

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

122 BRUCKNER BOULEVARD REDEVELOPMENT SITE
122 BRUCKNER BOULEVARD
BLOCK 2260, LOT 1
BRONX, NEW YORK

PREPARED FOR:
122 BLVD 134 ST LLC
MANHATTAN MANAGEMENT REALTY LLC
162 MANHATTAN AVENUE
BROOKLYN, NEW YORK 11206

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NYSDEC Brownfield Cleanup Program Application



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the “Title” field, please include the following: “New BCP Application - *Proposed Site Name*”.
- After uploading files, an automated email will be sent to the submitter’s email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

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

SITE NAME: 122 Bruckner Boulevard Redevelopment

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203193

☒

Yes

☐

No



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

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **122 Bruckner Boulevard Redevelopment**

ADDRESS/LOCATION **122 Bruckner Boulevard**

CITY/TOWN **Bronx**

ZIP CODE **10454**

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

COUNTY **Bronx**

SITE SIZE (ACRES) **0.34**

LATITUDE

LONGITUDE

40°	48'	13.4676"	73°	55'	18.2922"
-----	-----	----------	-----	-----	----------

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
122 Bruckner Boulevard	9	2260	1	0.34

- | | | |
|---|------------------------------------|------------------------------------|
| 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. | ☒ Y | ☐ N |
| 2. Is the required property map, provided in electronic format, included with the application?
(Application will not be processed without a map) | ☒ Y | ☐ N |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)
If yes, identify census tract: <u>19.02</u>
Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☒ 100% | ☒ Y | ☐ N |
| 4. Is the project located within a disadvantaged community?
See application instructions for additional information. | ☒ Y | ☐ N |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. | ☐ Y | ☒ N |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)?
If yes, identify names of properties and site numbers, if available, in related BCP applications: | ☐ Y | ☒ N |

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒
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.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
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: _____		☐	☒
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. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		☒	☐
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒
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?		☐	☐
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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? N/A

☐ Yes ☐ No

SECTION III: Ecological Concerns

- | | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | ☐ | ☒ |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | ☐ | ☒ |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | ☐ | ☒ |
| 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? | ☒ | ☐ |

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>M1-5/R8A</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☒		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER 122 Bruckner Partners LLC and 122 Bruckner Development LLC		
CONTACT NAME Barry Altmark		
ADDRESS 2447 3rd Avenue		
CITY Bronx	STATE NY	ZIP CODE 10451
PHONE 718-401-1511	EMAIL barry@altmarkgroup.com	
OWNERSHIP START DATE 12/10/2012		
CURRENT OPERATOR N/A - Vacant		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☒	☒
Chlorinated Solvents	☐	☐	☒
Other VOCs	☐	☐	☒
SVOCs	☒	☐	☐
Metals	☒	☒	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

☒ Coal Gas Manufacturing	☒ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: railroad machine/repair shop, blacksmith, auto garage

SECTION VII: Requestor Information					
NAME 122 Blvd 134 St LLC					
ADDRESS 162 Manhattan Avenue					
CITY/TOWN Brooklyn			STATE NY	ZIP CODE 11206	
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.net			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
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 ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Yoel Barminka			
ADDRESS 162 Manhattan Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (919) 770-8702		EMAIL Yoel@manhattanmgmt.net	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688		EMAIL MConlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
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 ☒	☐

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

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.	☐	☒
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: _____	☐	☒
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: _____	☐	☒
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. N/A ☒	☐	☐
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: _____	☐	☒
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.	☐	☒

SECTION XII: Site Contact List

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

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

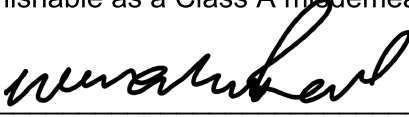
Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of 122 Blvd 134 St 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: 09/11/25

Signature: 

Print Name: Anshel Friedman

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.

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The property's address is 122 Bruckner Boulevard (also known as 513-515 East 132nd Street), Bronx, New York, 10454 (the "Site"). The Site is located in the Mott Haven neighborhood of Bronx, New York, and is identified as Block 2260, Lot 1 on the New York City Tax Map. The Site is bound to the north by Bruckner Boulevard followed by a "Shell" gasoline filling station and multiple commercial warehouse buildings; to the east by a commercial building and a "Mobil" (formerly "Speedway") gasoline filling station; to the south by East 132nd Street followed by a one-story warehouse building occupied by "FoodFest Depot"; and to the west by Brook Avenue followed by a six-story warehouse building occupied by "Little John's Storage & Moving."

The Site is listed with an E-Designation (E-143) for hazardous materials and noise (window wall attenuation and alternative means of ventilation), resulting from a City Environmental Quality Review (CEQR) effective October 2004 (CEQR No. 05DCP005X).

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

Site Features

The Site is approximately 0.34 acres (+/- 15,000 square feet [sq ft]) in size and is improved with a one-story metal warehouse and four steel shipping containers, formerly operating as an Amazon Fresh grocery pickup location. The remaining portion of the property is paved with asphalt and was used for parking. The Site is currently vacant.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 6b, the Site is in a manufacturing and residential (M1-5/R8A) zoning area within the Port Morris Special Mixed-Use District (MX-1). The proposed development of this property will be consistent with current zoning.

Past Site Use

Based on the findings of the November 2021 Phase I Environmental Site Assessment (ESA) completed by Team Environmental Consultants, Inc. (TEAM), the Site was first developed with two railroad spurs which led into a building labeled as the New York, New Haven, and Hartford Railroad machine/repair shop from the 1890s to the 1920s. A blacksmith shop was present on the northern portion of the Site in 1908. By the 1920s, the Site was occupied by a garage with two 550-gallon underground storage tanks (USTs) noted on the Site between 1935 and 1946, and a single gas tank noted between 1947 and 1984. In the 1980s, garage operations continued at the Site in addition to operation as part of the Crystal Springs Water Company facility in 1986. Between 1989 and 2002, the Site was also operated as part of the Gassman Coal & Oil Co facility. Between 2003 and 2007, the Site was operated as commercial parking. Prior to 2018, the Site was occupied by "Upright Hoisting" and utilized for the storage of hoisting materials, equipment, and construction vehicles. In October 2018, the Site was operated as an "Amazon Fresh" grocery pickup location through at least 2021.

Historical use of the surrounding properties up, cross, and down-gradient to the Site includes industrial/manufacturing facilities and auto-related garages/shops and filling stations containing underground storage tanks.

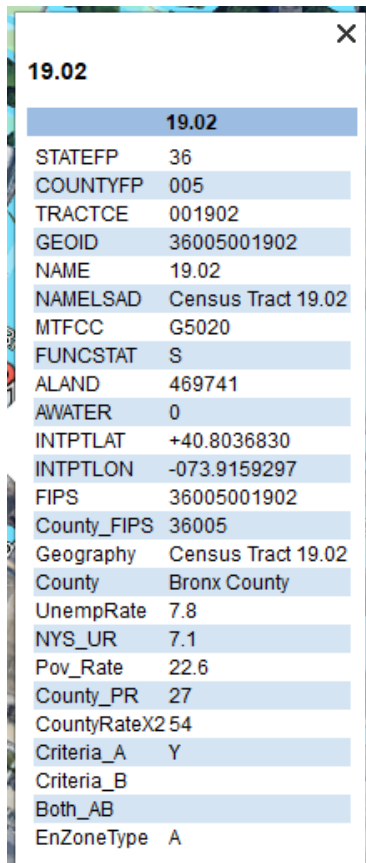
Site Geology and Hydrogeology

Based on findings from the October 2022 Remedial Investigation(RI) performed by AKRF, Inc. (AKRF) and the June 2025 Limited Phase II Environmental Site Assessment (ESI) performed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), fill material generally dark brown to black sand with varying amounts of gravel, glass, and brick, was observed from surface grade to a depth of 2 to 5 feet (ft) below ground surface (bgs) in soil borings at the Site. The fill layer was underlain by a potential native layer consisting of light brown fine to coarse sand with varying amounts of clay, silt and gravel. Groundwater was encountered at approximately 5 ft bgs.

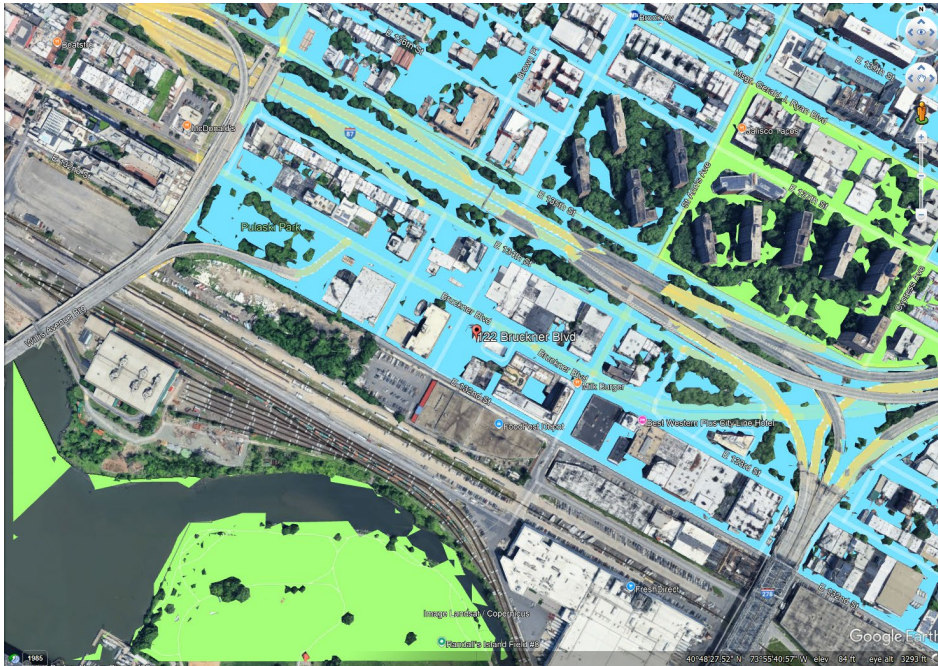
The topography of the Site is generally level with a slight slope toward the south-southwest. The ground elevation on the Site is approximately 12 to 18 ft above mean sea level (amsl). Bedrock was not encountered either during the Remedial Investigation or the Limited Phase II ESI. Groundwater flow is expected to be in a north-northeasterly direction based on available groundwater monitoring data from the NYSDEC spill investigations for Lot 4 (addressed 126 Bruckner Boulevard); however, it is expected that regional groundwater travels in a southerly direction toward the nearest water body (Bronx Kill) located approximately 550 feet south of the Site.

Environmental Zone Designation

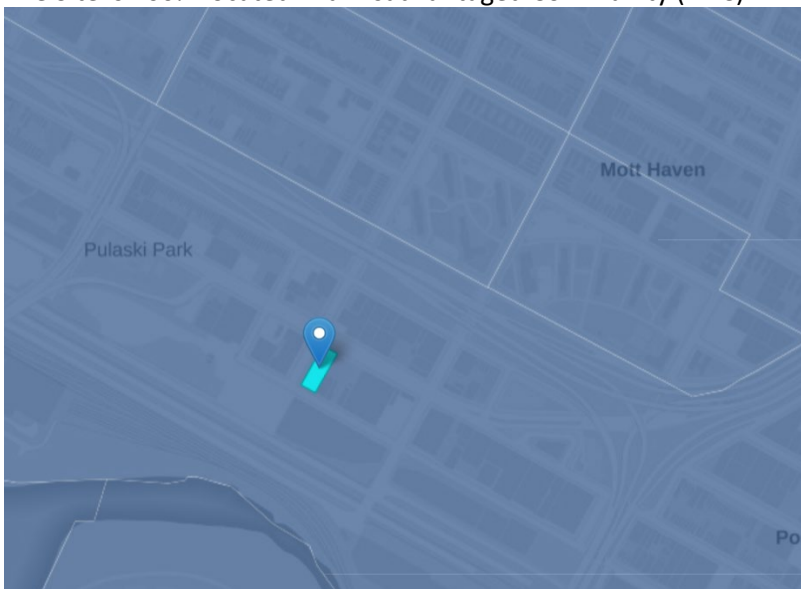
The Site is 100 percent located in EnZone Type A in Census Tract 19.02.



19.02	
STATEFP	36
COUNTYFP	005
TRACTCE	001902
GEOID	36005001902
NAME	19.02
NAMELSAD	Census Tract 19.02
MTFCC	G5020
FUNCSTAT	S
ALAND	469741
AWATER	0
INTPTLAT	+40.8036830
INTPTLON	-073.9159297
FIPS	36005001902
County_FIPS	36005
Geography	Census Tract 19.02
County	Bronx County
UnempRate	7.8
NYS_UR	7.1
Pov_Rate	22.6
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A



The Site is 100% located in a Disadvantaged Community (DAC).



NYSDEC Spill Case

NYSDEC Spill Number 0101831 was reported due to impacts observed within the grave of three tanks associated with the Former Gassman Fuel Co. at 511 E 132nd St. According to the EDR regulatory database report attached to the Phase I Environmental Site Assessment (ESA) completed by TEAM Environmental Consultants Inc. (TEAM) in November 2021 and a Phase I ESA completed by AKRF for the neighboring property at 126 Bruckner Boulevard, though the address associated with the Spill is 511 East 132nd Street and was named the Former Gassman Fuel Co. (which was associated with the proposed BCP Site on Lot 1), the investigation in 2007 by PW Grosser Consulting took place in the northern half of the open paved area next to the building marked as 517 East 132nd Street (currently Lot 34).

