

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

338-344 GRAND CONCOURSE REDEVELOPMENT SITE
338-344 GRAND CONCOURSE
BLOCK 2341, LOT 34 AND 37
BRONX, NEW YORK

PREPARED FOR:
338-344 GRAND CONCOURSE LLC
162 MANHATTAN AVENUE
BROOKLYN, NEW YORK 11206

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP |
213 WEST 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001

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NYSDEC Brownfield Cleanup Program Application



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 (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *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. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: 338-344 Grand Concourse Redevelopment

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203188

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16 – January 2025

SECTION I: Property Information

PROPOSED SITE NAME **338-344 Grand Concourse Redevelopment**

ADDRESS/LOCATION **338-344 Grand Concourse**

CITY/TOWN **Bronx**

ZIP CODE **10451**

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

COUNTY **Bronx**

SITE SIZE (ACRES) **0.25**

LATITUDE

LONGITUDE

40	48	53.96	73	55	42.35
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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
338 Grand Concourse	2	2341	34	0.134
344 Grand Concourse	2	2341	37	0.116

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"/> Y	<input type="radio"/> N
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"/> Y	<input type="radio"/> N
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: <u>51</u> 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"/> Y	<input type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/> Y	<input type="radio"/> N
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input checked="" type="radio"/> Y	<input type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N

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

SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

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, must be submitted with the application as a separate report. Please see the instructions for additional guidance. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input type="radio"/> | <input type="radio"/> |

N/A ☒

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>C6-2A</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 checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input checked="" 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 <input checked="" type="radio"/>	N <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"/>	<input type="radio"/>	<input checked="" 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 Please see attached table for ownership information of each lot

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OWNERSHIP START DATE

CURRENT OPERATOR Please see attached table for operator information of each lot

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

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

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Automotive repair and body shops.

SECTION VII: Requestor Information					
NAME 338-344 Grand Concourse LLC					
ADDRESS 162 Manhattan Avenue					
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206		
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<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 Yoel Barminka			
ADDRESS 162 Manhattan Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Matthew Levy			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 893-4733		EMAIL MLevy@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Fox Rothschild			
ADDRESS 101 Park Avenue			
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 checked="" 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

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

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

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- 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 **Member** (title) of 338-344 Grand Concourse 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: 2/18/2025

Signature: 

Print Name: Yoel Barminka

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 16

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	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.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
 - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - one individual file (PDF) of each previous environmental report; and,
 - one file (PDF) of each work plan being submitted with the application, if applicable.
- *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- 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 via ground mail.

VIA SITE CONTROL DROPBOX:

- Click [here](#) to 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. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., 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 12233-7020

SECTION I: Property Information	
PLEASE NOTE	If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)

Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location:

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified)

Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)

Environmental Assessment	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor & Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
Questions 15-17: New York City Sites	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

SECTION II: Project Description		
Question 3: Inclusion of Work Plans	If a work plan is to be released for public comment concurrently with the BCP application, <u>the work plan must be submitted at the time of application submittal</u> . Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.	
Question 4: Post-Remediation Use and Project Schedule	As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.	
Questions 5-6: Green and Sustainable Remediation	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	Remedial Investigation/ Alternatives Analysis	The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.
	Remedial Design	The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.
	Remedial Action	The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.
	Site Management	The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.
	Redevelopment	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “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. Section 66-p of the Public Service Law: "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. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION V: Current and Historical Property Owner and Operator Information

Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION VI: Property's Environmental History

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION VII: Requestor Information

Requestor Name	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.

SECTION VII: Requestor Information (continued)

Document Certification	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none">• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or• site owners, which are the owners of the property comprising the site at the time of the certification.
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SECTION VIII: Requestor Contact Information

Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION IX: Program Fee

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION X: Requestor Eligibility

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

SECTION XI: Property Eligibility Information

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

SECTION XI: Property Eligibility Information (continued)

Registry/RCRA Sites Owned by Volunteers	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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XII: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs ^a	Detections > SCOs ^b	Max. Detection (ppm) ^c	SCO (ppm) ^d	Depth (ft bgs)
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Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m3) ^c	Type ⁱ
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^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

^d List the respective SCO. Specify which SCOs are being compared to in column header.

^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

^f Number of detections over AWQS.

^g List the respective AWQS.

^h Include all chlorinated volatile organic compound (VOCs) detections.

ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Section IX: Current Property Owner and Operator	
Lot 34	
CURRENT OWNER	338-344 Grand Concourse LLC
CONTACT NAME	Yoel Barminka
ADDRESS	162 Manhattan Avenue, Brooklyn, NY 11206
PHONE	917-770-8702
EMAIL	Yoel@manhattanmgmt.com
OWNERSHIP START DATE	2/27/2025
CURRENT OPERATOR	Vacant
CONTACT NAME	N/A
ADDRESS	338 Grand Concourse, Bronx, NY 10451
PHONE	N/A
EMAIL	N/A
Lot 37	
CURRENT OWNER	338-344 Grand Concourse LLC
CONTACT NAME	Yoel Barminka
ADDRESS	162 Manhattan Avenue, Brooklyn, NY 11206
PHONE	917-770-8702
EMAIL	Yoel@manhattanmgmt.com
OWNERSHIP START DATE	2/27/2025
CURRENT OPERATOR	Teddy's Place Auto Repair
CONTACT NAME	N/A
ADDRESS	344 Grand Concourse, Bronx, NY 10451
PHONE	718-585-9588
EMAIL	N/A

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The property's address is 338-344 Grand Concourse, Bronx, New York, 10451 (the Site). The Site is located in the Mott Haven neighborhood of Bronx, New York, and is identified as Block 2341, Lots 34 and 37 on the New York City tax map. The Site is bound to the north by a hotel followed by a former BP gasoline service station, to the east by the Metropolitan Transit Authority (MTA) railroad tracks followed by mixed-use commercial and industrial buildings, to the south by a multi-story residential building, and to the west by Grand Concourse followed by a U-Haul self-storage building and vacant lot. MTA New York City Transit Lines 4 and 5 run directly beneath Grand Concourse, west adjacent to the Site.

The Site is listed with an E-Designation (E-227) for hazardous materials, air, and noise (window wall attenuation and alternative means of ventilation), resulting from a City Environmental Quality Review (CEQR) effective June 2009 (CEQR No. 08DCP071X).

A project locus is included on Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 2. A tax map is included on Figure 3. A map showing surrounding land use is included as Figure 4. A map showing the Disadvantaged Community (DAC) overlay is included as Figure 5.

Site Features

The Site is approximately 0.25 acres (+/- 10,900 square feet [sq ft]) in size and is improved with two, one-story commercial buildings. The building at 338 Grand Concourse is currently vacant. The building at 344 Grand Concourse was most recently occupied by an auto body repair shop and is currently vacant.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 6a, the Site is in C6-2A zoning area. The proposed development of this property will be consistent with current zoning.

Past Site Use

Based on a Phase I Environmental Site Assessment (ESA) completed by KB Environmental Assessment Ltd. (KBEA) for the Site in September 2024, the Site was first developed by 1908 with a small one-story structure occupied by the New York State (NYS) & Hudson Valley Railroad. By 1935, the property is depicted on Sanborn Maps as developed with several interconnected one-story structures. Sanborn Maps detailed historical operations have included a retail store, auto repair, auto service, auto painting, and storage buildings. By 1942, the only structure remaining depicted on Sanborn Maps was an auto repair shop and retail store while remaining structures were demolished. The 1952 Sanborn Map depicts expanded development to the east and was labeled as a garage. On the 1977 Sanborn Map, the property was addressed 338 Grand Concourse and was depicted as redeveloped with a one-story commercial building, identified as an auto body repair shop with a retail store at the northwestern corner, and the property addressed 344 Grand Concourse was depicted as an auto repair shop. The structure located at 338 Grand Concourse is currently vacant. The structure located at 344 Grand Concourse was formerly occupied by Teddy's Place Auto Repair, which has reportedly occupied the Site since the mid-1970s. The structure located at 344 Grand Concourse is currently vacant.

Historical use of the surrounding properties up- and cross-gradient to the Site includes commercial and mixed-use buildings to the east, south, and west of the Site. Former uses of properties to the north and

down-gradient to the Site have included commercial and mixed-uses.

Site Geology and Hydrogeology

Based on findings from the October 2024 Limited Phase II Environmental Site Investigation (ESI), fill material generally consisting of brown to dark brown fine to medium sand with varying amounts of gravel, brick, and silt, was observed from surface grade to a depth of 8 feet (ft) below ground surface (bgs) in soil borings at the Site. The fill layer was underlain by a potential native layer consisting of brown to dark brown medium to fine sand with varying amounts of coarse sand, gravel, and silt. Top of bedrock was observed at approximately 10 to 12 ft bgs.

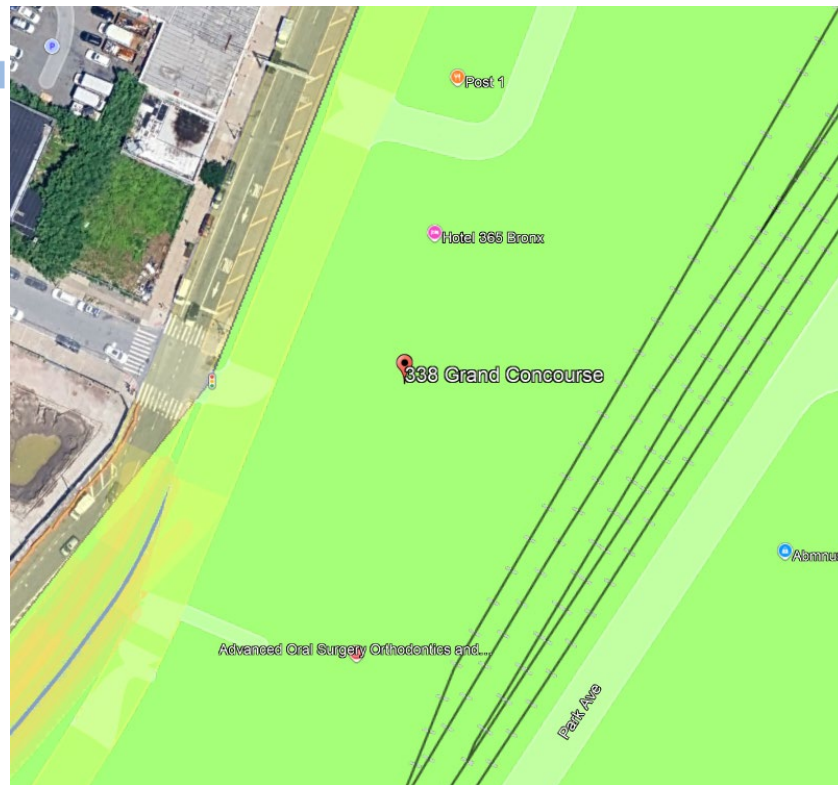
The topography of the Site is generally flat with a gentle slope to the southwest. The ground elevation on the Site is approximately 32 ft above mean sea level (amsl). Groundwater was not encountered during the Limited Phase II ESI.

