



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. 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, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: Former Bictos Webster Cleaners, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME Former Bictos Webster Cleaners

ADDRESS/LOCATION 1321 Webster Avenue

CITY/TOWN Bronx ZIP CODE 10456

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

COUNTY Bronx SITE SIZE (ACRES) 0.450

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, provided in electronic format, 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 DEC's website for more information) If yes, identify census tract: 017702 Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<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 checked="" type="radio"/>	<input type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: <u>C203186</u>		<input checked="" type="radio"/>	<input 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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N						
		<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.									
Initials of each Requestor: _____									

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R7-1/C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER First Class Management & Development, LLC		
CONTACT NAME Michael Abramov		
ADDRESS 9881 Queens Boulevard, Suite 1601		
CITY Rego Park	STATE NY	ZIP CODE 11374
PHONE (347) 546-4426	EMAIL michael@rjcapny.com	
OWNERSHIP START DATE 5/4/2016		
CURRENT OPERATOR GR Parking Inc.		
CONTACT NAME Michael Abramov		
ADDRESS 9881 Queens Boulevard, Suite 1601		
CITY Rego Park	STATE NY	ZIP CODE 11374
PHONE (347) 546-4426	EMAIL michael@rjcapny.com	
OPERATION START DATE 2019		

SECTION VI: Property's Environmental History

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

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input 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 checked="" 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: **NA**

- 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

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input 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 VII: Requestor Information				
NAME First Class Management & Development, LLC				
ADDRESS 9881 Queens Boulevard, Suite 1601				
CITY/TOWN Rego Park		STATE NY	ZIP CODE 11374	
PHONE (347) 546-4426	EMAIL 347-546-4426			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<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 DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Michael Abramov			
ADDRESS 9881 Queens Boulevard, Suite 1601			
CITY Rego Park		STATE NY	ZIP CODE 11374
PHONE (347) 546-4426	EMAIL michael@rjcapny.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Ruijie Xu			
COMPANY HydroTech Environmental Engineering and Geology, DPC			
ADDRESS 231 West 29th Street Suite 1104			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (631) 229-7090	EMAIL rxu@hydrotechenvironmental.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George C. D. Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com		

SECTION IX: 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 with supporting documentation.

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

SECTION X: 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"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

VOLUNTEER

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

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

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



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

Yes

No

N/A

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 XI: Property Eligibility Information		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <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"/>
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 XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Managing Member (title) of First Class Management & Development, 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: 4/14/26 _____ Signature:  _____
971D21F36F0F44F...

Print Name: Michael Abramov _____

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

- Project is an Affordable Housing Project – regulatory agreement attached
- Project is planned as Affordable Housing, but agreement is not yet available
- 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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Figure 2: Tax Map

Figure 3: Site and Adjoining Properties

Figure 4: Surrounding Land Use Plan

Figure 5: Zoning Map

Figure 6: FEMA Flood Zone Map

Figure 7: En-Zone Map

Figure 8: Disadvantaged Community Map

Figure 9: Soil Analytical Data

Figure 10: Groundwater Analytical Data

Figure 11: Soil Vapor Analytical Data

Figure 12: Former Monitoring Well Location Map

SUPPLEMENT TO SECTION I – PROPERTY INFORMATION

Site Location

The proposed Brownfield Cleanup Program (BCP) site is located at 1321 Webster Avenue, Bronx, NY 10456 (the “Site”), in the Claremont 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 to the north; Webster Avenue followed by a senior center urgent care facility and a multi-story residential building to the east; East 169th Street 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 site location plan is included in **Figure 1**. A tax map is included in **Figure 2**.

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, 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. An aerial photograph showing the Site and adjoining properties is included on **Figure 3**.

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. A map showing surrounding land use is included in **Figure 4**. A map showing zoning code of the site and surrounding properties is included in **Figure 5**.

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 was first developed in the early 1940s with multiple one-story buildings. The Site was depicted on the 1951 Sanborn Map with multiple one-story buildings labeled as storefronts, an electroplating facility, a carpet cleaner, a carpenter, a machine shop, and an office. Between 1940 and 1961, the Site was occupied by multiple tool and manufacturing shops according to the City Directory labeled as Paragon Tool & Die Company Inc., Adro Tool & Manufacturing Corp., and Metal Inlays Corp. By 1965, the northern portion of the Site operated as a commercial dry-cleaning facility named “Claremont Village Cleaning Center.” Dry-cleaning operations continued at the Site until at least 1979 and by 1980 the dry-cleaning facility was razed. According to the 1984 aerial imagery, the remaining buildings on the Site were razed. By 1989, a gasoline filling station with a fuel island canopy located in the center was depicted on aerial imagery at the Site until at least 2015. According to previous reports, a 550-gallon waste oil underground storage tank (UST) was removed on 24 August 1998 and four 4,000-gallon gasoline USTs and one 4,000-gallon diesel fuel UST associated with the gasoline filling station at the Site were reportedly removed in August 2015. On the 2019 aerial imagery, the Site was depicted as an asphalt paved parking lot. The Site is currently improved with an asphalt-paved parking lot used for parking 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.

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 was not encountered during previous investigations; however, it is anticipated at approximately 35 ft bgs. The inferred regional groundwater flow direction for the area surrounding the Site is 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). The Site is located in Area of Minimal Flood Hazard as defined in the FEMA Flood Zone Map (see **Figure 6**).

Q3 & Q4: Environmental Zone Designation

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

A map showing the En-Zone overlay is included as **Figure 7**. A map showing the disadvantaged community overlay is included as **Figure 8**.

Q8: Previous Investigation and Remediation

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. The 4,000-gallon USTs were installed on 1 December 1987 and are now listed as out of service and the 550-gallon UST is listed as closed and removed as of 1 July 1998.

During removal of the 550-gallon waste oil tank in 1998, 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. The Site is also listed in the Leaking Underground Storage Tanks (LTANKS) database for this incident. According to the LTANKS database listing, in 2003, delineation of groundwater contamination began, and a 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.

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 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. As of 19 June 2012, three rounds of injections were performed. 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 (i.e. IW-2), potentially a result of localized desorption. Therefore, Epsom salt injection events were performed, which resulted in a reduction of BTEX.

According to the July 2024 Phase II Environmental Site Assessment Report, which summarized an Underground Storage Tank Closure Report for Spill #0001454 by Berninger Environmental dated 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 LTANKS database listing indicates that the tanks were encased in concrete and showed no signs of fuel leakage. A total of 57.77 tons of petroleum-impacted soil was removed and it was concluded that delineation of soil contamination had been completed.

Soil boring and monitoring wells installed at the Site suggested that soil contamination was contained to the southeastern portion of the Site where the former USTs were located. 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. Additionally, injection work was completed showing a reduction in BTEX, and LNAPL was no longer detected in any monitoring or injection wells. 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 in regard to the CVOC contamination in soil vapor detected throughout the Site.

In November 2024, a Brownfield Cleanup Program (BCP) application was submitted by Haley & Aldrich of New York Engineering and Geology, LLP (H&A) on behalf of Webster Plaza LLC, which was the potential buyer of the property. A draft Remedial Investigation Work Plan was also prepared by H&A and submitted along. A draft Brownfield Cleanup Agreement (BCA) was sent to Webster Plaza LLC on April 11, 2025, which was never signed by Webster Plaza LLC as the property sale was postponed indefinitely. Therefore, on July 24, 2025, NYSDEC withdrew the acceptance letter and draft BCA. As per NYSDEC's review of the data submitted with the application, NYSDEC is concerned about the on-site source of chlorinated VOCs, and the strong potential for off-site vapor migration. Upon NYSDEC's further discussion with First Class Management & Development, LLC (the property owner), the property owner responded on January 7, 2026 and would like to enroll the property into BCP and complete required investigations via submitting an updated BCP application package.

Q14: 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:

- *Geotechnical Investigation and Report for Proposed 7-Story Residential Building, 1311 Webster Ave.*, prepared by SESI Consulting Engineers P.C. (SESI), prepared for Jarmel Kizel Architects and Engineers, Inc., 14 March 2016.
- *Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue*, prepared by Merritt Environmental Consulting Corp. (MECC), prepared for Spaxel Development, LLC, August 2020.

- *Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue*, prepared by Merritt Environmental Consulting Corp. (MECC), prepared for Spaxel Development, LLC, 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*, 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, September 2020 FSSI and the July 2024 Limited Phase II ESI, the primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), in shallow soil; petroleum-related VOCs and chlorinated volatile organic compounds (CVOCs) including tetrachloroethene (PCE) and trichloroethene (TCE) in groundwater; and CVOCs, including PCE and TCE, in soil vapor. 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, September 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), Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGSCOs) (updated in December 2025).

SVOCs, specifically PAHs, were detected above UUSCOs in the northern portion of the Site during the July 2024 Limited Phase II ESI, including benzo(a)anthracene (2.14 parts per million, [ppm], a.k.a. milligrams per kilogram [mg/kg]), benzo(a)pyrene (2.18 ppm), benzo(b)fluoranthene (3.06 ppm), benzo(g,h,i)perylene (1.86 ppm), benzo(k)fluoranthene (0.99 ppm), chrysene (2.03 ppm), dibenzo(a,h)anthracene (0.41 ppm), indeno(1,2,3-cd)pyrene (1.87 ppm) and phenanthrene (1.86 ppm). Except benzo(g,h,i)perylene, benzo(k)fluoranthene and phenanthrene, the concentrations of the remaining above-referenced compounds also exceeded their respective RRSCOs and/or PGSCOs. Five metals were detected at concentrations above UUSCOs in the southwestern portion of the Site in August 2020, including hexavalent chromium at a concentration of 7.8 ppm, copper at a concentration of 97 ppm, lead at a concentration of 180 ppm, nickel at a concentration of 770 ppm, and zinc at a concentration of 170 ppm. The concentration of nickel also exceeded its respective RRSCO and PGSCO.

Comparisons of soil analytical results to UUSCOs, RRSCOs and PGSCOs are mapped on **Figure 9**.

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 and September 2020 FSSI.

Nine VOCs (specifically petroleum-related VOCs) were detected at concentrations above AWQS in the southeastern portion of the Site, including 1,2,4-Trimethylbenzene at a concentration of 40 parts per billion (ppb) (a.k.a. micrograms per liter, [ug/L]), 1,3,5-trimethylbenzene at a concentration of 10 ppb, ethylbenzene at a concentration of 10 ppb, total xylenes at a concentration of 120 ppb, naphthalene at a concentration of 11 ppb, n-butylbenzene at a concentration of 17 ppb, n-propylbenzene at a concentration of 8.7 ppb, sec-butylbenzene at a concentration of 12 ppb, and toluene at a concentration of 24 ppb. CVOCs including PCE (max. 120 ppb) in northern portion and chloroform (13 ppb) in northeastern portion were detected at concentrations exceeding their respective AWQS. Three dissolved TAL metals were detected above the AWQS in the southeastern portion of the Site, including antimony at a concentration of 3.2 ppb, manganese at a concentration of 340 ppb, and sodium at a concentration of 65,000 ppb.

Comparisons of groundwater analytical results to AWQS are mapped on **Figure 10**.

Soil Vapor

Total BTEX concentrations in soil vapor samples ranged from 19.7 micrograms per cubic meter (ug/m^3) in SV-3 to 114.4 ug/m^3 in SV-8. PCE was detected above laboratory detection limits at concentrations ranging from 200 ug/m^3 in SV-6 to a maximum concentration of 18,000 ug/m^3 in SV-1, and TCE concentrations ranged from 2.5 ug/m^3 in SV-6 to a maximum concentration of 200 ug/m^3 in SV-1. Both PCE and TCE were detected in soil vapor samples across the Site. The concentrations of PCE were mostly abundant in the northern portion of the Site (former dry cleaning area) and decreased towards the south. Other chlorinated VOCs (CVOCs) including 3-chloropropene (maximum concentration of 62 ug/m^3), chloroform (maximum concentration of 110 ug/m^3), cis-1,2-dichloroethylene (maximum concentration of 55 ug/m^3), trichlorofluoromethane (maximum concentration of 16 ug/m^3) and vinyl chloride (maximum concentration of 3.9 ug/m^3) were also detected individually or collectively in all soil vapor samples.

