

River Avenue BC LLC
Brownfield Cleanup Program Application
1140 River Avenue Auto Repair Site
1140 River Avenue, Bronx, New York 10452



Legal & Consulting Team:
Knauf Shaw LLP & SESI
September, 2025

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LINDA R. SHAW
ATTORNEY AT LAW

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September 16, 2025

VIA ELECTRONIC MAIL
DERSiteControl@dec.ny.gov

Chief, Site Control Section
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7020

**RE: Brownfield Cleanup Program Application
River Avenue BC LLC
1140 River Avenue Auto Repair Site
1140 River Avenue, Bronx, New York 10452**

To Whom It May Concern:

A Brownfield Cleanup Program ("BCP") Application and support documentation for Requestor, River Avenue BC LLC, in relation to the aforementioned Site has been uploaded to the site control Dropbox. For the convenience of Site Control, we have included a single PDF of the entire BCP Application, including exhibits, as well as the individual application files.

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read 'Linda R. Shaw'.

LINDA R. SHAW, ESQ.

Enclosure:

Mark Stagg, River Avenue BC LLC, Representative
Kathleen Bradshaw, River Avenue BC LLC, Representative
Fuad Dahan, SESI Consulting Engineers



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: 1140 River Avenue Auto Repair Site

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: _____

☐

Yes

☒

No



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

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **1140 River Avenue Auto Repair Site**

ADDRESS/LOCATION **1140 River Avenue**

CITY/TOWN **Bronx**

ZIP CODE **10452**

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

COUNTY **Bronx**

SITE SIZE (ACRES) **0.397**

LATITUDE

LONGITUDE

40° 50' 01" N 73° 55' 20" W

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
1140 River Avenue	2	2487	38	0.39

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: 195 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?

☐ 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? | ☐ | ☒ |

N/A ☐

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>R8, J, and C2-4</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 OWNERMP River LLC		
CONTACT NAMEGreg Gonzalez		
ADDRESS545 Fifth Avenue, Suite 600		
CITYNew York	STATENY	ZIP CODE10017
PHONE646-739-0403	EMAILGreg@mpgparking.com	
OWNERSHIP START DATEDecember 9, 2011		
CURRENT OPERATORMPG Parking		
CONTACT NAMEGreg Gonzalez		
ADDRESS545 Fifth Avenue, Suite 600		
CITYNew York	STATENY	ZIP CODE10017
PHONE646-739-0403	EMAILGreg@mpgparking.com	
OPERATION START DATEDecember 9, 2011		

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: The site has been used as an auto repair garage site and also contains contaminated historic fill.

SECTION VII: Requestor Information					
NAME River Avenue BC LLC					
ADDRESS 1763 Pitman Avenue					
CITY/TOWN Bronx		STATE NY	ZIP CODE 10466		
PHONE (914) 668-7600		EMAIL mstagg@stagggroup.com			
				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 Mark Stagg and Kathleen Bradshaw, Esq.			
ADDRESS 1763 Pitman Avenue			
CITY Bronx		STATE NY	ZIP CODE 10466
PHONE (914) 668-7600		EMAIL mstagg@stagggroup.com; KBradshaw@stagggroup.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Fuad Dahan, P.E			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E, Fl 3, Ste 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE 973-808-9050		EMAIL fd@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Ave, Ste 2600			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE 585-546-8430		EMAIL lshaw@nyenvlaw.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 managing member (title) of River Avenue BC 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: 9/14/2015

Signature: [Signature]

Print Name: Mark Stagg

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(l) 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:

- (l) "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.

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location, Base Property Map and Street Map
Exhibit B	Survey and Tax Map
Exhibit C	BOA, Disadvantaged Communities, Environmental Justice and En-Zone Maps
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators
Exhibit G	Site Drawing Spider Maps
Exhibit H	DOS Entity Information
Exhibit I	Corporate Consent
Exhibit J	Deeds
Exhibit K	Site Access Agreement
Exhibit L	Site Contact List
Exhibit M	Repository Letters
Exhibit N	Fee Waiver Request Affidavit

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED:

1. July 2025 Phase I Environmental Site Assessment Report prepared by SESI Consulting Engineers for River Avenue BC LLC
2. July 2025 Phase II Environmental Site Assessment Report prepared by SESI Consulting Engineers for River Avenue BC LLC
3. December 2024 Geotechnical Engineering Report prepared by Bilow Engineering LLC for Stagg Group

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
1140 River Avenue	20-2487-38	0.397

The Site is located in the Bronx, New York 10452 (“Site” or “BCP Site”). The Site Location and Base Property Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundaries. The Tax Boundary Map and a Survey Map are provided in Exhibit B.

2. Property Map

The Site Location and Base Property Map are in Exhibit A. A Survey Map is in Exhibit B.

3-5. BOA, Disadvantage Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is located in an EnZone in a Type A, Census Tract 195. The Site is not located in a BOA. The Site is located in a Potential Environmental Justice Area. The former EPA EJ Screen map, when previously online, indicated that approximately 97.38% of the population surrounding this Site is a minority population. Approximately 21% of the area surrounding the Site was shown to be linguistically isolated, so the BCP documents will need to be translated into Spanish. The Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36005019500, which has an environmental burden higher than 62% of Census Tracts statewide and a population vulnerability higher than 97% percent of Census Tracts statewide.

6-11. Please refer to BCP Application Form.

12. Easements and Existing Rights of Way

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

¹ The acreage was determined using both the survey map in Exhibit B and the tax map.

14. Property Description Narrative

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
1140 River Avenue, Bronx, New York 10452	20-2487-38

The surrounding area is occupied by apartments, restaurants, businesses, a parking garage, a charter school, a daycare center, and a park located in residential, commercial, and mixed-use buildings. Specifically, the Site is bound to the north by McLellan Street, to the west by River Avenue, to the south by parking and apartments, and to the east by apartments.

B. Site Features

The Site is developed with an active at-grade parking lot and a courtyard, which is currently utilized by the adjacent residential building to the east. The closest water body, the Harlem River, is located approximately 0.56 miles from the Site. The Site is not located within a flood zone. *See Exhibit D, Flood Map.*

C. Current Zoning and Land Use

The Site is currently located in the R8, J, and C2-4 Districts. *See Exhibit E, Zoning Map.* The subject property is currently used as a parking lot. The surrounding properties include Rev. T. Wendell Foster Park, apartments, offices, a charter school, a daycare center, restaurants, and a parking garage. The closest residential location is directly adjacent to the Site at the northeast and east of the Site. The property is also adjacent to an elevated rail line. The Number 4 Express Subway Train line runs directly to the west and northwest of the Site.

D. Past Use of the Site

See Section IV.4 for full description of past land uses. The Site was used for auto repair garages from as early as the 1950s through the 1980s. Some regrading work between the late 1940s and mid-1950s likely involved the placement and regrading of contaminated historic fill soil added to the Site, as indicated by the change in contour lines on topographic maps from 1947 to 1956. The historical owners and uses associated with the Site are further described below and in Exhibit F, the Previous Owners and Operators List.

E. Site Geology and Hydrogeology

The soils at the Site are characterized as UtB (Urban land, till substratum) urban land which is surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material, till substratum, 3 to 8 percent slopes. Based on the 2024 Phase II Investigation conducted by SESI, the overburden consists of brown coarse to fine sand, some silt, some gravel

and trace clay. Historic fill was also identified from approximately two (2) to 10 feet below ground surface (ft-bgs), which has been identified as REC 2. The groundwater flow direction is expected to be in the western direction based on the direction of the Harlem River and regional topography.