Environmental Zone Designation

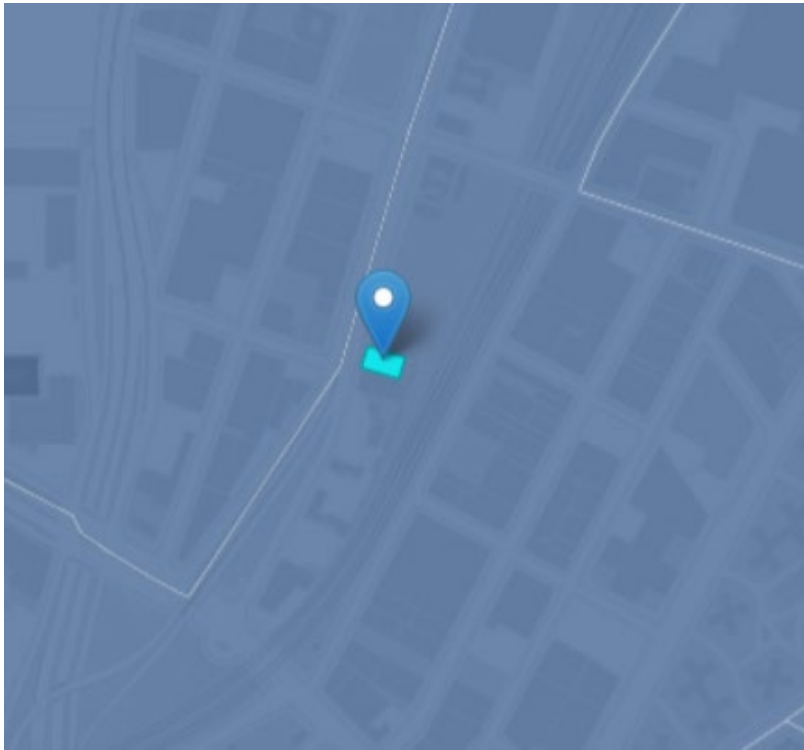
The Site is 100 percent located in EnZone Type AB in Census Tract 51.

51

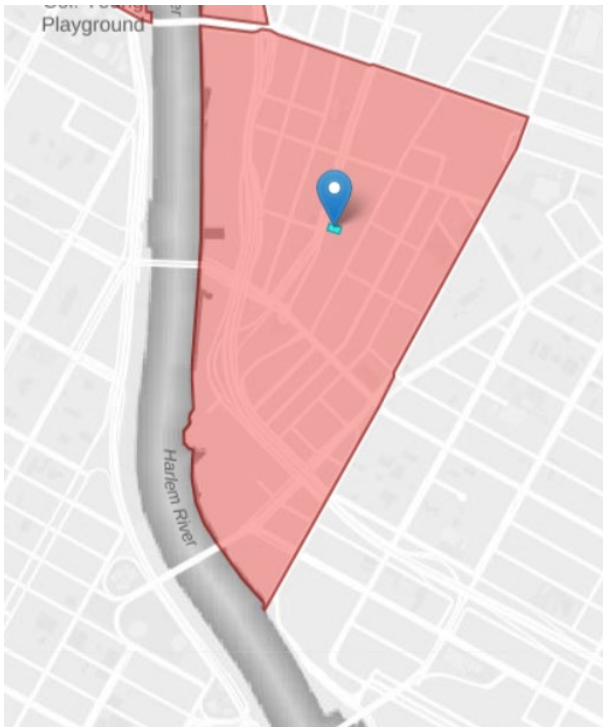
	51
STATEFP	36
COUNTYFP	005
TRACTCE	005100
GEOID	36005005100
NAME	51
NAMLSAD	Census Tract 51
MTFCC	G5020
FUNCSTAT	S
ALAND	510445
AWATER	0
INTPTLAT	+40.8132061
INTPTLON	-073.9275676
FIPS	36005005100
County_FIPS	36005
Geography	Census Tract 51
County	Bronx County
UnempRate	14.1
NYS_UR	7.1
Pov_Rate	54
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	Y
Both_AB	Y
EnZoneType	AB



The Site is listed as a designated DAC.



The Site is located in an NYS Designated Brownfield Opportunity Area (BOA).



SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage. The following reports were previously completed for the Site:

- September 2024, Phase I Environmental ESA for property addressed 338 Grand Concourse, prepared by KBEA
- September 2024, Phase I Environmental ESA for property addressed 344 Grand Concourse, prepared by KBEA
- 5 November 2024, Phase II Environmental ESA, prepared by H&A of New York Engineering and Geology, LLP (Haley & Aldrich of New York)

These reports are summarized below in Section IV.1 and are appended to this application package. Based on data collected in October 2024 during the Limited Phase II ESI, the primary contaminants of concern for the Site are metals and semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), in soil, and volatile organic compounds (VOCs), including chlorinated VOCs (CVOCs) and petroleum-related VOCs, in sub-slab soil vapor. Additional investigation is necessary to determine the potential source(s) of contamination. The existing structure presents impediments to investigation in select portions of the Site. Building access and overhead clearance limited the type of drilling and sampling equipment able to be used during the Limited Phase II. This limited access prevented the collection of groundwater. A summary of findings from the October 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 (6 NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted-Residential Use Soil Cleanup Objectives (RRSCOs). Soil samples with total lead concentrations of 100 parts per million (ppm) were run for toxicity characteristic leaching procedure (TCLP) lead and compared to United States Environmental Protection Agency (USEPA) Hazardous Toxicity Limits.

Nine metals, including arsenic, barium, cadmium, copper, lead, mercury, nickel, silver, and zinc, were identified in soil samples. Arsenic was detected above the RRSCOs at a concentration of 16.7 ppm in SB-04_2 and 19.1 ppm in SB-11_2. Barium was detected above the UUSCO at a concentration of 390 ppm in SB-04_2 and 390 ppm in SB-11_2. Cadmium was detected above the RRSCO at a concentration of 29.7 ppm in SB-04_2 and 10.5 ppm in SB-11_2. Copper was detected above the RRSCO in multiple soil samples at a maximum concentration of 1340 ppm in SB-11_2. Lead was detected above the RRSCO in multiple soil samples at a maximum concentration of 6270 ppm in SB-11_2. Mercury was detected above the RRSCO in multiple soil samples at a maximum concentration of 7.96 ppm in SB-11_2. Nickel was detected above the UUSCO at a concentration of 40.4 ppm in SB-04_2. Silver was detected above the UUSCO at a concentration of 2.67 ppm in SB-11_2. Zinc was detected above the UUSCO in multiple soil samples at a maximum concentration of 3620 ppm in SB-11_2.

Seven SVOCs, specifically PAHs, were detected in shallow soil samples at concentrations that exceed Soil Cleanup Objectives (SCOs). Benzo(a)anthracene was detected above the RRSCO at a concentration of 2.3 ppm in SB-05_2. Benzo(a)pyrene was detected above the RRSCO at a concentration of 2.2 ppm in SB-05_2. Benzo(b)fluoranthene was detected above RRSCO at a concentration of 2.8 ppm in SB-05_2 and 1.2 ppm in SB-11_2. Benzo(k)fluoranthene was detected above the UUSCO at a concentration of 0.87 ppm in SB-05_2. Chrysene was detected above the UUSCO at a concentration of 2.2 ppm in SB-05_2. Dibenz(a,h)anthracene was detected above the RRSCOs at a concentration of 0.37 ppm in SB-05_2.

Indeno(1,2,3-cd)pyrene was detected above the RRSCOs in multiple soil samples at a maximum concentration of 1.6 ppm.

TCLP lead was detected above the USEPA Resource Conservation and Recovery Act (RCRA) Characteristics of Hazardous Waste limit of 5 ppm in two samples, SB-04_2 and SB-11_2, at concentrations of 5.3 ppm and 37.8 ppm, respectively.

Comparisons of soil analytical results to UUSCOs and RRSCOs are mapped on Figure 6.

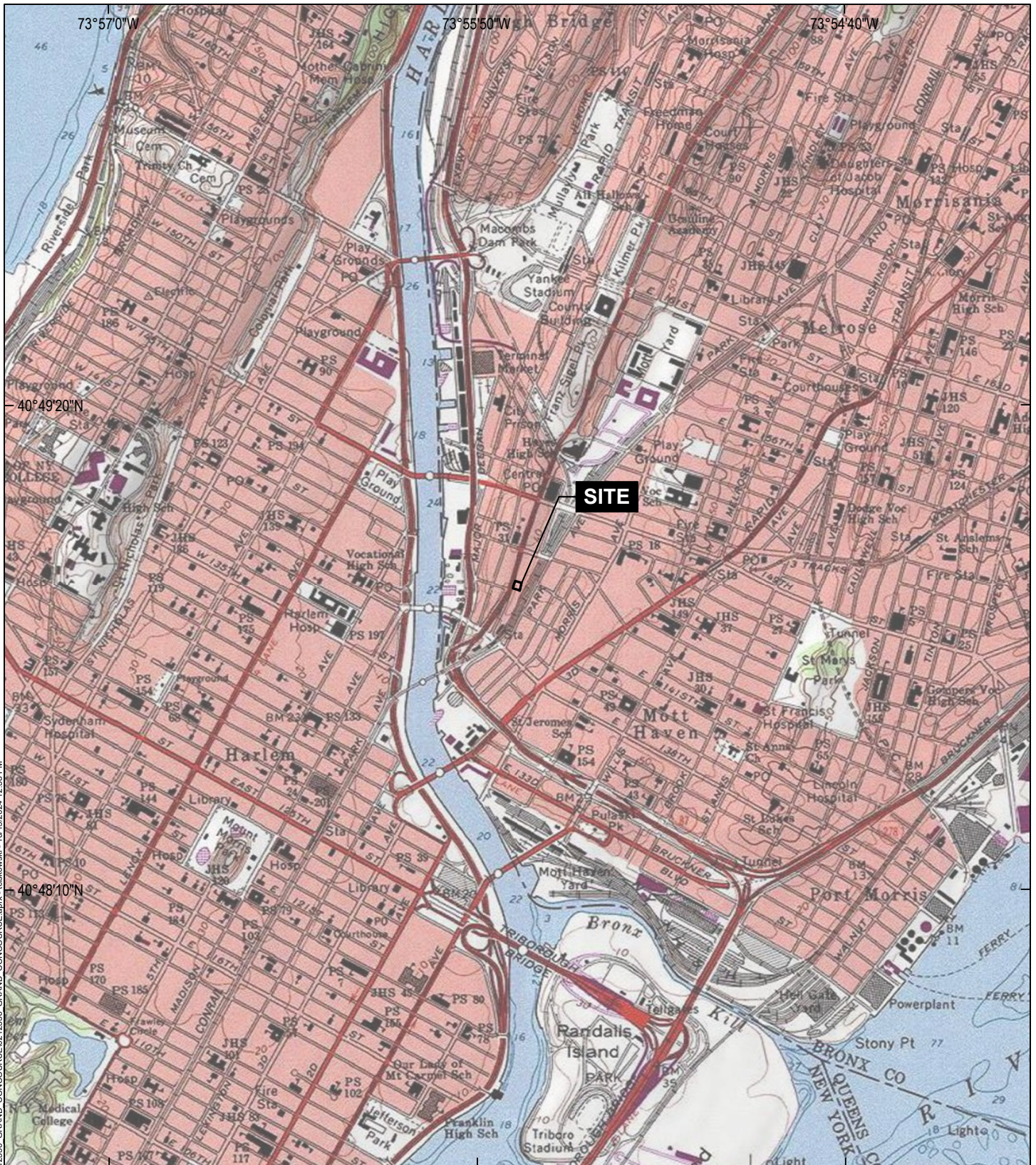
Sub-Slab Soil Vapor

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

Total VOC concentrations in soil vapor samples ranged from 333.84 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV-03 to a maximum concentration of 1,332.06 $\mu\text{g}/\text{m}^3$ in SV-01. Total benzene, toluene, ethylbenzene and xylenes (BTEX) concentrations ranged from 40.16 $\mu\text{g}/\text{m}^3$ in SV-03 to 187 $\mu\text{g}/\text{m}^3$ in SV-01. Total CVOC concentrations ranged from non-detect in SV-03 to 181.8 $\mu\text{g}/\text{m}^3$ in SV-01.