Other petroleum-range VOCs identified include 1,2,4-trimethylbenzene (maximum concentration of 10 ug/m^3), 1,3-Butadiene (maximum concentration of 53 ug/m^3), 2,2,4-trimethylpentane (maximum concentration of 1,200 ug/m^3), propylene (maximum concentration of 430 ug/m^3), 2-butanone (maximum concentration of 44 ug/m^3), 4-methyl-2-pentanone (maximum concentration of 15 ug/m^3), acetone (maximum concentration of 810 ug/m^3), carbon disulfide (maximum concentration of 26 ug/m^3), cyclohexane (maximum concentration of 71 ug/m^3), isopropanol (maximum concentration of 22 ug/m^3), methyl tert-butyl ether (maximum concentration of 15 ug/m^3), n-heptane (maximum concentration of 100 ug/m^3), n-hexane (maximum concentration of 200 ug/m^3), p-ethyltoluene (maximum concentration of 12 ug/m^3), propylene (maximum concentration of 430 ug/m^3) and styrene (maximum concentration of 31 ug/m^3).

Detections in soil vapor are mapped on **Figure 11**.

SUPPLEMENT TO SECTION II – PROJECT DESCRIPTION

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

The future development plans are still in preliminary design phases, which will be provided once available.

Estimated 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 July/August 2029 with a Certificate of Completion expected in 2029. The Estimated Project Schedule is as following:

Schedule Milestone	Anticipated Date
Brownfield Cleanup Agreement Signed	April 2026
Submit Citizen Participation Plan (CPP)	April 2026
NYSDEC Approval of RIWP	April/May 2026
Implementation RIWP	April/May 2026
Submit RIR/RAWP	May/June 2026
Fact Sheet Announcing the 45-day Public Comment Period for RAWP Activities	July 2026

NYSDEC RAWP Approval/ Issuance of Decision Document	August/September 2026
Begin Implementation of Remedial Action	December 2026
Submittal of FER and SMP	July/August 2029
Issuance of Certificate of Completion	December 2029

Green and Sustainable Remediation (GSR) Analysis

A remedial design program will be implemented to provide the details necessary for the investigation, construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and Site management of the remedy as per DER-31, including:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term when choosing a site remedy;
- Reducing direct and indirect GHG and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate GSR principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2025 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, an environmental footprint analysis will be completed to evaluate the remedy with respect to GSR principles using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum ‘SURF’ library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, water reduction and material use estimation, and goals for the project related to these GSR metrics, as well as goals for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the GSR goals. Further, progress with respect to GSR metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential

vulnerabilities associated with extreme weather events (i.e. hurricanes, lightning, heat stress and drought, etc.), flooding and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

SUPPLEMENT TO SECTION IV – 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. A copy of the zoning map is included in the **Figure 5**.

Current Use

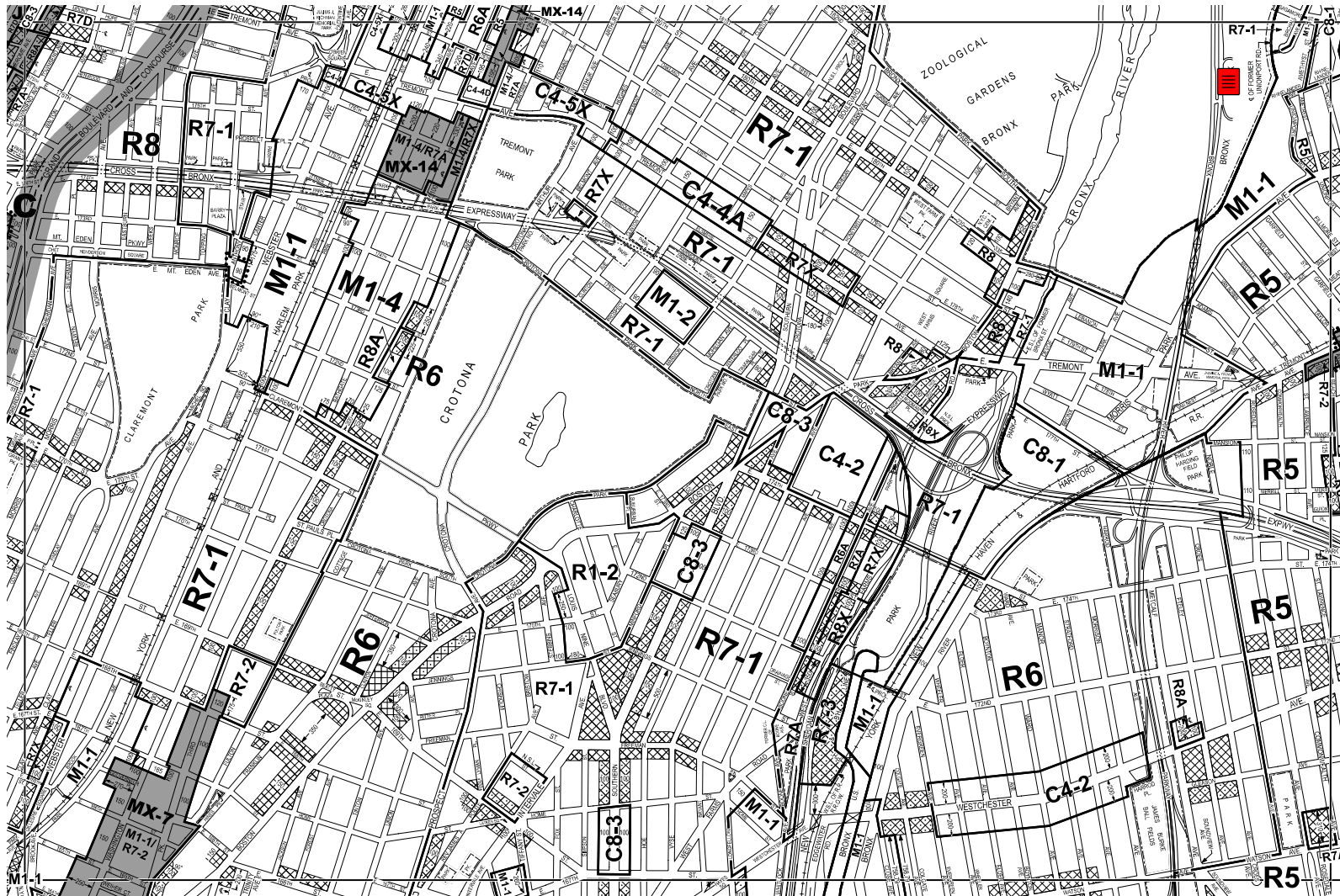
The Site is improved with an asphalt-paved parking lot used for parking that encompasses the Site footprint, a temporary structure utilized as an office space associated with parking operations, and a former tire service center located on the northern portion of the Site.

Intended Use Post-Remediation

The project is in the pre-development phase. The redevelopment plan will be provided once available.

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:

10-09-2025 C 250221 ZMX

Special Requirements:

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

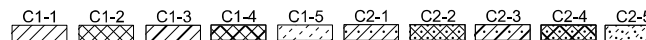
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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: 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.

ZONING MAP 3d

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

SUPPLEMENT TO SECTION V – CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Owner and Operator

First Class Management & Development, LLC is the current owner of 1321 Webster Avenue as well as the Requestor. Therefore, the Requestor has full access to take all actions necessary to enter into and carry out the obligations of the BCP. Michael Abramov, Managing Member, is authorized to sign on behalf of First Class Management & Development, LLC and will be the primary contact.

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 a former tire service center 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 (present)	1321 Webster Avenue, Bronx, NY	None
Gasoline filling station	Operator (1989-at least 2019)	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
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 and Sanborn Map Report (Haley & Aldrich of New York Phase I ESA)

SUPPLEMENT TO SECTION VI – PROPERTY’S ENVIRONMENTAL HISTORY

Section VI.1 - Reports

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

1. *Former Service Station, Underground Storage Tanks (USTs) Closure Report, Spill #0001454*, prepared by Berninger Environmental, prepared for NYSDEC, 21 September 2015
2. *NYSDEC Spill Report Form*, prepared by NYSDEC, May 4, 2000 through March 2, 2016
3. *Notice of No Further Action Letter from NYSDEC*, 20 February 2016
4. *Geotechnical Investigation and Report for Proposed 7-Story Residential Building, 1311 Webster Ave.*, prepared by SESI, prepared for Jarmel Kizel Architects and Engineers, Inc., 14 March 2016.
5. *Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue*, prepared by MECC, prepared for Spaxel Development, LLC, August 2020.
6. *Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue*, prepared by MECC, prepared for Spaxel Development, LLC, September 2020.
7. *Draft Limited Phase II Environmental Site Assessment Report*, prepared by Vektor, prepared for First Class Management & Development, LLC, 15 July 2024.
8. *ASTM Phase I Environmental Site Assessment*, prepared by Haley & Aldrich of New York, prepared for Webster Plaza NY LLC, December 2024.

The above-mentioned reports are provided in a separate file along with this application.

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

Beringer Environmental (BEI) oversaw and directed the following activities in August 2015 as part tank removal and spill closure for spill #0001454 at the Site between August and September 2015:

- Excavation, uncovering, and removal of five (5) 4,000-gallon gasoline/fuel underground storage tanks from the southern portion of the Site and six (6) pump islands, and related equipment and pipelines from the central and northern portion of the Site.
- Excavation and removal of 57.77 tons of contaminated soil, which were shipped to Soil Safe Bridgeport facility at 378 Route 130 Logan Township, NJ 08085.
- Collection of twenty-eight (28) endpoint samples including 17 wall and bottom samples from the excavated tank pits, 6 bottom samples from the former pump islands and 5 samples along the former fuel lines. All the samples were analyzed for VOCs via EPA Method 8260 and the samples (6 in total) from the vicinity of former diesel tank and its respective fuel line and pump island were also tested for SVOCs via EPA Method 8270BN.

- Visual impacts such as discoloration or PID readings were noted during sample collection. However, no VOCs were detected in any samples exceeding their respective Unrestricted Use Soil Cleanup Objectives (UUSCOs).
- Several SVOCs including benzo(a)anthracene (1.8 ppm), benzo(a)pyrene (1.2 ppm), benzo(b)fluoranthene (1.6 ppm), benzo(k)fluoranthene (1.2 ppm), chrysene (1.8 ppm), indeno(1,2,3-cd)pyrene (0.97 ppm), 1,2,4,5-tetramethylbenzene (7.4 ppm) were detected in multiple samples at concentrations exceeding their respective UUSCOs.

NYSDEC Spill Report Form, prepared by NYSDEC, May 4, 2000 through March 2, 2016 and Notice of No Further Action Letter from NYSDEC, 20 February 2016

Upon NYSDEC's review of the historic documents, spill #0001454 was closed on January 29, 2016 and a Notice of No Further Action Letter was issued on February 20, 2016 with following conclusions:

- Source removal including tank removal and impacted soil removal was completed in 1998 and 2015.
- Delineation of soil contamination was completed, which indicated that soil contamination was contained in the southeastern portion where the tanks were located. Excavation was conducted down to bedrock or to the extent feasible during the 2015 source removal event.
- Bedrock seismic investigation was done, which indicated that bedrock exists at depth range between 3 to 25 feet with the shallowest in the northwestern portion and the deepest in the southeastern portion. Overburden groundwater likely pooled within the blasted out tank mat area.
- Delineation of groundwater contamination was completed. Monitoring data since 2004 indicated that groundwater contamination has migrated across Webster Avenue and suggested groundwater contamination plume has contained to the sidewalk area.
- LNAPL removal was conducted in 2003. Following chemical injection (Epsom salt solution) between 2011 and 2013 and further LNAPL removal with absorbent sock, no LNAPL was detected in the target monitoring well as of January 2016 and no further groundwater sampling was necessary due to absence of LNAPL.
- There is no sensitive receptors as groundwater contamination plume is contained within the sidewalk of the Subject Property side and did not cross the street.
- No future site use change at the time of review. The site might be in sale process and development later on but no schedule had been confirmed.