15-17. Regarding Questions 15-17 on the BCP Application:

Requestor is seeking a determination that the project will be eligible for tangible tax credits because the Site is in an En-Zone and will be a 100% affordable housing project, however, the regulatory agreement has not yet been obtained.

SECTION II – PROJECT DESCRIPTION

1-3. Please refer to BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the construction of a 100% affordable apartment building comprised of 298 units, as well as one small commercial space and 50 parking spaces to accommodate the commercial business.

Schedule – Commencement through COC

It is anticipated that the Site will be deemed eligible for the program by the end of 2025 or early 2026. A Remedial Investigation (“RI”) Work Plan (“RIWP”) will be submitted within 30 days of Brownfield Cleanup Agreement execution, in or about Spring 2026 and will be subject to a 30-day comment period. Remedial Investigation is expected to be completed on the Site by summer/early fall 2026. The Remedial Action Work Plan (“RAWP”) will be prepared for submission in early winter 2026 and subject to a 45-day public comment, which is expected to be completed by spring 2027. Any required remediation may commence in late spring / early summer 2027. The Certificate of Completion is anticipated to be issued before December 2027 or in early 2028.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of public transportation, as the Subway is located adjacent to the Site.

- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats

and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: Green stormwater practices will be implemented for the entire project. Since there will be an affordable component to the project, the buildings will also meet one or more of the following criteria:

1. 2020 Enterprise Green Communities Certification or 2020 Enterprise Green Communities Certification Plus
2. Energy Star Multifamily New Construction Program
3. ICC/ASHRAE 700 – 2020 National Green Building Standard Silver or higher

The Project is also a transit-oriented development project because it is adjacent to the 176 Street Subway Station.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Site, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. However, the closest body of water to the Site is the Harlem River, which is located more than ½ mile from the Site and the Site is not located in a flood zone. See Exhibit D Flood Map. In addition, this Site is located adjacent to the No. 4 subway making it a transit-oriented development project. Finally, the building planned for this Site will be a Green Communities (LEED) compliant building.

SECTION III – ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife

habitat. The nearest water body is over ½ mile away. The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

Therefore a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application.

SECTION IV – LAND USE FACTORS

1. Current Zoning

The Site is within the R8, J, and C2-4 Districts. *See* Exhibit E, Zoning Map.

2. Allowed Uses

The R8 zoning district allows for high rise residential uses, therefore this project fits within the current zoning. The property is also in the J zoning district, also known as the Special Jerome Corridor District. The district seeks to create a mix of residential, commercial, and community facility uses within its boundaries. This district includes certain regulations regarding development next to subway stations and provisions about building adjacent to the elevated rail line. Finally, C2-4 is an overlay that allows for commercial uses within residence districts. These retail uses include restaurants, grocery stores, and beauty parlors, and may also include funeral homes and repair services.

3-4. Current Use

This Site is currently being used as an active parking lot and a courtyard, which is associated with the adjacent residential building to the east.

5. Intended Use Post Remediation

After the remediation, the Site will be used for primarily 100% affordable residential apartment building use, with a small commercial component and 50 space parking lot.

6. Post Remediation Use

Post remediation use of the Site entails the construction of a high rise 100% affordable apartment building comprised of 298 units, as well as one small commercial space with 50 space parking lot.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical, and/or recent development patterns support the proposed use.

9. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the New York City and the Bronx Zoning laws and map.

10. Consistent with the Master Plan?

There is no Master Plan for the Bronx. However, the project is consistent with the City of Yes for Housing Opportunity, Bronx CD04, which intends to allow for more housing choice and help bring housing costs down through zoning amendments. There is a 2021-22 Jerome Avenue Neighborhood Plan but this Site falls slightly outside the boundaries of sites analyzed in that Plan.

SECTION V – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- a. July 2025 Phase I Environmental Site Assessment Report prepared by SESI Consulting Engineers for River Avenue BC LLC.
- b. July 2025 Phase II Environmental Site Assessment Report prepared by SESI Consulting Engineers for River Avenue BC LLC.
- c. December 2024 Geotechnical Engineering Report prepared by Bilow Engineering LLC for Stagg Group.

2. Sampling Data

See Exhibit G Spider Maps which include sampling data summaries, and Section IV.3.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, PFAS, VOCs, and metals in groundwater, and benzene in soil vapor. *See* Exhibit G, Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > POTGW	Maximum Detection (mg/kg)	RRSCO (mg/kg)	POTGW (mg/kg)	Depth (ft-bgs)
SVOCs						
Benzo(a)anthracene	7	7	11	1	1	4-4.5
Benzo(a)pyrene	7	0	10	1	22	4-4.5

Benzo(b)fluoranthene	9	7	13	1	1.7	4-4.5
Benzo(k)fluoranthene	0	1	2.6	3.9	1.7	4-4.5
Chrysene	2	6	6.9	3.9	1	4-4.5
Dibenzo(a,h)anthracene	3	0	1.4	0.33	1000	4-4.5
Indeno(1,2,3-cd)pyrene	8	0	5.9	0.5	8.2	4-4.5
Metals						
Arsenic	1	1	18.3	16	16	3-3.5'
Copper	1	0	374	270	1720	3.5-4
Lead	4	3	962	400	450	4-4.5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
Pesticides			
Dieldrin	1	0.019	0.004
Perfluorinated Alkyl Acids			
Perfluorooctanoic Acid (PFOA)	2	0.0295	0.0067
Perfluorooctanesulfonic Acid (PFOS)	2	0.00894	0.0027
SVOCs			
Benzo(a)anthracene	1	0.03	0.002
Benzo(b)fluoranthene	1	0.03	0.002
Phenol	1	1.5	1
VOCs			
Chloroform	2	27	7
Metals			
Iron	2	2,310	300
Magnesium	2	62,500	35,000
Sodium	2	36,000	20,000

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m³)	Type
VOCs			
Benzene	3	495	Sub Slab Soil Vapor (5 ft bgs)

4. Past Land Use

1. Past Use of the Site

The Site was used for auto repair garages from as early as the 1950s through the 1980s. Some

regrading work between the late 1940s and mid-1950 likely involved the placement and regrading of contaminated historic fill soil added to the Site, as indicated by the change in contour lines on topographic maps from 1947 to 1956. The various auto repair operations at the Site have likely involved the use of hazardous materials and petroleum products, which could include but are not limited to fuel storage and dispensing, vehicle maintenance and repair, and solvent use for cleaning, which can all be linked to the Site contamination as follows:

Contaminants	Associated Auto Repair Activities
PAHs	Used motor oil and lubricants, fuel handling and storage, historic fill
Metals	Used motor oil, coolants, paints and primers, historic fill
Chlorinated Solvents	Parts cleaning and degreasing
Petroleum Products	Engine oil, lubricants, transmission fluids

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

A Geotechnical Engineering Report prepared by Bilow Engineering LLC in December 2024 evaluated the proposed construction of a new 20-story Building on Lot 38 of Block 2487 in Bronx, NY. The report investigated the subsurface conditions and found a layer of uncontrolled fill, underlain by a sand layer (with varying amounts of silt and gravel), underlain by decomposed rock, and finally competent bedrock until boring termination depths. Specifically, the uncontrolled fill layer was encountered at the site, extending to about 4 to 8 feet below the site grade. The fill consists of sand with varying amounts of silt, gravel, brick, and asphalt. SPT N-values in the fill layer ranged from 5 to 31 bpf, with an average of about 14 bpf. The fill is considered loose to dense and is classified as Building Code Class 7 material, Controlled and Uncontrolled Fills. The report made recommendations regarding the foundation and recommendations about construction which should be followed.

According to the Phase II, the exceedances in soil, groundwater, and soil vapor identified during the investigation are likely attributable to historic fill as well as the historic on-site auto repair operations referenced above. The Phase II also concluded that further investigation was necessary for soil, groundwater, and soil vapor.