Elevated tetrachloroethene (PCE) was detected in each sample ranging from 6.37 $\mu\text{g}/\text{m}^3$ in SV-04 to 180 $\mu\text{g}/\text{m}^3$ in SV-01. Trichloroethylene (TCE) was detected in SV-01 only at 1.8 $\mu\text{g}/\text{m}^3$. Additionally, 2,2,4-Trimethylpentane (Isooctane) was detected in SV-01 at 121 $\mu\text{g}/\text{m}^3$ and in SV-02 at 206 $\mu\text{g}/\text{m}^3$.

Detections of soil vapor are mapped on Figure 7.



GIS: \\haleyaldrich\haley\CF\Projects\0212356\GIS\0212356 GRAND CONOURSE.aprx - tsikowski - 10/15/2024 12:58 PM



MAP SOURCE: ESRI
SITE COORDINATES: 40°48'54"N, 73°55'43"W

**HALEY
ALDRICH**

MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONOURSE
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
OCTOBER 2024

FIGURE 1

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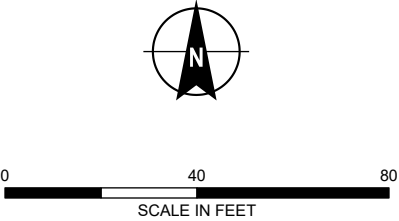
LEGEND

RAILROAD

SITE BOUNDARY

TAX LOT BOUNDARY

- NOTES**
- 1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - 3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024



**HALEY
ALDRICH**

MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

SITE PLAN

OCTOBER 2024

FIGURE 2

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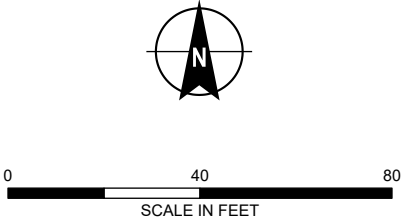


LEGEND

- RAILROAD
- SITE BOUNDARY
- TAX LOT BOUNDARY

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024



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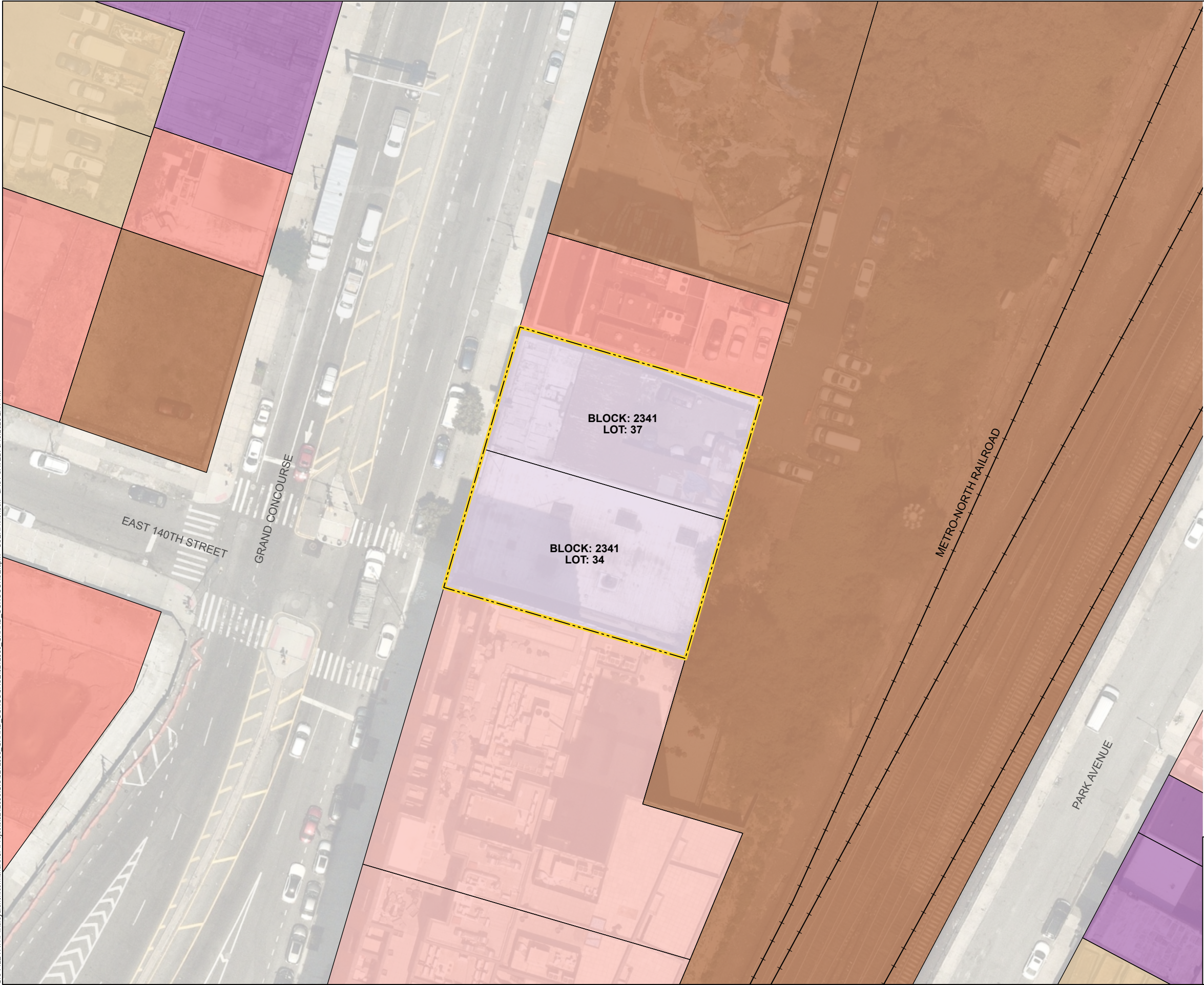
MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

TAX LOT MAP

NOVEMBER 2024

FIGURE 3

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LEGEND

RAILROAD

LAND USE

MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS

COMMERCIAL AND OFFICE BUILDINGS

INDUSTRIAL AND MANUFACTURING BUILDINGS

TRANSPORTATION AND UTILITY

PARKING FACILITIES

VACANT LAND

SITE BOUNDARY

TAX LOT BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
4. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024



0 40 80
SCALE IN FEET

HALEY
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MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

SURROUNDING LAND USE


MARCH 2025

FIGURE 4

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LEGEND

-  SITE
-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

NOTES

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



0 2,000 4,000
MAIN MAP SCALE IN FEET

**HALEY
ALDRICH**

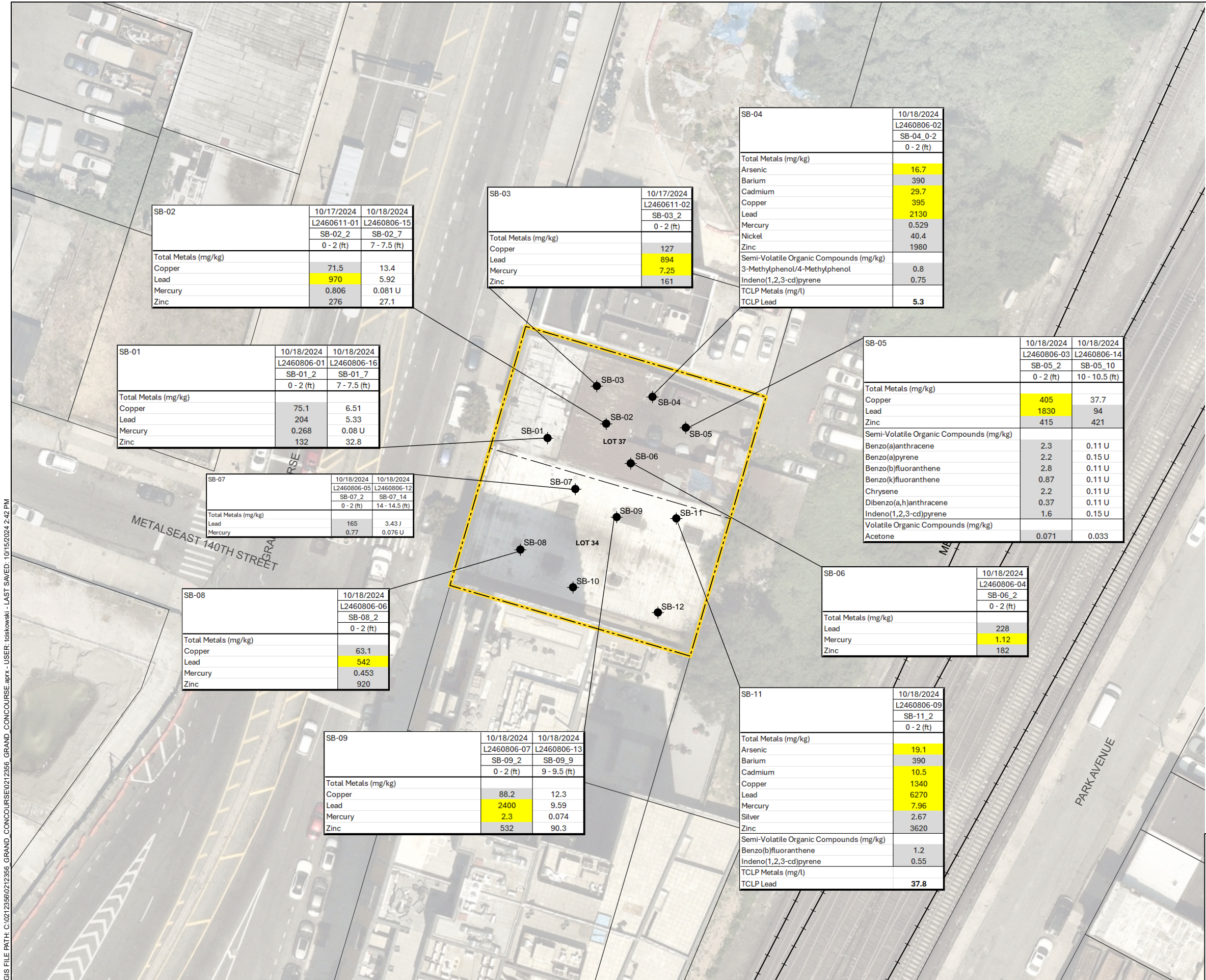
MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

DISADVANTAGED COMMUNITIES

NOVEMBER 2024

FIGURE 5

GIS FILE PATH: C:\0212356\0212356 GRAND CONCOURSE\0212356 GRAND CONCOURSE.aprx - USER: toskowski - LAST SAVED: 10/15/2024 2:42 PM



LEGEND

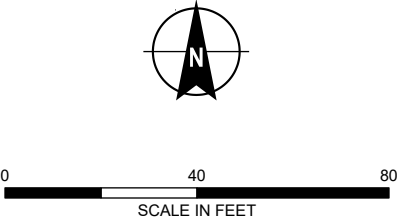
RAILROAD

SITE BOUNDARY

TAX LOT BOUNDARY

SOIL BORING

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024
 4. NY-RESR = NYSDEC PART 375 RESTRICTED-RESIDENTIAL SCO
 5. NY-UNRES = NYSDEC PART 375 UNRESTRICTED USE SCO
 6. EXCEEDANCES OF THE NY-UNRES SCOS ARE SHADED GRAY.
 7. EXCEEDANCES OF THE NY-UNRES AND NY-RESRR ARE SHADED YELLOW.
 8. EXCEEDANCES OF THE USEPA RCRA CHARACTERISTICS OF HAZARDOUS WASTE ARE BOLDED.
 9. 1 MG/L = 1 PPM FOR TCLP