Geotechnical Investigation and Report for Proposed 7-Story Residential Building, 1311 Webster Ave., prepared by 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: Site reconnaissance and review of existing soils and geologic data; installation of eight borings to a maximum depth of 20 ft bgs using a truck-mounted drill rig using hollow-stem augers with Standard Penetration Test (SPT) N-values obtained continuously; and excavation of six test pits to a maximum depth of 3 ft bgs using a crawler mounted excavator primarily along the western side of the Site to reveal the bedrock depth within these areas.

The following observations were made during the investigation:

- Pavement was encountered in each of the six test pit excavations and within three of the soil borings at the surface with an approximate thickness of 2 to 3 inches. 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.

Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue, prepared by MECC, prepared for Spaxel Development, LLC, 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 Site elevation is approximately 30 ft amsl. 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) were 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 ppm, hexavalent chromium at a concentration of 7.8 ppm, copper at a concentration of 97 ppm, lead at a concentration of 180 ppm, nickel at a concentration of 770 ppm, and zinc at a concentration of 170 ppm. 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 NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values (AWQS).
 - Nine VOCs (specifically petroleum-related VOCs) were detected at concentrations above applicable standards in groundwater sample B1GW, including 1,2,4-trimethylbenzene at a concentration of 40 ppb, 1,3,5-trimethylbenzene at a concentration of 10 ppb, ethylbenzene at a concentration of 10 ppb, total xylenes at a concentration of 120 ppb, naphthalene at a concentration of 11 ppb, n-butylbenzene at a concentration of 17 ppb, n-propylbenzene at a concentration of 8.7 ppb, sec-butylbenzene at a concentration of 12 ppb, and toluene at a concentration of 24 ppb. Additionally, CVOs (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 TAL metals were detected above AWQs in groundwater sample B1GW, including antimony at a concentration of 3.2 ppb, manganese at a concentration of 340 ppb, and sodium at a concentration of 65,000 ppb. No other dissolved TAL metals were detected above AWQS in this groundwater sample.

Additionally, according to MECC's review of a Phase I ESA previously completed by MECC in August 2020, gasoline contamination was identified in soil and groundwater beneath the Site in 2000 and, subsequently, groundwater monitoring wells were installed at the Site and groundwater remediation efforts were implemented, including the removal of source material (i.e., impacted soil and USTs). USTs associated with the former Site gasoline station were removed as of 2015. Elevated levels of petroleum-related compounds were detected in groundwater samples collected at the Site in 2014; however, the NYSDEC issued a "no further action required" regulatory determination in 2016 and all monitoring wells were permanently sealed.

Focused Subsurface Site Investigation (FSSI), 1301-1321 Webster Avenue, prepared by MECC, prepared for Spaxel Development, LLC, September 2020

MECC performed another round of FSSI at the Site, which included installation of two bedrock monitoring wells to determine if an elevated concentration of PCE exists in bedrock groundwater. One monitoring well (MW-1) was installed on the eastern portion of the Site where the former dry cleaner was and the second monitoring well (MW-2) 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 and at a concentration of 78 ppb in the well on the western portion of the Site, both of which exceeded its respective AWQS. In addition, in MW-1, chloroform was also detected at 13 ppb exceeding its respective AWQS.

Draft Limited Phase II Environmental Site Assessment Report, prepared by 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 the 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 via EPA Method 8260 and one soil sample (SB-4) was analyzed for SVOCs by EPA Method 8270. Soil vapor samples were analyzed for VOCs via USEPA Method TO-15. Field observations and laboratory analytical results are summarized below:

Soil

- Urban 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 ppm). No VOCs were detected above applicable criteria in any soil sample collected.
- Seven SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected above UUSCOs in SB-4, including benzo(a)anthracene at a concentration of 2.14 ppm, benzo(a)pyrene at a concentration of 2.18 ppm, benzo(b)fluoranthene at a concentration of 3.06 ppm, benzo(k)fluoranthene at a concentration of 0.968 ppm, chrysene at a concentration of 2.03 ppm, dibenzo(a,h)anthracene at a concentration of 0.41 ppm, and indeno(1,2,3-cd)pyrene at a concentration of 1.87 ppm. 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 (ug/m^3) in SV-3 to 114.4 ug/m^3 in sample SV-8.
 - The CVOC PCE was detected in all soil vapor samples, ranging from 200 ug/m^3 in SV-6 to 18,000 ug/m^3 in SV-1. TCE was also detected in all soil vapor samples, ranging from 2.5 ug/m^3 in SV-6 to 200 ug/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.

Additionally, Vektor reviewed the following previous reports in preparation for their investigation, as summarized below.

- Underground Storage Tank Closure Report for Spill #0001454: Beringer Environmental (BEI) prepared this report on behalf of 1303 Webster Avenue Realty Corp in September 2015. A total of five fiberglass-coated steel fuel tanks, six pump islands, and all equipment and piping associated with the tanks were removed from the Site. Soil samples were collected and after laboratory analysis approximately 57.77 tons of contaminated soil/fill was removed in 2015. On January 29, 2016, the NYSDEC closed the spill with a Notice of No Further Action Letter.
- Phase I ESA Report by MECC: MECC prepared this report on behalf of Spaxel Development, LLC in August 2020. The report identified historical recognized environmental conditions associated with the Site operating as a gasoline station from 1989 to 2013 and the historic USTs that were removed from the Site.
- Environmental Opinion Memo by Hydro Tech Environmental Engineering and Geology, DPC (HTE) for RJ Capital Holdings in May 2024. HTE concluded that if the Site was developed with the proposed plans in place at the time of the memo, which included a slab on grade building and associated above-ground parking, a vapor barrier system underneath the building footprint coupled with a ventilated parking garage was recommended.

Prior to the July 2024 Limited Phase II ESI, Vektor conducted a focused soil vapor investigation on behalf of Keren Star Management to evaluate the impacted 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, with soil vapor samples collected from each. Additionally, one ambient background air sample was collected. Trace concentrations of petroleum-related VOCs and elevated concentrations of CVOCs were detected, which indicates a former release. Vektor recommended further investigation to delineate the horizontal extent of the soil vapor contamination at the Site.

ASTM Phase I Environmental Site Assessment, prepared by Haley & Aldrich of New York, prepared for Webster Plaza NY LLC, December 19, 2024

Based on the Phase I ESA completed by Haley & Aldrich of New York in December 2024, the Site was first developed in the early 1940s with multiple one-story buildings. The Site was depicted on the 1951 Sanborn Map with multiple one-story buildings labeled as storefronts, an electroplating facility, a carpet cleaner, a carpenter, a machine shop, and an office. Between 1940 and 1961, the Site was occupied by multiple tool and manufacturing shops according to the City Directory labeled as Paragon Tool & Die Company Inc., Adro Tool & Manufacturing Corp., and Metal Inlays Corp. By 1965, the northern portion of the Site operated as a commercial dry-cleaning facility named “Claremont Village Cleaning Center.” Dry-cleaning operations continued at the Site until at least 1979 and by 1980 the dry-cleaning facility was razed. According to the 1984 aerial imagery, the remaining buildings on the Site were razed. By 1989, a gasoline filling station with a fuel island canopy located in the center was depicted on aerial imagery at the Site until at least 2015. According to previous reports, a 550-gallon waste oil UST was removed on 24 August 1998 and four 4,000-gallon gasoline USTs and one 4,000-gallon diesel fuel UST associated with

the gasoline filling station at the Site were reportedly removed in August 2015. On the 2019 aerial imagery, the Site was depicted as an asphalt paved parking lot. The Site is currently improved with an asphalt-paved parking lot used for parking 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 December 2024 Phase I ESA identified the following Recognized Environmental Conditions (RECs) in connection with the Site:

- Historical use of the Subject Property for manufacturing, dry-cleaning, and auto-related purposes
- Known sub-surface contamination at the Subject Property documented in previous Focused Subsurface Investigation, groundwater sampling and Phase II Investigation by others between August 2020 and July 2024.

No Controlled RECs (CRECs) were identified at the Subject Property.

The following Historic RECs (HRECs) were identified:

- Closed spill case associated with former leaking UST (spill #0001454)

The following De Minimis Conditions were identified at the Subject Property:

- Poor housekeeping such as open containers and poor storage of petroleum/chemical products and minor staining on the pavement floor and in the stormwater drains.

The following findings were also listed in the Phase I but were categorized conditions with potential risks that are not clearly identified in the ASTM standards:

- Historic use of the north-adjacent property at 1325 Webster Avenue as auto repair between at least 1951 and early 1990s.
- Six USTs were listed in the Subject Property-related Petroleum Bulk Storage (PBS) database under facility ID 2-602002. Five of the six USTs were reportedly removed in 2015 while the related PBS records remained “Temporarily Out of Service” and should be updated following the tank removal.

Section VI.2: Sampling Data

Soil Summary Table

Analytes > UUSCOs, RRSCO, and/or PGSCO ^[1]	No. of Samples with Exceedances	UUSCO (ppm ^[2])	RRSCO (ppm)	PGSCO (ppm)	Max Concentration (ppm)	Depth (ft bgs ^[3])
SVOCs						
Benzo(a)anthracene	1	1	1.4	1	2.14	1-2
Benzo(a)pyrene	1	1	1	22	2.18	1-2
Benzo(b)fluoranthene	1	1	1.4	2.1	3.06	1-2
Benzo(g,h,i)perylene	1	0.64	4.9	1000	1.86	1-2
Benzo(k)fluoranthene	1	0.8	4.9	2	0.99	1-2
Chrysene	1	1	4.9	1	2.03	1-2
Dibenzo(a,h)anthracene	1	0.33	0.33	1,000	0.41	1-2
Indeno(1,2,3-cd)pyrene	1	0.5	1.4	6.6	1.87	1-2
Phenanthrene	1	1.1	4.9	1,000	1.86	1-2
Metals						

Chromium, Hexavalent	1	1.0	110	19	7.8	5-6
Copper	1	50	280	1,720	97	5-6
Lead	1	63	400	450	180	5-6
Nickel	1	30	320	130	770	5-6
Zinc	1	109	6,600	2,480	170	5-6

^[1] Grey shade indicates the detected concentration exceeds UUSCO (Unrestricted Use Soil Cleanup Objective).

Yellow shade indicates the detected concentration exceeds RRSCO (Restricted Soil Cleanup Objective for Restricted Residential Use). **Blue** shade indicates the detected concentration exceeds PWSCO (Restricted Soil Cleanup Objective for Protection of Groundwater Use).

^[2] All concentrations are reported in parts per million (ppm) (milligram per kilogram, [mg/kg])

^[3] feet below ground surface.

Groundwater Summary Table

Analytes > AWQS ^[1]	No. of Samples with Exceedances	AWQS (ppb ^[2])	Max Concentration (ppb)
VOCs			
1,2,4-Trimethylbenzene	1	5	40
1,3,5-Trimethylbenzene	1	5	10
Chloroform	1	7	13
Ethylbenzene	1	5	10
Naphthalene	1	10	11
n-Butylbenzene	1	5	17
n-Propylbenzene	1	5	8.7
Sec-Butylbenzene	1	5	12
Tetrachloroethylene	2	5	120
Toluene	1	5	24
Total Xylenes	1	5	120
Dissolved Metals			
Antimony	1	3	3.2
Manganese	1	300	340
Sodium	1	20,000	65,000

^[1] Grey shade indicates the detected concentration exceeds AWQS (Ambient Water Quality Standards and Guidance Values).