SECTION VI – REQUESTOR INFORMATION

The Requestor is River Avenue BC LLC, a New York limited liability company, located at 1763 Pitman Avenue, Bronx, NY 10466. River Avenue BC LLC is authorized to do business in the State of New York. *See* Exhibit H, NYSDOS Entity Information. The sole member is Mark Stagg. The Sole member Corporate Consent provides Mark Stagg with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor River Avenue BC LLC. *See* Exhibit I, Corporate Consent.

As further described below in Section IV, the Site is located at 1140 River Avenue, tax parcel

identification no. 20-2487-38 (“Site” or “BCP Site”).

Requestor is not the owner of the site. As more fully described below in Section VI, MP River LLC is the current owner of the Site. *See* Exhibits J, Deeds, and Exhibit B, Survey. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. *See* Exhibit K, Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See* Exhibit F, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION VII – REQUESTOR ELIGIBILITY INFORMATION

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to purchase the Site from the current site owner. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site to the extent it has accessed the Site.

SECTION VIII – REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION VIII – PROGRAM FEE

See the Fee Waiver Request Affidavit by Mark Stagg in Exhibit N.

SECTION IX- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The owners of the Site are listed in the table below:

Parcel Address	Owner
1140 River Avenue	MP River LLC

See Exhibit J, Deed for additional information.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION X - PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the Site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. *See* Environmental Reports separately attached and the Spider Maps in Exhibit G, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XI - CONTACT LIST INFORMATION

See Exhibit L for the Site Contact List. See Exhibit M for the Repository Letters.

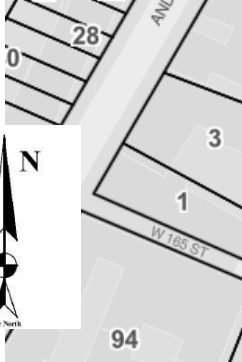
EXHIBIT A

BASE MAP

1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452
Block 2487, Lot 38

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – M



All feature locations are
approximate. This map is
intended as a schematic to
be used in conjunction with
associated Application and
Support Information, and
should not be relied upon
as a survey for planning
and other activities.



Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Shree Ganesh Bronx, LLC	1111 Gerard Avenue	2-2487-42
B	Stadium Court Associates, LLC	1083 Gerard Avenue	2-2478-32
C	Stadium Court Associates, LLC	1079 Gerard Avenue	2-2487-30
D	ICP Gerard LLC	1112 Gerard Avenue	2-2478-24
E	Annal Management Co LTD	80 McClellan Street	2-2478-30
F	85 McCellan St Owner	85 McClellan Street	2-2479-1
G	Myrador Mgmt Corp	1155 Gerard Avenue	2-2488-46
H	1165 Gerard Realty LLC	1165 Gerard Avenue	2-2488-41
I	HP River Crest Housing Development Fund Company, Inc.; HP River Crest II Housing Development Fund Company, Inc.	1164 and 1184 River Avenue	2-2488-1
J	35 Realty LLC	35 McClellan Street	2-2496-81
K	1159 River Avenue Housing Development Fund Corporation; 1159 River Commercial Purchaser LLC	1169 River Avenue	2-2496-73
L	1160 Cromwell Crown LLC	1160 Cromwell Avenue	2-2496-34
M	NYC Parks Dept	River Avenue	2-2495-1

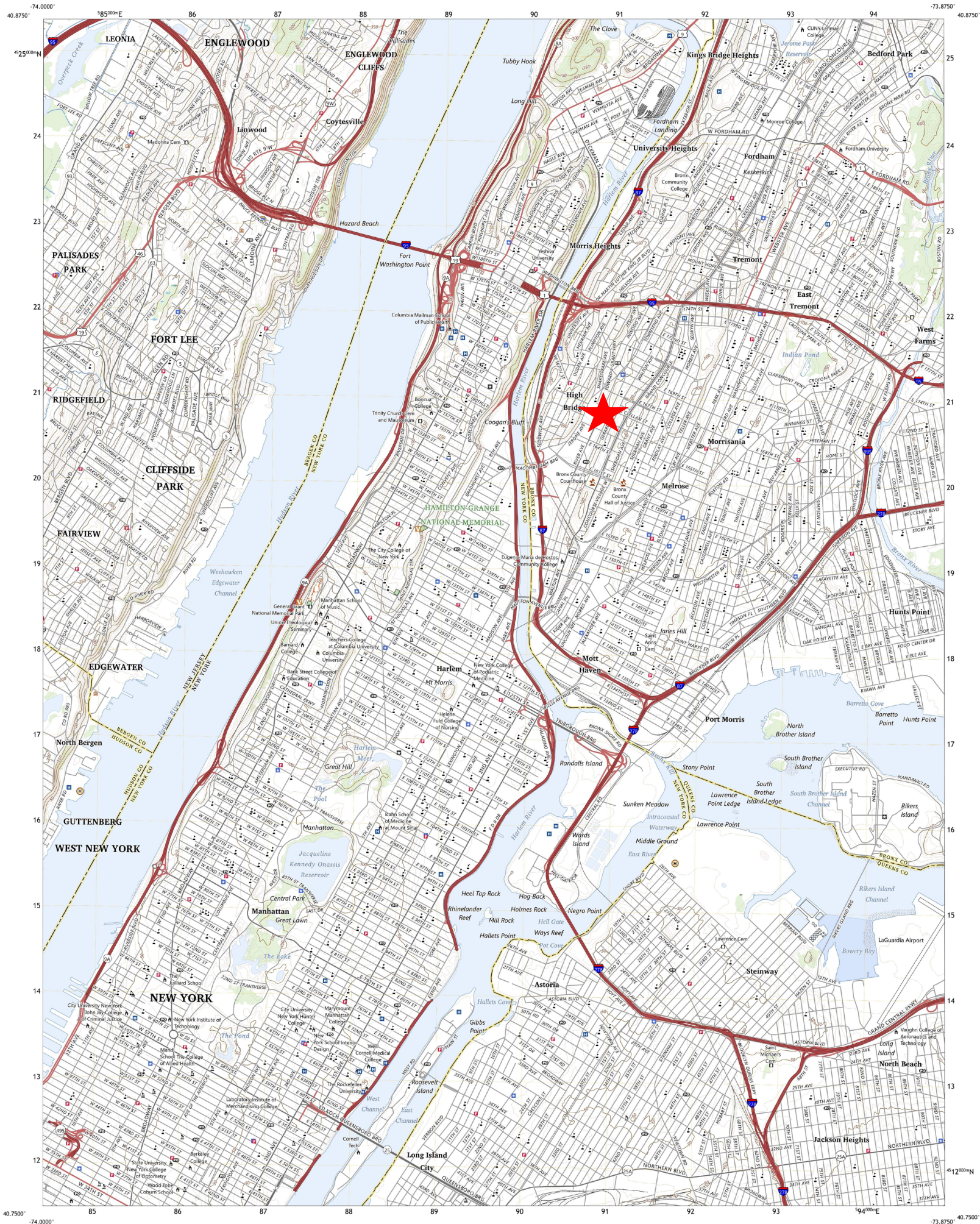
SITE LOCATION MAP



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

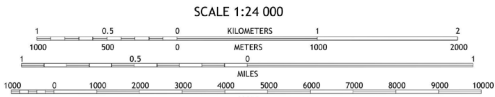
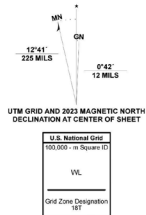


CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

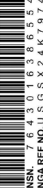
Imagery.....NAP, July 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2016
Names.....GNS, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