It was noted in the spill memo that VOCs and SVOCs were present in soil and/or groundwater; however, remediation was not conducted, and the case was "closed" on 10/7/2015 due to contamination being determined minimal and not a threat to the public or environment and that the spill at the adjacent HESS station was not significantly affecting the conditions of the Site. While the exact location of the Spill Case remains unclear, continued evidence of VOCs in groundwater and soil vapor at the proposed BCP Site indicates the lack of remediation left residual impacts in place that require further remedy. In addition, there are elevated metals and polycyclic aromatic hydrocarbons that appear to be related to historic Site use.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

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

- *Phase I Environmental Site Assessment* for property addressed 122 Bruckner Boulevard, prepared by TEAM, November 2021.
- *Remedial Investigation Report* for property addressed 126 Bruckner Boulevard, prepared by AKRF, October 2022.
- *Limited Phase II Environmental Site Investigation*, prepared by Haley & Aldrich of New York, June 2025.

These reports are summarized below in Section IV.1 and are appended to this application package.

Based on previous investigations, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs), heavy metals, including lead, arsenic, and mercury, in soil; metals and petroleum-related volatile organic compounds (VOCs) in groundwater; and petroleum-related VOCs and chlorinated volatile organic compounds (CVOCs) in soil vapor. Additional investigation is necessary to determine the potential source(s) of contamination. The existing structure presents impediments to investigation in select portions of the Site. Building access and overhead clearance limited the type of drilling and sampling equipment able to be used during the Limited Phase II.

Soil

One VOC, acetone, was detected at a concentration above the UUSCO in shallow soil in the southern portion of the Site from sample SB-02_0-2 at a concentration of 0.081 milligrams per kilogram (mg/kg).

Six SVOCs were detected at concentrations above the Unrestricted Use Soil Cleanup Objectives (UUSCOs) and/or Restricted Residential Soil Cleanup Objectives RRSCOs, in shallow soil in the northwest corner of the Site from soil sample SB-01_0-2, including benzo(a)anthracene (concentration of 3.3 mg/kg),

benzo(a)pyrene (concentration of 5.5 mg/kg), benzo(b)fluoranthene (concentration of 7.5 mg/kg), benzo(k)fluoranthene (concentration of 2.6 mg/kg), chrysene (concentration of 3.5 mg/kg), dibenz(a,h)anthracene (concentration of 0.91 mg/kg), and indeno(1,2,3-cd)pyrene (concentration of 4.5 mg/kg).

Eight metals were detected at concentrations above UUSCOs and/or RRSCOs at shallow and intermediate depths and throughout the Site footprint within eleven soil samples collected. Metals exceedances included arsenic (maximum concentration of 39.9 mg/kg in HA-B02_0-2), cadmium (maximum concentration of 3.8 mg/kg in HA-B02_0-2), chromium (maximum concentration of 22.9 mg/kg in HA-B02_0-2), copper (maximum concentration of 3,730 mg/kg in SB-03_2-4), lead (maximum concentration of 1,310 mg/kg in SB-03_2-4), mercury (maximum concentration of 0.92 mg/kg in HA-B02_0-2), selenium (maximum concentration of 5.4 mg/kg in HA-B02_0-2), and zinc (maximum concentration of 642 mg/kg in HA-B02_0-2). Comparison of soil analytical results to RRSCOs are mapped on Figure 6.

Groundwater

Groundwater analytical results from the 2022 RI and 2025 Limited Phase II ESI were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (AWQS).

Three VOCs were detected at concentrations above the AWQS, all in groundwater sample TW-01, including isopropylbenzene (cumene) (concentration of 5.7 micrograms per liter [$\mu\text{g/L}$]), n-propylbenzene (concentration of 12 $\mu\text{g/L}$), and toluene (concentration of 10 $\mu\text{g/L}$). No VOCs were detected above the AWQS in the groundwater sample collected during the Limited Phase II ESI.

Nine metals were detected at concentrations above the AWQS in two groundwater samples collected, including beryllium (maximum concentration of 3.7 $\mu\text{g/L}$), chromium (maximum concentration of 107 $\mu\text{g/L}$), iron (maximum concentration of 85,800 $\mu\text{g/L}$), lead (maximum concentration of 171 $\mu\text{g/L}$), magnesium (maximum concentration of 58,400 $\mu\text{g/L}$), manganese (maximum concentration of 3,430 $\mu\text{g/L}$), mercury (maximum concentration of 2.7 $\mu\text{g/L}$), sodium (maximum concentration of 1,260,000 $\mu\text{g/L}$), and thallium (maximum concentration of 0.91 $\mu\text{g/L}$).

Comparison of groundwater analytical results compared to AWGS from both the 2022 and 2025 investigations are mapped on Figure 7.

Soil Vapor

Total VOC concentrations in the four soil vapor samples ranged from 294.43 $\mu\text{g/m}^3$ in HA-SV02 to a maximum concentration of 1,645.74 $\mu\text{g/m}^3$ in SV-01_20220707. Total BTEX concentrations ranged from 17.27 $\mu\text{g/m}^3$ in HA-SV02 to a maximum concentration of 154 $\mu\text{g/m}^3$ in SV-01_20220707. Total CVOC concentrations ranged from 0.71 $\mu\text{g/m}^3$ in HA-SV01 to a maximum concentration of 467.91 $\mu\text{g/m}^3$ in SV-02_20220707.

Specific petroleum-related VOCs detected above laboratory reporting limits in all soil vapor samples collected include benzene (maximum concentration of 27 $\mu\text{g/m}^3$ in HA-SV01), ethylbenzene (maximum concentration of 16 $\mu\text{g/m}^3$ in SV-01_20220707), toluene (maximum concentration of 42 $\mu\text{g/m}^3$ in SV-01_20220707), m,p-xylenes (maximum concentration of 61 $\mu\text{g/m}^3$ in SV-01_20220707), and o-xylene (maximum concentration of 24 $\mu\text{g/m}^3$ in SV-01_20220707).

Specific CVOCs detected above laboratory reporting limits in all soil vapor samples collected include 1,1,1-trichloroethane (maximum concentration of 1.1 $\mu\text{g}/\text{m}^3$ in SV-02_20220707), carbon tetrachloride (maximum concentration of 0.71 $\mu\text{g}/\text{m}^3$ in SV-02_20220707), tetrachloroethene (maximum concentration of 460 $\mu\text{g}/\text{m}^3$ in SV-02_20220707), and trichloroethene (maximum concentration of 6.1 $\mu\text{g}/\text{m}^3$ in SV-02_20220707).

Acetone, butane, and hexane were also detected above laboratory reporting limits in all soil vapor samples, at maximum concentrations of 470 $\mu\text{g}/\text{m}^3$ in SV-01_20220707, 280 $\mu\text{g}/\text{m}^3$ in HA-SV01, and 84 $\mu\text{g}/\text{m}^3$ in HA-SV02, respectively. The maximum acetone and butane concentrations were obtained from a diluted sample. 2,2,4-trimethylpentane was detected above laboratory reporting limits in both soil vapor samples, at a maximum concentration of 82 $\mu\text{g}/\text{m}^3$ in SV-01_20220707.

While indoor air and ambient air samples were not collected, the analytical results of the soil vapor samples were evaluated with respect to the NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, Soil Vapor/Indoor Air Decision Matrices A through F (May 2017 and February 2024), to provide general understanding for the Site. Based on the analytical results for the above-referenced compounds in soil vapor, the recommendations from the NYSDOH Soil Vapor Matrices are as follows but would be subject to indoor air concentrations of each particular compound:

- Tetrachloroethene concentrations in soil vapor would be evaluated for “No Further Action” to “Mitigate”
- Trichloroethylene concentrations in soil vapor would be evaluated for “No Further Action” to “Mitigate”
- Carbon tetrachloride and 1,1,1-trichloroethane concentrations in soil vapor would be evaluated for “No Further Action” to “Identify Source(s) or Resample or Mitigate”
- Benzene, ethylbenzene, m,p-xylene, o-xylene and toluene concentrations in soil vapor would be evaluated for “No Further Action” to “Identify Source(s) or Resample or Mitigate”

Detections of soil vapor are mapped on Figure 8.



MAP SOURCE: USGS
SITE COORDINATES: 40°48'14"N, 73°55'18"W

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LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025



0 30 60
SCALE IN FEET

**HALEY
ALDRICH**

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

SITE PLAN

AUGUST 2025

FIGURE 2

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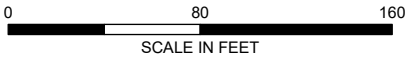


LEGEND

-  SITE BOUNDARY
-  TAX LOT BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025



**HALEY
ALDRICH**

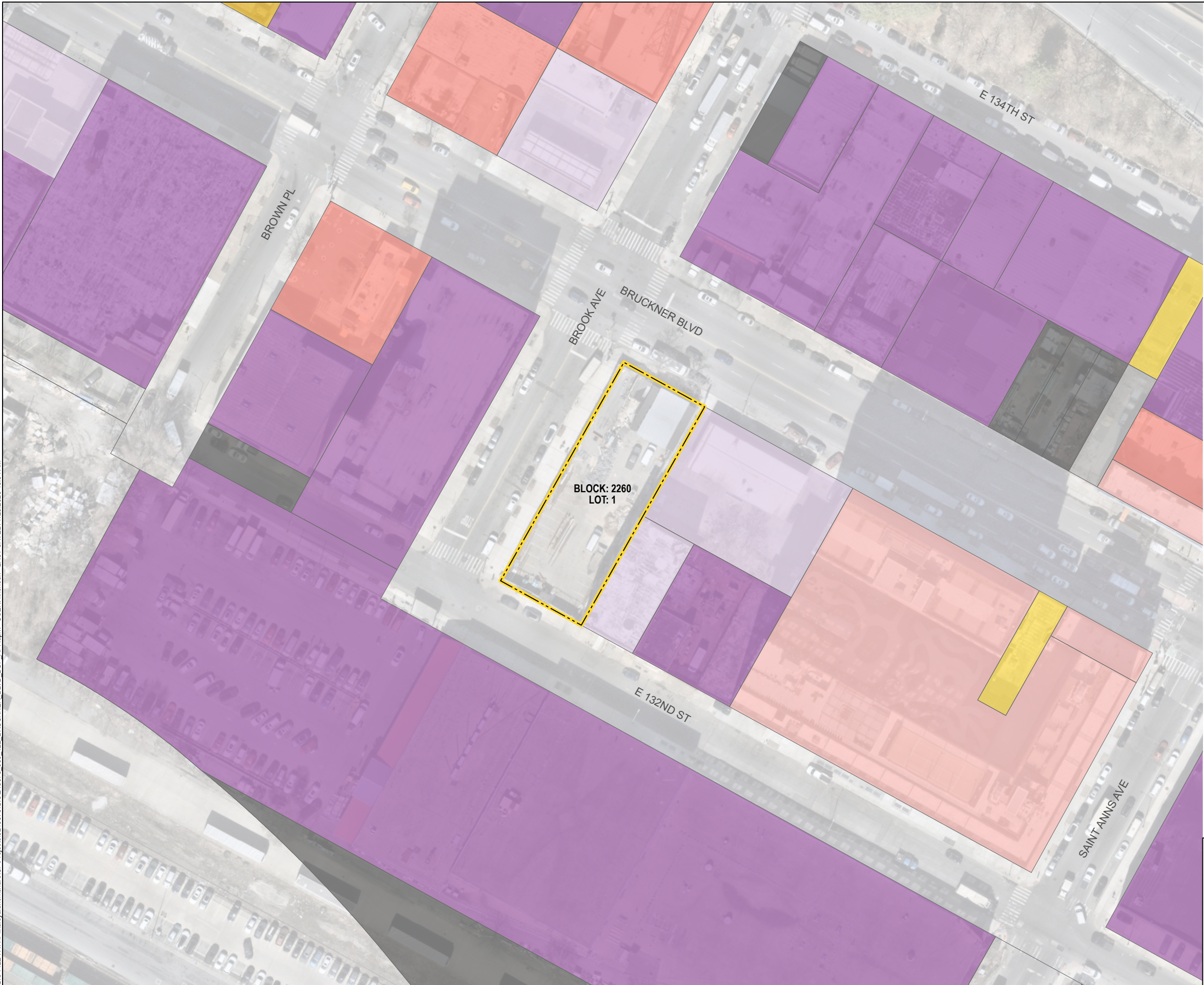
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

TAX MAP

JULY 2025

FIGURE 3

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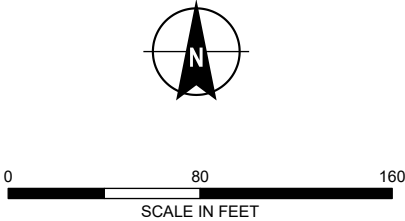
LEGEND

LAND USE CATEGORY

- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING BUILDINGS
- TRANSPORTATION AND UTILITY
- PARKING FACILITIES
- VACANT LAND
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
- AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025