^[2] All concentrations are reported in parts per billion (ppb) (microgram per Liter, [ug/L])

Soil Vapor and Outdoor Ambient Air Summary Table

Analyte Detections	No. Samples with Detections	Max Detection (ug/m ³ ^[1])	Type
Petroleum-Range VOCs			
Benzene	9	31	Soil Vapor, Outdoor Ambient Air
Ethylbenzene	3	59	Soil Vapor, Outdoor Ambient Air
Toluene	8	35	Soil Vapor, Outdoor Ambient Air
Total Xylenes	5	40	Soil Vapor, Outdoor Ambient Air
1,2,4-Trimethylbenzene	3	10	Soil Vapor
1,3-Butadiene	2	53	Soil Vapor
2,2,4-Trimethylpentane	8	1200	Soil Vapor, Outdoor Ambient Air
2-Butanone	9	44	Soil Vapor
2-Hexanone	1	2	Outdoor Ambient Air
4-Methyl-2-pentanone	3	15	Soil Vapor, Outdoor Ambient Air
Acetone	10	810	Soil Vapor
Acrylonitrile	1	1	Outdoor Ambient Air

Carbon Disulfide	7	26	Soil Vapor
Cyclohexane	3	71	Soil Vapor, Outdoor Ambient Air
Ethyl Acetate	1	0.99	Outdoor Ambient Air
Isopropanol	7	22	Soil Vapor, Outdoor Ambient Air
Methyl tert-butyl ether (MTBE)	2	15	Soil Vapor
Naphthalene	1	2.40	Outdoor Ambient Air
n-Heptane	7	100	Soil Vapor, Outdoor Ambient Air
n-Hexane	7	200	Soil Vapor, Outdoor Ambient Air
p-Ethyltoluene	5	12	Soil Vapor, Outdoor Ambient Air
Propylene	8	430	Soil Vapor
Styrene	2	31	Soil Vapor, Outdoor Ambient Air
Chlorinated VOCs			
3-Chloropropene	1	62	Soil Vapor
Chloroform	4	110	Soil Vapor
Cis-1,2-Dichloroethene	5	55	Soil Vapor, Outdoor Ambient Air
Tetrachloroethene	9	18,000	Soil Vapor, Outdoor Ambient Air
Trichloroethene	9	200	Soil Vapor, Outdoor Ambient Air
Trichlorofluoromethane (Freon 11)	2	16	Soil Vapor, Outdoor Ambient Air
Vinyl Chloride	1	3.9	Soil Vapor
Carbon tetrachloride	1	0.55	Outdoor Ambient Air
Chloromethane	1	1.60	Outdoor Ambient Air
Dichlorodifluoromethane	1	2.90	Outdoor Ambient Air
Methylene chloride	1	0.89	Outdoor Ambient Air

^[1] All concentrations are reported in parts per microgram per cubic meter [ug/m³].

Section VI.3: Spider Maps

For each impacted medium above, refer to **Figures 9, 10 and 11** below, which include detailed information requested in Application Section VI.3.

A map showing the locations of former monitoring wells (abandoned in 2004 and 2016) is included as **Figure 12**.

SUPPLEMENT TO SECTION VII – REQUESTOR INFORMATION

The current Property Owner is First Class Management & Development, LLC. The current Property Owner is also the Requestor. First Class Management & Development, LLC has owned the property since May 4, 2016. The members of the Requestor include the following:

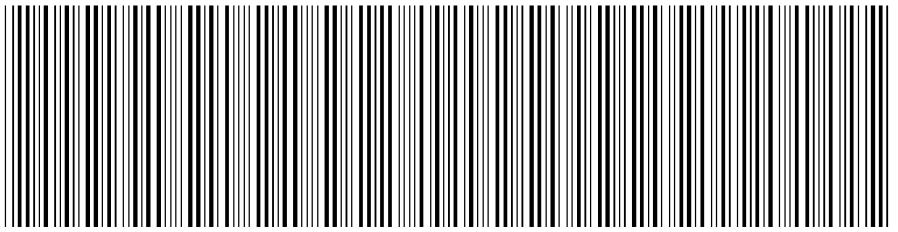
- Michael Abramov

Michael Abramov, Managing Member, is authorized to sign on behalf of First Class Management & Development LLC.

A copy of the entity information from NYS Department of State Divisions of Corporations and a copy of the current deed is included on the following pages.

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

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2016050600399001

Document Date: 05-04-2016

Preparation Date: 05-06-2016

Document Type: DEED

Document Page Count: 3

PRESENTER:

COASTAL LAND SERVICES
39 W. 37TH STREET
14TH FLOOR-CLS-4196
NEW YORK, NY 10018
212-243-3326
DOBRIEN@COASTALTITLEINS.COM

RETURN TO:

COASTAL LAND SERVICES
39 W. 37TH STREET
14TH FLOOR-CLS-4196
NEW YORK, NY 10018
212-243-3326
DOBRIEN@COASTALTITLEINS.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2887	179	Entire Lot	1301-1321 WEBSTER AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

1303 WEBSTER AVENUE REALTY CORP.
P.O. BOX 29
RIVERSIDE, CT 06878

GRANTEE/BUYER:

FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC
87-10 NORTHERN BOULEVARD
FLUSHING, NY 11372

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 99,750.00

NYS Real Estate Transfer Tax:

\$ 15,200.00

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

CITY OF NEW YORK

Recorded/Filed 05-10-2016 12:18

City Register File No.(CRFN):

2016000160256



Annette McMill

City Register Official Signature

CLS-4196.
Bronx County.
Block: 2887
Lot: 179.

THIS INDENTURE, made as of the 08th ^{DEED} 4th Day of May 2016

BETWEEN 1303 WEBSTER AVENUE REALTY CORP, a New York corporation having an office at P. O. Box 29, Riverside, Connecticut 06878, party of the first part

AND

FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC, a New York limited liability company having an office at 87-10 Northern Boulevard, Flushing, New York 11372, party of the second part,

WITNESSETH: that the party of the first part, in consideration of ten (\$10.00) dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, as more particularly described on Schedule A annexed hereto and made a part hereof.

Said premises being known as and by the street address: 1301-1321 Webster Avenue, Bronx, New York.

Said premises being the same premises conveyed to the party of the first part by Deed dated September 30, 1978 made by Rita Werner and Muriel Navarro to 1303 Webster Avenue Realty Corp. and recorded on November 30, 1978 in the office of the City Register, Bronx, County in Reel 377, Page 1020.

Said premises being in Block 2887, Lot 179

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center line thereof; TOGETHER with the appurtenances and all of the rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted to the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

First American Title Insurance Company

SCHEDULE A

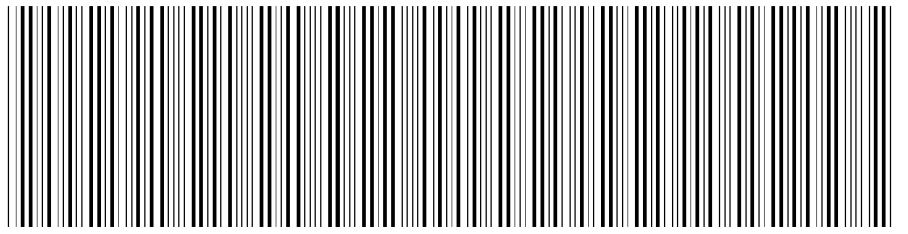
TITLE NO. CLS-4196

Description

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

BEGINNING at a point formed by the intersection of the northerly side of East 169th Street and westerly side of Webster Avenue; running thence northerly along the westerly side of Webster Avenue 197 feet; thence westerly and parallel with East 169th Street, 100 feet to a point; thence southerly and parallel with Webster Avenue 197 feet to the northerly side of East 169th Street; thence easterly along the northerly side of East 169th Street 100 feet to the point or place of beginning.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016050600399001001S40E3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016050600399001
Document Type: DEED

Document Date: 05-04-2016

Preparation Date: 05-06-2016

ASSOCIATED TAX FORM ID: 2016031700361

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2887 LOT: 179
- (2) Property Address: 1301-1321 WEBSTER AVENUE, BRONX, NY 10456
- (3) Owner's Name: FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC
- Additional Name:

Affirmation:

- Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: *Rudolf Abramov*

5/4/14 Date (mm/dd/yyyy)

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 1301-1321 WEBSTER AVENUE BRONX 10456
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name 1303 WEBSTER AVENUE REALTY CORP.
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 6 / 1 / 2015
Month Day Year

11. Date of Sale / Transfer 5 / 4 / 2016
Month Day Year

12. Full Sale Price \$ 3 8 0 0 0 0 0
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

14. Check one or more of these conditions as applicable to transfer:

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

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

15. Building Class G 5 16. Total Assessed Value (of all parcels in transfer) 5 4 0 9 0 0
5 4 0 9 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2887 179

CERTIFICATION

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

BUYER		BUYER'S ATTORNEY	
<i>Rudolf Abramov</i> BUYER SIGNATURE	5/4/16 DATE	Rosenbaum LAST NAME	David FIRST NAME
87-10 NORTHERN BOULEVARD STREET NUMBER	Rudolf Abramov STREET NAME (AFTER SALE)	845 AREA CODE	371-5637 TELEPHONE NUMBER
FLUSHING CITY OR TOWN	NY STATE	11372 ZIP CODE	<i>Lillian Pandolfi</i> SELLER SIGNATURE
		5-2-2016 DATE	

By: Rudolf Abramov - member.

Lillian Pandolfi
PRESIDENT



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC

DOS ID: 3197889

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 04/28/2005

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 04/28/2005

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: QUEENS

NEXT STATEMENT DUE DATE: 04/30/2023

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: FIRST CLASS MANAGEMENT & DEVELOPMENT, LLC

Address: P.O. BOX 660007, C/O ABRAMOV & SONS, FRESH MEADOWS, NY, UNITED STATES, 11366

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

SUPPLEMENT TO SECTION X – REQUESTOR ELIGIBILITY

As part of its pre-acquisition due diligence, the Requestor performed all appropriate inquiries generally consistent with CERCLA and industry standards. Subsurface investigations were conducted between August 2020 and July 2024 which were summarized in a Section VI of this document and also in individual reports submitted along with this application. The findings identified contamination on the site which the Requestor proposes to further investigate and remediate, if necessary, pursuant to the New York State Brownfield Cleanup Program, as a Volunteer. Requestor's liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste found at the Site.

Requestors are preparing to develop this site and will take 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 by enrolling into BCP. Accordingly, the Requestors qualify as volunteers in accordance with ECL 27- 1405(1)(b).

SUPPLEMENT TO SECTION XII – SITE CONTACT LIST

1. LOCAL AND STATE OFFICIALS

New York City Mayor's Office
Zohran Mamdani, Mayor
City Hall
New York, NY 10007

Bronx Borough President
Vanessa L. Gibson
851 Grand Concourse, 3rd Floor
Bronx, NY 10451
(718) 590-3557

Bronx Borough Director of Planning and Development
Juton M. Horstman
851 Grand Concourse, 3rd Floor
Bronx, NY 10451
(718) 590-3514
jhorstman@bronxbp.nyc.gov

New York City Department of City Planning
Chair Commissioner: Dan Garodnick
1775 Grand Concourse, Suite 503
Bronx, NY 10453

Council District 16
Member Althea Stevens
1377 Jerome Avenue
Bronx, NY 10452

Bronx Community Board 4
District Manager: Leonardo J. Coello
1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457

New York State Department of Health – Albany
Scarlett E. McLaughlin
Empire State Plaza Corning Tower
Albany, NY 12237

New York City Department of Environmental Protection
Commissioner Lisa Garcia
59-17 Junction Boulevard
Flushing, NY 11373

Deputy Director Shaminder Chawla

NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Landon C. Dais
NYS Assembly District 77 Member
910 Grand Concourse Suite 1JK
Bronx, NY 10451

Hon. Luis R. Sepúlveda
U.S. Senator (Senate District 32)
975 Kelly Street, Suite 203
Bronx, NY 10459

BY EMAIL:

NYC MOER
Shaminder Chawla, Director
Email: shaminderc@dep.nyc.gov

NYC DOS
Thomas Milora
Email: tmilora@dsny.nyc.gov

NYS DEC Region 2
Jane O'Connell
Email: jane.oconnell@dec.ny.gov
Andre A. Obligado
Email: andre.obligado@dec.ny.gov

District Manager Leonardo J. Coello
Bronx Community Board 4
Email: bx04@cb.nyc.gov

NYS DOH – Albany
Scarlett E. McLaughlin
Email: scarlett.mclaughlin@health.ny.gov

2. OWNERS, RESIDENTS AND OCCUPANTS ON OR ADJACENT TO THE SITE

Subject Site Owner:

Michael Abramov
First Class Management & Development, LLC
9881 Queens Boulevard, Suite 1601
Rego Park, NY 11374

Adjacent Property Owner:

See table list on next page

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
NYC Housing Authority	Not Available	Senior Center and Residential Apartment	1320 Webster Avenue, Bronx, NY 10456	478 East Fordham Road, Bronx 10458
NYC Housing Authority	Not Available	Mixed Residential and Commercial Building	1278 Clay Avenue, Bronx, NY 10456	478 East Fordham Road, Bronx 10458
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 th 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

3. LOCAL NEWS MEDIA

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

4. PUBLIC WATER SUPPLIER

NYC Department of Environmental Protection
Bureau of Water Supply
59-17 Junction Blvd
Flushing, NY 11373

5. ANY PERSON, COMMUNITY BASED ORGANIZATION, BOA GROUP, OR LOCAL MEDIA WHO HAS REQUESTED TO BE PLACED ON THE CONTACT LIST.

