

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

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101 EAST KINGSBRIDGE ROAD  
BLOCK 3314, LOT 1  
BRONX, NEW YORK

PREPARED FOR:  
VAJA 101 LLC  
223 SPENCER STREET, SUITE 500  
BROOKLYN, NEW YORK 11205



H & A OF NEW YORK ENGINEERING  
AND GEOLOGY LLP  
213 West 35<sup>th</sup> Street  
7<sup>th</sup> Floor  
New York, NY 10001  
646.277.5686

July 15, 2025  
File No. 0213081

New York State Department of Environmental Conservation  
Region 2 – Division of Environmental Remediation  
47-40 21st Street  
Long Island City, New York 11101-5401

Attention: Alexandra Servis

Subject: Revised Brownfield Cleanup Program Application  
101 East Kingsbridge Road Redevelopment Site  
BCP No. 203191  
101 East Kingsbridge Road, Bronx, New York

Dear Ms. Servis:

On behalf of Vaja 101 LLC (the Requestor), H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) is submitting this Revised Brownfield Cleanup Program (BCP) Application for the review and approval of the New York State Department of Environmental Conservation (NYSDEC) for the proposed 101 East Kingsbridge Road Redevelopment Site located at 101 East Kingsbridge Road, Bronx, New York (Site).

Comments on the BCP Application were received from the NYSDEC on July 14, 2025, and are addressed as follows:

1. Section II: Project Description
  - a. Please correct the language in the Project Schedule section, as the beginning of the 30-day public comment period does not indicate the site's / requestor's acceptance into the BCP or the Department's approval of the draft RWIP; rather, the public comment period will commence once the Department has determined that a complete application has been received.

*Response: The text of Section II: Project Description, specifically under the "project schedule" section, has been updated to clarify that the 30-day public comment period begins once the Department has determined that a complete application has been received.*

2. Section VII: Requestor Information
  - a. Please provide a list of all members/owners of the requestor LLC.

*Response: The text of Section VII: Requestor Information has been updated to note all members of the requestor LLC (Vaja 101 LLC). Chaim Wiesenfeld is the sole member of Vaja 101 LLC, and Moses*

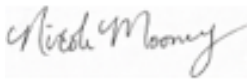


Freund is the authorized representative of Vaja 101 LLC.

Please do not hesitate to contact us if there are any questions regarding this submittal or any other aspects of the project.

Sincerely yours,

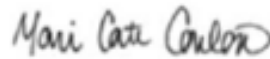
**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**



Nicole Mooney  
Assistant Project Manager



Emily Butler  
Project Manager



Mari Cate Conlon, P.G.  
Senior Associate

Enclosed copies provided via email to:

Moses Freund (Vaja 101 LLC)

Cris-Sandra Maycock (NYSDEC)

Jane O'Connell (NYSDEC)

George Duke (Fox Rothschild)

Email: [moses@cwbuildersny.com](mailto:moses@cwbuildersny.com)

Email: [cris-sandra.maycock@dec.ny.gov](mailto:cris-sandra.maycock@dec.ny.gov)

Email: [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)

Email: [gduke@foxrothschild.com](mailto:gduke@foxrothschild.com)



**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, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** 101 East Kingsbridge Road Redevelopment Site

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

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

☐

Yes

☒

No

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

If yes, provide existing site number: BCP #203191

☒

Yes

☐

No



**BROWNFIELD CLEANUP PROGRAM (BCP)  
APPLICATION FORM**

BCP App Rev 16.1 – March 2025

**SECTION I: Property Information**

PROPOSED SITE NAME **101 East Kingsbridge Road Redevelopment Site**

ADDRESS/LOCATION **101 E Kingsbridge Road**

CITY/TOWN **Bronx**

ZIP CODE **10468**

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

COUNTY **Bronx**

SITE SIZE (ACRES) **0.14**

LATITUDE

LONGITUDE

40	52	00.03	73	53	42.03
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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
101 East Kingsbridge Road	2	3314	1	.14

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>403.04</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"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

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

## SECTION II: Project Description

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

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 Not Applicable

## SECTION III: Ecological Concerns

- |   | Y                     | N                                |
|---|-----------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern?   | <input type="radio"/> | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. |                       |                                  |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  | <input type="radio"/> | <input type="radio"/>            |








N/A ☒

**SECTION IV: Land Use Factors**

1. What is the property's current municipal zoning designation? <u>R8; C1-3</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" 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 checked="" 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 Vaja 101 LLC		
CONTACT NAME Moses Freund		
ADDRESS 223 Spencer Street, Suite 500		
CITY Brooklyn	STATE NY	ZIP CODE 11205
PHONE 718-599-2125	EMAIL moses@cwbuildersny.com	
OWNERSHIP START DATE 1/24/2025		
CURRENT OPERATOR N/A		
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***):

- 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.**
- 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 type="checkbox"/>
SVOCs	<input 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:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Commercial

SECTION VII: Requestor Information					
NAME Vaja 101 LLC					
ADDRESS 223 Spencer Street, suite 500					
CITY/TOWN Brooklyn			STATE Ny	ZIP CODE 11205	
PHONE 718-599-2125		EMAIL moses@cwbuildersny.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Moses Freund			
ADDRESS 223 Spencer Street, Suite 500			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE 718-599-2125		EMAIL moses@cwbuildersny.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon			
COMPANY H&A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th St, 7th Floor			
CITY NY		STATE NY	ZIP CODE 10001
PHONE 646-277-5688		EMAIL mconlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild			
ADDRESS 101 Park Ave			
CITY NY		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 authorized signatory (title) of Vaja 101 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: 6/20/2025

Signature: 

Print Name: Moses Freund

**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 16.1**

**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?



2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?



3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?



4. Is the property upside down or underutilized as defined below?

Upside down



Underutilized



**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**

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**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	
<b>PLEASE NOTE</b>	<b>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.</b>
<b>Proposed Site Name</b>	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.
<b>Site Address</b>	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
<b>Site Size</b>	Provide the approximate acreage of the site.
<b>GIS Information</b>	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
<b>Tax Parcel Information</b>	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.
<b>Tax Map Boundaries</b>	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.
<b>Site Map</b>	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.
<b>En-zone</b>	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 <a href="#">DEC's website</a> . Note that new En-zone boundaries are effective January 1, 2023.
<b>Disadvantaged Communities</b>	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 <a href="#">Climate Leadership and Community Protection Act website</a> .

**SECTION I: Property Information (continued)**

<b>Brownfield Opportunity Area (BOA)</b>	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 <a href="#">NYS DOS website</a> . Additional information on BOA conformance determinations can be found at the <a href="#">Office of Planning and Development website</a> . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
<b>Multiple Applications</b>	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).
<b>Previous BCP Applications</b>	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.
<b>Registry Listing and P-site Status</b>	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)

<b>Environmental Assessment</b>	<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><b>A typical Environmental Assessment would look like the following:</b></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 &amp; 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>
<b>Questions 15-17: New York City Sites</b>	<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> <b>must</b> be completed.</p>

SECTION II: Project Description		
<b>Question 3: Inclusion of Work Plans</b>	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.	
<b>Question 4: Post-Remediation Use and Project Schedule</b>	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.	
<b>Questions 5-6: Green and Sustainable Remediation</b>	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	<b>Remedial Investigation/ Alternatives Analysis</b>	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.
	<b>Remedial Design</b>	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.
	<b>Remedial Action</b>	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.
	<b>Site Management</b>	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.
	<b>Redevelopment</b>	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.
	<b>Climate Screening/ Climate Vulnerability Assessment</b>	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 <a href="#">DER-10</a> 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.

<b>Zoning and Current Use</b>	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.
<b>Anticipated Use</b>	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
<b>Renewable Energy Facility Site</b>	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.
<b>Compliance with Zoning Laws, Recent Development, and Community Master Plans</b>	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

<b>Owner Information</b>	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.
<b>Operator Information</b>	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.
<b>Historical Owners and Operators</b>	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

<b>Requestor Name</b>	<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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
<b>Address, etc.</b>	Provide the requestor's mailing address, telephone number and e-mail.
<b>LLC Information</b>	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)**

<b>Document Certification</b>	<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 <a href="#">DER-10</a>. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none"><li>• 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;</li><li>• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;</li><li>• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or</li><li>• site owners, which are the owners of the property comprising the site at the time of the certification.</li></ul>
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**SECTION VIII: Requestor Contact Information**

<b>Requestor's Representative</b>	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.
<b>Requestor's Consultant and Requestor's Attorney</b>	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.

<b>Volunteer Statement</b>	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.).
<b>Proof of Site Access</b>	If a requestor is not the current owner of the entirety of the site, a site access agreement <b>must be provided</b> 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.

<b>CERCLA / NPL Listing</b>	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
<b>Registry Listing</b>	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) <a href="#">website</a> for a database of sites with classifications.
<b>RCRA Listing</b>	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)

<b>Registry/RCRA Sites Owned by Volunteers</b>	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.
<b>Existing Order</b>	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.
<b>Pending Enforcement Actions</b>	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 <sup>a</sup>	Detections > SCOs <sup>b</sup>	Max. Detection (ppm) <sup>c</sup>	SCO (ppm) <sup>d</sup>	Depth (ft bgs)
------------------------------	--------------------------------	-----------------------------------	------------------------	----------------

Groundwater Table:

Analytes > AWQS <sup>e</sup>	Detections > AWQS <sup>f</sup>	Max. Detection (ppb) <sup>c</sup>	AWQS (ppb) <sup>g</sup>
------------------------------	--------------------------------	-----------------------------------	-------------------------

Soil Gas Table:

Analytes <sup>h</sup>	Total Detections	Max. Detection (ug/m3) <sup>c</sup>	Type <sup>i</sup>
-----------------------	------------------	-------------------------------------	-------------------

<sup>a</sup> 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)

<sup>b</sup> Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

<sup>c</sup> 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.

<sup>d</sup> List the respective SCO. Specify which SCOs are being compared to in column header.

<sup>e</sup> Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

<sup>f</sup> Number of detections over AWQS.

<sup>g</sup> List the respective AWQS.

<sup>h</sup> Include all chlorinated volatile organic compound (VOCs) detections.

<sup>i</sup> 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.

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**ATTACHMENT A**

**Section I: Property Information**



## SECTION I: PROPERTY DESCRIPTION NARRATIVE

### ***Site Location***

The Site is located at 101 East Kingsbridge Road, Bronx, New York and is identified as Block 3314 Lot 1 on the New York City tax map. The Site is approximately 0.14 acres (5,928 square feet) in size and is located in the Kingsbridge Heights neighborhood of the Bronx, New York.