**HALEY
ALDRICH**

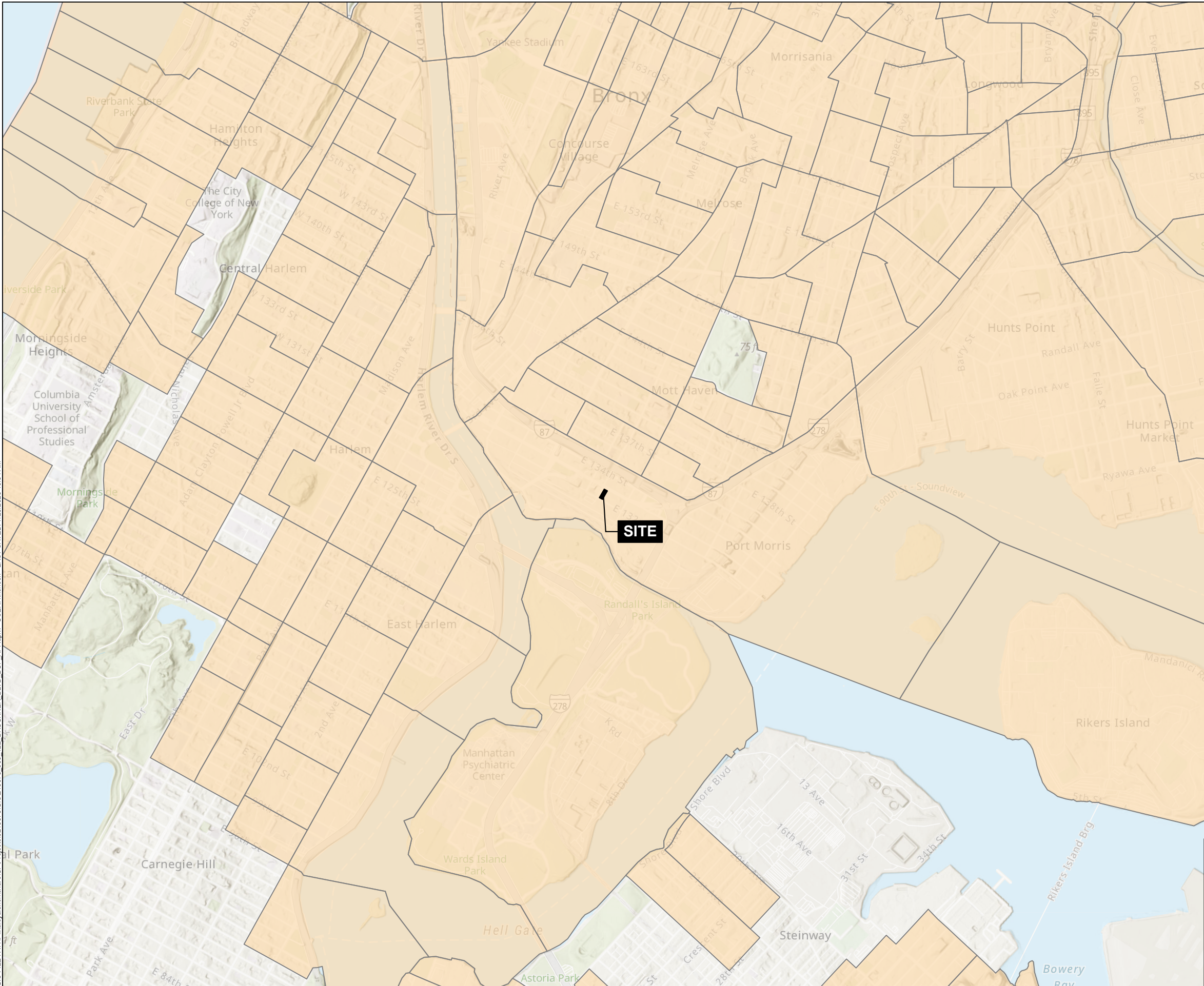
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

SURROUNDING LAND USE

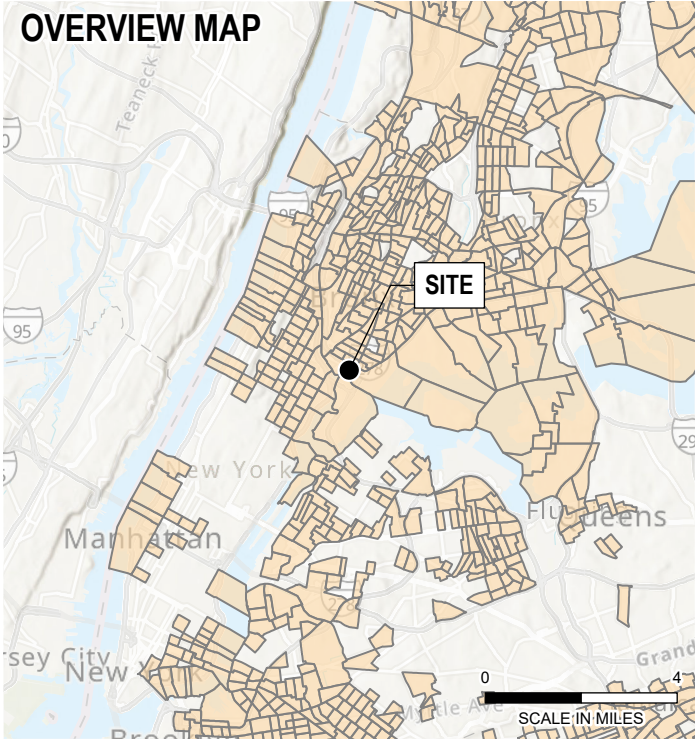
JULY 2025

FIGURE 4

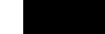
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OVERVIEW MAP



LEGEND

-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA
-  SITE BOUNDARY

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- 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
- BASE MAP SOURCE: ESRI



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

**HALEY
ALDRICH**

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

DISADVANTAGED COMMUNITIES

JULY 2025

FIGURE 5

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site at 122 Bruckner Boulevard is currently vacant and improved with a one-story metal warehouse and four steel shipping containers, formerly operating as an Amazon Fresh grocery pickup location. The remaining portion of the property is paved with asphalt and was used for parking. The Site has been assigned an E-Designation for hazardous material and noise as part of the Port Morris / Bruckner Boulevard rezoning.

The proposed project will include:

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

Proposed Development

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

Rationale for BCP

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

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestors seek to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily heavy metals, including lead, arsenic, and mercury, in soils, and VOCs and CVOCs, including BTEX, carbon tetrachloride, and tetrachloroethane, in soil vapor. Contaminants of concern identified are believed to have resulted from previous auto and manufacturing-related operations.

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, also submitting for NYSDEC approval a draft Remedial Investigation Work Plan (RIWP) along with this BCP Application.

Project Schedule

It is anticipated that, once Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin implementation of the Remedial Investigation (RI). A preliminary BCP timeline and project schedule are included below. Completion of the remedy is anticipated by January 2027 with a Certificate of Completion expected in 2027. A tentative project schedule is below.

Task	Start	End	2025							2026												2027						
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
Preparation and Submission of BCP Application, RIWP and CPP	7/15/2025	9/15/2025																										
NYSDEC BCP Application and RIWP Review	9/15/2025	11/1/2025																										
30-Day Public Comment Period for BCP Application	11/1/2025	12/1/2025																										
Execute Brownfield Cleanup Agreement	12/1/2025	1/1/2026																										
NYSDEC & NYSDOH Approval of RIWP	1/1/2026	2/1/2026																										
Implementation of Remedial Investigation	2/1/2026	3/15/2026																										
Preparation and Submission of RIR and RAWP	3/15/2026	5/15/2026																										
NYSDEC & NYSDOH Review of RIR & RAWP	5/15/2026	7/1/2026																										
45-Day Public Comment Period for RAWP	7/1/2026	8/15/2026																										
Issuance of Decision Document	8/15/2026	10/1/2026																										
Implementation of RAWP with Engineering Oversight	10/1/2026	2/1/2027																										
Preparation of FER, SVI Evaluation and SMP (if required)	2/1/2027	4/1/2027																										
NYSDEC & NYSDOH Review of FER (and SMP, if required)	4/1/2027	6/1/2027																										
NYSDEC Issues COC	6/1/2027	8/1/2027																										

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. RIWP = Remedial Investigation Work Plan
8. CPP = Citizen Participation Plan
9. RIR = Remedial Investigation Report
10. RAWP - Remedial Action Work Plan
11. FER - Final Engineering Report
12. SVI - Soil Vapor Intrusion
13. SMP - Site Management Plan
14. COC - Certificate of Completion
15. COC issuance estimated for August 2027, before December 2027

SECTION II.5

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

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. Additionally, the NYSDEC's October 1994 "Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites" document indicates that "A complete site description as outlined in Step I is necessary for sites with fish and wildlife resources that may be affected by site-related contaminants. However, if no resources are associated with the Site or if there is no potential for contaminant migration to the resources, then only the necessary information to support that conclusion should be provided. The information must, however, be definitive evidence of such conditions."

The Site, which was developed circa 1890 and most recently occupied by an Amazon Fresh grocery pickup location, is located in the Mott Haven neighborhood of Bronx, New York.

The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or directly adjacent to the Site. The Bronx Kill is located approximately 550 ft (0.1 miles) south-southwest of the Site. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare a Fish and Wildlife Resource Impact Analysis for the Site.

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 6b, the Site is located within a manufacturing and residential (M1-5/R8A) zoning area within the Port Morris Special Mixed-Use District (MX-1). R8A districts have mandatory contextual Quality Housing bulk regulations, typically resulting in high lot coverage apartment buildings of 12-14 stories set at or near the street line. The Site is characterized by residential, commercial, and industrial buildings.

Current Use

The Site is identified as Block 2260 Lot 1 on the New York City tax map. It is improved with a one-story metal warehouse and four steel shipping containers, operating as an Amazon Fresh grocery pickup location until after 2021. The remaining portion of the property is paved with asphalt and used for parking. The Site is currently vacant.

Intended Use Post-Remediation

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

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

122 Blvd 134 St LLC and Manhattan Management Realty LLC plan to redevelop the Site with a residential building. The proposed development of this property is consistent with the current zoning and will add affordable housing for the community. The applicable zoning map is included as an attachment to this Application.



THE NEW YORK CITY PLANNING COMMISSION

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

M - MANUFACTURING DISTRICT

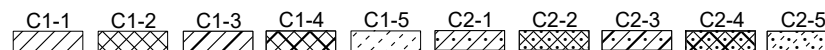
AREA(S) REZONED

07-14-2025 C 250148 ZMM

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

© Copyrighted by the City of New York

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



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

ATTACHMENT E

Section V: Current and Historical Property Owner/Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Owner and Operator

The proposed BCP Site is currently owned by 122 Bruckner Development LLC and 122 Bruckner Partners LLC. Current ownership is detailed below, as of December 10, 2012.

Current Property Ownership		
Property Address	Property Tax Identification	Current Property Owner
122 Bruckner Boulevard	Block 2260, Lot 1	122 Bruckner Development LLC, 122 Bruckner Partners LLC
Reference: ACRIS – http://a836-acris.nyc.gov/CP/		

The property addressed at 122 Bruckner Boulevard is currently vacant.

Previous Owners and Operators

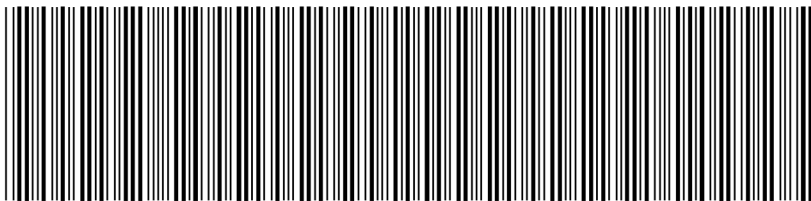
A list of current and previous owners and operators for the subject property is provided below.

Current and Previous Owners of 122 Bruckner Boulevard (Lot 1)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
12/10/2012	Deed	220 East Realty, Inc.	2447 3rd Avenue, Bronx, NY Phone No. Unknown	122 Bruckner Development LLC, 122 Bruckner Partners LLC	None
7/21/1999	Deed	Gassman Holding Corp.	111 Westwood Circle, Roslyn Heights, NY Phone No. Unknown	220 East Realty, Inc.	None
7/10/1998	Deed	Gassman Coal and OilCo., Inc.	0000 East 132 nd Street, Bronx, NY Phone No. Unknown	Gassman Holding Corp.	None
2/5/1981	Deed	Nestle Company Inc	Address and Phone No. Unknown	Gassman Coal and Oil Co Inc	None
5/16/1979	Deed	Penn Central Corporation	Address and Phone No. Unknown	Combustion Equipment Associates Inc	None
7/2/1970	Deed	Pine Hill Crystal Spring Water Co Inc	Address and Phone No. Unknown	Boiling Spring Holding Corporation	None
Reference: New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult . Former telephone numbers of the previous property owners were not readily available.					

Current and Previous Operators of 122 Bruckner Boulevard (Lot 1)			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2022 to current)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Amazon Fresh Grocery (Pick-up Location)	Operator (2018 to 2021)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Upright Hoisting (Storage of hoisting materials, equipment and construction vehicles)	Operator (2010 to 2018)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Commercial Parking Lot	Operator (2003 to 2007)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Gassman Coal & Oil Co.	Operator (1989-2002)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Crystal Spring Water Company	Operator (1986)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Stone S Express Inc Garage	Operator (1965)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
N.Y. N. H. & H. R. R. Machine Shop	Operator (1891 to 1908)	122 Bruckner Boulevard, Bronx, NY Phone No. Unknown	None
Reference: The EDR City Directory Abstract (inquiry number 5743224.5) included in the Phase I ESA completed by TEAM in August 2019 for the 126 Bruckner Boulevard property. Previous operator information prior to 1965 is not available.			