None.

6. DOCUMENT REPOSITORY

Managing Librarian
High Bridge Library
78 West 168th Street
Bronx, NY 10452

Bronx Community Board 4
District Manager: Leonardo J. Coello
1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457



HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

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

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

February 9, 2026

Mr. Leonardo J. Coello
Bronx Community Board 4
1650 Selwyn Avenue, Suite 11A
Bronx, NY 10457
718-299-0800

Re: Document Repository for Brownfield Cleanup Program (BCP)
Site Address: 1321 Webster Avenue, Bronx (NYSDEC BCP Site C203186)

Dear Mr. Coello,

This letter is intended to seek your approval to use Bronx Community Board 4 Office located at the address above as a document repository for the upcoming remedial investigation and development at above referenced property. This document repository is intended to house for community review all principal documents generated prior and during the Brownfield Cleanup Program (BCP) at this site as per the requirements of the New York State Department of Environmental Conservation (NYSDEC).

Should you acknowledge this agreement that your office will act as a document repository for this upcoming BCP project, I appreciate if you can sign this letter and return to my attention for my record and NYSDEC record.

If you require any additional information, please feel free to contact me directly at 631-462-5866.

Very Truly Yours,
HydroTech Environmental Engineering and Geology, DPC

Bronx Community Board 4 Office

Name

Leonardo Coello

Title

District Manager

Signature

Leonardo Coello

Date

2/9/26


Ruijie Xu
Project Manager

Encs.
cc: HydroTech File # 260006



HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

231 West 29th Street, Suite 1104
New York, New York 10001 USA
Tel: (631) 462-5866
Email: Info@hydrotechenvironmental.com
WWW.HYDROTECHENVIRONMENTAL.COM
USA - Middle East - North Africa

February 9, 2026

Managing Librarian
High Bridge Library
78 West 168th Street
Bronx, NY 10452
718-293-7800

Re: Document Repository for Brownfield Cleanup Program (BCP)
Site Address: 1321 Webster Avenue, Bronx (NYSDEC BCP Site C203186)

To whom it may concern,

This letter is intended to seek your approval to use High Bridge Library, a branch of the New York Public Library located at the address above as a document repository for the upcoming remedial investigation and development at above referenced property. This document repository is intended to house for community review all principal documents generated prior and during the Brownfield Cleanup Program (BCP) at this site as per the requirements of the New York State Department of Environmental Conservation (NYSDEC).

Should you acknowledge this agreement that your library will act as a document repository for this upcoming BCP project, I appreciate if you can sign this letter and return to my attention for my record and NYSDEC record.

If you require any additional information, please feel free to contact me directly at 631-462-5866.

Very Truly Yours,
Hydro Tech Environmental Engineering and Geology, DPC

High Bridge Library

Name Cristian Beinoso Montes

Title Library Manager

Signature [Handwritten Signature]

Date 02/17/2026

[Handwritten Signature]

Ruijie Xu
Project Manager

Encs.
cc: HydroTech File # 260006



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



BCP SITE:
1321 WEBSTER AVENUE, BRONX
BLOCK 2887, LOT 179



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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL
ENGINEERING AND GEOLOGY,
DPC

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

TEL: (631) 462-5866

BASE DRAWING PREPARED BY

USGS TOPO MAP

PROJECT NAME AND ADDRESS

1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE

FIGURE 1: SITE LOCATION PLAN

PROJECT NO.
260006

DATE
2/6/26

DRAWN BY
R.X.

REVIEWED BY
R.X.

SCALE (11X17)
AS SHOWN

APPROVED BY
T.K.

Produced by the United States Geological Survey
using Geographic Information System (GIS) data
and the National Map Accuracy Standards, Edition 1974.
This map is a digital product. It is not a physical map.
This map is not a legal document. It is not a substitute for a
survey or other professional service. It is not a warranty.
The user assumes all responsibility for the use of this map.
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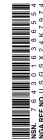


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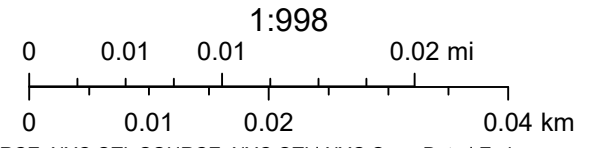
ROAD CLASSIFICATION
Expressway Local Connector
Secondary Hwy Local Road
Rwy 400
Interstate Route US Route
State Route

CENTRAL PARK, NY, NJ
2023





BCP SITE:
 1321 WEBSTER AVENUE, BRONX
 BLOCK 2887, LOT 179



SOURCE: NYC OTI, SOURCE: NYC OTI | NYC Open Data | Esri

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

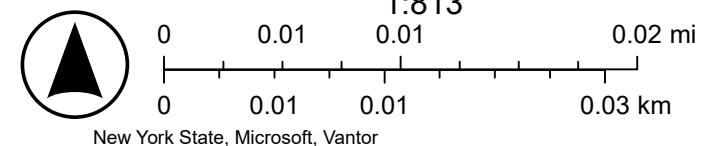
TEL: (631) 462-5866

BASE DRAWING PREPARED BY
 NYC DOF TAX MAP

PROJECT NAME AND ADDRESS
 1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
 FIGURE 2: TAX MAP

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



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

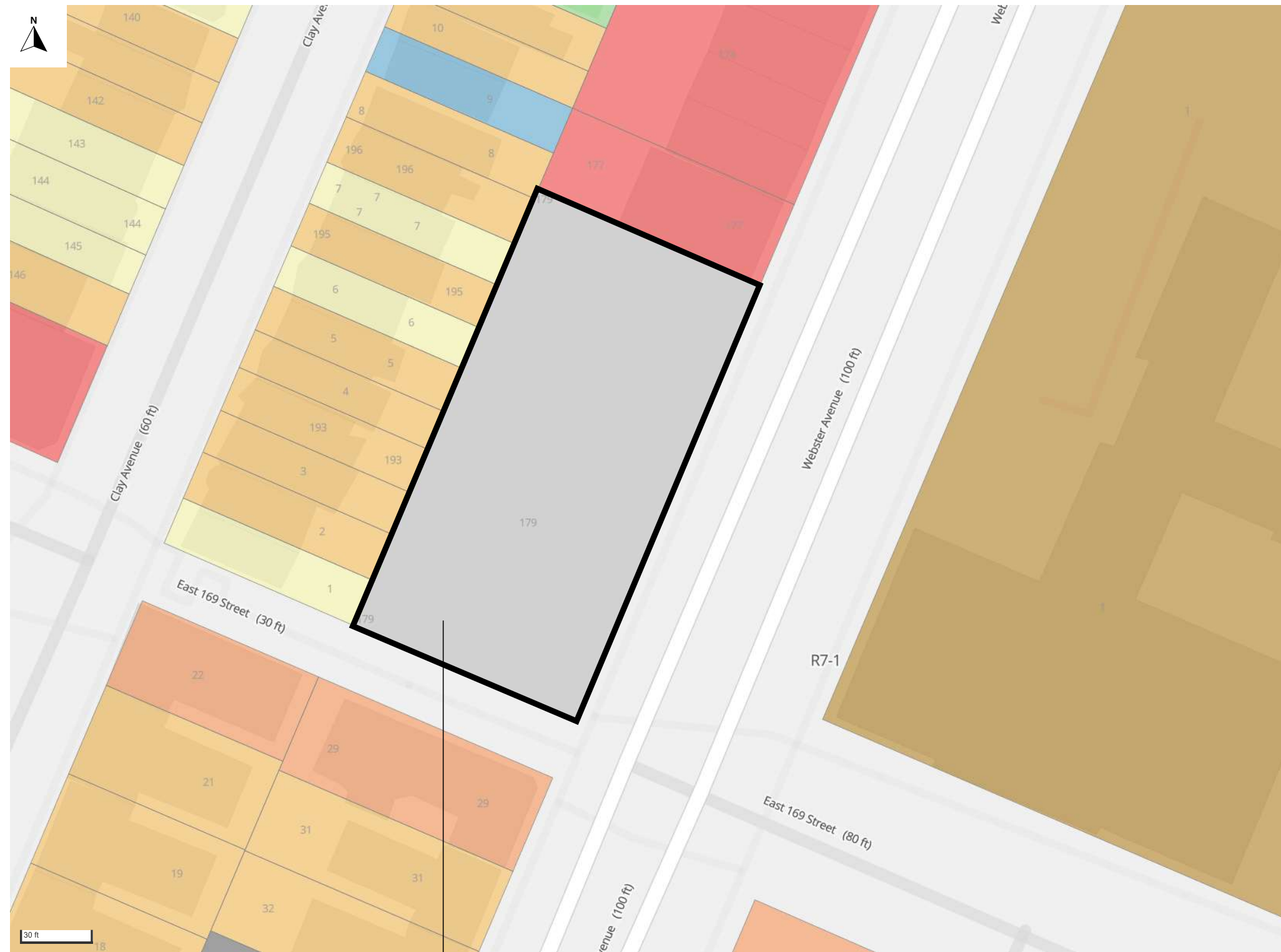
TEL: (631) 462-5866

BASE DRAWING PREPARED BY
NYC DOF TAX MAP

PROJECT NAME AND ADDRESS
1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
FIGURE 3: SITE AND ADJOINING PROPERTIES

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



Zoning and Land Use

- Tax Lots
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other

Zoning Districts

- Commercial Districts
- Manufacturing Districts
- Residence Districts
- Parks
- Battery Park City

Basemaps

- Subways
- Building Footprints

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BCP SITE:
1321 WEBSTER AVENUE, BRONX
BLOCK 2887, LOT 179

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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