**HALEY
ALDRICH**

MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

MAP OF SOIL CHEMISTRY

OCTOBER 2024

FIGURE 6

GIS FILE PATH: C:\0212356\0212356 GRAND CONCOURSE\0212356 GRAND CONCOURSE.aprx - USER: toskowski - LAST SAVED: 10/15/2024 2:42 PM

SV-01	10/17/2024 L2450665-01
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	26.3
1,3,5-Trimethylbenzene	7.92
1,3-Butadiene	1.06
2,2,4-Trimethylpentane	121
2-Butanone	38.3
4-Ethyltoluene	4.46
4-Methyl-2-pentanone	9.47
Acetone	297
Benzene	16.9
Carbon disulfide	9.09
Chloroform	5.96
Cyclohexane	12.5
Dichlorodifluoromethane	2.54
Ethanol	147
Ethylbenzene	13.3
Heptane	22.9
Isopropanol	5.85
n-Hexane	24.8
Naphthalene	1.9
o-Xylene	21.2
p/m-Xylene	47.8
Styrene	1.23
Tertiary butyl Alcohol	33
Tetrachloroethene	180
Tetrahydrofuran	3.98
Toluene	87.8
Trichloroethene	1.8
Calculate Totals	
Total BTEX	187
Total CVOCs	181.8
Total VOCs	1332.06

SV-03	10/17/2024 L2450665-03
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	3.41
1,3-Butadiene	0.936
2,2,4-Trimethylpentane	26.3
2-Butanone	3.24
Acetone	71.7
Benzene	3.19
Carbon disulfide	0.897
Chloromethane	0.907
Cyclohexane	3.31
Dichlorodifluoromethane	2.03
Ethanol	43.5
Ethylbenzene	3.28
Heptane	7.29
Isopropanol	25.3
n-Hexane	44.4
o-Xylene	5.99
p/m-Xylene	14
Tertiary butyl Alcohol	20.3
Tetrahydrofuran	17
Toluene	13.7
Calculate Totals	
Total BTEX	40.16
Total CVOCs	-
Total VOCs	333.84

SV-02	10/17/2024 L2450665-02
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	21.5
1,3,5-Trimethylbenzene	6.93
1,3-Butadiene	11.8
2,2,4-Trimethylpentane	206
2-Butanone	28.4
4-Ethyltoluene	3.58
4-Methyl-2-pentanone	8.36
Acetone	77
Benzene	11.6
Carbon disulfide	15
Chloroform	1.24
Cloroethane	0.642
Cyclohexane	16.2
Dichlorodifluoromethane	3.69
Ethanol	31.1
Ethylbenzene	8.86
Heptane	136
Isopropanol	2.26
n-Hexane	46.9
Naphthalene	1.8
o-Xylene	14.9
p/m-Xylene	32.5
Tertiary butyl Alcohol	20.4
Tetrachloroethene	20.8
Toluene	44.5
Calculate Totals	
Total BTEX	112.36
Total CVOCs	20.8
Total VOCs	884.322

SV-04	10/17/2024 L2450665-04
VOCs (µg/m3)	
1,2,4-Trimethylbenzene	21.4
1,3,5-Trimethylbenzene	6.54
2,2,4-Trimethylpentane	8.13
2-Butanone	3.13
4-Ethyltoluene	3.24
Acetone	57
Benzene	3.9
Carbon disulfide	3.04
Cyclohexane	3.27
Dichlorodifluoromethane	2.16
Ethanol	57.7
Ethylbenzene	7.12
Heptane	4.26
Isopropanol	9.59
n-Hexane	4.48
o-Xylene	14.1
p/m-Xylene	30.2
Tertiary butyl Alcohol	21.1
Tetrachloroethene	6.37
Tetrahydrofuran	3.57
Toluene	25.5
Calculate Totals	
Total BTEX	80.82
Total CVOCs	6.37
Total VOCs	376.62

- LEGEND
- RAILROAD
- SITE BOUNDARY
- TAX LOT BOUNDARY
- SUB-SLAB SOIL VAPOR POINT

- NOTES
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION

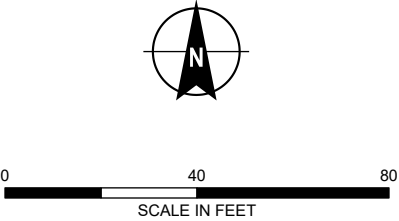
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

4. ALL DETECTED ANALYTES SHOWN ON FIGURE

5. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs)

6. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m3)

7. TOTAL VOCs IS THE SUM OF ALL THE DETECTED CONCENTRATIONS



HALEY
ALDRICH

MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONCOURSE
BRONX, NEW YORK

MAP OF SOIL VAPOR CHEMISTRY

OCTOBER 2024

FIGURE 7

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site consists of two contiguous parcels each improved with a one-story, slab-on-grade building. The building at 338 Grand Concourse was formerly occupied by an auto body repair shop and is currently vacant, and the building at 344 Grand Concourse was formerly occupied by an auto body repair shop and is currently vacant. The Site has been assigned an E-Designation for hazardous material, noise, and air quality as part of the Lower Concourse rezoning.

The proposed project will include:

1. Demolition of the existing buildings 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; and,
4. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

There are no development plans at this time; however, we assume the future use will include the development of a multi-story residential building with a cellar encompassing the entire Site footprint.

Rationale for BCP

The Requestors seek to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestors seek to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily heavy metals and SVOCs, specifically PAHs, in soils, and CVOCs, including PCE and TCE, and BTEX in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations, including auto service and auto body repair shops.

While the Limited Phase II ESI provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination. The Requestor is, therefore, also submitting for NYSDEC approval a draft Remedial Investigation Work Plan (RIWP) along with this BCP Application.

Project Schedule

It is anticipated that, once Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin implementation of the Remedial Investigation (RI). A preliminary BCP timeline and project schedule are included as an attachment to this Application. Completion of the remedy is anticipated by early 2026 with a Certificate of Completion expected in October 2026. A tentative project schedule is below.

Task	Duration	Start	End	2025												2026											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Preparation and Submission of BCP Application and RIWP	46	1/1/2025	2/16/2025																								
NYSDEC BCP Application and RIWP Review	60	2/16/2025	4/17/2025																								
30-Day Public Comment Period for BCP Application	45	4/17/2025	6/1/2025																								
Execute Brownfield Cleanup Agreement	30	6/1/2025	7/1/2025																								
NYSDEC & NYSDOH Approval of RIWP	30	7/1/2025	7/31/2025																								
Implementation of Remedial Investigation	45	7/31/2025	9/14/2025																								
Preparation and Submission of RIR and RAWP	50	9/14/2025	11/3/2025																								
NYSDEC & NYSDOH Review of RIR & RAWP	45	11/3/2025	12/18/2025																								
45-Day Public Comment Period for RAWP	45	12/18/2025	2/1/2026																								
Issuance of Decision Document	45	2/1/2026	3/18/2026																								
Implementation of RAWP with Engineering Oversight	150	3/18/2026	8/15/2026																								
Preparation of FER, SVI Evaluation and SMP (if required)	60	8/15/2026	10/14/2026																								
NYSDEC & NYSDOH Review of FER (and SMP, if required)	45	10/14/2026	11/28/2026																								
NYSDEC Issues COC	30	11/28/2026	12/28/2026																								

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. RIWP = Remedial Investigation Work Plan
8. RIR = Remedial Investigation Report
9. RAWP - Remedial Action Work Plan
10. FER - Final Engineering Report
11. SVI - Soil Vapor Intrusion
12. SMP - Site Management Plan
13. COC - Certificate of Completion
14. COC issuance estimated for December 2026 and prior to December 31, 2026

SECTION II.5

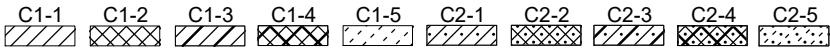
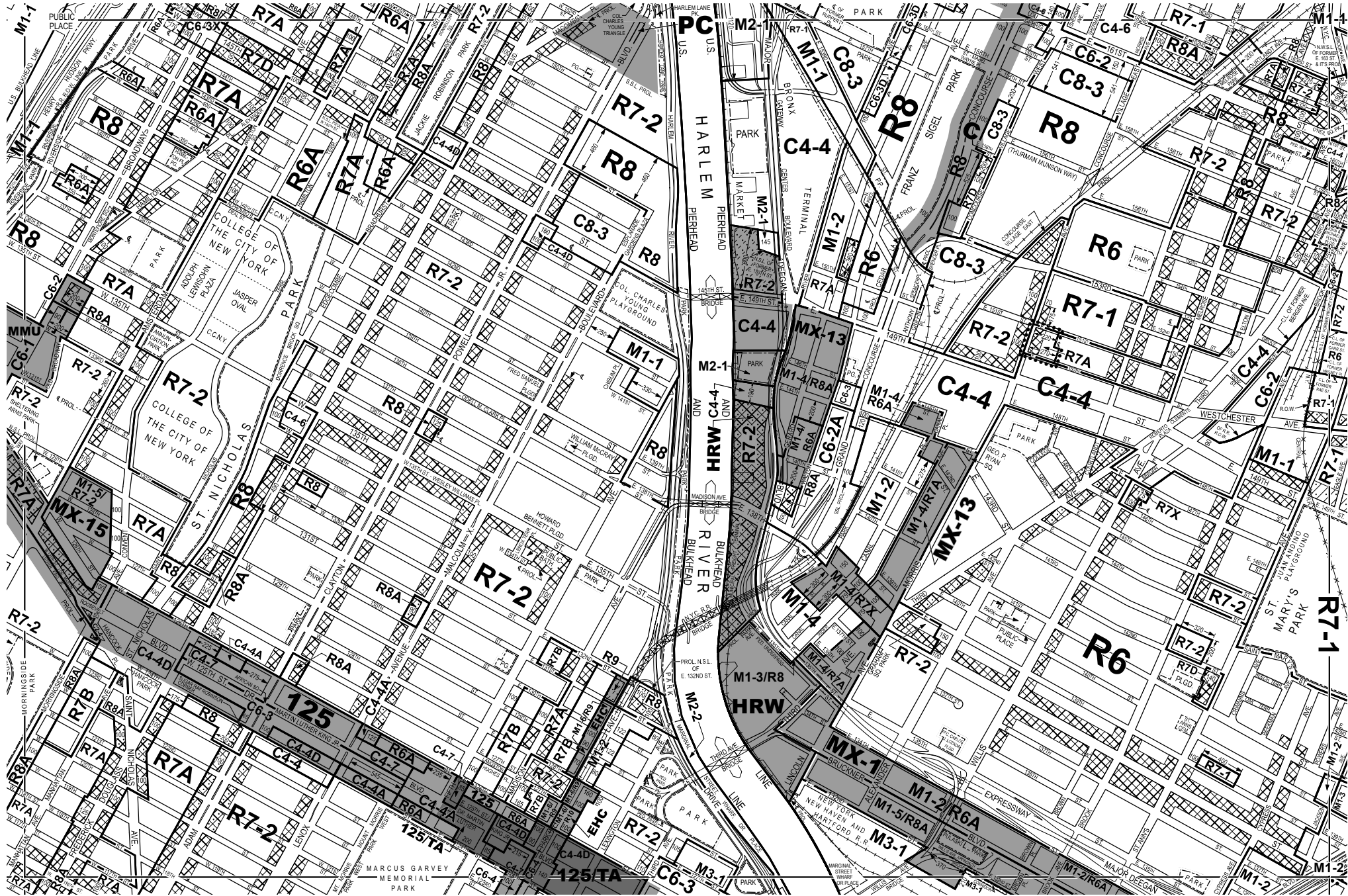
NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including RI, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environment benefit of any implemented green technology. Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including the completion of an environmental footprint analysis using an NYSDEC-approved tool like the Spreadsheets Footprint Analysis (SEFA). A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. The Site, which was developed circa 1908 and most recently occupied by an auto repair shop, is located in the Mott Haven neighborhood of Bronx, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or directly adjacent to the Site. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare a Fish and Wildlife Resource Impact Analysis for the Site.