**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.



2013010801844001001E428F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 26

Document ID: 2013010801844001

Document Date: 12-10-2012

Preparation Date: 01-08-2013

Document Type: DEED

Document Page Count: 24

PRESENTER:

CIS ABSTRACT C/O VALTECH RESEARCH, INC.
1019 FORT SALONGA ROAD, SUITE 103
PICK UP RECORDED/REJECTED DOCUMENTS
NORTHPORT, NY 11767
631-754-8486
clearance@titleny.com

RETURN TO:

LESTER, MINSKY & BERZAK, P.C.
325 MERRICK AVENUE
EAST MEADOW, NY 11554

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2260	38	Entire Lot	517 132

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	2260	34	Entire Lot	521 132

Property Type: COMMERCIAL REAL ESTATE

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

220 EAST REALTY, INC.
2447 3RD AVENUE
BRONX, NY 10451

GRANTEE/BUYER:

122 BRUCKNER PARTNERS LLC
2447 3RD AVENUE
BRONX, NY 10451

x 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: \$ 163.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

Recorded/Filed 01-22-2013 15:07

City Register File No.(CRFN):

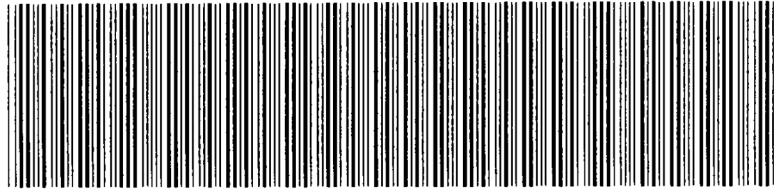
2013000028412



Giovanna M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2013010801844001001C400F

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 26

Document ID: 2013010801844001

Document Date: 12-10-2012

Preparation Date: 01-08-2013

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2260	1	Entire Lot	122 BRUCKNER BLVD
Property Type: COMMERCIAL REAL ESTATE				

PARTIES

GRANTEE/BUYER:

122 BRUCKNER DEVELOPMENT LLC
2447 3RD AVENUE
BRONX, NY 10451

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17th day of December, two thousand twelve
BETWEEN

220 East Realty, Inc. with offices located at 2447 Third Avenue, Bronx, New York 10451

party of the first part. and

No
Consideration

122 Bruckner Development LLC, with offices located at 2447 Third Avenue, Bronx, New York 10451, as to an undivided 50% interest and 122 Bruckner Partners LLC, with offices located at 2447 Third Avenue, Bronx, New York 10451, as to an undivided 50% interest,

Sec. 9

party of the second part.

Blk. 2260

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

Lots 1, 34
& 38

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

BEING AND INTENDED TO BE the same premises conveyed to the Grantor herein by deeds dated July 21, 1999 and recorded November 17, 1999 in Reel-Page 1710-2063.

SAID PREMISES being known as and by the street address 517 and 521 East 132nd Street and 122 Bruckner Boulevard, Bronx, New York

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:

220 EAST REALTY, INC.



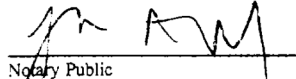
By: _____
JUDITH HOLAND

Witness _____

STATE OF NEW YORK, COUNTY OF

ss:

On the 11 day of December, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared JUDITH HOLAND, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

LEIGH A. MINSKY
Notary Public, State of New York
No. 02MI6111929
Qualified in Nassau County
Commission Expires June 28, 2014

SEAL

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

220 East Realty, Inc.

To

122 Bruckner Partners LLC and
122 Bruckner Developement LLC

STATE OF NEW YORK, COUNTY OF

ss:

On the ____ day of ___, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared XXX, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

SECTION 9
BLOCK 2260
LOT 1, 34 & 38
COUNTY OR TOWN Bronx
TAX BILLING ADDRESS

Recorded At Request of

RETURN BY MAIL TO:

Matter #

Lester, Minsky & Berzak, P.C.
325 Merrick Avenue
East Meadow, New York 11554

SCHEDULE A

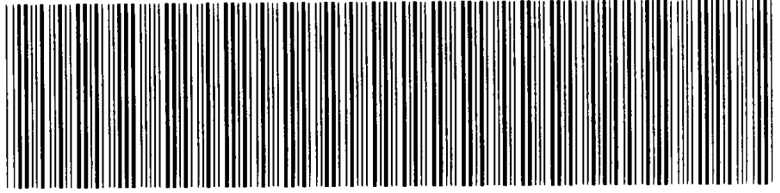
Borough and County of the Bronx, City and State of New York,
bounded and described as follows:

PARCEL "A": BEGINNING at the southeasterly corner of 133rd Street of Southern Boulevard as the same is now called and Brook Avenue; running thence **EASTERLY**, along said southern side of said Street, 75 feet more or less; thence **SOUTHERLY**, parallel with said Brook Avenue, 200 feet more or less to the northerly side of 132nd Street; thence **WESTERLY**, along the northerly side of said Street, 75 feet more or less to the easterly side of Brook Avenue, and thence **NORTHERLY**, along said easterly side of Brook Avenue, 200 feet more or less to the point or place of beginning.

PARCEL "B": BEGINNING at a point on the northerly side of 132nd Street, distant 125 feet easterly from the corner formed by the intersection of said northerly side of 132nd Street with the easterly side of Brook Avenue; running thence **NORTHERLY**, parallel with Brook Avenue, 100 feet; thence **EASTERLY**, parallel with 132nd Street, 87.70 feet; thence **SOUTHERLY**, again parallel with Brook Avenue, 100 feet to the northerly side of 132nd Street; and thence **WESTERLY** along the northerly side of 132nd Street, 87.70 feet to the point or place of Beginning.

PARCEL "C": BEGINNING at a point on the northerly side of East 132nd Street distant 75 feet easterly from the corner formed by the intersection of the said northerly side of East 132nd Street with the easterly side of Brook Avenue; and running thence **Northerly** on a line parallel with the said easterly side of Brook Avenue 100 feet; thence **EASTERLY** and on a line parallel to said northerly line of East 132nd Street 50 feet; thence **SOUTHERLY** and again on a line parallel to the said easterly side of Brook Avenue 100 feet to the northerly side of East 132nd Street aforesaid and thence **WESTERLY** along the said northerly side of East 132nd Street 50 feet to the point or place of BEGINNING. These premises also being known as 511-525 East 132nd Street, Bronx, New York.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2013010801844001001S8C0E

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013010801844001
Document Type: DEED

Document Date: 12-10-2012

Preparation Date: 01-08-2013

ASSOCIATED TAX FORM ID: 2012111200180

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
2
2

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded JAN 15 2013
 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 517 132 BRONX 10454
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 122 BRUCKNER PARTNERS LLC
LAST NAME / COMPANY FIRST NAME
122 BRUCKNER DEVELOPMENT LLC
LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size X OR ACRES
FRONT FEET DEPTH

8. Seller Name 220 EAST REALTY, INC.
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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 ☐

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

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

SALE INFORMATION

10. Sale Contract Date 12 / 10 / 2012
Month Day Year

11. Date of Sale / Transfer 12 / 10 / 2012
Month Day Year

12. Full Sale Price \$ 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

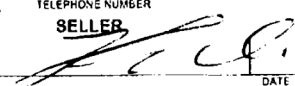
15. Building Class F 9 16. Total Assessed Value (of all parcels in transfer) 475650

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
BRONX 2260 38 BRONX 2260 34 BRONX 2260 1

201211120018020104

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'S SIGNATURE 2447 3RD AVENUE		BUYER DATE		BUYER'S ATTORNEY LESTER, MINSKY & BERZAK, P.C. FIRST NAME	
STREET NUMBER 2447		STREET NAME (AFTER SALE) 3RD AVENUE		AREA CODE 516	
CITY OR TOWN BRONX		STATE NY		TELEPHONE NUMBER 794-2327	
ZIP CODE 10451		SELLER'S SIGNATURE 		DATE 	



2012111200180201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

517 132

Street Address

Unit/Apt.

BRONX

New York,

2260

38

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

220 East Realty, Inc.

122 Broadway Development, LLC

122 Broadway Partners LLC

Joseph Poland, President
Name of Grantor (Type or Print)

By Adi Altman, managing member Shirley Altman, managing member
Name of Grantee (Type or Print)

[Signature]
Signature of Grantor

[Signature]
Signature of Grantee

Sworn to before me
this 17th date of December 20 12

Sworn to before me
this 17th date of December 20 12

SEAL

LEIGH A. MINSKY
Notary Public, State of New York
No. 02MI6111929
Qualified in Nassau County
Commission Expires June 28, 20 16

LEIGH A. MINSKY
Notary Public, State of New York
No. 02MI6111929
Qualified in Nassau County
Commission Expires June 28, 20 16

SEAL

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
521 132		BRONX	2260	34
122 BRUCKNER BLVD		BRONX	2260	1

2012111200180101



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: 2260 LOT: 38
- (2) Property Address: 517 132, BRONX, NY 10454
- (3) Owner's Name: 122 BRUCKNER PARTNERS LLC
Additional Name: 122 BRUCKNER DEVELOPMENT LLC

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

12/11/12 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Borough	Block	Lot	Street	City	State	Zip
BRONX	2260	34	521 132	NY	NY	10454
BRONX	2260	1	122 BRUCKNER BLVD	NY	NY	10454

201211120018010104

126 Bruckner Blvd

126 Bruckner Blvd
Bronx, NY 10454

Inquiry Number: 5743224.5
August 07, 2019

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1927 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
2005	Hill-Donnelly Information Services	-	X	X	-
2000	Cole Information Services	-	X	X	-
1993	New York Telephone	-	X	X	-
1983	New York Telephone	-	X	X	-
1976	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-
1971	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1965	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1961	New York Telephone	-	X	X	-
1956	New York Telephone	-	X	X	-
1949	New York Telephone	-	-	-	-
1940	New York Telephone	-	X	X	-
1931	Manhattan and Bronx Directory Publishing Company Residential Directory	-	X	X	-
1927	New York Telephone	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

126 Bruckner Blvd
Bronx, NY 10454

FINDINGS DETAIL

Target Property research detail.

Bruckner Blvd

126 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HESS CORPORATION	EDR Digital Archive

BRUCKNER BLVD

126 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	SAFEWAY SVCE STA	New York Telephone Company
1971	SAFEWAY SVCE STA	New York Telephone
1965	SHUTTER MODES	New York Telephone Company

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BRIGGS AVE

80 BRIGGS AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Graham W C Co ins	New York Telephone

100 BRIGGS AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Baxter & Plate ins	New York Telephone

BROOK

111 BROOK

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	RIS-TAK ASSOC INC SCRSDL	New York Telephone
1983	PATIERNO ANTHONY M B SCRSDL	New York Telephone
	ENP REALTY CORP SCRSDL	New York Telephone

BROOK @

111 BROOK @

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	WEINGARTNER HENRY & CO INC SCRSDL	New York Telephone
	INTERLAKE CHEMICALS & METALS INC SCRSDL	New York Telephone
	HUDSON-SOUND BROKRGE CORP SCRSDL	New York Telephone
	EQUINATIONAL PROPERTIES CORP SCRSDL	New York Telephone
	TAUSSIG F H INC SCRSDL	New York Telephone

BROOK AVE

29 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MERZIRGER GEO	New York Telephone

FINDINGS

30 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Morris High Schl Bostn Rd &	New York Telephone
	Annex PS	New York Telephone
	No	New York Telephone

34 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	BURKHOLDER PAUL G	New York Telephone Company

39 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1927	No	New York Telephone
	N Y Training School for Teachers Convent av &	New York Telephone

45 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MEDINA EMERITO	New York Telephone

50 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	RAMOS HERMINIA	New York Telephone Company

56 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NM	Hill-Donnelly Information Services

65 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	Thornton Jennie	Manhattan and Bronx Directory Publishing Company Residential Directory
1927	Merritt W J	New York Telephone

90 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	CAMPBELL IDA MAE MRS	New York Telephone

96 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	JIMENEZ JULO C H	New York Telephone Company

FINDINGS

100 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Yorke & Sons Auto Inc	Hill-Donnelly Information Services
1965	HERRERA ANGEL	New York Telephone Company

106 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	SHIPMAN HELEN	New York Telephone

108 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	111 121 NCL	Hill-Donnelly Information Services

109 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	Mannara Albert	Manhattan and Bronx Directory Publishing Company Residential Directory

110 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	D A MOTORS	New York Telephone

113 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1927	Zimmerman Ben staty	New York Telephone

47L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	ESPINO AQILILINO B	New York Telephone

55L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	BRAVO JOHN	New York Telephone

508 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MARINZULICH JOS	New York Telephone

87L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	DEVINE JOHN	New York Telephone

FINDINGS

Bruckner Blvd

119 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHELL SUPER INC	EDR Digital Archive
	119 BRUCKNER BLVD SERVICE STN	EDR Digital Archive
2010	FINE PETROLEUM INC	EDR Digital Archive
	119 BRUCKNER BLVD SERVICE STN	EDR Digital Archive

BRUCKNER BLVD

119 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	AMOCO SVCE CENTER	New York Telephone
	V G GAS CO	New York Telephone
1976	DELLICARPINI P	New York Telephone Company
	P&S SVCE STA	New York Telephone Company
1971	U-HAUL CO	New York Telephone
	BRONX SVCE CNTR	New York Telephone
1965	BRONX SVCE CNTR AUTO REPRS	New York Telephone Company
1961	BRONX SVCE CNTR AUTO REPRS	New York Telephone