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

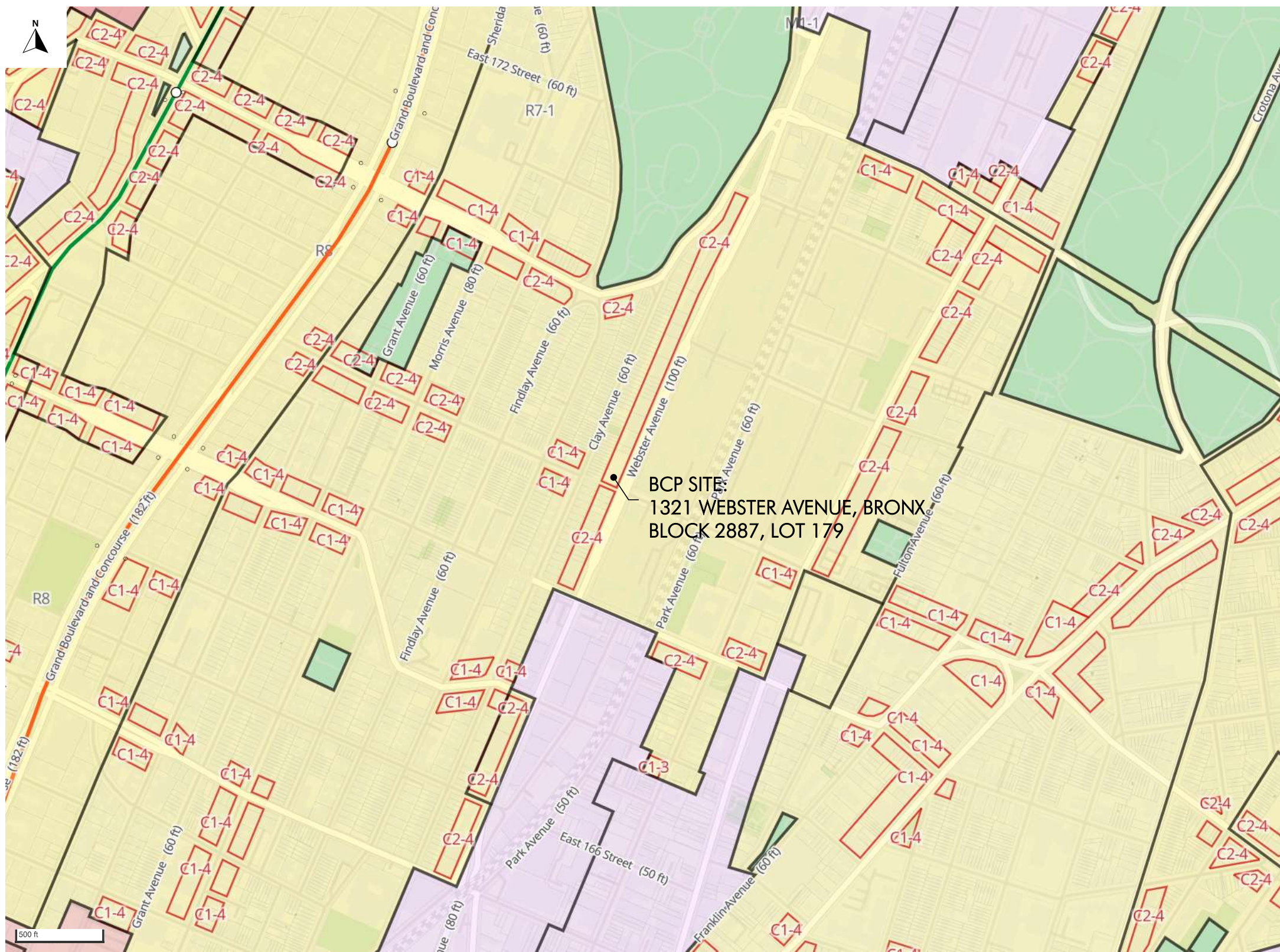
TEL: (631) 462-5866

BASE DRAWING PREPARED BY
 ZOLA

PROJECT NAME AND ADDRESS
 1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
 FIGURE 4: SURROUNDING LAND
 USE PLAN

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



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Zoning and Land Use

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

Basemaps

- Subways —
- Building Footprints

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BASE DRAWING PREPARED BY
ZOLA

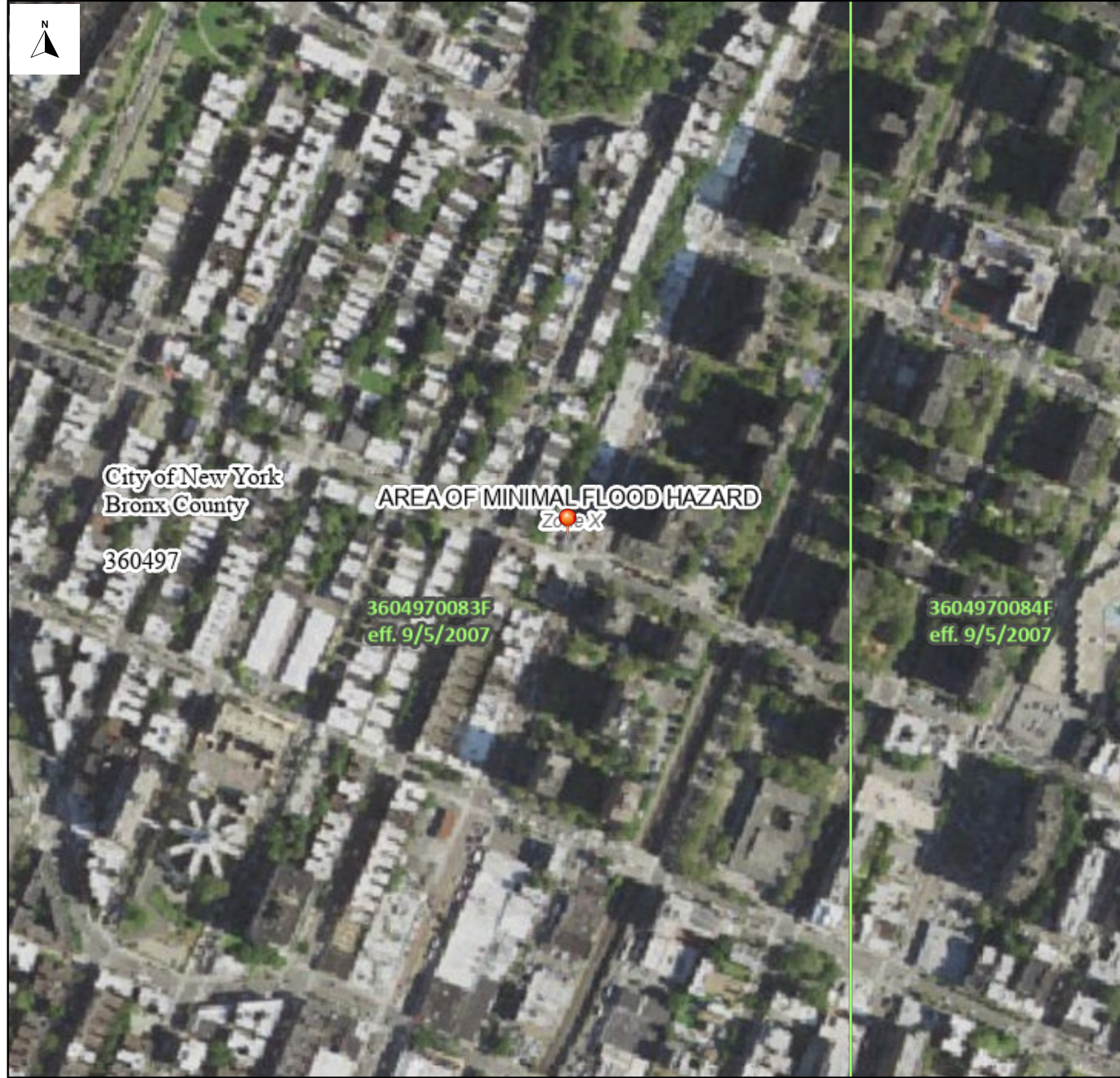
PROJECT NAME AND ADDRESS
1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
FIGURE 5: ZONING MAP

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



73°54'51"W 40°50'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

BCP SITE: 1321 WEBSTER AVENUE, BRONX



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BASE DRAWING PREPARED BY
 FEMA FLOOD ZONE

PROJECT NAME AND ADDRESS
 1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
 FIGURE 6: FEMA FLOOD ZONE MAP

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/7/2026 at 12:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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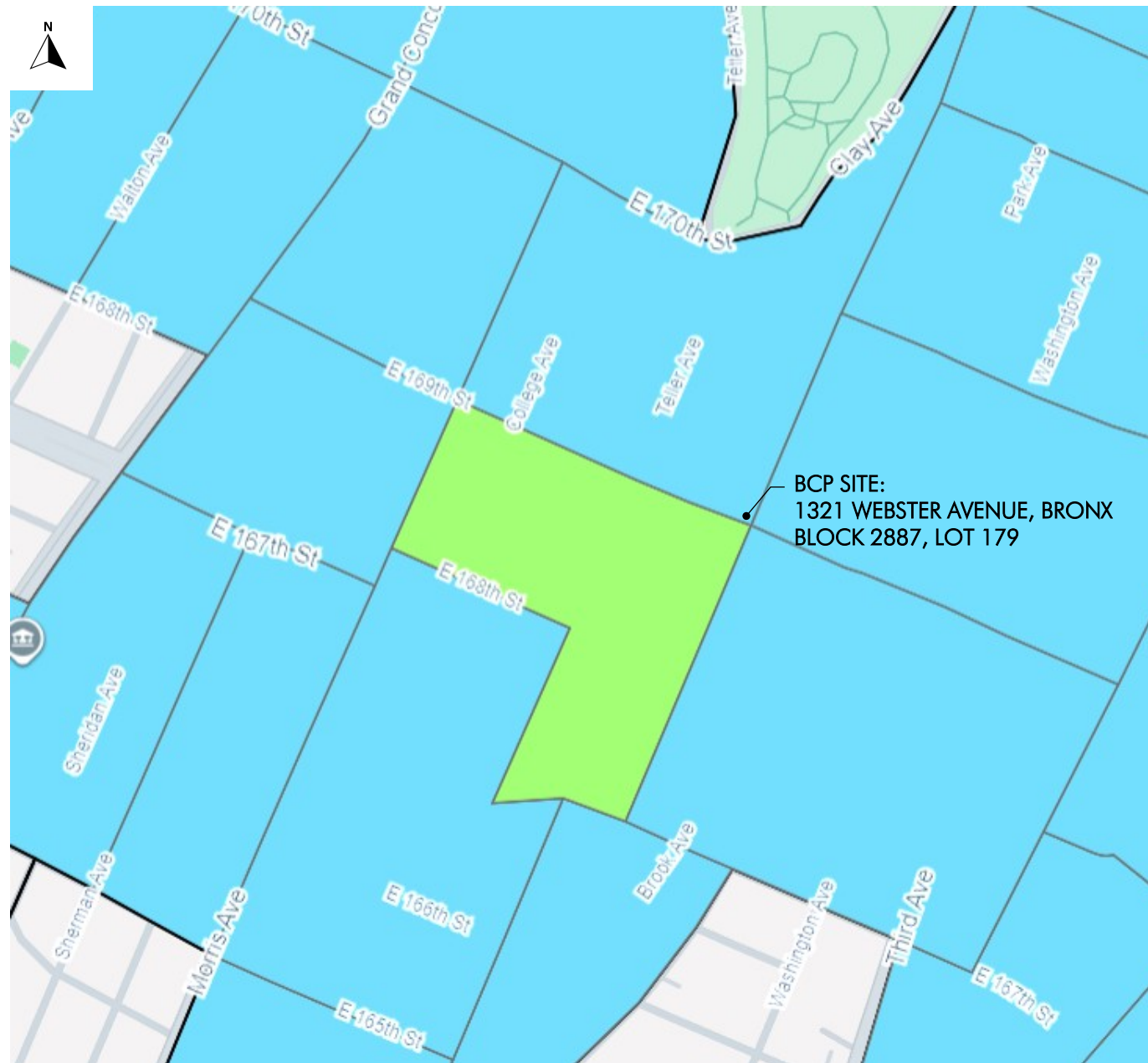
TEL: (631) 462-5866