The Site is bounded to the north by one four-story religious building occupied by the New United Holy Church of God, followed by an eight-story residential building; to the east by a one-story commercial building occupied by El Lapiz Stilo (a barber shop) and a nine-story mixed-use commercial residential building with a deli and grocery on the first floor and residential spaces on the above floors; to the south by East Kingsbridge Road followed by a four-story building occupied by P.S. 246 Poe Center; and to the west by Creston Avenue followed by a single-story building occupied by New Way Deli & Lottery Corporation, Fruit and Vegetable Corp., and New Illusion Beauty Salon and Creston Barbershop.

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.

### ***Site Features***

The Site is currently improved with a vacant single-story commercial building with a partial cellar.

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

According to the New York City Planning Commission Zoning Map 3c, the Site is in an R8 zoning district with a C1-3 commercial overlay. The proposed future use and development are consistent with the current zoning.

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

Based on a Phase I Environmental Site Assessment (ESA) completed by Haley & Aldrich of New York for the Site in March 2025, the Site was first developed as early as 1896 with a two-story dwelling in the southeastern corner of the Site along East Kingsbridge Road. By 1900, another two-story building was added to the southwestern corner of the lot. By 1945, the buildings were replaced with a single-story building encompassing the majority of the lot with a basement in the southwest corner of the Site.

The Site was listed as operating as Green Spot Cleaners from 2014 through 2020. The Site was also reported to be a generator of spent halogenated solvents in the 1990s, including Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, and 1,1,2-Trichloroethane. Additionally, there was a fire on the Site on April 26, 1972, however, no changes to the structure are depicted. While there is no further information on the nature, extent, or treatment of the fire, it is possible that there was use of firefighting foam during the response. Aqueous film-forming foam (AFFF) is a source of per- and polyfluoroalkyl substances (PFAS) and/or perfluorooctanoic acid (PFOA), and was developed in the 1960s, with widespread use for firefighting in the 1970s. It is possible that firefighting foam was used in the response to the fire and contained hazardous materials such as PFAS/PFOA.

## Site Geology and Hydrogeology

Based on findings from the March 2025 Limited Phase II Environmental Site Investigation (ESI) completed by Haley and Aldrich of New York in March 2025, fill material generally consisting of tan silt with black gravel was observed from surface grade to approximately 0.5 feet (ft) below the slab. The fill layer was underlain by a potential native layer consisting of brown, fine to medium sand with varying amounts of silt, clay, gravel, and stone up to the terminus depth in each soil boring. Refusal, presumed to potentially be bedrock, was encountered between approximately 2 to 4 feet below ground surface (bgs) in each soil boring.

The topography of the Site is generally flat with a gentle slope to the southwest. The ground level elevation on the Site is approximately 137 ft above mean sea level (amsl). Based on the USGS NYC Bedrock and Groundwater Mapper, the depth to groundwater encountered at the Site is anticipated to be encountered at approximately 12 to 15 ft bgs. Groundwater is anticipated to flow to the northwest toward the Jerome Park Reservoir and the Harlem River. Groundwater was not encountered during the Limited Phase II ESI.

### ***Environmental Zone Designation***

This Site is 100% located in EnZone Type A in Census Tract 403.04. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

## 403.04

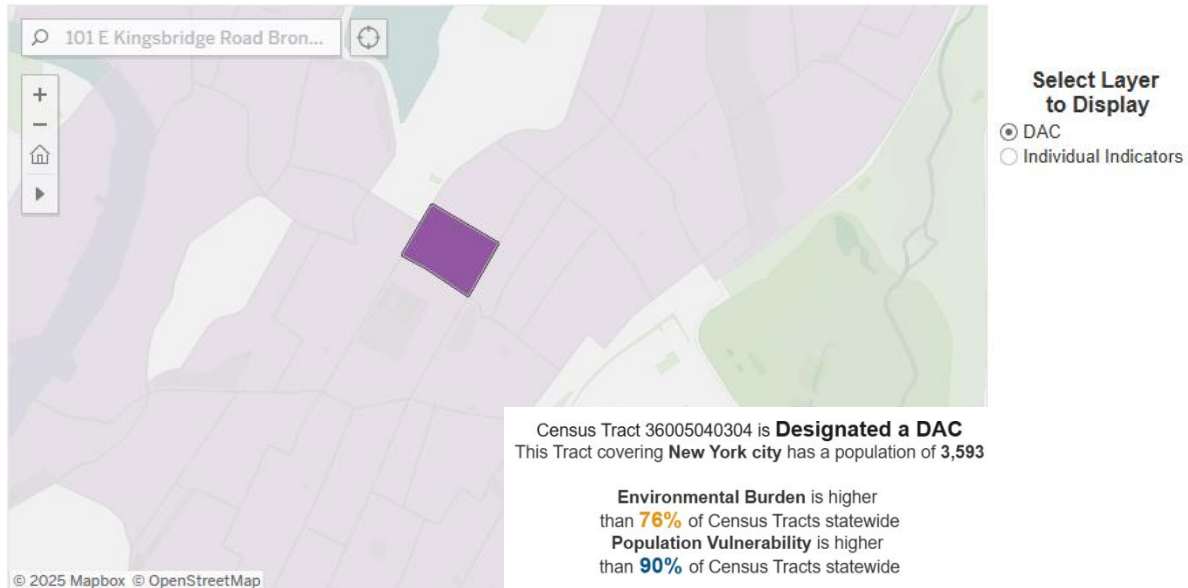
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COUNTYFP	005
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GEOID	36005040304
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NAMESAD	Census Tract 403.04
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FUNCSTAT	S
ALAND	67355
AWATER	0
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County_FIPS	36005
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NYS_UR	7.1
Pov_Rate	40.1
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A



### ***Environmental Zone Designation***

New York's Climate Justice Working Group (CJWG) identified the census tract the Site is located in as a disadvantaged community (DAC). DACs are defined as areas that are often overlooked in climate policy

initiatives and DACs were created to ensure that these areas directly benefit from New York State's transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities.



## SECTION I.8: PREVIOUSLY REMEDIATED

According to the Phase I ESA completed by Haley & Aldrich of New York in March 2025, spill #9905097 was opened for a spill on July 28, 1999, for the release of two gallons of dielectric fluid. While the record is recorded with the Site's address, the spill listing notes that the release occurred in the intersection of Creston Avenue and East Kingsbridge Road and was associated with Con Edison manhole TM-1128 in the street (not within the Site boundary). The cleanup was completed on August 10, 1999, and the spill was closed on September 1, 1999.

## 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. A Phase I ESA was completed in March 2025 by Haley & Aldrich of New York. In addition, a Limited Phase II ESI was completed in March 2025 by Haley & Aldrich of New York.

Based on data collected in March 2025 during the Limited Phase II ESI, the primary contaminants of concern for the Site are metals 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, particularly the northern portion of the Site and partial cellar in the southwestern portion 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 ESI. A summary of findings from the March 2025 Limited Phase II ESI is provided below:

### ***Soil***

Soil analytical results were compared to NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted-Residential Use Soil Cleanup Objectives (RRSCOs).

No VOCs were detected above applicable standards in soil samples collected. The CVOC tetrachloroethene (PCE) was detected above laboratory detection limits, but below regulatory criteria, at an estimated concentration of 0.00043 milligrams per kilogram (mg/kg) in B-04\_1-3. Several petroleum-related VOCs were detected above laboratory detection limits, but below regulatory criteria, including benzene at an estimated concentration of 0.00026 mg/kg in B-06\_0-2, ethylbenzene at a concentration of 0.0016 mg/kg in B-05\_0-2, toluene at an estimated concentration of 0.00034 mg/kg in B-06\_0-2, and total xylenes, at a maximum concentration of 0.0092 mg/kg in B-05\_0-2.

No semi-volatile organic compounds (SVOCs) were detected above applicable standards in soil samples collected.

Five metals were detected at concentrations above UUSCOs and/or RRSCOs in multiple soil samples collected. Arsenic was detected above RRSCOs and UUSCOs in two samples, B-01\_1-3 and B-03\_2-4, at a maximum concentration of 83.9 mg/kg in B-01\_1-3. Mercury was detected above UUSCOs in three soil samples, at a maximum concentration of 0.67 mg/kg in B-08\_0-2. Copper and lead were detected above UUSCOs in two samples, B-04\_1-3 and B-08\_0-2, at maximum concentrations of 68 mg/kg in B-04\_1-3 and 152 mg/kg in B-08\_0-2, respectively. Zinc was detected above UUSCOs in two samples, B-02\_1-3 and B-08\_0-2, at a maximum concentration of 238 mg/kg in B-02\_1-3.

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

### ***Sub-Slab Soil Vapor***

Total VOC concentrations in sub-slab soil vapor samples ranged from 254.8 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in SP-02 to a maximum concentration of 11,186.1  $\mu\text{g}/\text{m}^3$  in SP-01. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations ranged from 36.2  $\mu\text{g}/\text{m}^3$  in SP-02 to a maximum

concentration of 10,384  $\mu\text{g}/\text{m}^3$  in SP-01. Total CVOC concentrations ranged from 5.1  $\mu\text{g}/\text{m}^3$  in SP-01 to a maximum concentration of 46.65  $\mu\text{g}/\text{m}^3$  in SP-02.

Several CVOCs were detected above laboratory detection limits in sub-slab soil vapor sample SP-02, including 1,1-dichloroethane at an estimated concentration of 0.1  $\mu\text{g}/\text{m}^3$ , carbon tetrachloride at a concentration of 0.35  $\mu\text{g}/\text{m}^3$ , and trichloroethene (TCE) at a concentration of 0.3  $\mu\text{g}/\text{m}^3$ . The CVOC PCE was detected in both sub-slab soil vapor samples, at a maximum concentration of 46  $\mu\text{g}/\text{m}^3$  in SP-02.

Several petroleum-related VOCs were detected above laboratory reporting limits in both sub-slab soil vapor samples, detected at maximum concentrations in SP-01, including benzene (maximum concentration 18  $\mu\text{g}/\text{m}^3$ ), ethylbenzene (maximum concentration of 2,000  $\mu\text{g}/\text{m}^3$  obtained from a diluted sample<sup>1</sup>), toluene (maximum concentration of 66  $\mu\text{g}/\text{m}^3$ ), and total xylenes (maximum concentration from dilution of 8,300  $\mu\text{g}/\text{m}^3$ ).

Additionally, acetone, butane, and n-heptane were detected in both sub-slab soil vapor samples above laboratory detection limits, at maximum concentrations in SP-01 of 260  $\mu\text{g}/\text{m}^3$ , 320  $\mu\text{g}/\text{m}^3$ , and 100  $\mu\text{g}/\text{m}^3$ , respectively.

Detections of soil vapor are mapped on Figure 7.