120 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Little Johns Moving & Storage	Hill-Donnelly Information Services
2000	LITTLE MOVE&STGE	Cole Information Services
1993	FORTY WINKS	New York Telephone
	FLAHERTY JOHN B CO INC	New York Telephone
1971	AMER VITAMIN LABS	New York Telephone
	VITAMIN CO OF AMER	New York Telephone
	KACHURIN DRUG CO	New York Telephone
	G & G NOVELTIES INC	New York Telephone
	ASPIRIN CO OF AMER	New York Telephone
	AMER VITAMIN CO	New York Telephone
	AMERICAN PHARMACEUTICAL CO	New York Telephone
	ACA LABS	New York Telephone
1965	ASPIRIN CO OF AMER	New York Telephone Company
	MASTERSET BRUSHES INC BX	New York Telephone Company
	ACA LABS	New York Telephone Company
	AMER PHARMACEUTICAL CO	New York Telephone Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	AMER VITAMIN CO	New York Telephone Company
	AMER VITAMIN LABS	New York Telephone Company
	KACHERIN DRUG CO	New York Telephone Company
	MASTERSET BRUSHES INC	New York Telephone Company
	VITAMIN CO OF AMER	New York Telephone Company
1961	ACA LABS	New York Telephone
	AMER PHARMACEUTICAL CO	New York Telephone
	AMER VITAMIN CO	New York Telephone
	AMER VITAMIN LABS	New York Telephone
	ASPIRIN CO OF AMER	New York Telephone
	GRENEKER CORP THE	New York Telephone
	KACHURIN DRUG CO	New York Telephone
	MASTERSET BRUSHES INC	New York Telephone
	VITAMIN CO OF AMER	New York Telephone

Bruckner Blvd

121 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NEW FU XING TRADING INC	EDR Digital Archive
	NEW FOOD KING RESTAURANT SUP	EDR Digital Archive
2010	NEW FOOD KING RESTAURANT SUP	EDR Digital Archive
	24 HOUR LOCKSMITH	EDR Digital Archive

BRUCKNER BLVD

121 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Food King Rstmt & Supplies	Hill-Donnelly Information Services
2000	SELBY TRNSPRTN CRP	Cole Information Services
1993	P R J AUTO	New York Telephone
1983	516 E 134 ST REALTY INC	New York Telephone
1971	W & R SVCE STA	New York Telephone
1965	W & R SVCE STA	New York Telephone Company
1961	W & R SVCE STA	New York Telephone

122 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NCL	Hill-Donnelly Information Services
1965	STONE S EXPRESS INC GARGE	New York Telephone Company

FINDINGS

Bruckner Blvd

125 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LGD COMMISSARY INC	EDR Digital Archive
2010	KNJ FOOD CORP	EDR Digital Archive
	FLOWERS & GOODS STORE CTR INC	EDR Digital Archive

BRUCKNER BLVD

125 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	NEW YORK OLD FASHIONED BAGEL BAKERY INC	New York Telephone
1976	CHOY T H PROCESSING	New York Telephone Company
1961	DAIRYMEN S LEAGUE CO-OPERATIVE ASSN INC	New York Telephone
	HAUK & SCHMIDT BRANCH DAIRYMEN S LEAGUE CO OPERATIVE ASSN INC	New York Telephone

Bruckner Blvd

127 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	BRUCKNER TOWING 24 HOURS	EDR Digital Archive

BRUCKNER BLVD

127 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Industrial Environmental	Hill-Donnelly Information Services
2000	CAT PUMPS	Cole Information Services
	FOAMATIC CLNG EQP	Cole Information Services
	INDSTRL CNTRLS DIV	Cole Information Services
	FOAMATIC CLNG SYST	Cole Information Services
	INDSTRL ENVIRON	Cole Information Services
1993	INDUSTRIAL ENVIRONMENTAL POLLUTION CONTROLS CORP	New York Telephone
	INDUSTRIAL CONTROLS FOAMATIC DIVISION	New York Telephone
	CAT PUMPS	New York Telephone
	FOAMATIC CING EQUIP	New York Telephone
	FOAMATIC CING SYSTEMS	New York Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	INDUSTRIAL CONTROLS FOAMATIC DIVISION	New York Telephone
	INDUSTRIAL ENVIRONMENTAL POLLUTION CONTROLS CORP	New York Telephone
	FOAMATIC CLNG EQUIP	New York Telephone
1971	E & B SUPERMARKETS	New York Telephone
1965	KING SOL DISTRIBTRS	New York Telephone Company
	SOLOMON L & SONS WHOL TOMATOES	New York Telephone Company
1961	SOLOMON L & SONS WHOL TOMATOES	New York Telephone

131 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NCL	Hill-Donnelly Information Services
2000	AAMCO TRANS	Cole Information Services
1993	AAMCO TRANSMISSIONS-	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1983	AAMCO AUTOMATIC TRANSMISSIONS	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1976	STANLEY S AUTO BODY	New York Telephone Company
	AAMCO AUTOMATIC TRANSMISSINS	New York Telephone Company
	AAMCO AUTOMATIC TRANSMISSINS	New York Telephone Company
1971	AAMCO AUTOMTC TRANSMISSIONS	New York Telephone
	AAMCO AUTOMTC TRANSMISSIONS	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1961	KATZ NAT G ELCTRCN	New York Telephone

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
100 BRIGGS AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927
100 BROOK AVE	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
106 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927
108 BROOK AVE	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
109 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1927
110 BROOK AVE	2014, 2010, 2005, 2000, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
111 BROOK	2014, 2010, 2005, 2000, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
111 BROOK @	2014, 2010, 2005, 2000, 1993, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
113 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931
119 BRUCKNER BLVD	2014, 2010, 2005, 2000, 1983, 1956, 1949, 1940, 1931, 1927
119 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
120 BRUCKNER BLVD	2014, 2010, 1983, 1976, 1956, 1949, 1940, 1931, 1927
121 BRUCKNER BLVD	2014, 2010, 1976, 1956, 1949, 1940, 1931, 1927
121 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
122 BRUCKNER BLVD	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
125 BRUCKNER BLVD	2014, 2010, 2005, 2000, 1993, 1971, 1965, 1956, 1949, 1940, 1931, 1927
125 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
127 BRUCKNER BLVD	2014, 2010, 1976, 1956, 1949, 1940, 1931, 1927
127 Bruckner Blvd	2014, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
131 BRUCKNER BLVD	2014, 2010, 1965, 1956, 1949, 1940, 1931, 1927
29 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927
30 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927
34 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
39 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

FINDINGS

Address Researched

45 BROOK AVE

47L BROOK AVE

50 BROOK AVE

55L BROOK AVE

56 BROOK AVE

508 BROOK AVE

65 BROOK AVE

80 BRIGGS AVE

87L BROOK AVE

90 BROOK AVE

96 BROOK AVE

Address Not Identified in Research Source

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

126 Bruckner Blvd

Address Not Identified in Research Source

2010, 2005, 2000, 1993, 1983, 1961, 1956, 1949, 1940, 1931, 1927

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: PROPERTY'S ENVIRONMENTAL HISTORY

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

- *Phase I Environmental Site Assessment Update Report* for property addressed 122 Bruckner Boulevard, prepared by TEAM, November 2021.
- *Remedial Investigation Report* for property addressed 126 Bruckner Boulevard, prepared by AKRF, October 2022.
- *Limited Phase II Environmental Site Investigation*, prepared by H&A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), June 2025.

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

Phase I Environmental Site Assessment Update Report, 122 Bruckner Boulevard, prepared by Team Environmental Consultants, Inc., November 2021

A Phase I Environmental Site Assessment was conducted for the Site by TEAM in November 2021. As part of their assessment, TEAM reviewed and summarized a Phase I ESA report prepared by Langan Engineering, Surveying, and Landscape Architecture and Geology, D.P.C. (Langan). According to the report, the Site is listed in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database under the name 220 East Realty, Inc., with Site ID 14069, located at 511-517 East 132nd Street. The following is a summary of the aboveground storage tank (AST) and underground storage tank (UST) records associated with the Site:

- Two 250-gallon gasoline USTs, noted on Sanborn Maps from 1935 to 1946;
- One gasoline tank (unknown size) noted on the Sanborn Map from 1947 to 1984;
- Two 550-gallon No. 2 fuel oil USTs, one closed-in-place on July 1, 1994, and one closed-in-place on an unknown date;
- One 3,000-gallon diesel UST closed-in-place on an unknown date; and
- Two 3,000-gallon No. 2 fuel oil USTs closed and removed on an unknown date.

The Langan Phase I ESA indicated the Site to have been registered with the PBS Program as PBS No. 2-309306. The regulatory status shown in the database is "Unregulated – Closed." No tank closure reports were available for Langan or TEAM to review. Additionally, the Langan Phase I ESA indicated that the Site was potentially identified in the New York SPILLs database under the facility name "Former Gassman Fuel Company" and Spill No. 01-01831. This facility is listed as 511 East 132nd Street, which, according to the Sanborn Maps, is a portion of the Site. Additional details are provided in the TEAM Phase I ESA.

The assessment revealed no evidence of Recognized Environmental Conditions (RECs), and no follow-up environmental site investigations were recommended.

Remedial Investigation Report, 126 Bruckner Boulevard, prepared by AKRF, October 2022.

AKRF performed a Remedial Investigation (RI) in October 2019 and July 2022 for the properties addressed 126 Bruckner Boulevard (Lot 4), 122 Bruckner Boulevard (Lot 1), 517-519 East 132nd Street (Lot 38), and 521-529 East 132nd Street (Lot 34). For the purposes of this application, only the RI activities associated with the proposed BCP site (Lot 1) will be summarized.

The investigation included completion of a geophysical survey across accessible portions of the Site to clear the proposing boring locations for subsurface utilities, locate the presence of any USTs, and locate other potential buried structures; the installation of four soil borings (SB-01, SB-02, SB-03, SB-04) and collection of twelve soil samples, the installation of two temporary groundwater monitoring wells (TW-01 and TW-02) and collection of three groundwater samples, and the installation of two soil vapor probes (SV-01 and SV-02) and collection of two soil vapor samples. Soil and groundwater samples were analyzed for VOCs, SVOCs, metals, pesticides, and polychlorinated biphenyls (PCBs). Soil vapor samples were analyzed for VOCs.

Field observations and laboratory analytical results are summarized below:

- AKRF observed the stratigraphy of the Site, from the surface down, consisting of up to five feet of historic fill material (including sand, gravel, silt and brick) underlain by sand, silt, gravel, and clay. Depth to groundwater was encountered between 5.20 and 5.31 ft bgs. Bedrock was not encountered. General groundwater flow direction is expected to be in a north-northeasterly direction based on available groundwater monitoring data from the NYSDEC spill investigations for Lot 4. However, it is expected that regional groundwater for the vicinity of the Site travels in a southerly direction, toward the Bronx Kill, located approximately 550 feet south of the Site.
- Soil results were compared to NYSDEC Title 6 NYCRR) Part 375 UUSCOs and RRSCOs and summarized as follows:
 - VOCs were detected above laboratory reporting limits in eight of the twelve soil samples, including tetrachloroethene (PCE) at concentrations ranging from 0.0025 mg/kg to 0.018 mg/kg across six samples, and methyl ethyl ketone (MEK) in one sample. Tetrachloroethene and MEK concentrations in all samples were below their respective UUSCOs. Acetone was also detected above laboratory reporting limits in three soil samples, with one sample (SB-02_0-2) exceeding the UUSCO of 0.05 mg/kg.
 - SVOCs were detected above laboratory reporting limits in eleven of the twelve soil samples. Eleven SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in shallow fill and native interface soil samples across the Site. All exceedances of respective UUSCOs and/or RRSCOs occurred in the shallow soil sample SB-01_0-2, including benzo(a)anthracene (concentration of 3.3 mg/kg), benzo(a)pyrene (concentration of 5.5 mg/kg), benzo(b)fluoranthene (concentration of 7.5 mg/kg), benzo(k)fluoranthene (concentration of 2.6 mg/kg), chrysene (concentration of 3.5 mg/kg), dibenz(a,h)anthracene (concentration of 0.91 mg/kg), and indeno(1,2,3-c,d)pyrene (concentration of 4.5 mg/kg).
 - Six metals were detected at concentrations above UUSCOs and/or RRSCOs in eight samples, including arsenic (maximum concentration of 19.4 mg/kg), copper (maximum concentration of 248 mg/kg), lead (maximum concentration of 702 mg/kg), zinc (maximum concentration of 134 mg/kg), hexavalent chromium (maximum concentration of 15.4 mg/kg), and mercury (maximum concentration of 0.55 mg/kg).
 - PCBs and pesticides were not detected above laboratory reporting limits for the twelve soil samples.
- Groundwater analytical results were compared to the NYSDEC Technical & Operational Series Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs) and summarized as follows:
 - Three VOCs were detected exceeding their respective AWQSGVs, all in TW-01, including isopropylbenzene (maximum concentration of 5.7 µg/L), n-propylbenzene (maximum concentration of 12 µg/L), and toluene (maximum concentration of 10 µg/L).