BASE DRAWING PREPARED BY NYSDEC EN-ZONE MAP

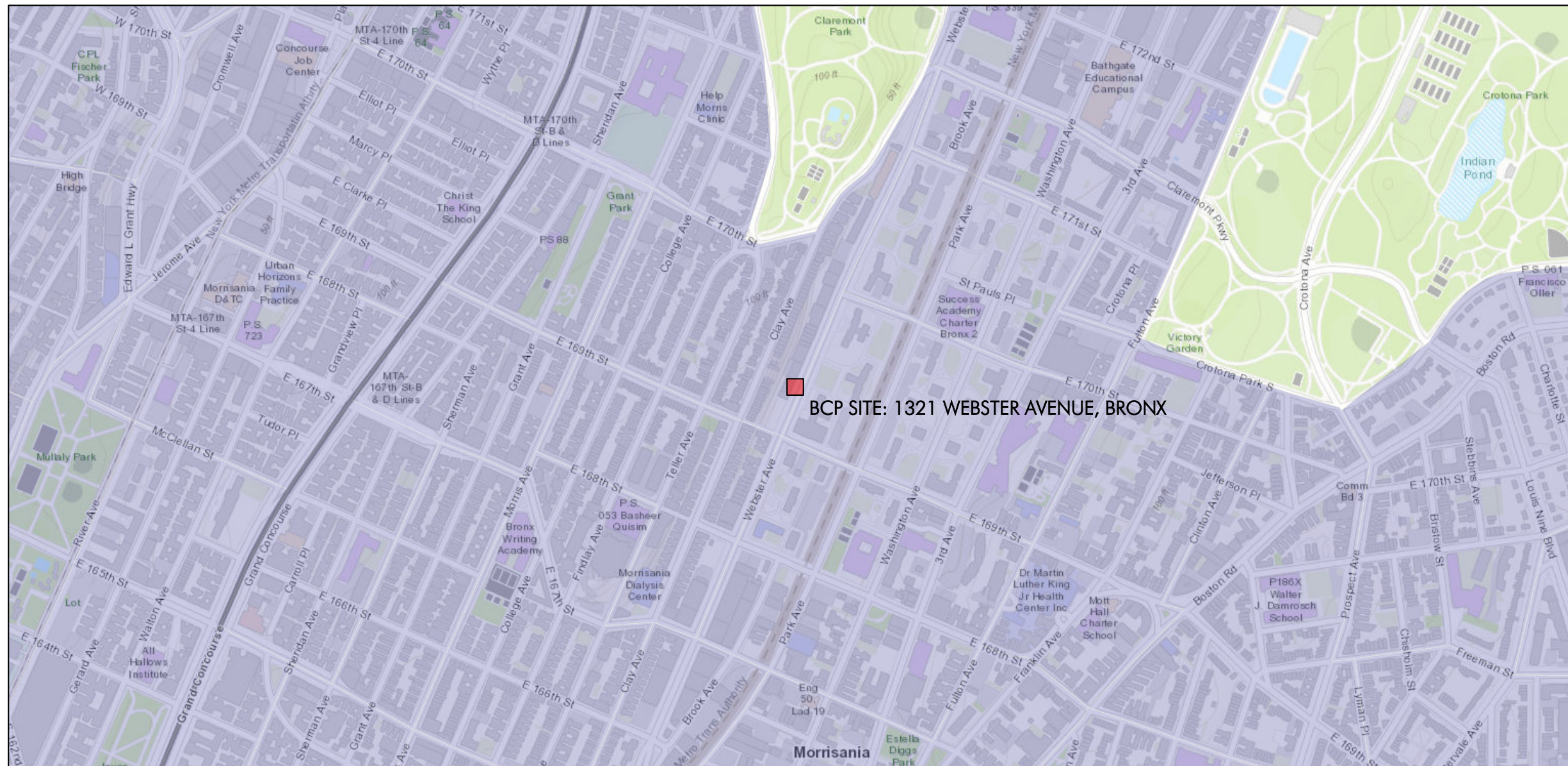
PROJECT NAME AND ADDRESS
 1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
 FIGURE 7: EN-ZONE MAP

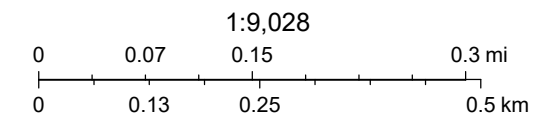
PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



	177.02
STATEFP	36
COUNTYFP	005
TRACTCE	017702
GEOID	36005017702
NAME	177.02
NAMELSAD	Census Tract 177.02
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
CountyRateX2	54
Criteria A	Y



■ Disadvantaged Communities (DAC)



NYC OpenData, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

NYS Department of Environmental Conservation
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BASE DRAWING PREPARED BY
NYSDEC INFO LOCATOR

PROJECT NAME AND ADDRESS
1321 WEBSTER AVENUE, BRONX

PROJECT FIGURE
FIGURE 8: DISADVANTAGED COMMUNITY MAP

PROJECT NO. 260006	DATE 2/6/26
DRAWN BY R.X.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



Sample ID	B-3 (5'-6')	UUSCO	RRSCO	PGSCO
Sampling Date	8/11/2020			
Units	ppm	ppm	ppm	ppm
Total Metals				
Chromium Hexavalent	7.8	1	110	19
Copper	97	50	280	1,720
Lead	180	63	400	450
Nickel	770	30	320	130
Zinc	170	109	6,600	2,480

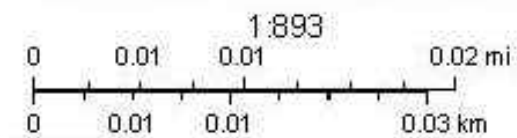
Sample ID	SB-4 (1'-2')	UUSCO	RRSCO	PGSCO
Sampling Date	7/3/2024			
Units	ppm	ppm	ppm	ppm
SVOCs				
Benzo(a)anthracene	2.14	1	1.4	1
Benzo(a)pyrene	2.18	1	1	22
Benzo(b)fluoranthene	3.06	1	1.4	2.1
Benzo(g,h,i)perylene	1.86	0.64	4.9	1,000
Benzo(k)fluoranthene	0.99	0.8	4.9	2
Chrysene	2.03	1	4.9	1
Dibenzo(a,h)anthracene	0.41	0.33	0.33	1,000
Indeno(1,2,3-cd)pyrene	1.87	0.5	1.4	6.6
Phenanthrene	1.86	1.1	4.9	1,000

LEGEND:

- SITE BOUNDARY
- JULY 2024 LIMITED PHASE II SOIL BORING LOCATION
- AUGUST 2024 FOCUSED SUBSURFACE SITE INVESTIGATION SOIL BORING LOCATION
- VALUE EXCEEDS NYSDEC PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (UUSCO)
- VALUE EXCEEDS NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES-RESTRICTED RESIDENTIAL (RRSCO)
- VALUE EXCEEDS NYSDEC PART 375 RESTRICTED USE SOIL CLEANUP OBJECTIVES- PROTECTION OF GROUNDWATER (PGSCO)

NOTE:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS ARE REPORTED IN PARTS PER MILLION (ppm) (MILLIGRAM PER KILOGRAM, [mg/kg])



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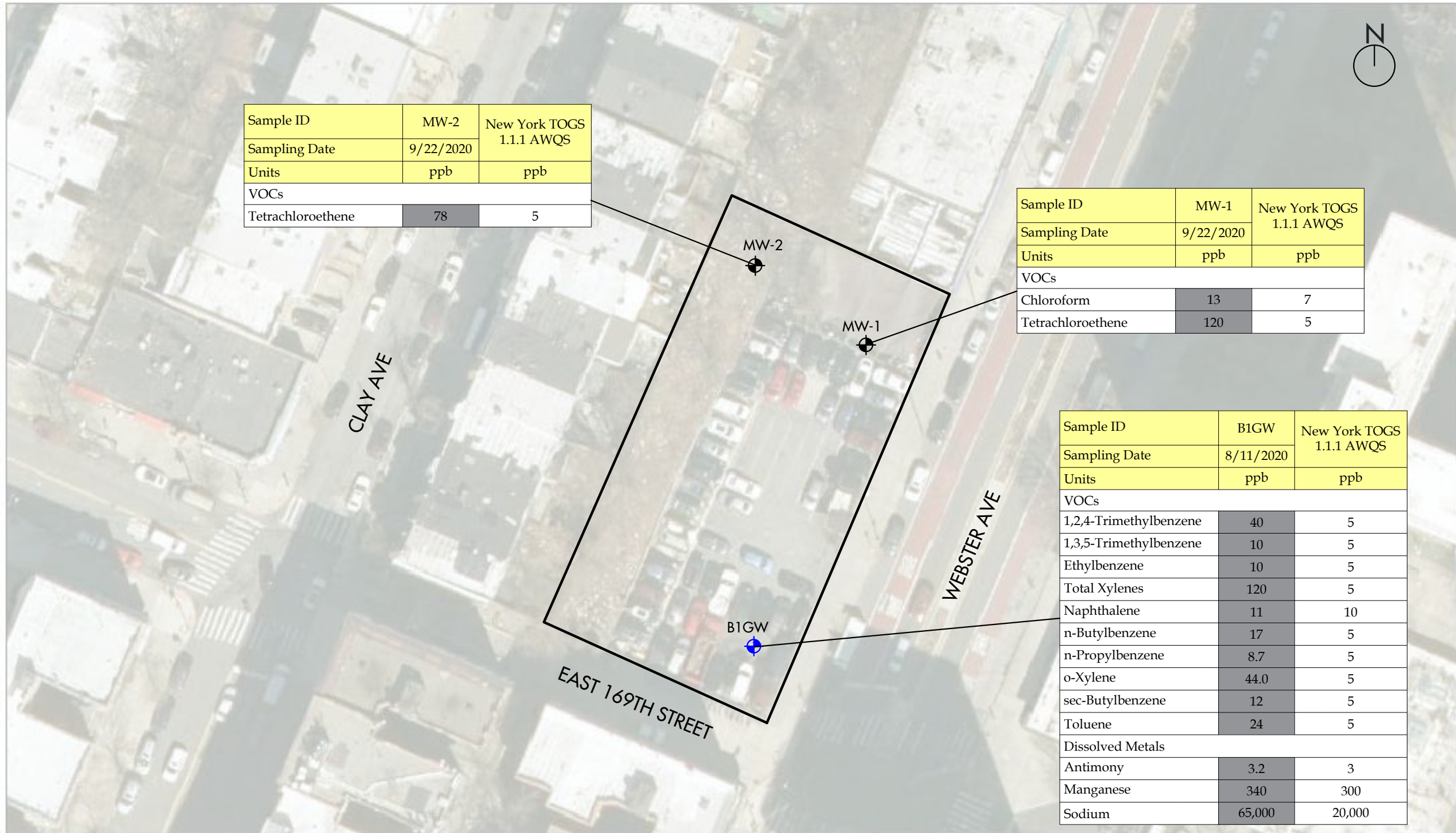
PROJECT NAME AND ADDRESS

1321 WEBSTER AVENUE, BRONX, NY

PROJECT FIGURE

FIGURE 9: SOIL ANALYTICAL DATA

PROJECT NO. 260006	DATE 04/13/26
DRAWN BY A.S.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



Sample ID	MW-2	New York TOGS 1.1.1 AWQS
Sampling Date	9/22/2020	
Units	ppb	ppb
VOCs		
Tetrachloroethene	78	5

Sample ID	MW-1	New York TOGS 1.1.1 AWQS
Sampling Date	9/22/2020	
Units	ppb	ppb
VOCs		
Chloroform	13	7
Tetrachloroethene	120	5

Sample ID	B1GW	New York TOGS 1.1.1 AWQS
Sampling Date	8/11/2020	
Units	ppb	ppb
VOCs		
1,2,4-Trimethylbenzene	40	5
1,3,5-Trimethylbenzene	10	5
Ethylbenzene	10	5
Total Xylenes	120	5
Naphthalene	11	10
n-Butylbenzene	17	5
n-Propylbenzene	8.7	5
o-Xylene	44.0	5
sec-Butylbenzene	12	5
Toluene	24	5
Dissolved Metals		
Antimony	3.2	3
Manganese	340	300
Sodium	65,000	20,000

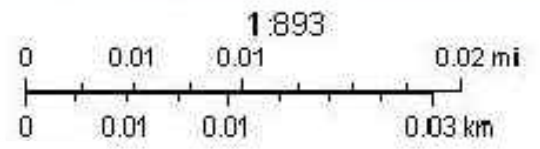


LEGEND:

- SITE BOUNDARY
- AUGUST 2020 FOCUSED SUBSURFACE SITE INVESTIGATION MONITORING WELL LOCATION
- SEPTEMBER 2020 MONITORING WELL LOCATION
- VALUE EXCEEDS NYSDEC TOGS STANDARDS AND GUIDANCE VALUES-AMBIENT WATER QUALITY STANDARDS (AWQS)

NOTE:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS ARE REPORTED IN PARTS PER BILLION (ppb) (MICROGRAM PER LITER, [µg/l])



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BASE DRAWING PREPARED BY
 NYSDOF TAX MAP

PROJECT NAME AND ADDRESS
 1321 WEBSTER AVENUE, BRONX, NY

PROJECT FIGURE
 FIGURE 10: GROUNDWATER ANALYTICAL DATA

PROJECT NO. 260006	DATE 04/07/26
DRAWN BY A.S.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