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

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:

04-28-2022 C 210321 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

	3b	3d
5c	6a	6c
5d	6b	6d

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

ZONING MAP 6a

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 6a, the Site is located within a commercial zoning district (C6-2A). The C6-2A is primarily residential with commercial uses on street level. The commercial uses are usually typical commercial uses for residential areas including retail, restaurants, and services for the day-to-day needs of a residential neighborhood. The Site is characterized by residential, commercial, and industrial buildings.

Current Use

The Site consists of two contiguous parcels (Lots 34 and 37) which have remained relatively unchanged through the present. Lot 34 is currently developed with a one-story commercial building most recently utilized as an auto repair shop. Operations on Lot 34 ceased in February 2025 and the Lot is currently vacant. Lot 37 is currently developed with a one-story commercial building most recently utilized as an auto body repair shop. Operations on Lot 37 ceased in February 2025.

Intended Use Post-Remediation

The project is in the predevelopment phase; however, we assume future use will include the development of a multi-story residential building with a cellar encompassing the entire Site footprint. The architectural set will be presented in the Remedial Action Work Plan.

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

338-344 Grand Concourse LLC plans to redevelop the Site with a residential building. The proposed development of this property is consistent with the current zoning and will add affordable housing for the community. The applicable zoning map is included as an attachment to this Application.

ATTACHMENT E

Section V: Current and Historical Property Owner/Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Owner and Operator

The proposed BCP site is currently owned by 338-344 Grand Concourse LLC, the Applicant. The table below indicates the current owner of each parcel as of 27 February 2025.

Current Property Ownership		
Property Address	Property Tax Identification	Current Property Owner
338 Grand Concourse	Block 2341, Lot 34	338-344 Grand Concourse LLC
344 Grand Concourse	Block 2341, Lot 37	338-344 Grand Concourse LLC
Reference: ACRIIS – http://a836-acris.nyc.gov/CP/		

The properties addressed at 338 and 344 Grand Concourse are currently vacant.

Previous Owners and Operators

A list of current and previous owners and operators for each lot of the subject property is provided in the below tables.

Current and Previous Owners of 338 Grand Concourse (Lot 34)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
2/27/2025	Deed	340 Grand Concourse Inc.	15212 E. Westridge Drive, Fountain Hills, AZ Phone No. Unknown	338-344 Grand Concourse LLC	None
2/21/1952	Deed	Gerard M. Bloomfield	4680 Fieldston Road, Riverdale 71, New York	340 Grand Concourse Inc.	None
Reference: New York City Department of Finance ACRIIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult . Former telephone numbers of the previous property owners were not readily available.					
Note: No historical deeds were listed with ACRIIS. ACRIIS only contains electronic copies of deeds from 1966 to present. The only deed on file is from 1952. A copy of the 1952 deed was obtained from the NYC Register's office in Queens, NY.					

Current and Previous Owners of 344 Grand Concourse (Lot 37)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
2/27/2025	Deed	Heted Realty Corp.	211 Grant Avenue, Middlesex, NJ Phone No. Unknown	338-344 Grand Concourse LLC	None
5/17/1979	Deed	Louise Gerbel, Robert Gerbel, Louise Peterson, Lorraine Barbarelli	1643 Library Avenue, Bronx, NY Phone No. Unknown	Heted Realty Corp.	None
2/14/1973	Deed	Charles E. Goebel	1643 Library Avenue, Bronx, NY Phone No. Unknown	Charles E. Goebel, Louise Goebel	None

Reference:

New York City Department of Finance ACRIIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Former telephone numbers of the previous property owners were not readily available.

Current and Previous Operators of 338 Grand Concourse (Lot 34)

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2022 to current)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
Ely Auto Repair	Operator (2013 to 2022)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
Peguero Brothers Repair Shop	Operator (2010 to 2013)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
Peguero Brothers Repair Shop	Operator (2005)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
Mac's Auto Service	Operator (1971 to 1976)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
Mac's Auto Service and Mac's Firestone	Operator (1961 to 1965)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None
AC Brake Co of NY and W. Meyer Brake Service	Operator (1940)	338 Grand Concourse, Bronx, NY Phone No. Unknown	None

Reference:

The EDR City Directory Abstract (inquiry number 7758351.5) included in the Phase I ESA completed by KBEA in September 2024. Previous operator information prior to 1940 is not available.

Current and Previous Operators of 344 Grand Concourse (Lot 37)

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2024 to current)	344 Grand Concourse, Bronx, NY Phone No. Unknown	None
Teddy's Place Auto Repair	Operator (1976 to 2024)	344 Grand Concourse, Bronx, New York, 718- 585-9588	None
Tom's Foreign Auto Parts	Operator (1971)	344 Grand Concourse, Bronx, NY Phone No. Unknown	None
ABC Speedometer Repairs and Concourse Foreign Auto Repair	Operator (1965)	344 Grand Concourse, Bronx, NY Phone No. Unknown	None
C. Gobel Carburetors	Operator (1961)	344 Grand Concourse, Bronx, NY Phone No. Unknown	None

Reference:

The EDR City Directory Abstract (inquiry number 7758351.5) included in the Phase I ESA completed by KBEA in September 2024. Previous operator information prior to 1961 is not available.

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: PROPERTYS' ENVIRONMENTAL HISTORY

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

- September 2024 Phase I ESA, 338 Grand Concourse, prepared by KBEA
- September 2024 Phase I ESA, 344 Grand Concourse, prepared by KBEA
- October 2024 Limited Phase II Environmental Site Investigation, 338-344 Grand Concourse, prepared by Haley & Aldrich of New York.

The reports above are provided as attachments to this Application. A summary of the environmental findings from these investigations is provided below.

September 2024 Phase I Environmental Site Assessment, 338 Grand Concourse, Prepared by KB Environmental Assessment Ltd.

A Phase I ESA report, dated September 2024, was prepared by KBEA for the property addressed 338 Grand Concourse. The following Recognized Environmental Condition (REC) was identified by KBEA:

"Information obtained from multiple historic sources revealed that the site was utilized as multiple auto repair shops, auto painting facilities, and autobody repair shops. In addition, most of the adjacent/surrounding properties were also utilized as service stations, auto repair shops and various industrial uses. As such, there is a potential for historic site operations and/or those at the adjacent/surrounding properties to have impacted the subsurface beneath the subject property, including potential impacts to soil vapor and indoor air quality. Therefore, the historic use of the subject and surrounding properties is considered a REC."

September 2024 Phase I Environmental Site Assessment, 344 Grand Concourse, Prepared by KB Environmental Assessment Ltd.

A Phase I ESA report, dated September 2024, was prepared by KBEA for the property addressed 344 Grand Concourse. The following REC was identified by KBEA:

"Information obtained from multiple historic sources revealed that the site was utilized as multiple auto repair shops and an auto painting facility. In addition, most of the adjacent/surrounding properties were also utilized as service stations, auto repair shops and various industrial uses. As such, there is a potential for historic site operations and/or those at the adjacent/surrounding properties to have impacted the subsurface beneath the subject property, including potential impacts to soil vapor and indoor air quality. Therefore, the historic use of the subject and surrounding properties is considered a REC."

October 2024 Limited Phase II Environmental Site Investigation, Prepared by Haley & Aldrich of New York

Haley & Aldrich of New York completed a Limited Phase II ESI on behalf of 338-344 Grand Concourse LLC to investigate soil, groundwater, and sub-slab soil vapor quality beneath the Site. This investigation was performed on 17 and 18 October 2024, on both properties, and included a geophysical survey using ground penetrating radar (GPR) to search for subsurface anomalies indicative of underground storage tanks (USTs) and to clear underground utilities; the installation of 12 soil borings to depths ranging from 2 to 15 ft bgs; and four soil vapor points directly beneath the slab. Subsequently, 18 soil samples and four

sub-slab vapor samples were collected. Field observations and laboratory analytical results are summarized below:

Soil

Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs and RRSCOs.

Nine metals, including arsenic, barium, cadmium, copper, lead, mercury, nickel, silver, and zinc, were identified in soil samples. Arsenic was detected above the RRSCO at a concentration of 16.7 ppm in SB-04_2 and 19.1 ppm in SB-11_2. Barium was detected above the UUSCO at a concentration of 390 ppm in SB-04_2 and 390 ppm in SB-11_2. Cadmium was detected above the RRSCO at a concentration of 29.7 ppm in SB-04_2 and 10.5 ppm in SB-11_2. Copper was detected above the RRSCO in multiple soil samples at a maximum concentration of 1340 ppm in SB-11_2. Lead was detected above the RRSCO in multiple soil samples at a maximum concentration of 6270 ppm in SB-11_2. Mercury was detected above the RRSCO in multiple soil samples at a maximum concentration of 7.96 ppm in SB-11_2. Nickel was detected above the UUSCO at a concentration of 40.4 ppm in SB-04_2. Silver was detected above the UUSCO at a concentration of 2.67 ppm in SB-11_2. Zinc was detected above the UUSCO in multiple soil samples at a maximum concentration of 3620 ppm in SB-11_2.

Seven SVOCs, specifically PAHs, were detected in shallow soil samples at concentrations that exceed SCOs. Benzo(a)anthracene was detected above the RRSCO at a concentration of 2.3 ppm in SB-05_2. Benzo(a)pyrene was detected above the RRSCO at a concentration of 2.2 ppm in SB-05_2. Benzo(b)fluoranthene was detected above RRSCO at a concentration of 2.8 ppm in SB-05_2 and 1.2 ppm in SB-11_2. Benzo(k)fluoranthene was detected above the UUSCO at a concentration of 0.87 ppm in SB-05_2. Chrysene was detected above the UUSCO at a concentration of 2.2 ppm in SB-05_2. Dibenzo(a,h)anthracene was detected above the RRSCO at a concentration of 0.37 ppm in SB-05_2. Indeno(1,2,3-cd)pyrene was detected above the RRSCO in multiple soil samples at a maximum concentration of 1.6 ppm.

TCLP lead was detected above the USEPA RCRA Characteristics of Hazardous Waste limit of 5 ppm in two samples, SB-04_2 and SB-11_2, at concentrations of 5.3 ppm and 37.8 ppm, respectively.

Sub-Slab Soil Vapor

Sub-slab vapor sample results indicated elevated petroleum-related VOCs and CVOCs detected in the samples collected at the Site. Total VOC concentrations in soil vapor samples ranged from 333.84 µg/m³ in SV-03 to a maximum concentration of 1,332.06 µg/m³ in SV-01. Total BTEX concentrations ranged from 40.16 µg/m³ in SV-03 to 187 µg/m³ in SV-01. In addition, elevated PCE was detected in each sample ranging from 6.37 µg/m³ in SV-04 to 180 µg/m³ in SV-01. TCE was detected in SV-01 only at 1.8 µg/m³. Additionally, 2,2,4-Trimethylpentane (Isooctane) was detected in SV-01 at 121 µg/m³ and in SV-02 at 206 µg/m³.