1	2	3
4	5	6
7	8	9

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

CENTRAL PARK, NY, NJ
2023



Street Map

1140 River Avenue Auto
Repair Site
1140 River Avenue
Bronx, New York 10452

Legend:

 Site Property Boundary

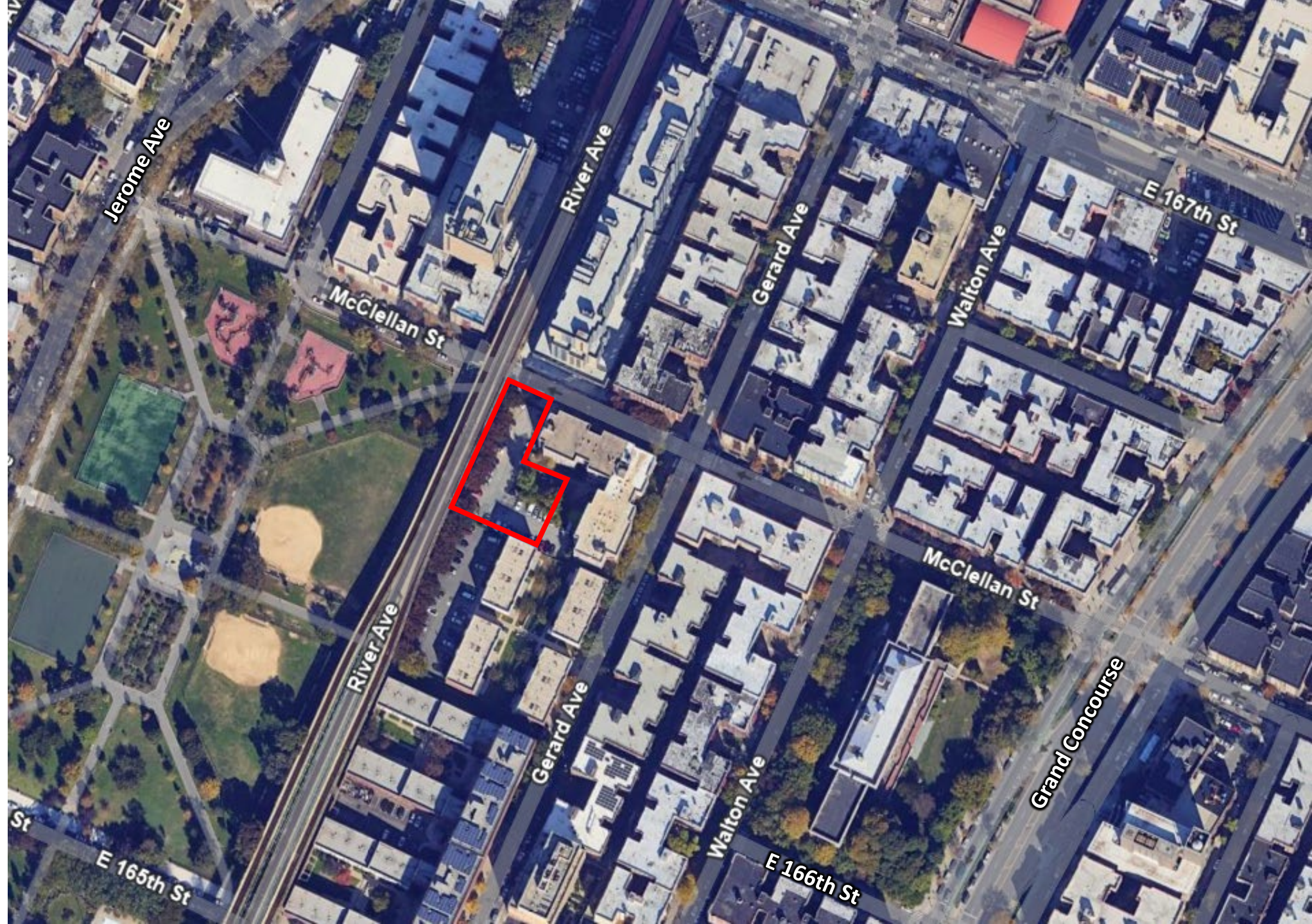
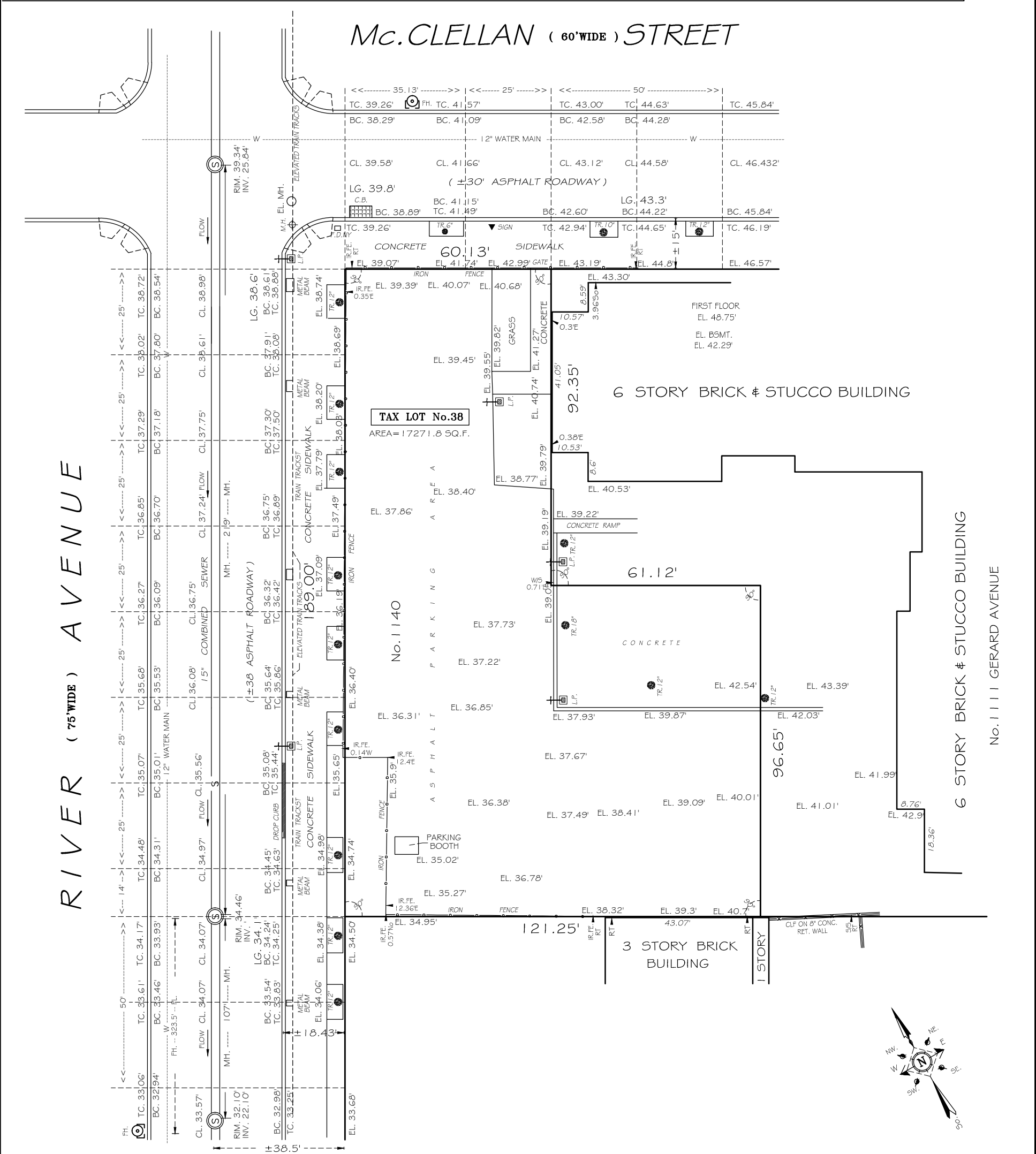


EXHIBIT B



SURVEYED

AUGUST 31, 2024

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 2487
LOT (s): 38
SECTION: 9
COUNTY: BRONX
DWG BY: Srdjan B.
CHK'D BY:



STATEWIDE
LAND
SURVEYING P.C.