**HALEY  
ALDRICH**

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

## PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT  
MAY 2025



FIGURE 1



GIS FILE PATH: \\haleyaldrichshare\CF\Projects\0213081\GIS\213081\_000\_101\_E\_KINGSBRIDGE.aprx - USER: khansen - LAST SAVED: 3/5/2025 4:00 PM



**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

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



**HALEY  
ALDRICH**

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

**SITE PLAN**

MAY 2025

**FIGURE 2**





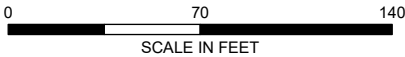
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LEGEND

- SITE BOUNDARY
- TAX LOT BOUNDARY
- StreetSegment
- PARCEL BOUNDARY

NOTES

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



HALEY  
ALDRICH

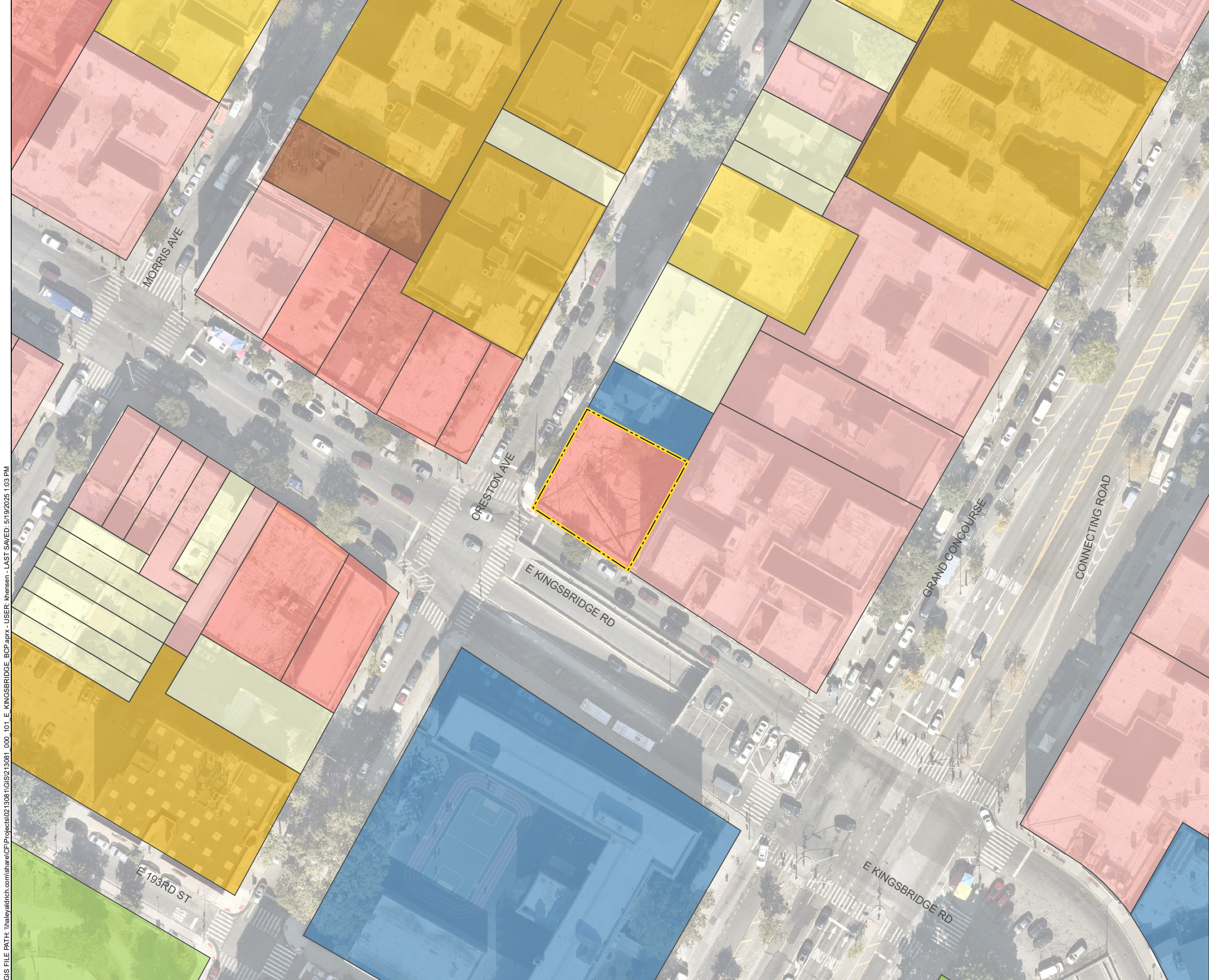
101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

TAX LOT MAP

MAY 2025

FIGURE 3

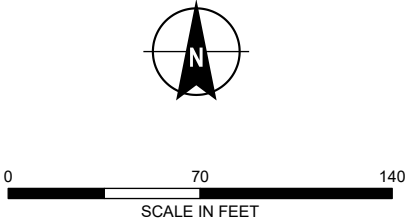




**LEGEND**

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION
- 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, 4 OCTOBER 2024



**HALEY  
ALDRICH**

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

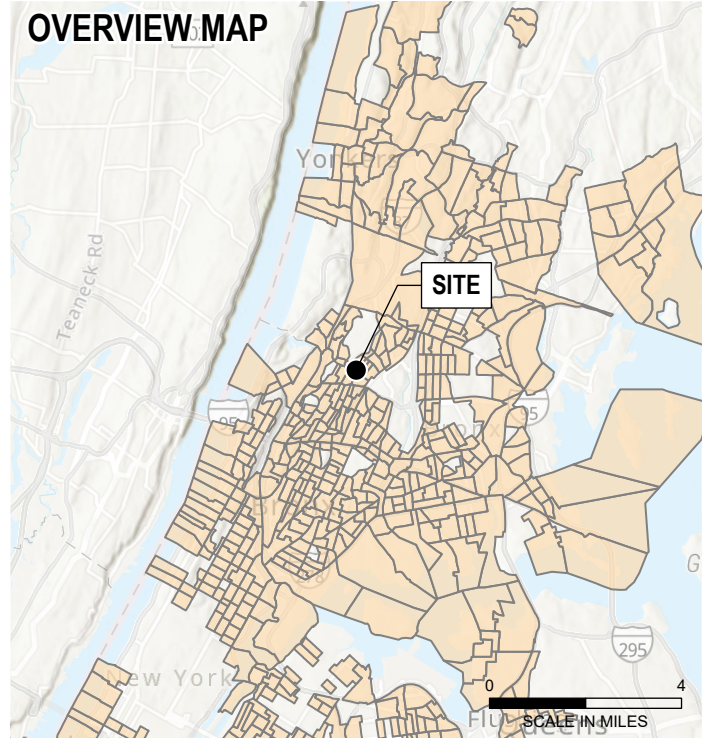
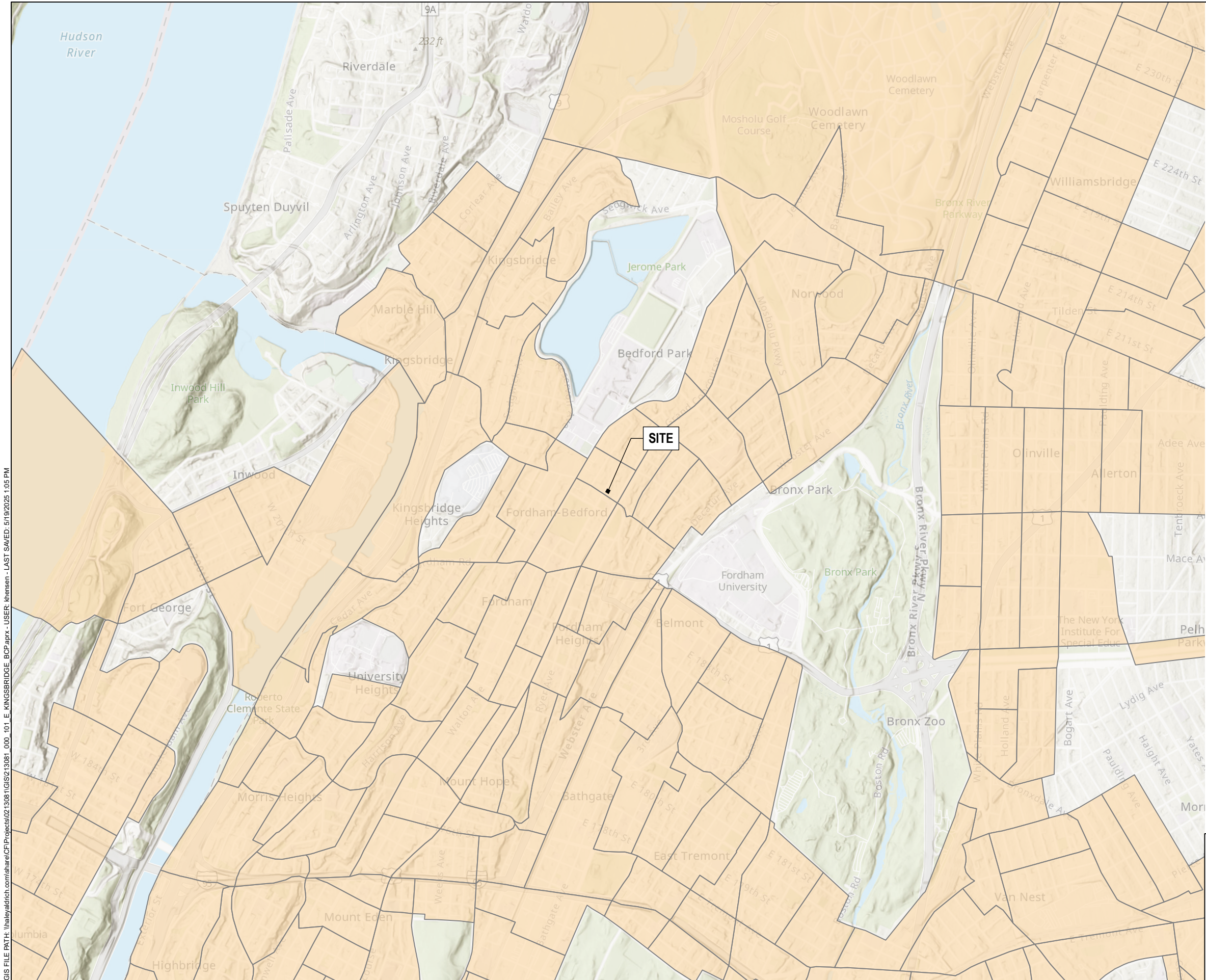
**SURROUNDING LAND USE**

MAY 2025

**FIGURE 4**



G:\GIS\PROJECTS\2021\101 E KINGSBRIDGE BCP\aprx - USER: khansen - LAST SAVED: 5/19/2025 1:05 PM



#### LEGEND

-  SITE BOUNDARY
-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

#### NOTES

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



0 2,000 4,000  
MAIN MASCALE IN FEET

**HALEY  
ALDRICH**

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

DISADVANTAGED COMMUNITIES

MAY 2025

FIGURE 5



## **ATTACHMENT B**

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

## SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently improved with a vacant 1-story, commercial building. The building was formerly occupied by a business labeled as “Amiga Fashions” and “Rainbow Card and Gift Shop”. The most recent occupant at 105 East Kingsbridge Road, an alternate Site address on the southeastern portion of the Site, was a dry cleaner listed as “Green Spot Cleaners”.