- SVOCs were not detected above AWQSGVs in any of the groundwater samples analyzed.
- Metals including beryllium (maximum concentration of 3.7 µg/L), chromium (maximum concentration of 107 µg/L), iron (maximum concentration of 85,800 µg/L), lead (maximum concentration of 171 µg/L), magnesium (maximum concentration of 58,400 µg/L), manganese (maximum concentration of 3,430 µg/L), mercury (maximum concentration of 2.7 µg/L), sodium (maximum concentration of 1,260,000 µg/L), and thallium (maximum concentration of 0.91 µg/L) were detected exceeding their respective AWQSGVs in one or both groundwater samples TW-01 and TW-02.
- Dissolved metals including manganese (maximum concentration of 3,350 µg/L), and sodium (maximum concentration of 1,290,000 µg/L) were detected exceeding their respective AWQSGVs in one or both groundwater sample TW-01 and TW-02.
- PCBs and pesticides were not detected above AWQSGVs in any of the groundwater samples analyzed.
- Soil Vapor results are summarized below:
 - VOCs detected above laboratory reporting limits in both soil vapor samples collected include 1,2,4-trimethylbenzene (maximum concentration of 24 µg/m³ in SV-01), 1,3,5-trimethylbenzene (maximum concentration of 6.8 µg/m³ in SV-01), 1,3-dichlorobenzene (maximum concentration of 49 µg/m³ in SV-02), 2-hexanone (maximum concentration of 25 µg/m³ in SV-01), 4-ethyltoluene (maximum concentration of 7.1 µg/m³ in SV-01), benzene (maximum concentration of 16 µg/m³ in SV-02), carbon disulfide (maximum concentration of 30 µg/m³ in SV-02), carbon tetrachloride (maximum concentration of 0.71 in SV-02), chloroform (maximum concentration of 40 µg/m³ in SV-02), cyclohexane (maximum concentration of 35 µg/m³ in SV-01), cymene (maximum concentration of 8.8 µg/m³ in SV-01), ethylbenzene (maximum concentration of 16 µg/m³ in SV-01), isopropanol (maximum concentration of 70 µg/m³ in SV-01), m,p-xylenes (maximum concentration of 61 µg/m³ in SV-01), methyl ethyl ketone (MEK) (maximum concentration of 51 µg/m³ in SV-01), n-hexane (maximum concentration of 82 µg/m³ in SV-01), n-propylbenzene (maximum concentration of 4.8 µg/m³ in SV-01), o-xylene (maximum concentration of 24 µg/m³ in SV-01), tert-butyl alcohol (maximum concentration of 46 µg/m³ in SV-01), and toluene (maximum concentration of 42 µg/m³ in SV-01).

Limited Phase II Environmental Site Investigation, Prepared by H&A of New York Engineering and Geology, LLP, June 2025.

Haley & Aldrich of New York completed a Limited Phase II ESI at the property located at 122 Bruckner Boulevard to investigate soil, groundwater, and soil vapor quality beneath the Site. This investigation was performed on June 2, 2025, and included the installation of two soil borings to a depth of 12 ft bgs; one temporary monitoring well to a depth of 12 feet bgs; and two temporary soil vapor points to a depth of four ft bgs. Subsequently, four soil samples, one groundwater sample, and two soil vapor samples were collected. Field observations and laboratory analytical results are summarized below:

- Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs and RRSCOs and summarized as follows:
 - Seven metals were detected at concentrations above UUSCOs and/or RRSCOs in two soil samples collected, all at maximum in HA-B02_0-2, including arsenic (maximum concentration of 39.9 mg/kg), cadmium (maximum concentration of 3.8 mg/kg), copper (maximum concentration of 222 mg/kg), lead (maximum concentration of 740 mg/kg), mercury (maximum concentration of 0.92 mg/kg), selenium (maximum concentration of 5.4 mg/kg), and zinc (maximum concentration of 642 mg/kg).

- Nine SVOCs were detected above laboratory reporting limits in two soil samples collected with none exceeding UUSCOs, including benzo(a)anthracene (maximum concentration of 0.31 mg/kg), benzo(a)pyrene (maximum concentration of 0.31 mg/kg), benzo(b)fluoranthene (maximum concentration of 0.48 mg/kg), benzo(k)fluoranthene (maximum concentration of 0.15 mg/kg), bis(2-ethylhexyl)phthalate (maximum concentration of 0.59 mg/kg), dibenz(a,h)anthracene (maximum concentration of 0.066 mg/kg), fluoranthene (maximum concentration of 0.54 mg/kg), indeno(1,2,3-cd)pyrene (maximum concentration of 0.23 mg/kg), and pyrene (maximum concentration of 0.49 mg/kg).
- Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and summarized as follows:
 - No VOCs were detected above applicable standards in groundwater samples collected.
- Soil vapor results are summarized as follows:
 - Total VOC concentrations in the two soil vapor samples ranged from 294.43 $\mu\text{g}/\text{m}^3$ in HA-SV02 to a maximum concentration of 681.52 $\mu\text{g}/\text{m}^3$ in HA-SV01. Total BTEX concentrations ranged from 17.27 $\mu\text{g}/\text{m}^3$ in HA-SV02 to a maximum concentration of 41.5 $\mu\text{g}/\text{m}^3$ in HASV-01. Total CVOC concentrations ranged from 0.71 $\mu\text{g}/\text{m}^3$ in HA-SV01 to a maximum concentration of 3.87 $\mu\text{g}/\text{m}^3$ in HA-SV02.
 - Specific petroleum-related VOCs detected above laboratory reporting limits in both soil vapor samples collected include benzene (maximum concentration of 27 $\mu\text{g}/\text{m}^3$ in HA-SV01), ethylbenzene (maximum concentration of 1.2 $\mu\text{g}/\text{m}^3$ in HA-SV01), toluene (maximum concentration of 8 $\mu\text{g}/\text{m}^3$ in HA-SV01), m,p-xylenes (maximum concentration of 4 $\mu\text{g}/\text{m}^3$ in HA-SV01), and o-xylene (maximum concentration of 1.3 $\mu\text{g}/\text{m}^3$ in HA-SV01).
 - Specific CVOCs detected above laboratory reporting limits in both soil vapor samples collected include carbon tetrachloride (maximum concentration of 0.42 $\mu\text{g}/\text{m}^3$ in HA-SV01) and tetrachloroethene (maximum concentration of 3.5 $\mu\text{g}/\text{m}^3$ in HA-SV02).
 - Acetone, butane, and hexane were also detected above laboratory reporting limits in both soil vapor samples, at maximum concentrations of 140 $\mu\text{g}/\text{m}^3$ in HA-SV01, 280 $\mu\text{g}/\text{m}^3$ in HA-SV01, and 84 $\mu\text{g}/\text{m}^3$ in HA-SV02, respectively. The maximum acetone and butane concentrations were obtained from a diluted sample. 2,2,4-trimethylpentane was detected above laboratory reporting limits in both soil vapor samples, at a maximum concentration of 2.9 $\mu\text{g}/\text{m}^3$ in HA-SV02.

SECTION VI.2: SAMPLING DATA 2022 RI AND 2025 LIMITED PHASE II ESI

Soil Summary Table				
Analytes > RRSCOs	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	1	3.3	1	0-2
Benzo(a)pyrene	1	5.5	1	0-2
Benzo(b)fluoranthene	1	7.5	1	0-2
Dibenzo(a,h)anthracene	1	0.91	0.33	0-2
Indeno(1,2,3-cd)pyrene	1	4.5	0.5	0-2
Arsenic	2	39.9	16	0-2
Lead	2	740	400	0-2
Mercury	1	0.92	0.81	0-2

Groundwater Summary Table			
Analytes > AWQS	Detections > AWQS	Max Concentration (µg/L)	AWQS (µg/L)
Isopropylbenzene (Cumene)	1	5.7	5
N-Propylbenzene	1	12	5
Toluene	1	10	5
Beryllium	1	3.7	3
Chromium	1	107	50
Iron	2	85,800	300
Lead	1	171	25
Magnesium	1	58,400	35,000
Manganese	2	3,430	300
Mercury	1	2.7	0.7
Sodium	2	1,260,000	20,000
Thallium	1	0.91	0.5

Soil Vapor Summary Table			
Analytes	Total Detections	Max Detection (µg/m³)	Type
1,1,1-Trichloroethane	1	1.1	Soil Vapor
Carbon Tetrachloride	4	0.71	Soil Vapor
Tetrachloroethene	4	460 D*	Soil Vapor
Trichloroethene	1	6.1	Soil Vapor
Benzene	4	27	Soil Vapor
Ethylbenzene	4	16	Soil Vapor
m, p-Xylenes	4	61	Soil Vapor
o-Xylene	4	24	Soil Vapor
Toluene	4	42	Soil Vapor
Total CVOCs	4	467.91	Soil Vapor

Notes:

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

Detections exceeding the RRSCOs also exceed the UUSCOs

ft bgs = feet below grade surface

ppm = parts per million

AWQS = Ambient Water Quality Standards

µg/L = micrograms per liter

µg/m³ – micrograms per meter cubed

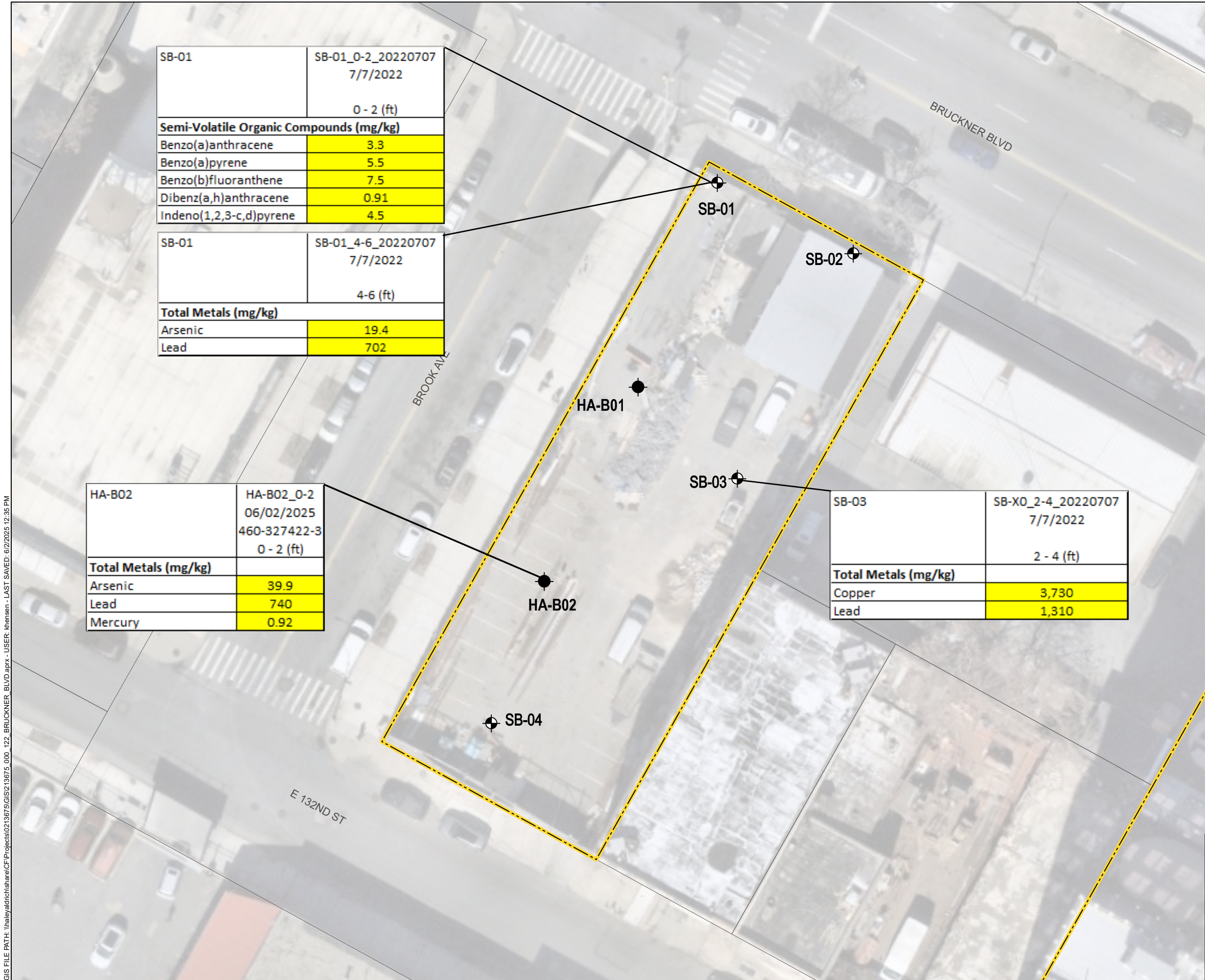
*D = Indicates an identified compound in an analysis that has been diluted

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

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 6, 7, and 8 below, which include detailed information requested in Application Section VI.3.