VINCENT M. TEUTONIO
N.Y.S LIC. No.050307
OFF.(914)365-1847 ; FAX (914)365-1849
E-mail: BIGAPPELS@YAHOO.COM

ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

- 1)ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.508 FEET ABOVE THE BRONX TOPOGRAPHICAL DATUM
- 2)UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.
- 3)THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY

SCALE: 1"=30'



NYC Digital Tax Map

Effective Date : 12-09-2008 12:25:33
End Date : Current
Bronx Block: 2487

- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - BCP Site Boundary



EXHIBIT C

BOA Map

1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452

Legend:

— Site Location

October 2024

Source: NYS DOS Geographic Information Gateway

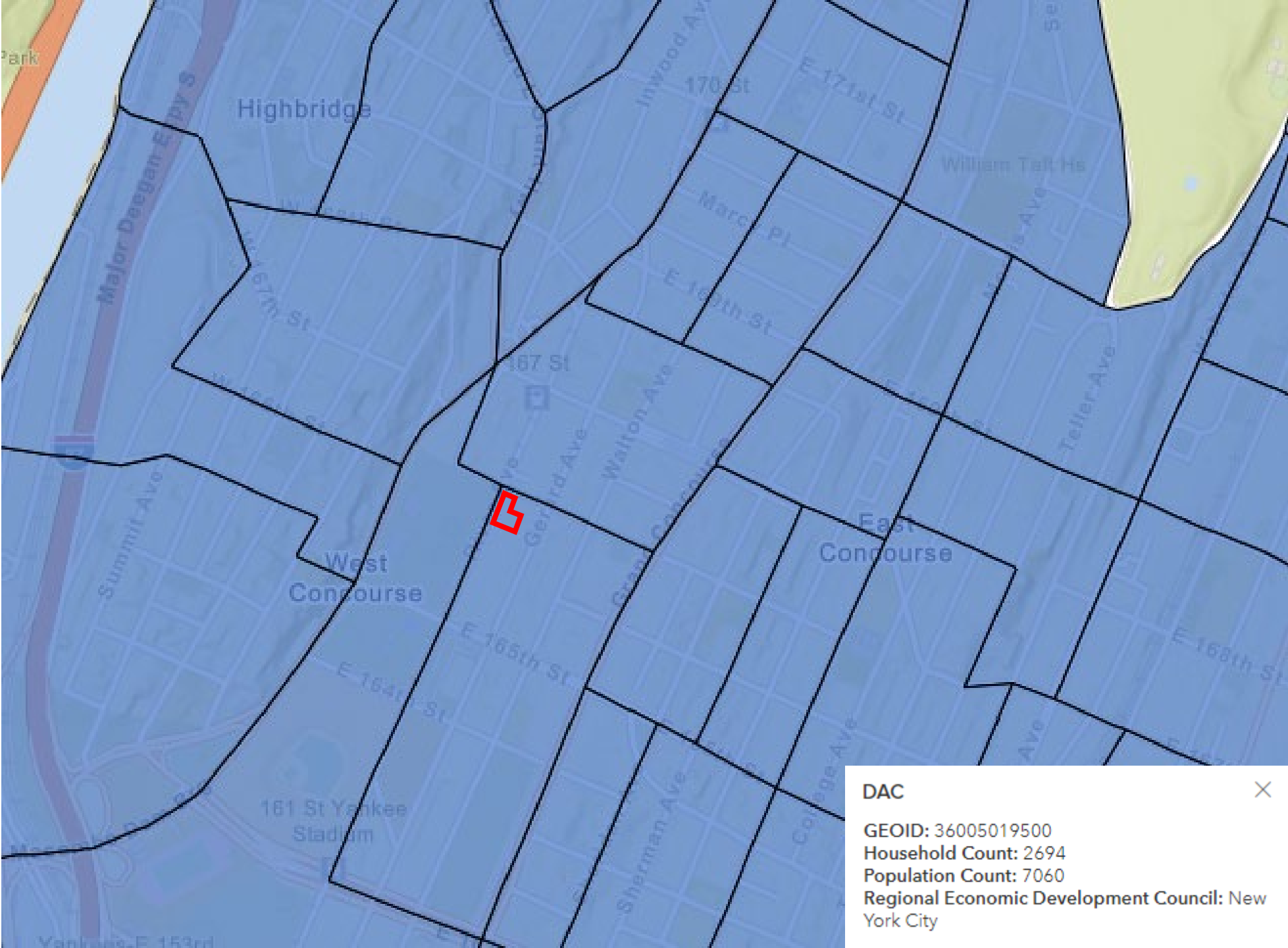
Disadvantaged Communities Map

1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452

Legend:

Site Property Boundary

Disadvantaged Community



DAC ×

GEOID: 36005019500

Household Count: 2694

Population Count: 7060

Regional Economic Development Council: New York City

Census Tract 36005019500 is **Designated a DAC**
This Tract covering **New York city** has a population of **7,060**

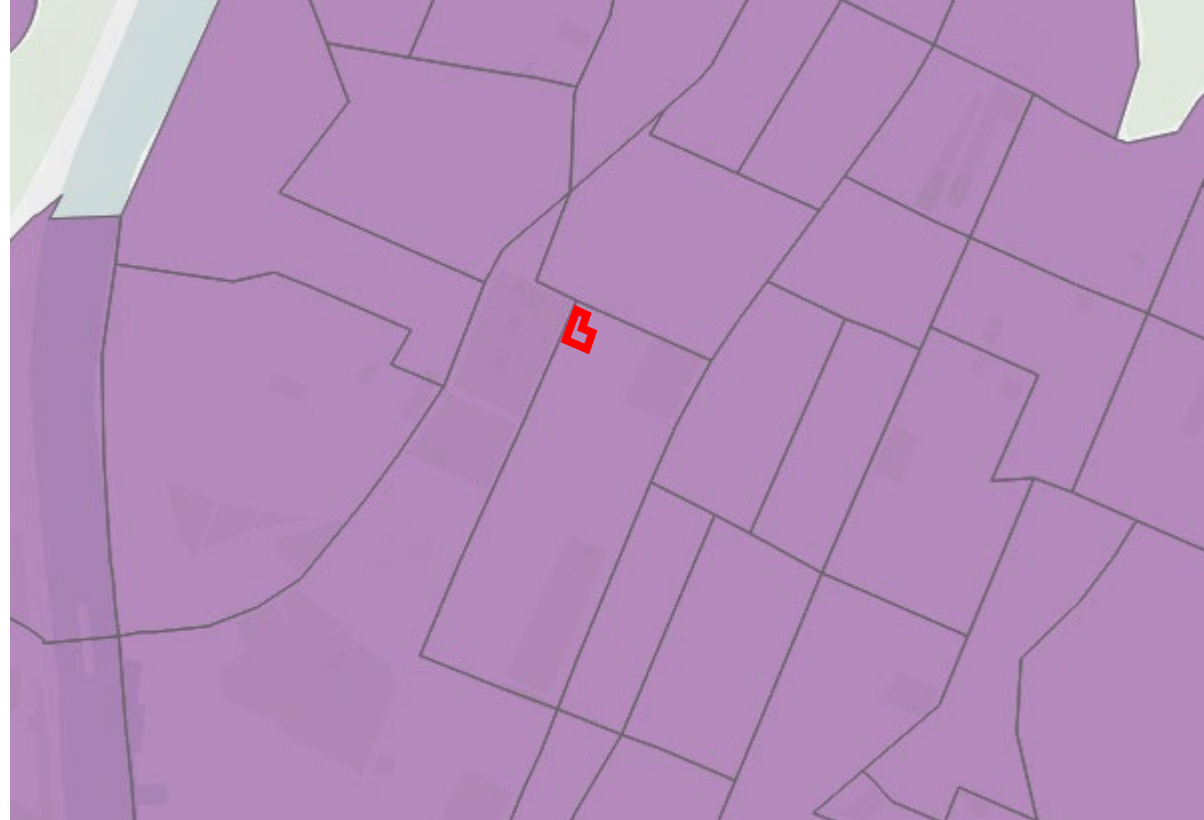
Environmental Burden is higher
than **62%** of Census Tracts statewide
Population Vulnerability is higher
than **97%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	96%
	COPD ED visits	49%
	Heart attack (MI) Hospitalization	71%
	Low Birthweight	67%
	Pct Adults Age 65+	15%
	Pct w/ Disabilities	88%
	Pct w/o Health Insurance	90%
	Premature Deaths	94%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	65%
	Housing Cost Burden (Rental C...	91%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	95%
	Pct w/o Internet (home or cellu...	91%
Income	Pct <100% of Federal Poverty ...	94%
	Pct <80% Area Median Income	92%
	Pct Single-Parent Households	93%
	Pct w/o Bachelor/E/s Degree	86%
	Unemployment Rate	93%
Race/Ethnicity	Historical Redlining Score	25%
	Limited English Proficiency	76%
	Pct Asian	39%
	Pct Black or African American	84%
	Pct Latino/a or Hispanic	95%
	Pct Native American or Indigen...	51%