SECTION VI.2: SAMPLING DATA

Soil Summary Table				
Analytes > RRSCO/UUSCO	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
3-Methylphenol/ 4-Methylphenol	1	0.8	100	0-2
Benzo(a)anthracene	1	2.3	1	0-2
Benzo(a)pyrene	1	2.2	1	0-2
Benzo(b)fluoranthene	2	2.8	1	0-2
Benzo(k)fluoranthene	0	0.87	3.9	0-2
Chrysene	1	2.2	3.9	0-2
Dibenzo(a,h)anthracene	1	0.37	0.33	0-2
Indeno(1,2,3-cd)pyrene	3	1.6	0.5	0-2
Arsenic	2	19.1	16	0-2
Barium	2	390	400	0-2
Cadmium	2	29.7	4.3	0-2
Copper	3	1,340	270	0-2
Lead	7	6,270	400	0-2
Mercury	4	7.96	0.81	0-2
Nickel	0	40.4	310	0-2
Silver	0	2.67	180	0-2
Zinc	1	3,620	10,000	0-2
Acetone	0	0.071	100	0-2

Soil Vapor Summary Table			
Analytes	Total Detections	Max Detection	Type
Tetrachloroethene	3	180	Sub-Slab Soil Vapor
Trichloroethene	1	1.8	Sub-Slab Soil Vapor
Benzene	4	16.9	Sub-Slab Soil Vapor
Ethylbenzene	4	13.3	Sub-Slab Soil Vapor
m, p-Xylenes	4	47.8	Sub-Slab Soil Vapor
o-Xylene	4	21.2	Sub-Slab Soil Vapor
Toluene	4	87.8	Sub-Slab Soil Vapor
Total CVOCs	3	181.8	Sub-Slab Soil Vapor

Notes:

* Detections exceeding RRSCOs also exceed the UUSCOs

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

ppm = parts per million

µg/L = micrograms per Liter

1 part per billion (ppb) = 1 µg/L

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 6 and 7 below, which include detailed information requested in Application Section VI.3.

ATTACHMENT G

Section VII: Requestor Information

SECTION VII: REQUESTOR INFORMATION

The entity requesting participation in the BCP (the Requestor) is 338-344 Grand Concourse LLC, an NYS Domestic Business Corporation. Yoel Barminka is an administrative member and authorized representative of 338-344 Grand Concourse LLC.

The contact information for the Requestor is:

Yoel Barminka, Member
338-344 Grand Concourse LLC
162 Manhattan Avenue
Brooklyn, New York 11206
Phone: 917.770.8702
Email: Yoel@manhattanmgmt.net

The proposed BCP Site is currently owned by the Requestor, as of 27 February 2025.

The current member(s) of 338-344 Grand Concourse LLC:

- Yoel Barminka

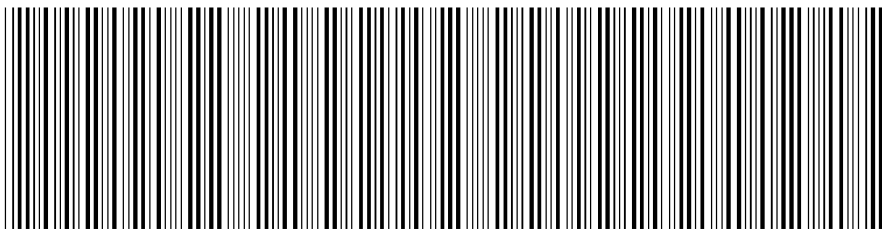
A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 338-344 Grand Concourse LLC is included as an attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with NYSDEC Division of Environmental Remediation (DER)-10, Section 1.5

The Requestor certifies it is a Volunteer. The Requestor or its affiliated entities do not have, nor have they ever had, a relationship with the prior owners or operators of the Site that caused the existing contamination.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2025030600813002

Document Date: 02-27-2025

Preparation Date: 03-06-2025

Document Type: DEED

Document Page Count: 5

PRESENTER:

EXECUTIVE ABSTRACT GROUP, INC.
16 ISRAEL ZUPNICK DRIVE, SUITE 117
EAG-7112
MONROE, NY 10950
845-782-2400
BLIMY@EXECUTIVE-ABSTRACT.COM

RETURN TO:

JEFFREY ZWICK & ASSOCIATES, P.C.
JEFFREY ZWICK ESQ.
2329 NOSTRAND AVENUE, SUITE 400
BROOKLYN, NY 11210

Borough	Block	Lot	Unit	Address
BRONX	2341	37	Entire Lot	344 GRAND CONCOURSE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HETED REALTY CORP.
211 GRANT AVENUE
MIDDLESEX, NJ 08846

GRANTEE/BUYER:

338-344 GRAND CONCOURSE LLC
162 MANHATTAN AVENUE, 1ST FLOOR
BROOKLYN, NY 11206

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 97,345.50

NYS Real Estate Transfer Tax:

\$ 24,105.25

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OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 03-07-2025 10:52

City Register File No.(CRFN):

2025000064604



Colette McQuinn-Jacques

City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANT

HETED REALTY CORP.

- to -

338-344 GRAND CONCOURSE LLC

Location: 344 Grand Concourse, Bronx, New York 10451

Description: Block No.: 2341
Lot No.: 37
Bronx County
Official Tax Map

After recording, please return to:

Jeffrey Zwick & Associates, P.C.
Jeffrey Zwick, Esq.
2329 Nostrand Avenue, Suite 400
Brooklyn, New York 11210

BARGAIN AND SALE DEED WITH COVENANT

THIS INDENTURE made and dated ^{as of} the 21 day of February, 2025, by and between **HETED REALTY CORP.**, having an address at 211 Grant Avenue, Middlesex New Jersey 08846 (collectively, "Grantor") **338-344 GRAND CONCOURSE LLC**, having an address at 162 Manhattan Avenue, 1st Floor, Brooklyn, New York 11206 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and Grantee's successors and assigns forever:

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

See "Schedule A" Attached Hereto.

Premises known as and by the street address 344 Grand Concourse, Bronx, New York 10451, and designated as Block 2341, 37, as shown on the Bronx County Tax Map.

Title is vested in Heted Realty Corp., by deed from Louise Goebel, Robert Goebel, Louise Peterson and Loraine Barbarelli, as sole heirs and distributees of the Estate of Charles E. Goebel to Heted Realty Corp. dated 05/11/1979 and recorded 05/17/1979 in the Bronx County Clerk's/Register's Office in Reel 390, Page 1160. This conveyance is in conjunction of winding up the affairs of the grantor which is a dissolved Corporation, and was done with the unanimous consent of its shareholders.

TOGETHER with (a) all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

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

[Signature Page to Follow]

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

HETED REALTY CORP.

By: _____

Name: Stephen Stratigakis
Title: President

STATE OF NEW JERSEY)

ss.:)

COUNTY OF Middlesex)

On the 17 day of February, 2025, before me, the undersigned, **STEPHEN STRATIGAKIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Yoon K Seo

NOTARY PUBLIC



[End of Signature]

Yoon K Seo
NOTARY PUBLIC
State of New Jersey
ID # 50223706
My Commission Expires
July 14, 2029

SCHEDULE A

LEGAL DESCRIPTION

Executive Abstract Group, Inc.
As agent for
Stewart Title Insurance Company

Title Number: **EAG-7112**
Page **2**

SCHEDULE A DESCRIPTION (Cont.)

As to Lot 37:

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

BEGINNING at a point on the Easterly side of Grand Concourse distant 471.85 feet Southerly from the corner formed by the intersection of the Southerly side of East 144th Street and the Easterly side of Grand Concourse;

RUNNING THENCE Easterly on a line at right angles to the Easterly side of Grand Concourse 100 feet;

THENCE Southerly on a line at right angles to the last-mentioned course 50.62;

THENCE Westerly again on a line at right angles to the Easterly side of Grand Concourse 100 feet to the said Easterly side of Grand Concourse;

THENCE Northerly along the Easterly side of Grand Concourse 50.62 feet to the point or place of BEGINNING.

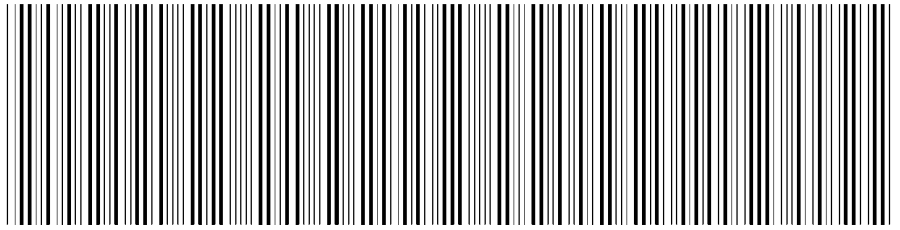
FOR conveyance only:

TOGETHER with the benefit and subject to the burdens of a declaration of Right of Way Easement as defined and limited in Liber 1903 Page 244.

For Information Only:

Said Premises is also known as 344 Grand Concourse, Bronx, NY 10451
Section Block 2341 Lot 37

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



2025030600813002001SACB7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025030600813002
Document Type: DEED

Document Date: 02-27-2025

Preparation Date: 03-06-2025

ASSOCIATED TAX FORM ID: 2025022000052

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2341 LOT: 37
- (2) Property Address: 344 GRAND CONCOURSE, BRONX, NY 10451
- (3) Owner's Name: 338-344 GRAND CONCOURSE 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: _____ Date (mm/dd/yyyy)

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

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 344 GRAND CONCOURSE BRONX 10451
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 338-344 GRAND CONCOURSE LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 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 HETED 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 8 / 22 / 2024
 Month Day Year

11. Date of Sale / Transfer 2 / 27 / 2025
 Month Day Year

12. Full Sale Price \$ 3 7 0 8 4 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 2 16. Total Assessed Value (of all parcels in transfer) 7 5 6 0 0

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

BRONX 2341 37

202502200005220103

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE <i>Ca</i>		DATE <i>2/20/05</i>		LAST NAME		FIRST NAME	
162 MANHATTAN AVENUE, 1ST FLOOR							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
BROOKLYN						SELLER	
CITY OR TOWN		STATE NY		ZIP CODE 11206		SELLER SIGNATURE	
						DATE	


2025022000052201

SIGNATURE RIDER TO REAL PROPERTY TRANSFER REPORT
(RP-5217/NYC)

GRANTOR:

HETED REALTY CORP.

By: _____


Name: Stephen Stratigakis
Title: President

STATE OF NEW JERSEY)
 ss.:
COUNTY OF Middlesex)

On the 17 day of February, 2025, before me, the undersigned, **STEPHEN STRATIGAKIS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



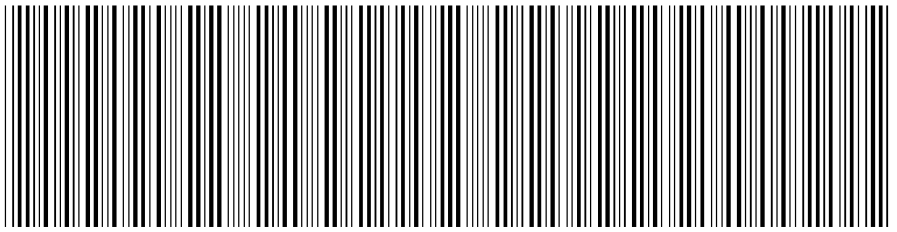
NOTARY PUBLIC



Yoon K Seo
NOTARY PUBLIC
State of New Jersey
ID # 50223706
My Commission Expires
July 14, 2029

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.