The proposed project will include:

1. Demolition of the existing building to facilitate the remedial investigation;
2. A remedial investigation 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***

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a multi-story, mixed-use residential and commercial building anticipated to encompass the entire Site footprint.

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

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

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily heavy metals 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 dry cleaning operations and generation of spent halogenated solvents at the Site.

While the Limited Phase II ESI provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. The Requestor is therefore submitting for NYSDEC approval a Draft RIWP along with this BCP Application.

### ***Project Schedule***

Following the NYSDEC’s determination that a complete BCP application has been received, a 30-day public comment period will commence. If the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by August 2026 with a Certificate of Completion expected by 2027. A tentative project schedule is below.

Task	Duration (days)	Start	End	2025												2026											
				June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec					
Application Execution, Permitting, Remedial Investigation, Remedial Investigation Report, Remedy Design, Remdial Action Work Plan, 30-Day Comment Period	243	6/1/2025	1/30/2026																								
Remedy Implementation	180	2/1/2026	7/31/2026																								
Preparation of FER and SMP	60	8/1/2026	9/30/2026																								
NYSDEC & NYSDOH Review of FER & SMP	45	10/1/2026	11/15/2026																								
NYSDEC Issues COC	45	11/16/2026	12/31/2026																								

**Notes:**

*This is an estimated schedule; all items are subject to change*

*FER = Final Engineering Report*

*SMP = Site Management Plan*

*NYSDEC = New York State Department of Environmental Conservation*

*NYSDOH = New York State Department of Health*

*COC = Certificate of Completion*

### **Green and Sustainable Remediation**

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 remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental 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 completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

**ATTACHMENT C**

**Section IV: Land Use Factors**

## SECTION IV: LAND USE FACTORS

### ***Zoning***

According to the New York City Planning Commission Zoning Map 3c, the Site is located within a residential zoning district (R8) with a commercial overlay (C1-3). The Site is located in an urban area characterized by residential and commercial use buildings.

### ***Current Use***

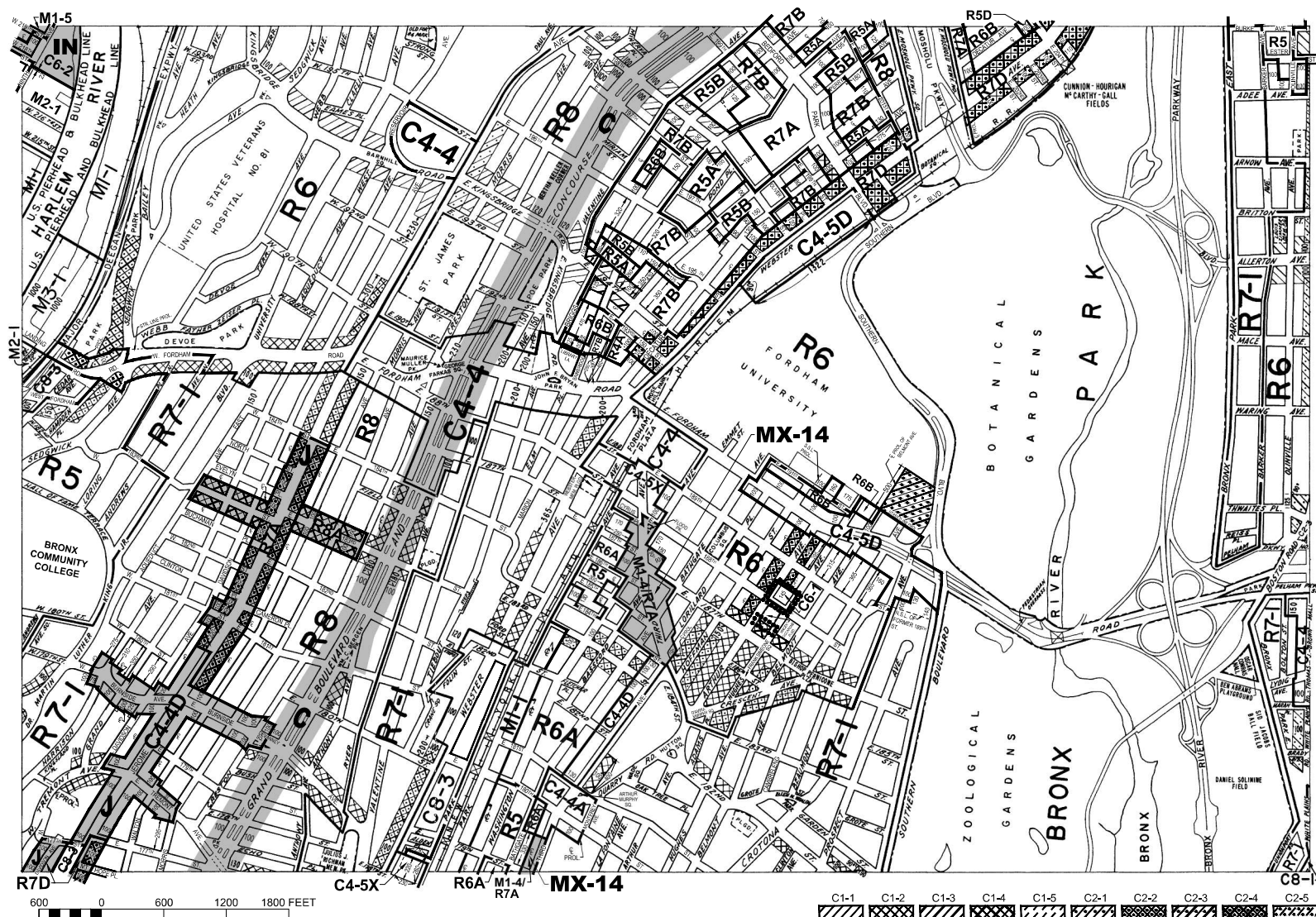
The Site is currently vacant and developed with a single-story commercial building encompassing the entire lot. The Site has been vacant since 2022.

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

Although future development plans are in preliminary design phases, the proposed development will consist of a multi-story, mixed-use residential and commercial building anticipated to encompass the entire Site footprint.

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

According to the New York City Planning Commission Zoning Map 3c, the Site is located within a residential zoning district (R8) with a commercial overlay (C1-3). The Requestor plans to redevelop the Site with a mixed-use building. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows on 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:

05-27-2021 C 210027 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.

ZONING  
MAP  
**3c**



**ATTACHMENT D**

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

## SECTION II.1: REPORTS

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

1. March 2025 Phase I ESA, 101 East Kingsbridge Road, prepared by Haley & Aldrich of New York
2. March 2025 Limited Phase II Environmental Site Investigation, 101 East Kingsbridge Road prepared by Haley & Aldrich of New York.

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

### ***March 2025 Phase I Environmental Site Assessment, 101 East Kingsbridge Road Prepared by Haley & Aldrich of New York***

A Phase I ESA report, dated March 21, 2025, was prepared by Haley & Aldrich of New York. The Phase I ESA indicated that the Site was developed by 1896 with a two-story dwelling in the southeastern corner of the Site along East Kingsbridge Road. By 1900, another two-story building was added to the southwestern corner of the lot. By 1945, the buildings were replaced with a single-story building encompassing the majority of the lot with a basement in the southwest corner of the Site. At the time of the site reconnaissance, the Site was vacant and developed with a one-story commercial building encompassing the entire Site footprint.

The Phase I ESA indicated one recognized environmental condition (REC) in connection with the Site:

- REC #1: Former Drycleaning Operations at Subject Property and Adjoining Property:

The Site was listed as operating as Green Spot Cleaners from 2014 through 2020. The property adjoining to the east, 113 East Kingsbridge Road, is listed in the Historic Cleaner database for its former use as a dry cleaner from 1983 to 2000 and as Gelfand McInr Dyer in 1940. This property was also reported to be a generator of spent halogenated solvents in the 1990s, including Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, and 1,1,2,-Trichloroethane. Given the Site's historical use, the adjoining property's historical use, and generator status for spent halogenated solvents, this is considered a REC.

### ***March 2025 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 the Requestor to investigate soil and sub-slab soil vapor quality beneath the Site. The investigation was performed on March 6, 2025 and included: a geophysical investigation using ground penetrating radar (GPR) to search for subsurface anomalies indicative of USTs and to clear underground utilities; the installation of eight soil borings to depths between 2 to 4 ft bgs; and the installation of two soil vapor points directly beneath the slab. Subsequently, eight soil samples and two sub-slab soil vapor samples were collected. Field observations and laboratory analytical results are summarized below:

#### ***Soil***

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

No VOCs were detected above applicable standards in soil samples collected. The CVOC PCE was detected above laboratory detection limits, but below regulatory criteria, at an estimated concentration of 0.00043 mg/kg in B-04\_1-3. Several petroleum-related VOCs were detected above laboratory detection limits, but below regulatory criteria, including benzene at an estimated concentration of 0.00026 mg/kg in B-06\_0-2, ethylbenzene at a concentration of 0.0016 mg/kg in B-05\_0-2, toluene at an estimated concentration of 0.00034 mg/kg in B-06\_0-2, and total xylenes, at a maximum concentration of 0.0092 mg/kg in B-05\_0-2.

No SVOCs were detected above applicable standards in soil samples collected.

Five metals were detected at concentrations above UUSCOs and/or RRSCOs in multiple soil samples collected. Arsenic was detected above RRSCOs and UUSCOs in two samples, B-01\_1-3 and B-03\_2-4, at a maximum concentration of 83.9 mg/kg in B-01\_1-3. Mercury was detected above UUSCOs in three soil samples, at a maximum concentration of 0.67 mg/kg in B-08\_0-2. Copper and lead were detected above UUSCOs in two samples, B-04\_1-3 and B-08\_0-2, at maximum concentrations of 68 mg/kg in B-04\_1-3 and 152 mg/kg in B-08\_0-2, respectively. Zinc was detected above UUSCOs in two samples, B-02\_1-3 and B-08\_0-2, at a maximum concentration of 238 mg/kg in B-02\_1-3.