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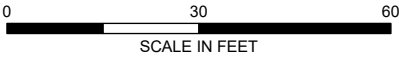
LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING (HALEY & ALDRICH 2025)
- SOIL BORING (AKRF 2022)

	NY-RESR
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)anthracene	1
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1
Dibenz(a,h)anthracene	0.33
Indeno(1,2,3-c,d)pyrene	0.5
Total Metals (mg/kg)	
Arsenic	16
Copper	270
Lead	400
Mercury	0.81

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025
- 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 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCOS), RESTRICTED-RESIDENTIAL SCOS, AND 40 CFR 261 SUBPART C AND TABLE 1 OF 40 CFR 261.24.
- NY-RESR = NYSDEC PART 375 RESTRICTED-RESIDENTIAL USE SCOs
- EXCEEDANCES OF THE NY-RESRR ARE SHADED YELLOW
- RESULTS ARE DISPLAYED IN MILLIGRAMS PER KILOGRAM (mg/kg)



HALEY
ALDRICH

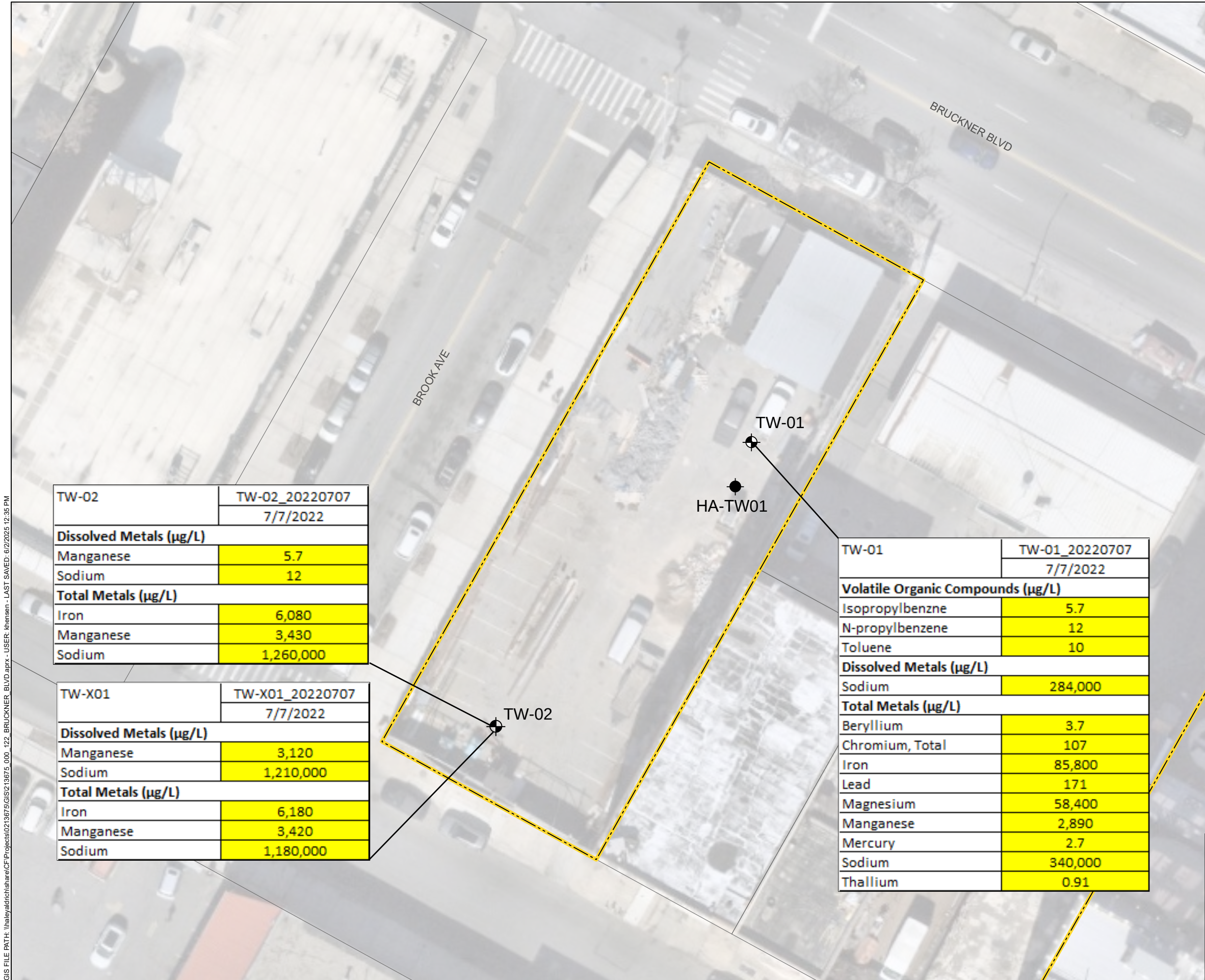
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF SOIL CHEMISTRY

AUGUST 2025

FIGURE 6

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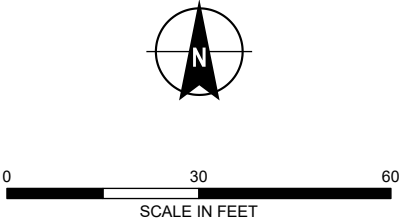
LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- TEMPORARY MONITORING WELL POINT (AKRF 2022)
- TEMPORARY MONITORING WELL POINT (HALEY & ALDRICH 2025)

	Part 375 AWQS
Volatile Organic Compounds (ug/L)	
Isopropylbenzne	5
N-propylbenzene	5
Toluene	5
Metals (ug/L)	
Beryllium	3
Chromium, Total	50
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Mercury	0.7
Sodium	2000
Thallium	0.5

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025
- GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE PART 375 NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS (AWQS)
- EXCEEDANCES OF AWQS ARE SHADED IN YELLOW
- RESULTS ARE DISPLAYED IN MICROGRAMS PER LITER (ug/L)



HALEY
ALDRICH

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF GROUNDWATER CHEMISTRY

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FIGURE 7

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SV-02_20220707		7/7/2022
		200-64084-2
Volatile Organic Compounds (µg/m ³)		
1,1,1-Trichloroethane	1.1	
1,2,4-Trimethylbenzene	18	
1,3,5-Trimethylbenzene	4.7	
1,3-Butadiene	8.2	
1,3-Dichlorobenzene	49	
2,2,4-Trimethylpentane	3.7	
2-Hexanone	12	
4-Ethyltoluene	4.5	
Acetone	160 D ²	
Benzene	16	
Butane	50	
Carbon Disulfide	30	
Carbon Tetrachloride	0.71	
Chlorobenzene	0.85 J	
Chlorodifluoromethane	0.66 J	
Chloroethane	1.4	
Chloroform	40	
Chloromethane	4.5	
Cyclohexane	10	
Cymene	8.4	
Dichlorodifluoromethane	1.7 J	
Ethylbenzene	7.8	
Isopropanol	35	
M,P-Xylenes	29	
Methyl Ethyl Keton	21	
Methyl Isobutyl Ketone	8.2	
Methyl Methacrylate	3.8	
Naphthalene	4.8	
N-Butylbenzene	0.81 J	
N-Hexane	15	
N-Propylbenzene	3.1	
O-Xylene	11	
Tert-Butyl Alcohol	46	
Tetrachloroethylene	460 D ²	
Toluene	23	
Trichloroethylene	6.1	
Trichlorofluoromethane	1.8	
SUM of Volatile Organic Compounds	1101.83	
SUM of BTEX	86.8	
SUM of CVOCs	467.91	

SV-01_20220707		7/7/2022
		200-64084-1
Volatile Organic Compounds (µg/m ³)		
1,2,4-Trimethylbenzene	24	
1,3,5-Trimethylbenzene	6.8	
1,3-Dichlorobenzene	40	
2,2,4-Trimethylpentane	290 D ¹	
2-Hexanone	25	
4-Ethyltoluene	7.1	
Acetone	470 D ¹	
Benzene	11	
Butane	260 D ¹	
Carbon Disulfide	12	
Carbon Tetrachloride	0.38	
Chlorobenzene	0.86 J	
Chlorodifluoromethane	1.2 J	
Chloroform	5.1	
Cyclohexane	35	
Cymene	8.8	
Dichlorodifluoromethane	1.4 J	
Ethylbenzene	16	
Isopropanol	70	
M,P-Xylenes	61	
Methyl Ethyl Keton	51	
Naphthalene	1.7 J	
N-Heptane	56	
N-Hexane	82	
N-Propylbenzene	4.8	
O-Xylene	24	
Tert-Butyl Alcohol	32	
Tetrachloroethylene	5.6	
Toluene	42	
Trichlorofluoromethane	1 J	
SUM of Volatile Organic Compounds	1645.74	
SUM of BTEX	154	
SUM of CVOCs	5.98	

HA-SV-01		06/02/2025
		200-78227-1
Volatile Organic Compounds (ug/m ³)		
1,2,4-Trimethylbenzene	2	
1,3-Butadiene	0.7	
1,3-Dichlorobenzene	1.7	
2,2,4-Trimethylpentane	2.1	
2-Butanone (Methyl Ethyl Ketone)	13	
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	2.8	
Acetone	140 D	
Benzene	27	
Butane	280 D	
Carbon disulfide	15	
Carbon tetrachloride	0.42	
Chlorobenzene	0.23 J	
Chloroethane	0.45 J	
Chloroform (Trichloromethane)	0.64 J	
Chloromethane (Methyl Chloride)	0.68 J	
Cyclohexane	25	
Dichlorodifluoromethane (CFC-12)	2.4 J	
Ethylbenzene	1.2	
Hexane	84	
Isopropyl Alcohol (2-Propanol)	11 J	
m,p-Xylenes	4	
Methyl Tert Butyl Ether (MTBE)	1.6	
Naphthalene	0.79 J	
N-Heptane	38	
o-Xylene	1.3	
Styrene	0.26 J	
Tert-Butyl Alcohol (tert-Butanol)	15	
Tetrachloroethene	0.29 J	
Toluene	8	
Trichlorofluoromethane (CFC-11)	1.4	
Trifluorotrichloroethane (Freon 113)	0.56 J	
SUM of Volatile Organic Compounds	681.52	
SUM of BTEX	41.5	
SUM of CVOCs	0.71	

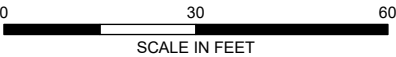
HA-SV-02		06/02/2025
		200-78227-2
Volatile Organic Compounds (ug/m ³)		
1,2,4-Trimethylbenzene	0.7 J	
1,3-Butadiene	9.7	
2,2,4-Trimethylpentane	2.9	
2-Butanone (Methyl Ethyl Ketone)	4.8	
Acetone	42	
Benzene	9.8	
Butane	150 D	
Carbon disulfide	8.3	
Carbon tetrachloride	0.37	
Chloroform (Trichloromethane)	1.8	
Chloromethane (Methyl Chloride)	1.8	
Cyclohexane	3.2	
Dichlorodifluoromethane (CFC-12)	2.6	
Ethylbenzene	0.63 J	
Hexane	26	
Isopropyl Alcohol (2-Propanol)	7.2 J	
Isopropylbenzene (Cumene)	0.7 J	
m,p-Xylenes	1.8 J	
N-Heptane	9.5	
o-Xylene	0.54 J	
Tetrachloroethene	3.5	
Toluene	4.5	
Trichlorofluoromethane (CFC-11)	1.5	
Trifluorotrichloroethane (Freon 113)	0.59 J	
SUM of Volatile Organic Compounds	294.43	
SUM of BTEX	17.27	
SUM of CVOCs	3.87	

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL VAPOR POINT (HALEY & ALDRICH 2025)
- SOIL VAPOR POINT (AKRF 2022)

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, MARCH 11, 2025
4. ALL DETECTED ANALYTES SHOWN ON FIGURE.
5. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs).
6. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (µg/m³).
7. TOTAL DETECTED CONCENTRATIONS OF BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (BTEX).
8. TOTAL CVOCs CONCENTRATIONS OF CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE AND VINYL CHLORIDE.
9. TOTAL VOCs IS THE SUM OF ALL DETECTED CONCENTRATIONS.
10. DEFINITIONS:
D = SAMPLE RESULTS OBTAINED FROM A DILUTION
J = ESTIMATED VALUE



HALEY
ALDRICH

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF SOIL VAPOR CHEMISTRY

AUGUST 2025

FIGURE 8

ATTACHMENT G

Section VII: Requestor Information

SECTION VII: REQUESTOR INFORMATION

The entities requesting participation in the BCP (the Requestor) are 122 Blvd 134 St LLC and Manhattan Management Realty LLC, an NYS Domestic Business Corporation. Yoel Barminka is an administrative member and authorized representative of 122 Blvd 134 St LLC and Manhattan Management Realty LLC.

The contact information for the Requestor is:

Yoel Barminka, Member Representative
122 Blvd 134 St LLC, Manhattan Management Realty LLC
162 Manhattan Avenue,
Brooklyn, NY 11206
Phone: 917.770.8702
Email: Yoel@manhattanmgmt.net

The proposed BCP Site is currently owned by 122 Bruckner Development LLC and 122 Bruckner Partners LLC, as of December 10, 2012.

The current member(s) of 122 Blvd 134 St LLC:

- Aron Karpen
- Anshel Friedman

The current member(s) of Manhattan Management Realty LLC:

- Anshel Friedman
- Yoel Barminka

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 122 Blvd 134 St LLC and Manhattan Management Realty LLC is included as an attachment.

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

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



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 122 BLVD 134 ST LLC
DOS ID: 7649792
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/01/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/01/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 07/31/2027
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: 122 BLVD 134 ST LLC

Address: 162 MANHATTAN AVENUE, BROOKLYN, NY, UNITED STATES, 11206

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: USACORP INC

Address: 266 BROADWAY STE 401, BROOKLYN, NY, 11211

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

**122 BRUCKNER DEVELOPMENT LLC; and
122 BRUCKNER PARTNERS LLC
2447 3RD AVENUE
BRONX, NY 10451**

September 10, 2025

122 Blvd 134 St LLC
162 Manhattan Avenue
Brooklyn, New York 11206

**RE: Property Access and Authorization
New York State Brownfield Cleanup Program**
122 Bruckner Boulevard Redevelopment Site
122 Bruckner Boulevard, Bronx, NY 10454; Block 2260, Lot 1

Dear Sir or Madam:

122 Bruckner Development LLC and 122 Bruckner Partners LLC (hereinafter referred to collectively as the "Owners") each own an undivided 50% interest in the property located at 122 Bruckner Boulevard, Bronx, NY 10454; Block 2260, Lot 1 (the "Property" or the "Site"). The Owners hereby authorize the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"), subject to and in accordance with Section 4.8 the PSA (as defined below) and only for so long as the PSA is in effect.

The Owners understand that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owners further understand that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with section 4.8.1 of a Purchase and Sale Agreement, dated July 8, 2025, between the parties (the "PSA").

All actions herein shall be subject to indemnity and insurance obligations as set forth in the PSA and no document shall be recorded against the Property without Owners written authorization.