2025030600813001001E6272

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2025030600813001

Document Date: 02-27-2025

Preparation Date: 03-06-2025

Document Type: DEED

Document Page Count: 5

PRESENTER:

EXECUTIVE ABSTRACT GROUP, INC.
16 ISRAEL ZUPNICK DRIVE, SUITE 117
EAG-7112
MONROE, NY 10950
845-782-2400
BLIMY@EXECUTIVE-ABSTRACT.COM

RETURN TO:

JEFFREY ZWICK & ASSOCIATES, P.C.
JEFFREY ZWICK ESQ.
2329 NOSTRAND AVENUE, SUITE 400
BROOKLYN, NY 11210

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2341	34	Entire Lot	338 GRAND CONCOURSE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

340 GRAND CONCOURSE, INC.
15212 E. WESTRIDGE DRIVE
FOUNTAIN HILLS, AZ 85268

GRANTEE/BUYER:

338-344 GRAND CONCOURSE LLC
162 MANHATTAN AVENUE, 1ST FLOOR
BROOKLYN, NY 11206

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 112,654.50

NYS Real Estate Transfer Tax:

\$ 27,898.00

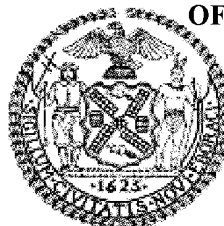
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 03-07-2025 10:52

City Register File No.(CRFN):

2025000064603



Colette McChia-Jacques

City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANT

340 GRAND CONCOURSE, INC.

- to -

338-344 GRAND CONCOURSE LLC

Location: 338 Grand Concourse, Bronx, New York 10451

Description: Block No.: 2341
Lot No.: 34
Bronx County
Official Tax Map

After recording, please return to:

Jeffrey Zwick & Associates, P.C.
Jeffrey Zwick, Esq.
2329 Nostrand Avenue, Suite 400
Brooklyn, New York 11210

BARGAIN AND SALE DEED WITH COVENANT

THIS INDENTURE made and dated ^{as of} the 27 day of February 2025, by and between **340 GRAND CONCOURSE, INC.**, having an address at 15212 E. Westridge Drive, Fountain Hills, Arizona 85268, ("Grantor") **338-344 GRAND CONCOURSE LLC**, having an address at 162 Manhattan Avenue, 1st Floor, Brooklyn, New York 11206 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and Grantee's successors and assigns forever:

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

See "Schedule A" Attached Hereto.

Premises known as and by the street address 338 Grand Concourse, Bronx, New York 10451, and designated as Block 2341, Lot 34, as shown on the Bronx County Tax Map.

Title is vested in 340 Grand Concourse, Inc., by deed from Gerard M. Bloomfield to 340 Grand Concourse, Inc. dated 02/15/1952 and recorded 02/21/1952 in the Bronx County Clerk's/Register's Office in Liber 1899, Page 342.

Deed from New York State Realty and Terminal Company to Gerard M. Bloomfield dated 02/13/1952 and recorded 02/21/1952 in the Bronx County Clerk's/Register's Office in Liber 1899, Page 395. The conveyance is being made in the ordinary course of business of the grantor and with the unanimous consent of its directors and shareholders.

TOGETHER with (a) all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

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

[Signature Page to Follow]

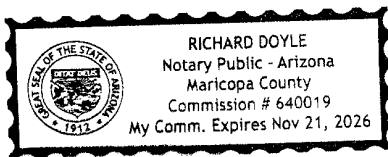
IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

340 GRAND CONCOURSE, INC.

By: *Helena Neuwirth*
Name: Helena Neuwirth
Title: President

STATE OF ARIZONA)
 ss.:
COUNTY OF Maricopa)

On the 18th day of February, 2025, before me, the undersigned, **HELENA NEUWIRTH**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



[Signature]
NOTARY PUBLIC

SCHEDULE A

LEGAL DESCRIPTION

**Executive Abstract Group, Inc.
as agent for
Stewart Title Insurance Company**

Title Number: **EAG-7112**
Page **1**

**SCHEDULE A
LEGAL DESCRIPTION**

As to Lot 34

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

BEGINNING at a point on the Easterly side of Grand Concourse distant 522.47 feet Southerly from the corner formed by the intersection of the Southerly side of East 144th Street and the Easterly side of Grand Concourse 100 feet:

RUNNING THENCE Southerly on a line at right angles to the last-mentioned course 58.58 feet;

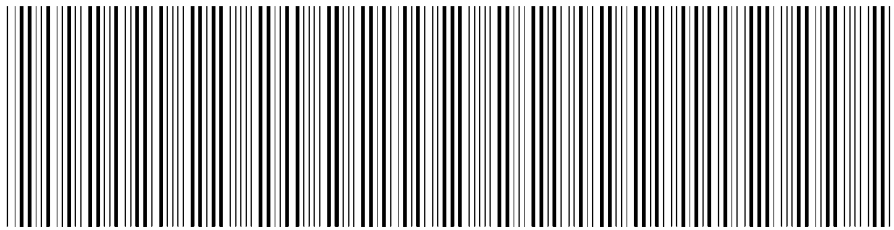
THENCE Westerly again on a line at right angles to the Easterly side of Grand Concourse 100 feet to the said Easterly side of Grand Concourse and;

THENCE Northerly along the Easterly side of Grand Concourse 58.58 feet to the point or place of BEGINNING.

For Information Only:

Said Premises is also known as 338 Grand Concourse, Bronx, NY 10451
Section Block 2341 Lot 34

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025030600813001001SACF3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025030600813001 **Document Date:** 02-27-2025 **Preparation Date:** 03-06-2025
Document Type: DEED

ASSOCIATED TAX FORM ID: 2025022000045

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	3



Property and Owner Information:

LOT: 34

(3) Owner's Name: 338-344 GRAND CONCOURSE LLC

Additional Name:

☒

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

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.

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: CE Date (mm/dd/yyyy)

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

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 338 GRAND CONCOURSE BRONX 10451
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 338-344 GRAND CONCOURSE 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 340 GRAND CONCOURSE, INC.
 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 8 / 22 / 2024
 Month Day Year

11. Date of Sale / Transfer 2 / 27 / 2025
 Month Day Year

12. Full Sale Price \$ 4 2 9 1 6 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, 2 16. Total Assessed Value (of all parcels in transfer) 2 1 9 6 0 0



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

BRONX 2341 34

202502200004520102

CERTIFICATION

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

		BUYER				BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
162 MANHATTAN AVENUE, 1ST FLOOR							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
BROOKLYN		NY		11206		SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	

2025022000045201

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is entered into as of the 22nd day of August, 2024, by and between **340 GRAND CONCOURSE, INC.**, having an address at 15212 E. Westridge Dr., Fountain Hills, Arizona 85268, and **HETED REALTY CORP.**, having an address at 344 Grand Concourse, Bronx, New York 10451 (together “Seller”), and **NALCORP ACQUISITIONS LLC**, having an address at 162 Manhattan Avenue, 1st Floor, Brooklyn, NY 11206 (“Purchaser”).

W I T N E S S E T H:

In consideration of the mutual promises and agreements contained in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are hereby mutually acknowledged, Seller and Purchaser covenant and agree as follows:

Article 1. Premises.

1.1 Premises. Seller shall sell and convey to Purchaser, and Purchaser shall purchase from Seller, upon the terms, covenants and conditions hereinafter set forth, (a) all of Seller’s right, title and interest in and to the land designated as Block 2341, Lots 34 and 37, on the Bronx County Tax Map (the “Land”), (b) together with all buildings and improvements situated on the Land (collectively, the “Building”); (c) all right, title and interest of Seller, if any, in and to the land lying in the bed of any street or highway in front of or adjoining the Land to the center line thereof and to any unpaid award for any taking by condemnation or any damage to the Land by reason of a change of grade of any street or highway; (d) the appurtenances and all the estate and rights of Seller in and to the Land and Building; and (e) all right, title and interest of Seller, if any, in and to the fixtures, equipment and other personal property attached or appurtenant to the Building, to the extent owned by Seller, all in their then existing condition and state of repair as of the Closing Date (collectively, the “Premises”).

For purposes of this Agreement, “appurtenances” shall include all right, title and interest of Seller in and to (i) all warranties or guaranties, if any, applicable to the Premises, to the extent such warranties or guaranties are assignable; and (ii) all air and development rights associated with the Premises.

1.2 The Premises are located at or commonly known as and by the following street addresses and are further described on Schedule 1.1 attached hereto:

<u>Parcel Address:</u>	<u>Block:</u>	<u>Lot:</u>
(i) 338 Grand Concourse, Bronx, New York 10451	2341	34 (the “ <u>338 Parcel</u> ”)
(ii) 344 Grand Concourse, Bronx, New York 10451	2341	37 (the “ <u>344 Parcel</u> ”)

1.3 For the purposes of this Agreement, the 338 Parcel and the 344 Parcel shall, as the context so requires, be individually referred to as a “Parcel” and collectively as the “Parcels”.

SCHEUDLE 1.1

LEGAL DESCRIPTION

As to the 338 Parcel:

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

BEGINNING at a point on the Easterly side of Grand Concourse distant 522.47 feet Southerly from the corner formed by the intersection of the Southerly side of East 144th Street and the Easterly side of Grand Concourse;

RUNNING THENCE Easterly on a line at right angles to the Easterly side of Grand Concourse, 100 feet;

THENCE Southerly on a line at right angles to the last mentioned course, 58.58 feet;

THENCE Westerly again on a line at right angles to the Easterly side of Grand Concourse, 100 feet to the said Easterly side of Grand Concourse; and

THENCE Northerly along the easterly side of Grand Concourse, 58.58 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Property Address: Parcel I: 338 Grand Concourse, Bronx NY

Block: 2341 Lot: 34

[Continued on following page]

SCHEUDLE 1.1 (*Continued*)

LEGAL DESCRIPTION

As to the 344 Parcel:

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

BEGINNING at a point on the Easterly side of Grand Concourse distant 471. 85 feet Southerly from the corner formed by the intersection of the Southerly side of East 144th Street and the Easterly side of Grand Concourse;

RUNNING THENCE Easterly on a line at right angles to the easterly side of Grand Concourse, 100 feet;

THENCE Southerly on a line at right angles to the last mentioned course 50.62 feet;

THENCE Westerly again on a line at right angles to the Easterly side of Grand Concourse, 100 feet to the said Easterly side of Grand Concourse;

THENCE Northerly along the easterly side of Grand Concourse 50.62 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Property Address: Parcel II: 344 Grand Concourse, Bronx NY

Block: 2341 Lot: 37



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 338-344 GRAND CONCOURSE LLC

DOS ID: 7461288

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 11/11/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 11/11/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ALBANY

NEXT STATEMENT DUE DATE: 11/30/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: 338-344 GRAND CONCOURSE LLC

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

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

ATTACHMENT H

Section X: Requestor Eligibility

SECTION X: REQUESTORS' ELIGIBILITY

Volunteer Status

The Requestor, 338-344 Grand Concourse LLC, qualifies as a "Volunteer" in the BCP because an unrelated third-party LLC and neither it nor its members have any direct connection with the current owner of the Site or previous operators, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor commissioned two Phase I ESAs for purposes of conducting all appropriate inquiry prior to purchase and intends to address any Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. After acquiring the property, the Requestor has taken the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental, or natural resource exposure to any previously released contamination at the Site such as maintaining vacancy of the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1).