#### ***Sub-Slab Soil Vapor***

Total VOC concentrations in sub-slab soil vapor samples ranged from 254.8  $\mu\text{g}/\text{m}^3$  in SP-02 to a maximum concentration of 11,186.1  $\mu\text{g}/\text{m}^3$  in SP-01. Total BTEX concentrations ranged from 36.2  $\mu\text{g}/\text{m}^3$  in SP-02 to a maximum concentration of 10,384  $\mu\text{g}/\text{m}^3$  in SP-01. Total CVOC concentrations ranged from 5.1  $\mu\text{g}/\text{m}^3$  in SP-01 to a maximum concentration of 46.65  $\mu\text{g}/\text{m}^3$  in SP-02.

Several CVOCs were detected above laboratory detection limits in sub-slab soil vapor sample SP-02, including 1,1-dichloroethane at an estimated concentration of 0.1  $\mu\text{g}/\text{m}^3$ , carbon tetrachloride at a concentration of 0.35  $\mu\text{g}/\text{m}^3$ , and TCE at a concentration of 0.3  $\mu\text{g}/\text{m}^3$ . The CVOC PCE was detected in both sub-slab soil vapor samples, at a maximum concentration of 46  $\mu\text{g}/\text{m}^3$  in SP-02.

Several petroleum-related VOCs were detected above laboratory reporting limits in both sub-slab soil vapor samples, detected at maximum concentrations in SP-01, including benzene (maximum concentration 18  $\mu\text{g}/\text{m}^3$ ), ethylbenzene (maximum concentration of 2,000  $\mu\text{g}/\text{m}^3$  obtained from a diluted sample<sup>1</sup>), toluene (maximum concentration of 66  $\mu\text{g}/\text{m}^3$ ), and total xylenes (maximum concentration from dilution of 8,300  $\mu\text{g}/\text{m}^3$ ).

Additionally, acetone, butane, and n-heptane were detected in both sub-slab soil vapor samples above laboratory detection limits, at maximum concentrations in SP-01 of 260  $\mu\text{g}/\text{m}^3$ , 320  $\mu\text{g}/\text{m}^3$ , and 100  $\mu\text{g}/\text{m}^3$ , respectively.

## SECTION VI.2: SAMPLING DATA

### Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO/UUSCO/PGWSCO	Detections > RRSCOs*	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Arsenic	2	83.9	16	1-3
Copper	0	68	270	1-3
Lead	0	152	400	0-2
Mercury	0	0.67	0.81	0-2
Zinc	0	238	10,000	0-2

Soil Vapor Summary Table

Analytes	Total Detections	Max Detection ( $\mu\text{g}/\text{m}^3$ )	Type
Carbon Tetrachloride	1	0.35	Sub-Slab Soil Vapor
Tetrachloroethene	2	46	Sub-Slab Soil Vapor
Trichloroethene	1	0.3	Sub-Slab Soil Vapor
Benzene	2	18	Sub-Slab Soil Vapor
Toluene	2	66	Sub-Slab Soil Vapor
Ethylbenzene	2	2000	Sub-Slab Soil Vapor
m,p-Xylene	2	6400	Sub-Slab Soil Vapor
o-Xylene	2	1900	Sub-Slab Soil Vapor

#### Notes:

\* Detections exceeding RRSCOs also exceed the UUSCOs

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

ft bgs = feet below grade surface

ppm = parts per million

PGWSCO = Protection of Ground Water Soil Cleanup Objectives

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives

$\mu\text{g}/\text{m}^3$  = Microgram per cubic meter

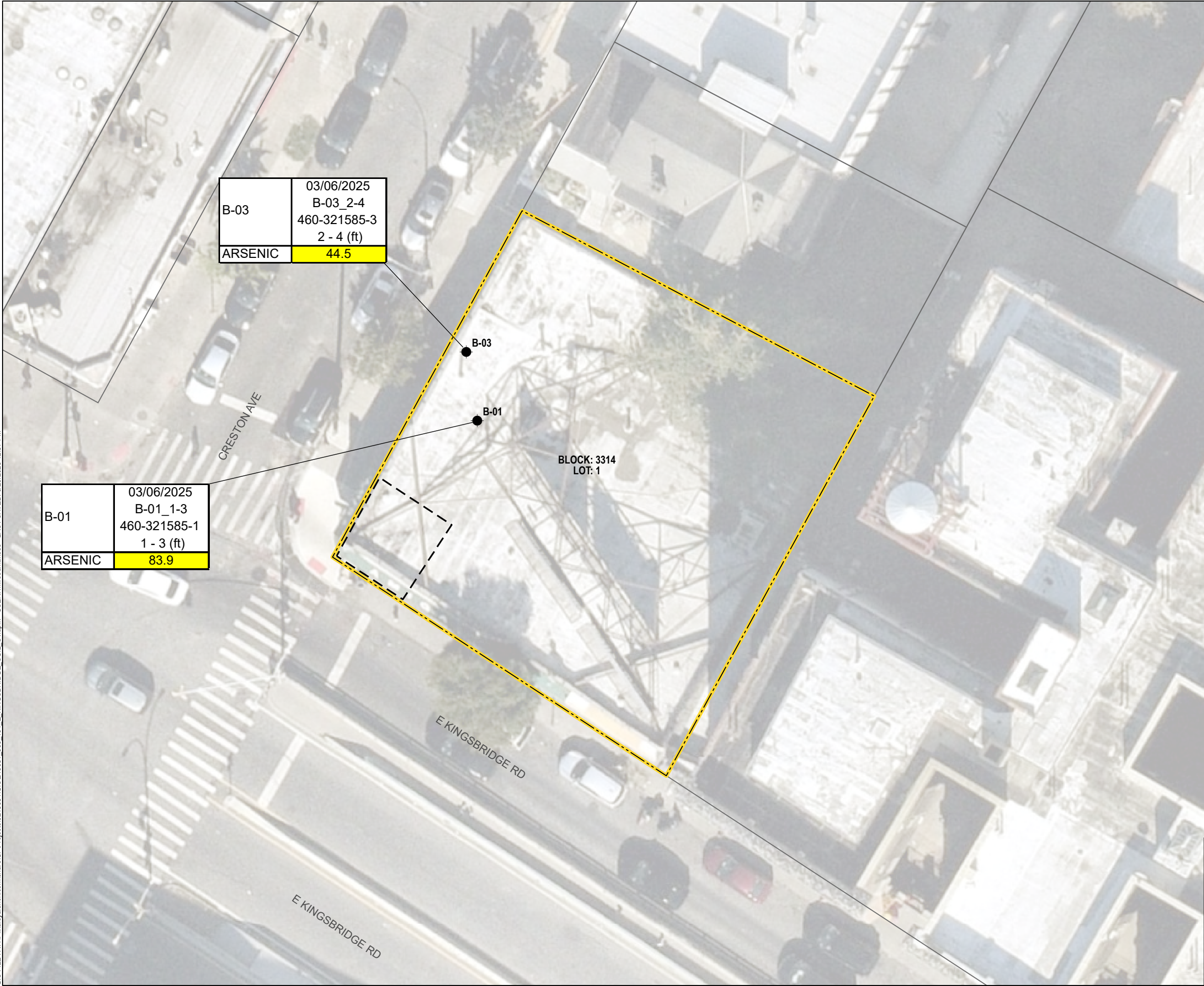
### **SECTION VI.3: SAMPLING DATA**

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

Figures from March 2025 Limited Phase II Environmental Site Investigation for impacted medium which includes all information requested in Application Section IV.3



GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213081\GIS\213081\_000\_101\_E\_KINGSBRIDGE\_SOIL\_SV.aprx - USER: mwoodmansee - LAST SAVED: 6/20/2025 12:57 PM



B-03	03/06/2025 B-03_2-4 460-321585-3 2 - 4 (ft)
ARSENIC	44.5

B-01	03/06/2025 B-01_1-3 460-321585-1 1 - 3 (ft)
ARSENIC	83.9

LEGEND

- SOIL BORING
- APPROXIMATE PARTIAL CELLAR BOUNDARY
- SITE BOUNDARY
- PARCEL BOUNDARY

NYSDEC OBJECTIVES

	RRSCOs (mg/kg)
ARSENIC	16

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 , RESTRICTED-RESIDENTIAL SOIL CLEANUP OBJECTIVES (RRSCOS) AND 40 CFR 261 SUBPART C AND TABLE 1 OF 40 CFR 261.24.
- EXCEEDANCES OF THE RRSCOS ARE SHADED YELLOW.
- RESULTS ARE DISPLAYED IN MILLIGRAMS PER KILOGRAM (MG/KG).
- ONLY BORINGS WITH EXCEEDANCES OF CRITERIA ARE SHOWN.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION.
- AERIAL IMAGERY SOURCE: NEARMAP, 4 OCTOBER 2024



0 20 40  
SCALE IN FEET

HALEY  
ALDRICH

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

SOIL ANALYTICAL RESULTS  
EXCEEDANCE MAP

JUNE 2025

FIGURE 6







GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213081\GIS\0213081\_000\_101\_E\_KINGSBRIDGE\_SOIL\_SV.aprx - USER: mwoodmansee - LAST SAVED: 6/20/2025 11:18 AM

SP-01	03/06/2025 200-77236-1 SP-01-20250306
VOLATILE ORGANIC COMPOUNDS (UG/M3)	
1,2,4-TRIMETHYLBENZENE	11
1,3,5-TRIMETHYLBENZENE	4.3 J
1,3-BUTADIENE	3.6 J
2,2,4-TRIMETHYLPENTANE	17
4-ETHYLTOLUENE (1-ETHYL-4-METHYLBENZENE)	4.5 J
ACETONE	260
BENZENE	18
BUTANE	320
CARBON DISULFIDE	8.5 J
CYCLOHEXANE	5.2 J
ETHYLBENZENE	2000 D
HEXANE	24
ISOPROPYLBENZENE (CUMENE)	33
M,P-XYLENES	6400 D
N-HEPTANE	100
N-PROPYLBENZENE	5.9 J
O-XYLENE	1900 D
TETRACHLOROETHENE	5.1 J
TOLUENE	66
SUM OF VOLATILE ORGANIC COMPOUNDS	11186.1
SUM OF BTEX	10384
SUM OF CVOCS	5.1