Sample ID	OA-1
Sampling Date	6/14/2024
Units	µg/m ³
1,2,4-Trimethylbenzene	1.2
2,2,4-Trimethylpentane	1.47
2-Butanone	4.5
2-Hexanone	2
4-Methyl-2-pentanone	9.4
Acetone	83
Acrylonitrile	1.9
Benzene	1.4
Carbon tetrachloride	0.55
Chloromethane	1.6
cis-1,2-Dichloroethylene	0.39
Cyclohexane	0.54
Dichlorodifluoromethane	2.9
Ethyl acetate	0.99
Ethyl Benzene	1.6
Isopropanol	3.8
Methylene chloride	0.89
Naphthalene	2.4
n-Heptane	1.2
n-Hexane	1.7
o-Xylene	1.9
p- & m- Xylenes	6.6
p-Ethyltoluene	1.2
Styrene	0.58
Tetrachloroethylene	7
Toluene	4.2
Trichloroethylene	0.74
Trichlorofluoromethane (Freon 11)	1.6
Total BTEX	15.7
Total VOCs	147.3

Sample ID	SV-3
Sampling Date	7/3/2024
Units	µg/m ³
1,3-Butadiene	10
2,2,4-Trimethylpentane	41
2-Butanone	12
Acetone	120
Benzene	8.7
Carbon disulfide	5.7
Chloroform	13
cis-1,2-Dichloroethylene	37
Isopropanol	8.2
n-Heptane	19
n-Hexane	63
Propylene	160
Tetrachloroethylene	4,200
Toluene	11
Trichloroethylene	120
Total BTEX	19.7
Total VOCs	4,828.6

Sample ID	SV-8
Sampling Date	7/3/2024
Units	µg/m ³
1,2,4-Trimethylbenzene	10
1,3-Butadiene	53
2,2,4-Trimethylpentane	1,200
2-Butanone	39
3-Chloropropene	62
Acetone	560
Benzene	31
Carbon disulfide	8.8
Chloroform	110
cis-1,2-Dichloroethylene	1.8
Cyclohexane	6.6
Ethyl Benzene	8.4
Isopropanol	10
n-Heptane	100
n-Hexane	200
o-Xylene	12
p- & m- Xylenes	28
p-Ethyltoluene	12
Propylene	430
Tetrachloroethylene	4,000
Toluene	35
Trichloroethylene	49
Total BTEX	114.4
Total VOCs	6,966.6

Sample ID	SV-7
Sampling Date	7/3/2024
Units	µg/m ³
1,2,4-Trimethylbenzene	10
1,3-Butadiene	14
2,2,4-Trimethylpentane	3.5
2-Butanone	44
4-Methyl-2-pentanone	6.8
Acetone	810
Benzene	10
Carbon disulfide	5.6
Chloroform	10
Isopropanol	13
n-Heptane	11
n-Hexane	19
o-Xylene	10
p- & m- Xylenes	24
p-Ethyltoluene	11
Propylene	130
Tetrachloroethylene	1,100
Toluene	23
Trichloroethylene	4.9
Total BTEX	67
Total VOCs	2,259.8

Sample ID	AA-1
Sampling Date	7/3/2024
Units	µg/m ³
2,2,4-Trimethylpentane	0.19
Acetone	1.5
Total BTEX	ND
Total VOCs	1.69

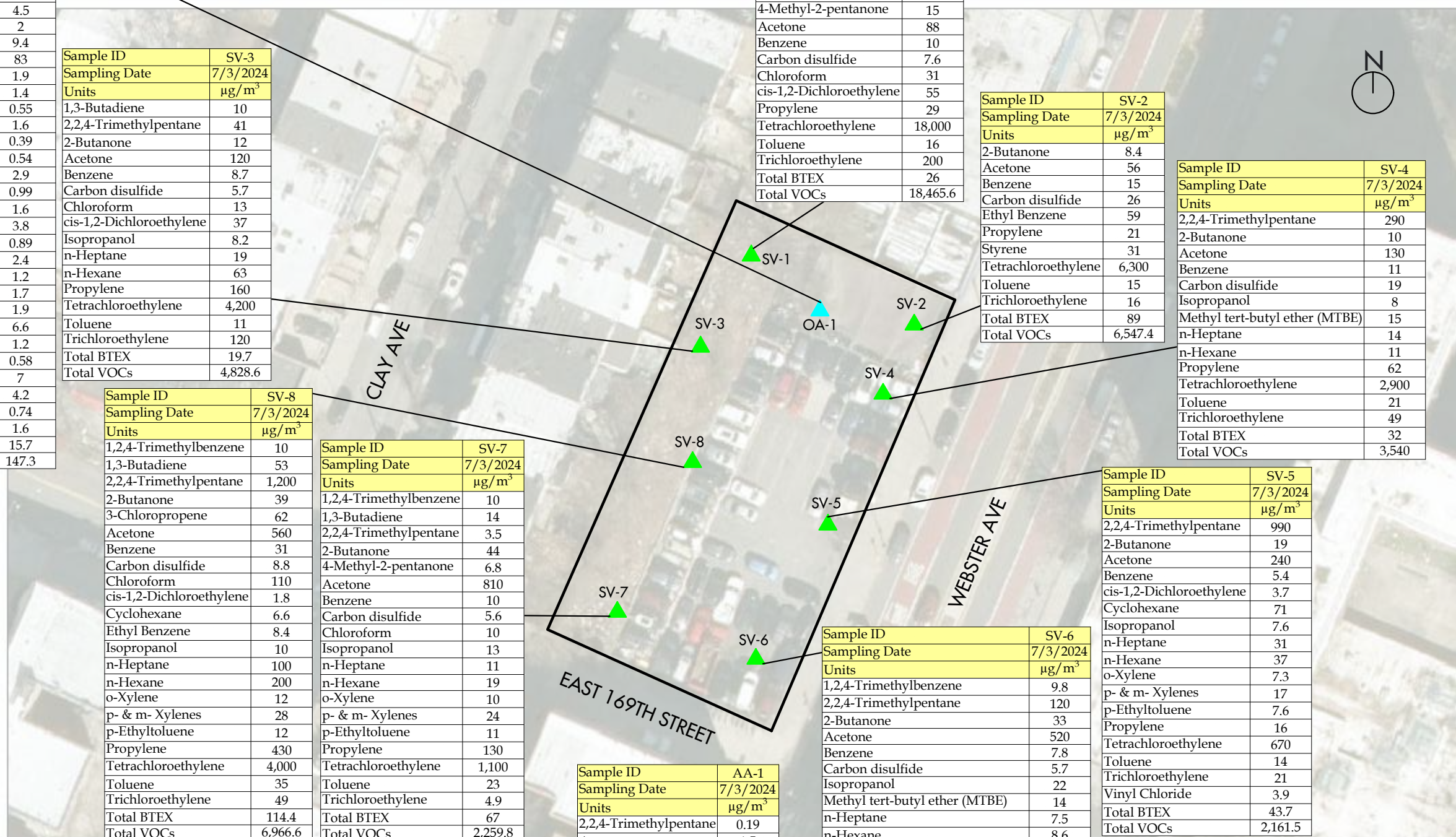
Sample ID	SV-1
Sampling Date	7/3/2024
Units	µg/m ³
2-Butanone	14
4-Methyl-2-pentanone	15
Acetone	88
Benzene	10
Carbon disulfide	7.6
Chloroform	31
cis-1,2-Dichloroethylene	55
Propylene	29
Tetrachloroethylene	18,000
Toluene	16
Trichloroethylene	200
Total BTEX	26
Total VOCs	18,465.6

Sample ID	SV-2
Sampling Date	7/3/2024
Units	µg/m ³
2-Butanone	8.4
Acetone	56
Benzene	15
Carbon disulfide	26
Ethyl Benzene	59
Propylene	21
Styrene	31
Tetrachloroethylene	6,300
Toluene	15
Trichloroethylene	16
Total BTEX	89
Total VOCs	6,547.4

Sample ID	SV-4
Sampling Date	7/3/2024
Units	µg/m ³
2,2,4-Trimethylpentane	290
2-Butanone	10
Acetone	130
Benzene	11
Carbon disulfide	19
Isopropanol	8
Methyl tert-butyl ether (MTBE)	15
n-Heptane	14
n-Hexane	11
Propylene	62
Tetrachloroethylene	2,900
Toluene	21
Trichloroethylene	49
Total BTEX	32
Total VOCs	3,540

Sample ID	SV-5
Sampling Date	7/3/2024
Units	µg/m ³
2,2,4-Trimethylpentane	990
2-Butanone	19
Acetone	240
Benzene	5.4
cis-1,2-Dichloroethylene	3.7
Cyclohexane	71
Isopropanol	7.6
n-Heptane	31
n-Hexane	37
o-Xylene	7.3
p- & m- Xylenes	17
p-Ethyltoluene	7.6
Propylene	16
Tetrachloroethylene	670
Toluene	14
Trichloroethylene	21
Vinyl Chloride	3.9
Total BTEX	43.7
Total VOCs	2,161.5

Sample ID	SV-6
Sampling Date	7/3/2024
Units	µg/m ³
1,2,4-Trimethylbenzene	9.8
2,2,4-Trimethylpentane	120
2-Butanone	33
Acetone	520
Benzene	7.8
Carbon disulfide	5.7
Isopropanol	22
Methyl tert-butyl ether (MTBE)	14
n-Heptane	7.5
n-Hexane	8.6
o-Xylene	10
p- & m- Xylenes	23
p-Ethyltoluene	11
Propylene	19
Tetrachloroethylene	200
Toluene	23
Trichloroethylene	2.5
Trichlorofluoromethane (Freon 11)	16
Total BTEX	63.8
Total VOCs	1,052.9

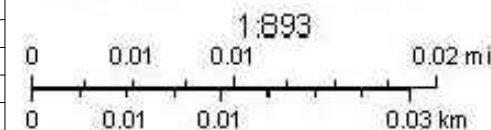


LEGEND:

- SITE BOUNDARY
- ▲ JUNE AND JULY 2024 SOIL VAPOR SAMPLING LOCATION (SV-)
- ▲ JUNE 2024 OUTDOOR AIR SAMPLING LOCATION (OA-)
- ND = ANALYTE NOT DETECTED AT OR ABOVE THE LEVEL INDICATED

NOTE:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS ARE REPORTED IN MICROGRAM PER CUBIC METER, [µg/m³]
3. THE LOCATION OF AA-1 IS NOT MAPPED ON THE SITE PLAN OF DRAFT PHASE-II ENVIRONMENTAL SITE ASSESSMENT REPORT DATED JULY 15, 2024 BY VEKTOR CONSULTANTS



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BASE DRAWING PREPARED BY

NYSDOF TAX MAP

PROJECT NAME AND ADDRESS

1321 WEBSTER AVENUE, BRONX, NY

PROJECT FIGURE

FIGURE 11: SOIL VAPOR ANALYTICAL DATA

PROJECT NO. 260006	DATE 04/07/26
DRAWN BY A.S.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

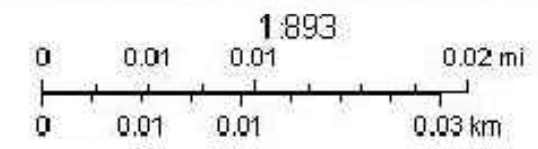


LEGEND:

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

NOTE:

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. LOCATIONS ARE APPROXIMATE AND REFERENCED FROM ARCADIS QUARTERLY GROUNDWATER MONITORING REPORTS FROM 2010 THROUGH 2014.
3. MONITORING WELLS MW-4 AND MW06 WERE ABANDONED IN 2004.
4. REMAINING WELLS WERE ABANDONED IN 2016.



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 NYSDOF TAX MAP

PROJECT NAME AND ADDRESS
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PROJECT FIGURE
 FIGURE 12: FORMER MONITORING WELL= LOCATION MAP

PROJECT NO. 260006	DATE 02/09/26
DRAWN BY A.S.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.