Environmental Burden & Climate Change Risk ...

Discrimination	Housing Vacancy Rate	8%
	Industrial/Manufacturing/Mining La...	0%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	76%
	Remediation Sites	0%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ...	0%
	Driving Time to Urgent/Critical Care	14%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	0%
Potential Pollution Exposure	Low Vegetative Land Cover	77%
	Benzene Concentration (Modeled)	96%
	Particulate Matter (PM2.5)	73%
	Traffic: Diesel Trucks	62%
	Traffic: Number of Vehicles	70%
	Wastewater Discharge	58%

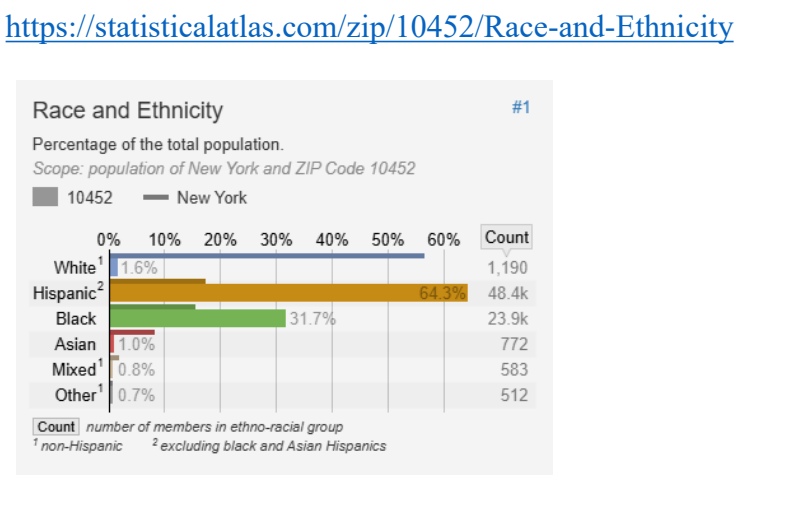
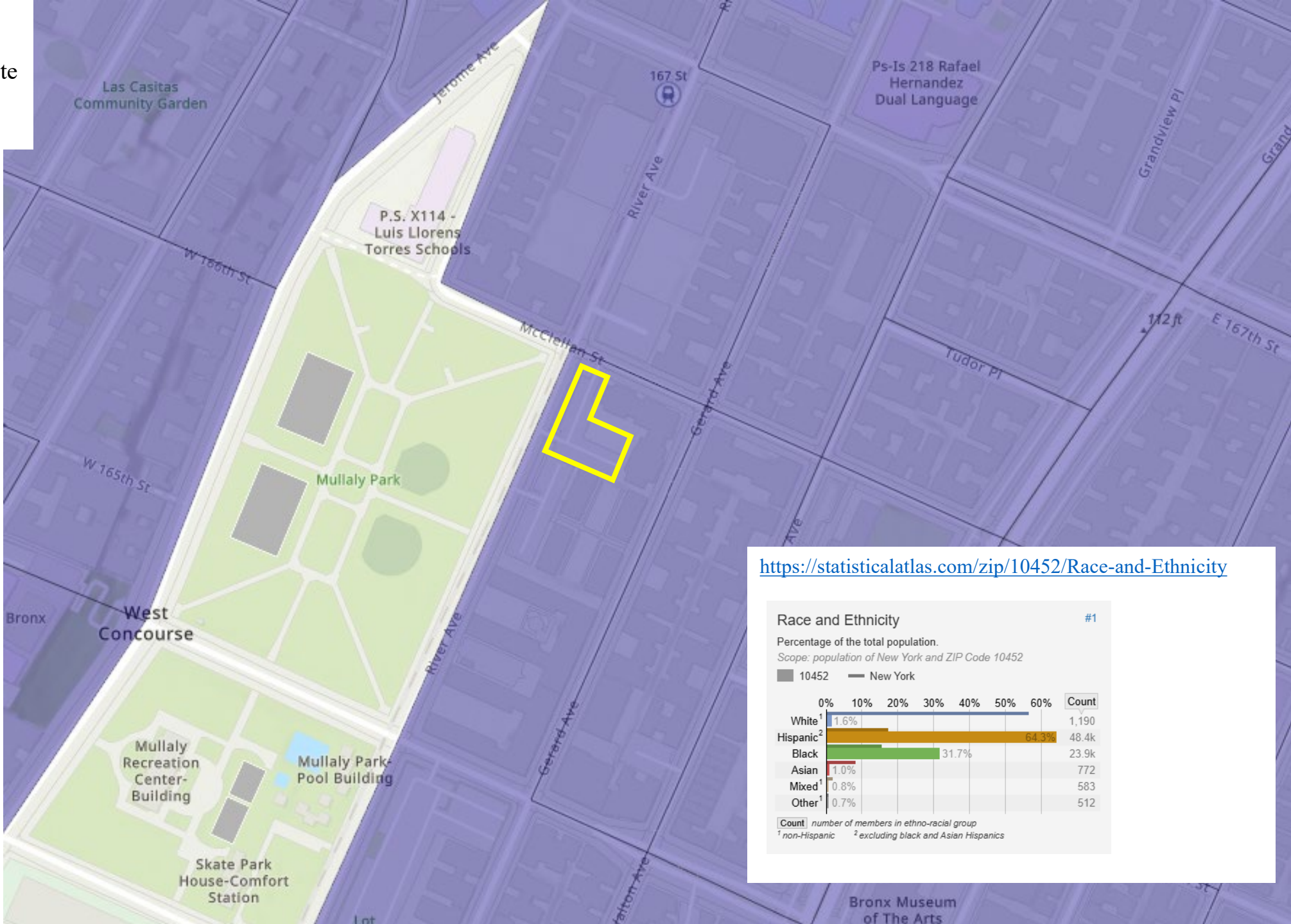