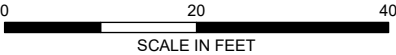
SP-02	03/06/2025 200-77236-2 SP-02-20250306
VOLATILE ORGANIC COMPOUNDS (UG/M3)	
1,1-DICHLOROETHANE	0.1 J
1,2,4-TRIMETHYLBENZENE	1.8
1,3,5-TRIMETHYLBENZENE	0.78 J
1,3-BUTADIENE	0.57
2,2,4-TRIMETHYLPENTANE	2.1
2-BUTANONE (METHYL ETHYL KETONE)	2.4
4-ETHYLTOLUENE (1-ETHYL-4-METHYLBENZENE)	0.66 J
ACETONE	110 D
BENZENE	2.8
BUTANE	27
CARBON DISULFIDE	5
CARBON TETRACHLORIDE	0.35
CHLORODIFLUOROMETHANE	1.2 J
CHLOROFORM (TRICHLOROMETHANE)	1
CHLOROMETHANE (METHYL CHLORIDE)	1
CYCLOHEXANE	1.1
DICHLORODIFLUOROMETHANE (CFC-12)	2.2 J
ETHYLBENZENE	3.3
HEXANE	2.4
ISOPROPYLBENZENE (CUMENE)	3.4
M,P-XYLENES	11
N-HEPTANE	3
N-PROPYLBENZENE	0.56 J
O-XYLENE	4.1
TERT-BUTYL ALCOHOL (TERT-BUTANOL)	4 J
TETRACHLOROETHENE	46
TOLUENE	15
TRICHLOROETHENE	0.3
TRICHLOROFLUOROMETHANE (CFC-11)	1.2
TRIFLUOROTRICHLOROETHANE (FREON 113)	0.48 J
SUM OF VOLATILE ORGANIC COMPOUNDS	254.8
SUM OF BTEX	36.2
SUM OF CVOCS	46.65

LEGEND

-  SUB-SLAB SOIL VAPOR POINT
-  APPROXIMATE PARTIAL CELLAR BOUNDARY
-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ALL DETECTED ANALYTES SHOWN ON FIGURE.
3. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCS).
4. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (UG/M<sup>3</sup>).
5. TOTAL DETECTED CONCENTRATION OF BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES (BTEX).
6. TOTAL CVOCS CONCENTRATION IS THE SUM OF DETECTED CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE, AND VINYL CHLORIDE.
7. TOTAL VOCS IS THE SUM OF ALL THE DETECTED CONCENTRATIONS.
8. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION.
9. AERIAL IMAGERY SOURCE: NEARMAP, 4 OCTOBER 2024.



HALEY  
ALDRICH

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

SUB-SLAB SOIL VAPOR  
ANALYTICAL RESULTS MAP

JUNE 2025

FIGURE 7



**ATTACHMENT E**

**Section VII: Requestor's Information**

## SECTION VII: REQUESTOR'S INFORMATION

The entity requesting participation in the BCP (the Requestor) is Vaja 101 LLC. Chaim Wiesenfeld is the sole member of Vaja 101 LLC, and Moses Freund is the authorized representative of Vaja 101 LLC.

The contact information for the Requestor is:

Moses Freund  
Vaja 101 LLC  
223 Spencer Street, Suite 500  
Brooklyn, New York 11205  
Phone: (718) 599-2125  
Email: moses@cwbuildersny.com

The proposed BCP Site is currently owned by the Requestor, Vaja 101 LLC, which is a New York State Limited Liability Company. Vaja 101 LLC purchased the Site in January 2025. A copy of the deed is included as an attachment.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for Vaja 101 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 DER-10 Section 1.5.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025012801129001

Document Date: 01-24-2025

Preparation Date: 01-31-2025

Document Type: DEED

Document Page Count: 3

PRESENTER:

BETTER RECORDINGS, LLC  
212 2ND ST - RANY-53679  
SUITE 502  
LAKEWOOD, NJ 08701  
REC@BETTERTITLERESEARCH.COM

RETURN TO:

BETTER RECORDINGS, LLC  
212 2ND ST - RANY-53679  
SUITE 502  
LAKEWOOD, NJ 08701  
REC@BETTERTITLERESEARCH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3314	1	Entire Lot	101 EAST KINGSBRIDGE ROAD
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

STEAM PROPERTIES, LLC  
101 EAST KINGSBRIDGE ROAD  
BRONX, NY 10468

GRANTEE/BUYER:

VAJA 101 LLC  
16 BIRET DR  
AIRMONT, NY 10952

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	52.00
Affidavit Fee:	\$	0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 110,250.00

NYS Real Estate Transfer Tax:

\$ 27,300.00

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

CITY OF NEW YORK

Recorded/Filed 01-31-2025 11:24

City Register File No.(CRFN):

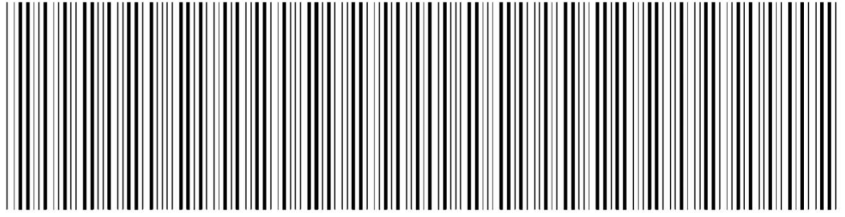
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*Colette McQuinn-Jacques*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2025012801129001003C1124

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2025012801129001**

Document Date: 01-24-2025

Preparation Date: 01-31-2025

Document Type: DEED

**PARTIES**

**GRANTOR/SELLER:**

GANAN PROPERTIES LLC  
101 EAST KINGSBRIDGE ROAD  
BRONX, NY 10468

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION) FORM 8007**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 21<sup>st</sup> day of January 2025, delivered on January 24<sup>th</sup>, 2025

between

**STEAM PROPERTIES, LLC and GANAN PROPERTIES LLC,**  
having an address at 101 East Kingsbridge Road, Bronx, NY 10468

party of the first part, and

**VAJA 101 LLC,**  
having an address at 16 Biret Dr, Airmont, NY 10952

party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

*ALL* that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See attached Schedule "A".

**Premises known as**  
101/105 East Kingsbridge Road, Bronx, NY 10468  
Block 3314 Lot 1

Being the same premises conveyed to the parties of the first part herein by deed dated December 21, 2024 and recorded on December 27, 2024 in the Office of the City Register of the City of New York at CRFN 2024000337556.

*TOGETHER* with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

*TOGETHER* with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

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


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

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

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

*IN PRESENCE OF:*

**STEAM PROPERTIES, LLC**

  
By: Alex S. Kim, Member

**GANAN PROPERTIES LLC**

  
By: Jun Mo Kim, Member

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 15<sup>th</sup> day of January in the year 2025, before me, the undersigned, personally appeared Alex S. Kim & Jun Mo Kim, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

JENNY C. AHN  
Notary Public, State of New York  
No. 02AH6027015  
Qualified in Queens County  
Commission Expires June 28, 2027

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2025, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**Deed**

**Title No. RANY-53679**

**STEAM PROPERTIES, LLC and  
GANAN PROPERTIES LLC**

To

**VAJA 101 LLC**

**Section**  
**Block** 3314  
**Lot** 1  
**County** Bronx  
**Street Address** 101 East Kingsbridge Road  
Bronx, NY 10468

**Return By Mail To:**

Elliot D. Steinmetz, Esq.  
Rosenberg & Steinmetz PC  
181 South Franklin Avenue, Suite 604  
Valley Stream, New York 11581  
(212) 743-9904

**RIVERSIDE ABSTRACT, LLC**  
As Agent for  
**AMTRUST TITLE INSURANCE COMPANY**  
**LEGAL DESCRIPTION**

Title No.: **RANY-53679**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York known as designated by the Lot Numbers 1, 2, and 3 on a certain map of property in the 24th Ward belonging to Charles L. Camman made by J.O.B. Webster, dated May 18, 1889 and filed in the Office of the Register of New York County on June 25, 1889 as Map Number 1015 bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of E Kingsbridge Road and the easterly side of Creston Avenue;

RUNNING THENCE northerly along the easterly side of Creston Avenue, 75.01 feet to the southerly side of Lot Number 4 on above mentioned map;

THENCE easterly along the southerly side of Lot Number 4 on said map 76.38 feet to the easterly side of Lot Number 3 on said map;

THENCE southerly along the easterly side of Lot Number 3, 81.50 feet to the northerly side of E Kingsbridge Road

THENCE westerly along the northerly side of E Kingsbridge Road, 77.07 feet to the easterly side of Creston Avenue, at the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

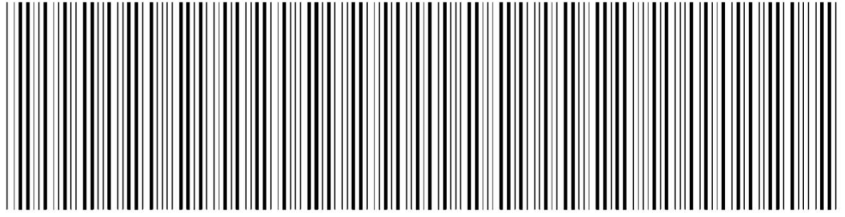
Designated as Block 3314, Lot 1, Bronx County and also known as 101 E Kingsbridge Road, Bronx, NY 10468.

Schedule A Description

Riverside Abstract, LLC  
3839 Flatlands Avenue, Suite 208  
Brooklyn, NY 11234  
TEL: (718) 252-4200 FAX: (718) 252-4226

RANY-53679

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



2025012801129001003SDD25

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2025012801129001**

Document Date: 01-24-2025

Preparation Date: 01-31-2025

Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2025011600111

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

3



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  101  EAST KINGSBRIDGE ROAD  BRONX  10468  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  VAJA 101 LLC   
 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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

8. Seller Name  STEAM PROPERTIES, LLC   
 LAST NAME / COMPANY FIRST NAME

GANAN PROPERTIES LLC   
 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

4A. Planning Board Approval - N/A for NYC

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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

## SALE INFORMATION

10. Sale Contract Date  9  /  11  /  2024   
 Month Day Year

11. Date of Sale / Transfer  1  /  24  /  2025   
 Month Day Year

12. Full Sale Price \$  4  2  0  0  0  0  0   
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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



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

15. Building Class  K  1  16. Total Assessed Value (of all parcels in transfer)  4  3  5  6  0  0   
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BRONX 3314 1

202501160011120107

**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 SIGNATURE		1/24/25 DATE		BUYER'S ATTORNEY	
101 EAST KINGSBRIDGE ROAD				LAST NAME FIRST NAME	
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE TELEPHONE NUMBER		SELLER	
BRONX		NY 10468		 SELLER SIGNATURE	
CITY OR TOWN		STATE ZIP CODE		1/24/25 DATE	

2025011600111201

**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.

**BUYERS**

_____ Buyer Signature	_____ Date
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**SELLERS**

_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
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2025011600111201



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: 3314 LOT: 1
- (2) Property Address: 101 EAST KINGSBRIDGE ROAD, BRONX, NY 10468
- (3) Owner's Name: VAJA 101 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](http://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:



# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details

**ENTITY NAME:** VAJA 101 LLC

**DOS ID:** 7482769

**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:** 12/10/2024

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 12/10/2024

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** ROCKLAND

**NEXT STATEMENT DUE DATE:** 12/31/2026

**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:** THE LLC

**Address:** 16 BIRET DR, AIRMONT, NY, UNITED STATES, 10952

**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 F**

**Section X: Requestor's Eligibility Information**

## SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

### ***Volunteer Status***

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor intends to address any Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. The property was vacant and no longer operating upon the Requestor taking ownership. Since 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 ECL § 27-1405(1).