Sincerely,

122 Bruckner Development LLC

By: 
Name: Adi Altmark
Title: Authorized Signatory

122 Bruckner Partners LLC

By: 
Name: Adi Altmark
Title: Authorized Signatory

**122 Bruckner Boulevard Site
122 Bruckner Boulevard
Bronx, NY 10454
Block 2260, Lot 1**

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- 122 Blvd 134 St LLC

ATTACHMENT H

Section X: Requestor Eligibility

SECTION X: REQUESTORS' ELIGIBILITY

Volunteer Status

The Requestor, 122 Blvd 134 St LLC and Manhattan Management Realty LLC, qualifies as a "Volunteer" in the BCP because an unrelated third-party LLC and neither it nor its members have any direct connection with the current owner of the Site or previous operators, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor reviewed two Phase I ESAs during the due diligence period and performed a supplemental Limited Phase II prior to moving forward with closing. The Requestor intends to address any Site contamination via the BCP, and the Requestor has not observed and is not aware of any continuing release. After acquiring the property, the Requestor will take 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 on-site structures, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors/gates. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1).

ATTACHMENT I

Section XII: Site Contact List and Acknowledgement From Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

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

Owners, Residents, Occupants

The Site is currently vacant and improved with a one-story metal warehouse.

The table below provides current contact information for the current owner and occupants of the Site.

Current Property Owner	Property Tax Identification	Property Address	Contact Information
122 Bruckner Development LLC and 122 Bruckner Partners LLC	Block 2260, Lot 1	122 Bruckner Boulevard, Bronx, NY	Barry Altmark, barry@altmarkgroup.com, 718-401-1511

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
126 Bruckner Owner LLC	Not Available	Gasoline Filling Station	126 Bruckner Boulevard, Bronx, NY 10454	316 West 118th Street, New York, NY 10026
122 Bruckner Partners LLC, 122 Bruckner Development LLC	Not Available	Miscellaneous Garage	517 East 132nd Street, Bronx, NY 10454	2447 3rd Avenue, Bronx, NY 10451
Little John's Moving Inc	Not Available	Warehouse	120 Bruckner Boulevard, Bronx, NY 10454	1602 First Avenue, New York, NY 10020
516 East 134 th Street Realty Inc	Not Available	Warehouse	121 Bruckner Boulevard, Bronx, NY 10454	2930 Westchester Avenue, Bronx, NY 10461
127 Bruckner Boulevard Realty, LLC	Not Available	Miscellaneous Industrial Building	127 Bruckner Boulevard, Bronx, NY 10454	608 133rd Street, Bronx, NY 10454

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
Bronx Times	Online & Print Newspaper	3602 East Tremont Avenue, Bronx, NY 10465	718-260-4593	Bronx Times: Bronx News, Events & Community Updates
Spectrum 1 News	Television	75 Ninth Avenue, New York, New York 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply

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

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

Additional Requests

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

School or Day Care Located on or Proximal to the Site

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

Schools				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
P.S. 043 Jonas Bronck	Approx. 0.15 miles (north)	Caroline Mordecai, Principal	(718) 292-4502	165 Brown Place, Bronx, NY 10454
Mott Haven Academy Charter School	Approx. 0.15 miles (north)	Jessica Nauiokas, Head of School	(718) 292-7015	170 Brown Place, Bronx, NY 10454
P.S. 179	Approx. 0.4 miles (north)	Bernel Connelly Thomas, Principal	(718) 292-2237	468 East 140 th Street, Bronx, NY 10454
Young Leaders Elementary School	Approx. 0.34 miles (north)	Jaleelah Cooke-Coleman, Principal	(718) 292-7391	468 East 140 th Street, Bronx, NY 10454
Choice Charter School	Approx. 0.3 miles (north)	Abeku Hayes, Principal	(347) 226-9094	423 East 138 th Street, Bronx, NY 10454
P.S. 49 Willis Avenue School	Approx. 0.43 miles (northwest)	Monica Brock, Principal	(718) 292-4623	383 East 139 th Street Suite 336, Bronx, NY 10454
Success Academy Charter School – Bronx 5 Lower Elementary	Approx. 0.3 miles (northeast)	Wanda Diaz, Principal	(347) 284-6465	604 East 139 th Street, Bronx, NY 10454
NYC Montessori Charter School	Approx 0.32 miles (northwest)	Unknown	(347) 226-9094	423 East 138 th Street, Bronx, NY 10454
P.S. 30X Wilton	Approx 0.45 miles (northeast)	Keisha Green, Principal	(718) 292-8817	510 East 141 st Street, Bronx, NY 10454
American Dream Charter School	Approx 0.45 miles (northeast)	Melissa Melkonian, Executive Director	(718) 585-3071	510 East 141 st Street, Bronx, NY 10454
P.S./I.S. 224	Approx 0.5 miles (northeast)	Uchechukwu Njoku, Principal	(718) 665-9804	345 Brooke Avenue, Bronx, NY 10454

Schools				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
Academy Leadership Charter School Elementary School	Approx. 0.5 miles (northeast)	Norma Figueroa Hurwitz, Executive Director	(718) 585-4215	677 East 141 st Street, Bronx, NY 10454
Brilla College Prep Charter Middle School	Approx. 0.42 miles (northwest)	Joyanet Mangual, Principal	(347) 201-0134	222 Alexander Avenue, Bronx, NY 10454
P.S. 154 Jonathan D. Hyatt Elementary School	Approx. 0.4 miles (northwest)	Alison Coviello, Principal	(718) 292-4742	333 East 135 th Street 3 rd Floor, Bronx, NY 10454
DREAM Charter High School	Approx. 0.44 miles (west)	Richard Berlin, Co-CEO	(646) 902-9105	20 Bruckner Blvd, Bronx, NY 10454

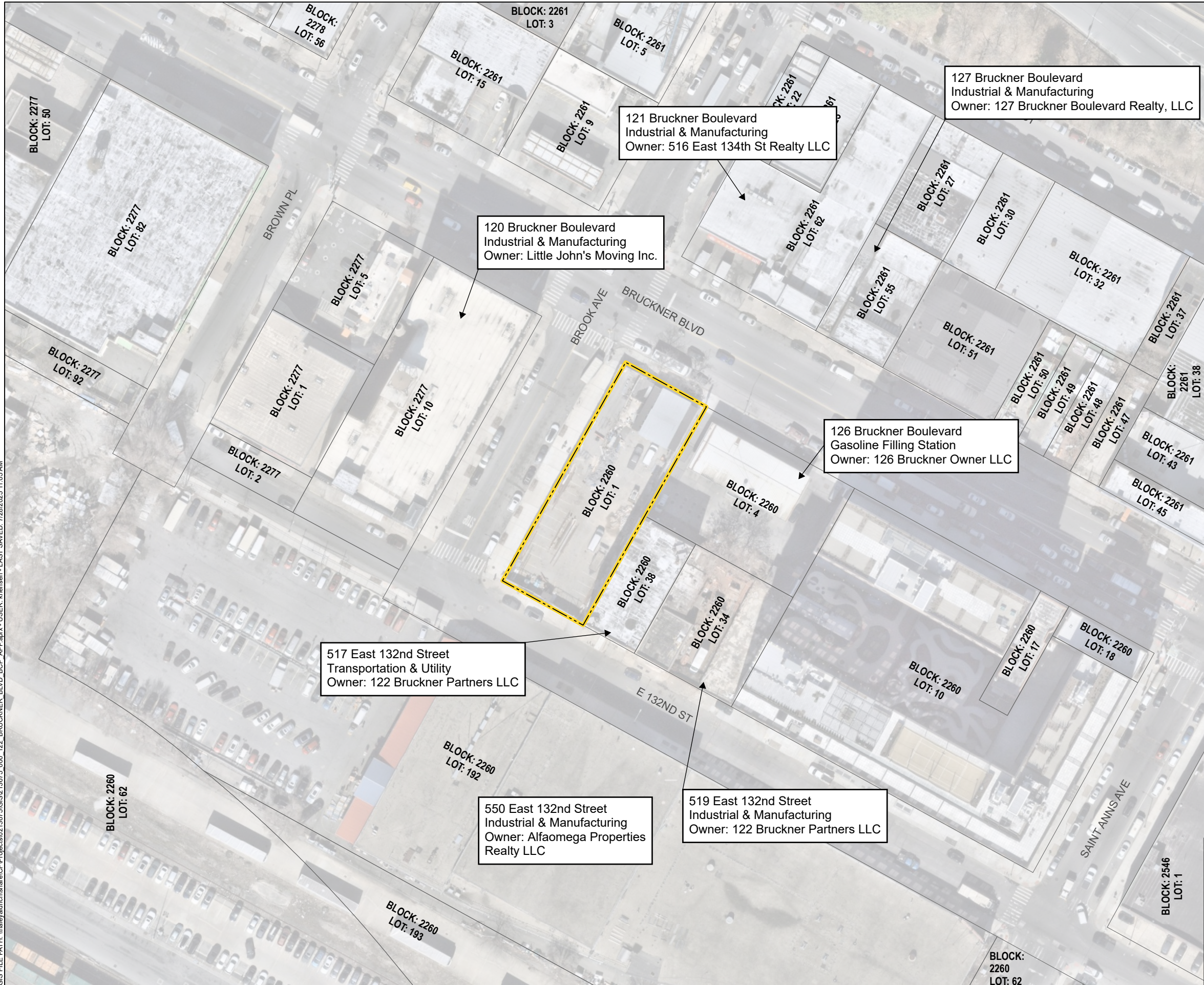
Day Care Facilities				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
Learning Through Play Pre-K Center	0.25 miles (west)	Carlyn Rahynes, Principal	(718) 292-4120	105 Willis Avenue, Bronx, NY 10454
East Side House Settlement Head Start/Day Care	0.14 miles (northeast)	Daniel Diaz, Executive Director	(718) 665-5250	337 Alexander Avenue, Bronx, NY 10454
Paradise of Joy Group Family Daycare	Approx. 0.2 miles (northeast)	Arelis Batista, Program Director	(347) 360-8848	600 East 137 th Street, Bronx, NY 10454
A Kids Space To Dream ChildCare	Approx. 0.28 miles (northeast)	Crystal E. Negron, Director	(917) 635-9709	578 East 138 th Street, Bronx, NY 10454
Luminous Early Childhood Learning Center	Approx. 0.2 miles (northeast)	Unknown	(929) 777-3113	531 East 137 th Street, Bronx, NY 10454
Jerez Family Daycare	Approx. 0.3 miles (northeast)	Edilaine Jerez, Director	(347) 615-1228	533 East 139 th Street Apt A, Bronx, NY 10454
Emma's Family daycare & Wonderschool	Approx. 0.5 miles (northeast)	Emma A. Olivero Valenzuela, On-Site Provider	(347) 883-3271	353, 4A Cypress Avenue, Bronx, NY 10454
Betsy's Daycare	Approx. 0.5 miles (northeast)	Betsy C. Silva, On-Site Provider	(718) 665-4795	611 Oak Terrace, Bronx, NY 10454
Valerie's Daycare	Approx. 0.3 miles (northeast)	Valerie B. Collins, On-Site Provider	(646) 875-1726	620 East 137 th Street, Bronx, NY 10454
Toy World DayCare	Approx. 0.3 miles (north)	Unknown	(347) 862-3721	448 East 139 th Street, Bronx, NY 10454
Kids Garden Daycare	Approx. 0.3 miles (west)	Ingrid L. Rozon, On-Site Provider	(917) 654-1245	331 East 132 nd Street, Bronx, NY 10454

Document Repository

The Bronx Community Board 1 and Bronx Public Library – Mott Haven Branch were contacted via email on August 4, 2025, regarding utilizing their spaces as document repositories. The Bronx Community Board 1 and the Bronx Public Library – Mott Haven Branch were re-contacted on August 14, 2025, via email and phone regarding this request. No response was received by the library. Signed acknowledgement letters from both repositories are also attached. The information for the repositories is detailed below:

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

GIS FILE PATH: \\haleyaldrich\share\CF\Projects\0213675\GIS\213675_000_122_BRUCKNER BLVD BCP APP.aprx - USER: thansen - LAST SAVED: 7/29/2025 11:05 AM

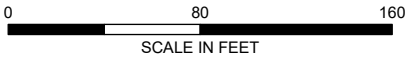


LEGEND

- SITE BOUNDARY
- TAX LOT BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, MARCH 11, 2025



**HALEY
ALDRICH**

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

SURROUNDING PROPERTIES MAP

JULY 2025

FIGURE 9

Acknowledgement from Bronx Public Library – Mott Haven Branch



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

August 4, 2025
File No. 0213675

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

Subject: Brownfield Cleanup Program Application – Request for Repository Use
122 Bruckner Boulevard Redevelopment Site

Dear Managing Librarian:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management LLC, is requesting use of the Bronx Public Library - Mott Haven Branch as a document repository for the anticipated project located at 122 Bruckner Boulevard. 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) 277-5690.

Thank you,
HALEY & ALDRICH OF NEW YORK

Zachary P. Simmel
Senior Project Manager

The Bronx Public Library Mott Haven Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 122 Bruckner Boulevard Redevelopment Brownfield Cleanup Project.



Name

Library Manager

Title

8/15/25

Date

Acknowledgement from Bronx Community Board 1



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

August 4, 2025
File No. 0213675

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

Attn: Anthony R. Jordan, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
122 Bruckner Boulevard Redevelopment Site

Dear Mr. Jordan:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management LLC, is requesting use of the Bronx Community Board 1 as a document repository for the anticipated project located at 122 Bruckner Boulevard. 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) 277-5690.

Thank you,
HALEY & ALDRICH OF NEW YORK

Zachary P. Simmel
Project Manager

The Bronx Community Board 1 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 122 Bruckner Boulevard Redevelopment Brownfield Cleanup Project.


Name Anthony R. Jordan
Title District Manager

8/15/2025
Date