ATTACHMENT I

Section XII: Site Contact List and Acknowledgement From Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall New York, New York 10007	https://www1.nyc.gov/offic-e-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31st Floor New York, New York 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Bronx Borough President	Vanessa Gibson	718-590-3500	851 Grand Concourse, 3rd Floor Bronx, New York 10451	webmail@bronxbp.nyc.gov
Bronx Community Board 1 District Manager	Claria Alayeto	718-585-7117	3030 3rd Avenue, Bronx, New York 10455	bx01@cb.nyc.gov
New York City Council District 8	Diana Ayala	347-297-4922	214 St. Ann's Avenue, Bronx, New York 10454	District8@council.nyc.gov
NY Senate District 29 Senator	Jose M. Serrano	212-828-5829	335 E 100th Street, Bronx, New York 10029	serrano@nysenate.gov
NY State Assembly District 084 Member	Amanda Septimo	718-292-2901	384 E 149th Street, Suite 202, Bronx, New York 10455	septimoa@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Ashwin Vasan, M.D., PhD Commissioner	212-639-9675	42-09 28th Street, Queens, New York 11101	opmc@health.ny.gov
Acting Director of the Mayor's Office of Environmental Remediation	Shaminder Chawla, Acting Director	212-788-8841	100 Gold Street, 2nd Floor, New York, New York 10038	SchaminderC@dep.nyc.gov

Owners, Residents, Occupants

The Site consists of two contiguous parcels (i.e., Lots 34 and 37). The property addressed 338 Grand Concourse (i.e., Lot 34) is currently vacant and improved with a one-story building. The property addressed 344 Grand Concourse (i.e., Lot 37) is currently vacant and improved with a one-story building.

The tables below provide current contact information for the current owner and occupants of the Site.

Current Property Owner	Property Tax Identification	Property Address	Contact Information
338-344 Grand Concourse LLC.	Block 2341, Lot 34	338 Grand Concourse, Bronx, NY	Yoel Barminka, Yoel@manhattanmgmt.com, 917-770-8702
338-344 Grand Concourse LLC.	Block 2341, Lot 37	344 Grand Concourse, Bronx, NY	Yoel Barminka, Yoel@manhattanmgmt.com, 917-770-8702

Adjacent Properties

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

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
346 Grand A LLC	Osher, Niyazov	Hotel	346 Grand Concourse, Bronx New York 10451	9906 Metropolitan Avenue 2nd Floor, Forest Hills, New York 11375
350 Rising LLC	Gilbride, Tusa	Vacant Land (Former BP Gasoline Station)	350 Grand Concourse, Bronx, New York 10451	711 Third Avenue, 17th Floor, New York, NY 10017
336 Grand Concourse LLC	Not Available	Mixed Residential & Commercial Building	336 Grand Concourse, Bronx, New York 10451	199 Lee Avenue, #961, Brooklyn, New York 11211
310 Walton LLC	Not Available	Industrial & Manufacturing	288 Walton Avenue, Bronx, New York 10451	58 Vanderbilt Motor Parkway, Suite 100, Commack, New York 11725
Walton St GC Development LLC	Not Available	Commercial & Office Buildings	315 Grand Concourse, Bronx, New York 10451	1021 38th Street, Brooklyn, New York 11219
2590 Park Avenue LLC	Jim Giddings	Industrial & Manufacturing	2590 Park Avenue, Bronx, New York 10451	38 Renwick Street, New York, New York 10013

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
News 12 Network - Bronx	Online & Print Newspaper	930 Soundview Avenue, Bronx, New York 10473	718-861-6800 -	https://bronx.news12.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, New York 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Geraldine Kelpin - Commissioner	59-17 Junction Boulevard, Flushing, New York 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	225 Greenwich Street, 6th Floor, New York, New York 10007	212-788-5889	Not Available

Additional Requests

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

School or Day Care Located on or Proximal to the Site

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

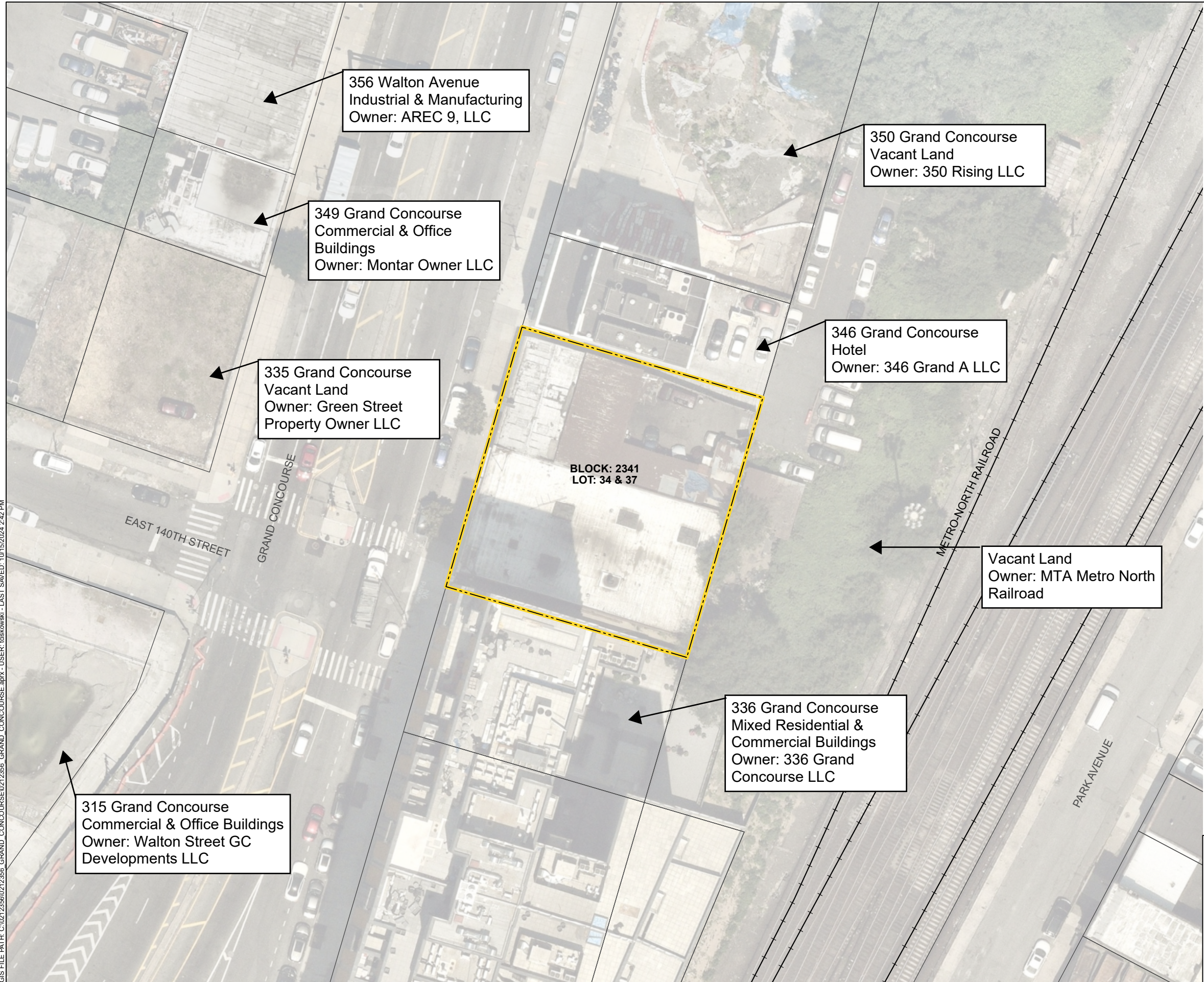
School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Rosalyn Yalow Charter School	Approximately 2112 ft (northwest)	Kim Smaw, Principal	347-735-5480	650 Grand Concourse, Bronx, New York 10451
KIPP Academy Elementary School	Approximately 2640 ft (northwest)	Carlos Capellan	718-943-3737	730 Concourse Village W, Bronx, New York 10451

Document Repository

The Bronx Community Board 1 and Bronx Public Library – Mott Haven Branch were contacted via email on 03 December 2024 regarding utilizing their spaces as document repositories. The Bronx Community Board 1 and the Bronx Public Library – Mott Haven Branch were re-contacted on 19 March 2025 via email and phone regarding this request. No response was received. On 22 April 2025, a representative of Haley & Aldrich of New York visited both the Bronx Community Board 1 and Bronx Public Library – Mott Haven Branch to obtain signature approval to use both spaces as document repositories. Both the Community Board administrator and librarian manager acknowledged receiving the emails and verbally indicated they were amenable to serve as document repositories. Email outreach to Bronx Community Board 1 and Bronx Public Library – Mott Haven Branch are attached. Signed acknowledgement letters from both repositories are also attached. The information for the repositories is detailed below:

Owner/Entity Name	Contact	Address	Phone	Email
Bronx Public Library – Mott Haven Branch	Jeanine Thomas-Cross	321 East 140th Street, Bronx, New York 10454	718-665-4878	motthaven@nypl.org
Bronx Community Board 1	Clarisa Alayeto	3024 3rd Avenue, Bronx, New York 10455	718-585-7117	BX01@cb.nyc.gov

GIS FILE PATH: C:\0212356\0212356 GRAND CONOURSE\0212356 GRAND CONOURSE.aprx - USER: tskowski - LAST SAVED: 10/15/2024 2:42 PM



LEGEND

- RAILROAD
- SITE BOUNDARY
- TAX LOT BOUNDARY

NOTES

- 1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- 3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024



0 40 80
SCALE IN FEET

**HALEY
ALDRICH**

MANHATTAN MANAGEMENT REALTY
338-344 GRAND CONOURSE
BRONX, NEW YORK

ADJACENT SITE MAP

NOVEMBER 2024

Acknowledgement from Bronx Public Library – Mott Haven Branch



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

3 December 2024
File No. 0212356

Bronx Public Library – Mott Haven Branch
321 E 140th St
Bronx, NY 10454
Via email motthaven@nypl.org
Attn: Jeanine Thomas-Cross, Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
338-344 Grand Concourse Redevelopment Site

Dear Managing Librarian:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management USA LLC, is requesting use of the Bronx Public Library - Mott Haven Branch as a document repository for the anticipated project located at 338-344 Grand Concourse. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5693.

Thank you,
HALEY & ALDRICH OF NEW YORK

Matthew Levy
Senior Project Manager

The Bronx Public Library Mott Haven Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 338-344 Grand Concourse Redevelopment Brownfield Cleanup Project.

Josephine Freeman

Name

Title

A handwritten signature in black ink, appearing to be 'J. Freeman', written over a horizontal line.

04/26/2025

Date

Acknowledgement from Bronx Community Board 1



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

21 April 2025
File No. 0212356

Bronx Community Board 1
3024 3rd Avenue,
Bronx, NY 10455
Via email: bx01@cb.nyc.gov

Attn: Anthony R. Jordan, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
338-344 Grand Concourse

Dear Mr. Jordan:


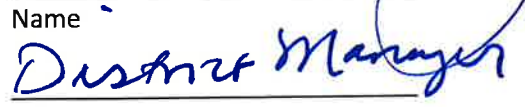
H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management USA LLC, is requesting use of the Bronx Community Board 1 as a document repository for the anticipated project located at 338-344 Grand Concourse. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.


Should you have any questions, please do not hesitate to give me a call at (646) 277-5693.

Thank you,
HALEY & ALDRICH OF NEW YORK

Matthew Levy
Senior Project Manager

The Bronx Community Board 1 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 338-344 Grand Concourse Redevelopment Brownfield Cleanup Project.


Name

Title


Date