**ATTACHMENT G**

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

## SECTION I: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

### *Current Owner and Operator*

Vaja 101 LLC is the Requestor and current owner of the Site located at 101 East Kingsbridge Road. A copy of the deed is included in Section V. The Site is currently vacant.

### *Previous Owners and Operators*

A list of current and previous owners for 101 East Kingsbridge Road is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
1/24/2025	Deed	STEAM PROPERTIES, LLC GANAN PROPERTIES LLC	101 East Kingsbridge Road, Bronx, NY 10468	Vaja 101 LLC	None
12/23/2024	Deed	24K Golden Apple LTD.	101 East Kingsbridge Road, Bronx, NY 10468	STEAM PROPERTIES, LLC GANAN PROPERTIES LLC	None
6/11/1986	Deed	Riverdale Equities, LTD.	555 West 252 <sup>nd</sup> St, Bronx, NY	24K Golden Apple LTD.	None
6/21/1983	Deed	Mosbacher, Emil Jr.	Not Available	Riverdale Equities, LTD.	None
7/24/1978	Deed	Mosbacher Gertrude Mosbacher Emil Jr. Mosbacher Robert A Smallyan Barbara	Not Available	Emil Mossbacher Jr.	None

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

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

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Amiga Fashions	Operator (Appx. 1995 to 2020)	101 E Kingsbridge Rd	None
Shop Smart Supermarket	Operator (Appx. 1993 to 1995)	101 E Kingsbridge Rd	None
Bagel Time Inc	Operator (Appx. 1976 to mid 1990s)	101 E Kingsbridge Rd	None
Bagelrama	Operator (Appx. 1971 to 1976)	101 E Kingsbridge Rd	None
Superior Kosher Meat & Poultry MKT	Operator (Appx. 1961 to 1971)	101 E Kingsbridge Rd	None
Glenridge Maple Grove Farm	Operator (Appx. 1961 to 1965)	101 E Kingsbridge Rd	None
Fox Dairy	Operator (Appx. 1940 to 1961)	101 E Kingsbridge Rd	None

Goodstein & Hirsch butchrs	Operator (appx. 1940 to 1961)	101 E Kingsbridge Rd	None
Beck H J mkt	Operator (Appx. 1927 to 1940)	101 E Kingsbridge Rd	None
Green Spot Cleaners	Operator (Appx. 2014 to 2020)	105 E Kingsbridge Rd	None
By Telecommunications	Operator (Appx. 2014 to 2017)	105 E Kingsbridge Rd	None
Prestige Multimedia	Operator (Appx. 2014 to 2017)	105 E Kingsbridge Rd	None
105 East Produce & Meat Market	Operator (1995)	105 E Kingsbridge Rd	None
Th Merchandise	Operator (Appx. 1992 to 1995)	105 E Kingsbridge Rd	None
Rainbow Card & Gift Shop	Operator (Appx. Mid 1990s to 2010)	103 E Kingsbridge Rd	None
Yankee Toy & Card Shop	Operator (Appx. 1992 to mid 1990s)	103 E Kingsbridge Rd	None

Reference: Information obtained from the EDR-City Directory Abstract generated on March 5, 2025, Inquiry No. 7916204.5, EDR Certified Sanborn Map Report generated on March 5, 2025, Inquiry No. 7916204.3.

## **ATTACHMENT H**

### **Section XII: Contact List Information and Acknowledgement From Repository**

## SECTION XII – CONTACT LIST INFORMATION

### SITE CONTACT LISTS

Role	Name	Phone	Mailing Address	Email
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	<a href="https://www.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www.nyc.gov/office-of-the-mayor/mayor-contact.page</a>
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31 <sup>st</sup> Floor, New York, NY 10271	<a href="mailto:Garodnick@council.nyc.gov">Garodnick@council.nyc.gov</a>
Bronx Borough President	Vanessa Gibson	718-590-3557	Office of the Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451	<a href="mailto:webmail@bronxbp.nyc.gov">webmail@bronxbp.nyc.gov</a>
Bronx Community Board 7 District Manager	Krla Cabrera Carrera	929-496-0748	229-A East 204th Street Bronx, NY 10458	<a href="mailto:kcabreracarrera@cb.nyc.gov">kcabreracarrera@cb.nyc.gov</a>
NY Senate District 33 Senator	Gustavo Rivera	718-933-2034	2432 Grand Concourse, Suite 506, Bronx, NY 10458	<a href="mailto:grivera@nysenate.gov">grivera@nysenate.gov</a>
NY State Assembly District 78 Member	George Alvarez	518-455-5414	2633 Webster Avenue, 1 <sup>st</sup> Floor Bronx, NY 10458	<a href="mailto:alvarezg@nyassembly.gov">alvarezg@nyassembly.gov</a>

### ***Owners, Residents, Occupants***

The Site is currently vacant with no residents or occupants and developed with one one-story commercial building. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
Vaja 101 LLC	Moses Freund	718-599-2125	223 Spencer St, Ste 500 Brooklyn, NY 11205	<a href="mailto:moses@cwbuildersny.com">moses@cwbuildersny.com</a>

### ***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
NEW UNITED HOLY CHURCH/GOD	Not Available	Public Facilities & Institutions	3676 Creston Avenue, Bronx, NY 10468	3676 Creston Avenue, Bronx, NY 10468
KINGSBRIDGE RISING, LLC	Not Available	Commercial & Office Buildings	79 East Kingsbridge Road, Bronx, NY 10468	1612 Kings Highway, 11, Brooklyn, NY 11229
MILLSHAN REALTY CO, LLC	Not Available	Mixed Residential & Commercial Buildings	2665 Grand Concourse, Bronx, NY 10468	2665 Grand Concourse, Bronx, NY 10468
NYC Department of Education	Not Available	Public Facilities & Institutions	3641 Grand Concourse, Bronx, NY 10468	28-11 Queens Plaza N, Long Island City, NY 11101
JP Morgan Chase	Not Available	Commercial & Office Buildings	66 East Kingsbridge Road, Bronx, NY 10468	Not Available

#### **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	718-8661-6800	<a href="https://bronx.news12.com">https://bronx.news12.com</a>
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	<a href="https://ny1.com/nyc/all-boroughs/about-us/contact-us">https://ny1.com/nyc/all-boroughs/about-us/contact-us</a>

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

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-7000	BronxDEP@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman – Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-4969	N/A

#### **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 ½-mile radius to the site:

<b>School/Day Care Name</b>	<b>Approximate distance from Site in feet and (directional)</b>	<b>Administrator</b>	<b>Phone</b>	<b>Address</b>
P.S. 246 Poe Center	160 (south)	Andrea Johnson	718-584-6764	2641 Grand Concourse Bronx, NY 10468
KIPP star College Prep Charter School	685 (northwest)	Brittany Slade	929-521-7270	2720 Jerome Avenue, Bronx, NY 10468
Our Lady of Refuge School	1,052 (northeast)	Dr. Lopez	718-367-3081	2708 Briggs Avenue, Bronx, NY 10458
P.S. 046 Edgar Allan Poe	1,291 (northeast)	Jennifer Alexander-Adé	718-584-4450	2760 Briggs Avenue Bronx, NY 10458
P.S./I.S. 54	2,084 (southeast)	Indhira Ventura	718-584-4203	2703 Webster, Bronx, NY 10458
My Little Lives Group Family Day Care	2,327 (northeast)	N/A	646-377-6738	2885 Marion Avenue, Bronx, NY 10458
Academy of Mount St Ursula	2,661 (northeast)	Geraldine Lavery	718-364-5353	330 Bedford Park Boulevard, Bronx, NY 10458
P.S. 340	1,060 (northwest)	Alexei Nichols	718-220-1830	25 West 195 <sup>th</sup> Street, Bronx, NY 10468
P.S. 086 Kingsbridge Heights	1,330 (northwest)	Fiona Tyson	718-584-5585	2756 Reservoir Avenue, Bronx, NY 10468
Success Academy CS-NYC 7	2,045 (northwest)	Ali Foglia	347-894-5944	124 Eames Place, Bronx, NY 10468
Lil Inventors Child Care Aqueduct	2,100 (southwest)	N/A	718-933-6710	2505 Aqueduct Avenue, Bronx, NY 10468
Lil Inventors University Avenue	2,220 (southwest)	N/A	718-295-2740	75 West 190 <sup>th</sup> Street, Bronx, NY 11206
D'Jesus Day Care	1,400 (southwest)	N/A	347-862-6883	50 East 191 <sup>st</sup> St, Bronx, NY 10468
Kingsbridge Montessori School	1,405 (southwest)	N/A	718-304-5393	2519 Creston Avenue, Bronx, NY 10468
1199SEIU Future of America Learning Center	1,510 (southwest)	N/A	718-562-2915	2500 Creston Avenue 3 <sup>rd</sup> Floor, Bronx, NY 10468
Bronx Baptist Day Care & Learning Cetner	2,460 (south)	Rachel Aulet-McGann	718-933-4201	331 East 187 Street, Bronx, NY 11206
Rose Hill Pre-K Center at 2512 Marion Avenue	2,060 (southeast)	N/A	929-303-3925	2512 Marion Avenue, Bronx, NY 10458
Rose Hill Pre-K Center at 2490-2500 Webster Avenue	2,350 (southeast)	N/A	347-735-4018	2490 Webster Avenue, Bronx, NY 10458
Jonas Bronck Academy	2,285 (southwest)	Brenda Gonzalez	718-635-2502	400 East Fordham Road, Bronx, NY 10458

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
St. Jemuel Group Family Day Care Inc	2,620 (northwest)	N/A	718-601-9753	2836 Webb Avenue, Bronx, NY 10468

### ***Document Repository***

The Bronx Community Board 7 was contacted via email on May 16, 2025, and May 20, 2025, regarding utilizing their space as a document repository. Documentation of the acknowledgment from the Bronx Community 7 is attached below.

