Bronx, NY 10457
The Family School	2,470 (southwest)	Rowena Penn	718-538-3266	1116 Sheridan Avenue, Bronx, NY 10456
Family Life Academy Middle School	2,550 (southwest)	Susana Rivera-Leon	718-588-2320	316 E 165th Street, Bronx, NY 10456
Early Scholars Group Family Daycare	450 (East)	Unknown	347-818-5610	1348 Webster Avenue, Bronx, NY 10456
Louis A Fickling Child Dev Center	650 (south)	Unknown	718-538-7135	1240 Webster Avenue, Bronx, NY 10456
STAR BURST Group Family Daycare	1,085 (southwest)	Unknown	347-590-1383	288 E 168th Street, Bronx, NY 10456
Jackie's Loving Arms Daycare, INC.	1,110 (east)	Unknown	347-726-5660	3603 Third Avenue, Bronx, NY 10456
LOTS OF TOTS DAYCARE CORP.	1,250 (west)	Unknown	347-297-0978	1279 Morris Avenue, Bronx, NY 10456
Aleen Logan Pre-School Center	1,500 (north)	Unknown	718-293-1530	1450 Webster Avenue, Bronx, NY 10456
Mi Segundo Hogar Day Care Inc	1,600 (southwest)	Unknown	347-242-9031	1185 Morris Avenue, Bronx, NY 10456
Little Exploradores Daycare	1,670 (west)	Unknown	646-515-8172	1254 Sherman Avenue, Bronx, NY 10456
Madolin Group Family Daycare	1,685 (west)	Unknown	646-303-8549	1296 Sheridan Avenue, Bronx, NY 10456
Children's Circle Day Care Center	1,800 (east)	Unknown	718-378-1330	1332 Fulton Avenue, Bronx, NY 10456
Ready Set Learn Childcare Center	1,700 (southeast)	Unknown	718-665-1234	3467 Third Avenue, Bronx, NY 10456
Little Toddlers Group Family Daycare	1,800 (west)	Unknown	347-771-0292	1305 Sheridan Avenue, Bronx, NY 10456
Friendly Faces Group Family Daycare	1,100 (west)	Unknown	718-708-6233	1304 Morris Avenue, Bronx, NY 10456
Scribbles Daycare #2	1,850 (west)	Unknown	347-513-3139	1269 Sheridan Avenue, Bronx, NY 10456
Lil Busy Bee Scholars Daycare LLC	2,010 (east)	Unknown	718-618-0688	605 E 169th Street, Bronx, NY 10456
Brishay Day Care	2,015 (west)	Unknown	347-297-3535	1210 Sheridan Avenue, Bronx, NY 10457
Mi Nido Group Family Day Care	2,065 (west)	Unknown	646-281-5349	1250 Grand Concourse, Bronx, NY 10456
Happy Children Group Family Daycare	2,100 (southwest)	Unknown	347-597-5445	312 E 166th Street Apt 1, Bronx, NY 10456
Gloria's Daycare	2,120 (northeast)	Unknown	475-476-1794	588 E 170th Street Apt 1, Bronx, NY 10456
Magical Adventures Daycare	2,460 (northeast)	Unknown	917-982-4351	3813 Third Avenue, Bronx, NY 10457

**Document Repository**

Documentation of the confirmation from the New York Public Library (NYPL) – High Bridge Branch, and the Bronx Community Board 4 to act as document repositories is attached.

Owner/Entity Name	Contact	Address	Phone	Email
Bronx Community Board 4	Beverly Bond	1650 Selwyn Avenue, Suite 11A, Bronx, NY 10457	718-299-0800	<a href="mailto:bx04@cb.nyc.gov">bx04@cb.nyc.gov</a>
New York Public Library – High Bridge Branch	Managing Librarian	78 W 168th Street Bronx, NY 10452	718-293-7800	<a href="mailto:highbridge@nypl.org">highbridge@nypl.org</a>

## **Acknowledgement from the Bronx Community Board 4 to Act as Document Repository**





H & A OF NEW YORK ENGINEERING  
AND GEOLOGY, LLP  
213 W 35<sup>th</sup> Street  
7<sup>th</sup> Floor  
New York, NY 10001  
Tel: 646.277.5685

18 November 2024  
File No. 0212458-000

Bronx Community Board 4  
1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457  
Via email: bx04@cb.nyc.gov  
Attn: District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
Bictos Webster Cleaners  
1321 Webster Avenue  
Bronx, NY 10456

Dear District Manager:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Webster Plaza NY LLC, is requesting use of the Bronx Community Board 4 as a document repository for the anticipated project located at 1321 Webster Avenue, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 984-5064.

Thank you,  
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Nicole A. Mooney  
Project Geologist

The Bronx Community Board 4 is willing to act as a public document repository holding and making available of all provided environmental documents related to the Bictos Webster Cleaners Brownfield Cleanup Project.

Name \_\_\_\_\_

Title \_\_\_\_\_

12-9-2024

Date



**Acknowledgement from the New York Public Library – High Bridge Branch to Act as Document Repository**





H & A OF NEW YORK ENGINEERING  
AND GEOLOGY, LLP  
213 W 35<sup>th</sup> Street  
7<sup>th</sup> Floor  
New York, NY 10001  
Tel: 646.277.5685

18 November 2024  
File No. 0212458-000

New York Public Library – High Bridge Branch  
78 West 168th Street  
Bronx, NY 10452  
Via email: highbridge@nypl.org  
Attn: Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
Bictos Webster Cleaners  
1321 Webster Avenue  
Bronx, NY 10456

Dear Managing Librarian:


H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Webster Plaza NY LLC, is requesting use of the New York Public Library – High Bridge Branch as a document repository for the anticipated project located at 1321 Webster Avenue, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 984-5064.

Thank you,  
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Nicole A. Mooney  
Project Geologist

The New York Public Library – High Bridge Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the Bictos Webster Cleaners Brownfield Cleanup Project.

Cristian Beinoso Montes   
Name

12/06/2024  
Date

Library Manager  
Title