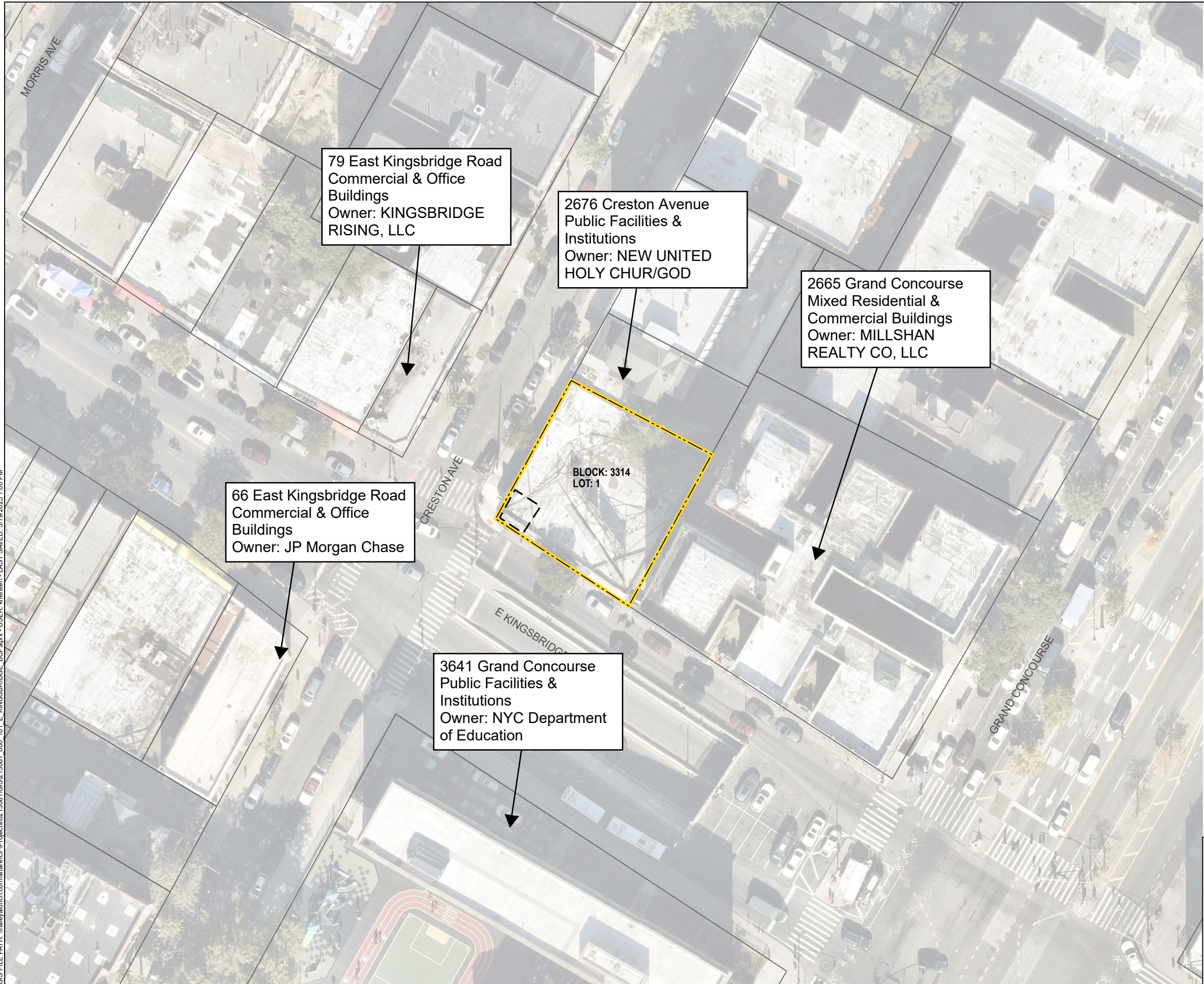
The New York Public Library – Jerome Park Branch was contacted via email on May 16, 2025, May 20, 2025, and May 27, 2025, regarding utilizing their space as a document repository. Documentation of the submitted request and follow up is attached below.

The information for the repositories is detailed below:




Owner/Entity Name	Contact	Address	Phone	Email
New York Public Library – Jerome Park Branch	Maria Gomez	118 Eames Place Bronx, NY 10468	718.549.5200	mariagomez@nypl.org
Bronx Community Board 7	Karla Cabrera Carrera	229-A East 204 <sup>th</sup> St, Bronx, NY 10458	718.933.5650	KCabreraCarrera@cb.nyc.gov



GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213081\GIS\213081\_000\_101\_E\_KINGSBRIDGE\_BCP.aprx - USER: khansen - LAST SAVED: 5/19/2025 1:06 PM



**LEGEND**

-  CELLAR BOUNDARY
-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

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



0 50 100  
SCALE IN FEET

**HALEY  
ALDRICH**

101 EAST KINGSBRIDGE ROAD  
BRONX, NEW YORK

**ADJOINING PROPERTIES MAP**

MAY 2025

**FIGURE 2**



**Acknowledgement from New York Public Library – Jerome Park Branch to Act as Document Repository**





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

June 5, 2025

New York Public Library – Jerome Park Branch  
118 Eames Place  
Bronx, NY 10468  
Via email: [mariagomez@nypl.org](mailto:mariagomez@nypl.org)  
Attn: Maria Gomez, Library Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
101 East Kingsbridge Road  
Bronx, NY 10468

Dear Maria Gomez:

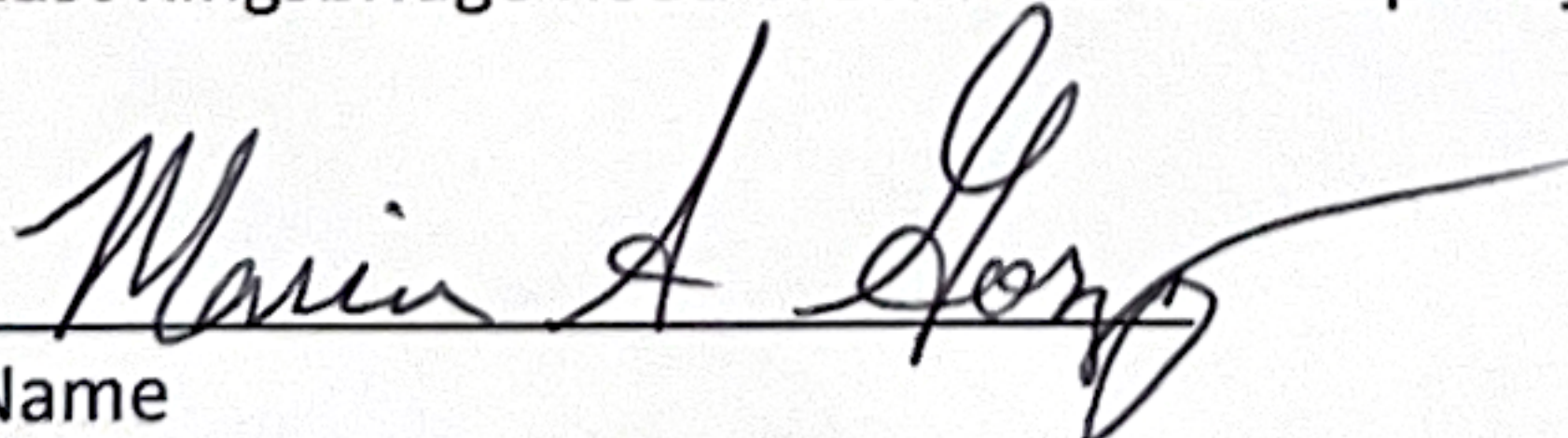
H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Vaja 101 LLC, is requesting use of the New York Public Library – Jerome Park Branch as an electronic document repository for the anticipated project located at 101 East Kingsbridge Road, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. The documents need to be available for the duration of the project, typically ranging between 4-8 years, however upon any delays the duration may extend beyond. Of note, the Brownfield Cleanup Program is currently extended in New York State through 2036, therefore while project completion is anticipated prior, the project has until then to receive closure. Please sign below denoting that your facility would be amenable to serving as a temporary electronic public repository.

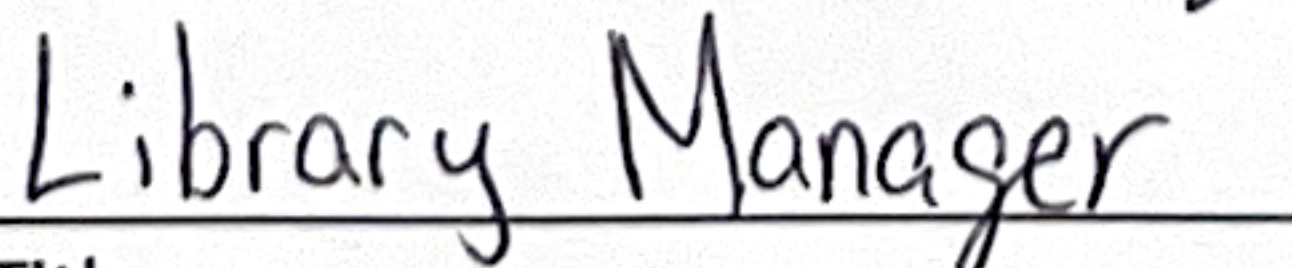
Should you have any questions, please do not hesitate to give me a call at 646-277-5688.

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

Mari Cate Conlon  
Senior Associate

The New York Public Library – Jerome Park Branch is willing to act as an electronic public document repository holding and making available of all provided environmental documents related to the 101 East Kingsbridge Road Brownfield Cleanup Project for the entirety of the project.

  
Name

  
Title

6/6/2025  
Date



**Acknowledgement from Bronx Community Board 7 to Act as Document Repository**



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

May 16, 2025

Bronx Community Board 7  
229-A East 204th Street,  
Bronx, NY 10458  
Via email: [kcabreracarrera@cb.nyc.gov](mailto:kcabreracarrera@cb.nyc.gov)

Attn: Karla Cabrera Carrera, MPA, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
101 East Kingsbridge Road

Dear Ms. Cabrera Carrera:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Vaja 101 LLC, is requesting use of the Bronx Community Board 7 as a document repository for the anticipated project located at 101 East Kingsbridge Road. 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 646-277-5688.

Thank you,  
HALEY & ALDRICH OF NEW YORK

Mari Cate Conlon  
Senior Associate

The Bronx Community Board 7 is willing to act as a public document repository holding and making available all provided environmental documents related to the 101 East Kingsbridge Road Redevelopment Brownfield Cleanup Project.

Karla CABRERA CARRERA  
Name

DISTRICT MANAGER  
Title

5/20/25  
Date