Legend:

— Site Property Boundary

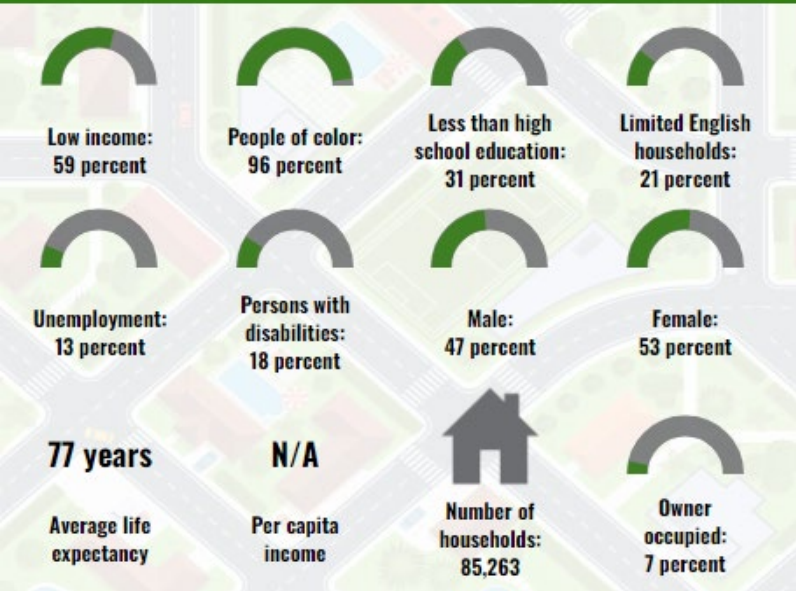
■ Disadvantaged Community

EJ MAP
1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452



Legend:
Site Property Boundary
Potential EJ Area

COMMUNITY INFORMATION



1 mile Ring Centered at 40.833765,-73.922209
Population: 235,336
Area in square miles: 3.14

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	37%
Spanish	52%
French, Haitian, or Cajun	3%
Other Indo-European	1%
Other and Unspecified	6%
Total Non-English	63%



Spanish Translation Required
Linguistically Isolated Population: 21%

En-Zone Map
1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452

Legend:
— Site Property Boundary



195	
STATEFP	36
COUNTYFP	005
TRACTCE	019500
GEOID	36005019500
NAME	195
NAMELSAD	Census Tract 195
MTFCC	G5020
FUNCSTAT	S
ALAND	219844
AWATER	0
INTPTLAT	+40.8304774
INTPTLON	-073.9225235
FIPS	36005019500
County_FIPS	36005
Geography	Census Tract 195
County	Bronx County
UnempRate	18
NYS_UR	7.1
Pov_Rate	29.9
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A

EXHIBIT D

FLOOD MAP

1140 River Avenue Auto Repair Site
1140 River Avenue, Bronx, New York 10452

Legend:

 Site Location

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

August 2025
Source: FEMA Flood Map
Scale: 1" = 100" approximately

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only landward of 0.0 National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPS/ZONE 1104. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://data.nas.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS12
National Geodetic Survey
SSM-CJ, #0202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3342

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

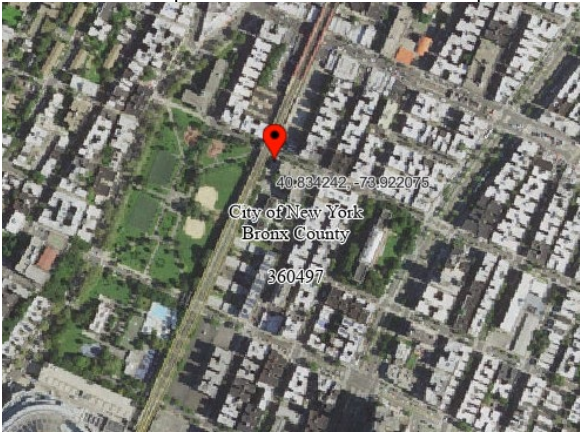
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://info.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-366-6277) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Areas in the area subject to Inundation by the 1% annual chance flood are shown on this map. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A
No Base Flood Elevations determined.

ZONE AE
Base Flood Elevations determined.
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

ZONE AR
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and portions dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and water elevation in feet
Base Flood Elevation value where uniform within zone elevation in feet
(SL 1987)

* Referenced to the National Geodetic Vertical Datum of 1929

○ Transsect line
○ Cross section line
87°07'45" 32°22'30"
78°N
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), WGS84 Hemisphere
1000-meter Universal Transverse Mercator grid values, zone 18
1000-foot grid scale: New York State Plane coordinate system, Long Island zone (FIPS/ZONE 1104), Lambert Conformal Conic projection
Bench mark (see explanation in Notes to Users section of this FIS report)
DX5510 x
Four Mile
● M1.5

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL FIRM MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - Change Special Flood Hazard Areas, to reflect updated topographic information, and to update map format

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-438-6625.

MAP SCALE 1" = 500'
250' 500' 1000' FEET
150 0 150 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0083F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF NEW YORK, NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 83 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS
COMMUNITY
NEW YORK, CITY OF 360497 0083 F

Notice to User: The Map Number shown below should be used when selecting map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970083F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

EXHIBIT E

ZONING MAP

1140 River Avenue Auto Repair Site
1140 River Avenue
Bronx, New York 10452

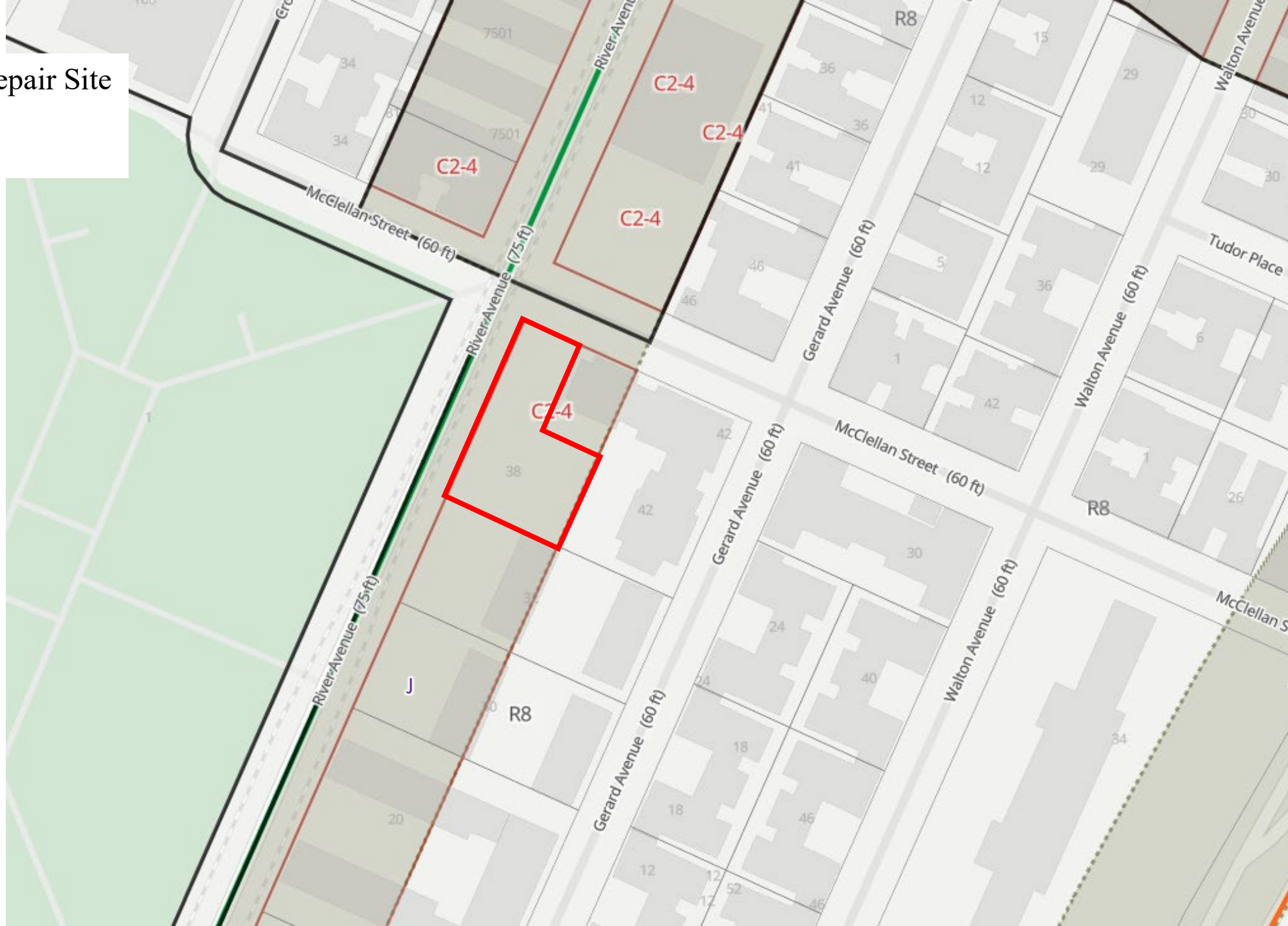
Legend:

 Site Property Boundary

Zoning Districts: R8, J, and C2-4

October 2024

Source: NYC Planning
ZoLa



Zoning District: R8 (Residence District)

Apartment buildings in R8 districts can range from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. This high density residential district is mapped along the Grand Concourse in the Bronx and on the edge of Brooklyn Heights. R8 districts are also widely mapped in Manhattan neighborhoods, such as Washington Heights. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations that often reflect the older, pre-1961 neighborhood streetscape.

Height Factor Regulations

The floor area ratio (FAR) for height factor development in R8 districts ranges from 0.94 to 6.02; the open space ratio (OSR) ranges from 5.9 to 11.9. A taller building may be obtained by providing more open space. In the diagram, for example, 64% of the zoning lot with the 17-story building must be open space (6.02 FAR x 10.7 OSR). Thus, the maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no absolute height limits; the building must be set within a sky exposure plane which, in R8 districts, begins at a height of 85 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 40 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less.

Quality Housing Regulations

The optional Quality Housing regulations in R8 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With floor area ratio (FAR) equal to or greater than can be achieved using R8 height factor regulations, the optional Quality Housing regulations produce new buildings in keeping with many of the city's established neighborhoods.

The maximum FAR on narrow streets is 6.02, and the base height before setback is 60 to 85 feet with a maximum building height of 115 feet. On wide streets outside the Manhattan Core, the FAR rises to 7.2, and the base height before setback is 60 to 95 feet with a maximum building height of 130 feet, or 135 feet if providing a qualifying ground floor. The street wall of the building must extend along the width of the zoning lot and at least 70% of the street wall must be within eight feet of the street line.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

The area between a building's street wall and the street line must be planted and the building must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking requirements are the same as for height factor buildings.

Medium-Density Non-Contextual Residence District							
R8		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
						min.	
Height Factor	Basic	0.94-6.02	5.9-11.9	Starts at 85 ft	680	40% of DU	12% of IRHU

Medium-Density Non-Contextual Residence District													
R8 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
		min.	min.	min.	Corner	Other Lot	max.	min. - max.	max. (w/QGF)	max.(w/QGF)		Basic	IRHU
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	65%	6.02	60-85 ft	115 ft	n/a	680	40% of DU	12% of IRHU
	Wide Street						7.20	60-95ft	130 (135) ft	n/a (13)			
Inclusionary							7.20	60-105 ft	215 ft	21			

Zoning District: J (Special Purpose District: Bronx)

Special Jerome Corridor District

Effective Date: March 22, 2018

Zoning Resolution, Chapter 141-00

The Special Jerome Corridor District (J), encompassing a two-mile stretch of Jerome Avenue in the southwest Bronx, was established as part of the Jerome Avenue Neighborhood Plan to foster a vibrant mix of residential, commercial and community facility uses. The Special District regulations include provisions that respond to the challenges of building adjacent to the elevated rail line on Jerome Avenue, enable improved walkability between residential neighborhoods, and help facilitate development on irregularly shaped parcels. The Special District regulations also require developments in specified areas next to subway stations to work with the Metropolitan Transportation Authority to determine if an improved entrance on their site is needed.

Zoning District: C2-4 (Commercial Districts)

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city’s lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit.

C1 and C2 Overlays	Local Retail and Local Service District									
	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0									
Commercial FAR within R6 - R10	All districts have a commercial FAR of 2.0									
Depth of Overlay District (in feet)	200	150					100			
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf		None	

EXHIBIT F

PREVIOUS OWNERS & OPERATORS LIST
1140 River Avenue Auto Repair Site
1140 River Avenue, Bronx, New York 10452

Year	Contact Information 1140 River Avenue 2-2487-38 Owners	Status	Relation to Requestor
Unknown-1981	Commissioner of Finance of the City of New York Address: 1 Centre Street New York, New York 10007 Phone: (212) 639-9675	N/A	None
1981-1987	City of New York Address: City Hall Park New York, New York 10007 Phone: (212) 639-9675	N/A	None
1987-1988	Lippart Properties LTD. (owner of a p/o current Lot 38) Phone: (718) 655-3034 Address: 73 Glenedia Avenue Carmel, New York 10512	Inactive	None
1988-1989	New Bronx Partnership (owner of a p/o current Lot 38) Phone: Unknown Address: 159 West 82nd Street New York, New York 10024	Unknown	None
1983-1989	McClellan Holding Corp. (owner of a p/o current Lot 38) Phone: Unknown Address: 60 East 42nd Street New York, New York 10165	Inactive	None
1989-2007	CV Bronx Associates L.P. Address: 60 Columbus Circle New York, New York 10023 Phone: (212) 421-5475	Inactive	None
2007-2010	Republic Gerard LLC Address: 630 First Avenue, Suite 1 New York, New York 10019 Phone: (212) 967-2200	Active	None
2010-2011	Shree Ganesh Bronx, LLC Address: 41 Bay Avenue East Moriches, New York 11940 Phone: 212-398-1940	Active	None
2011-Present	MP River LLC Address: 545 Fifth Avenue, Suite 600 New York, New York 10017 Phone: 646-739-0403	Active	None
Year	Operators	Status	Relation
1891-1951	Vacant	N/A	None
1954-1984	Unknown Operator – Car garages; Store (~1961-1981)	Inactive	None
1991-Unknown	Unknown Operator – Parking Lot	Inactive	None
2011-Present	MP River LLC – Manhattan Parking Group Parking Lot Address: 545 Fifth Avenue, Suite 600 New York, NY 10017 Phone: 646-739-0403	Active	None

EXHIBIT G



Analyte	Units	NYSDEC AWQS
Dieldrin	ug/l	0.004
Perfluorooctanoic Acid (PFOA)	ug/l	0.0067
Perfluorooctanesulfonic Acid (PFOS)	ug/l	0.0027
Phenol	ug/l	1
Benzo(a)anthracene	ug/l	0.002
Benzo(b)fluoranthene	ug/l	0.002
Iron, Total	ug/l	300
Magnesium, Total	ug/l	36000
Sodium, Total	ug/l	20000
Chloroform	ug/l	7

NOTES
= Yellow highlight indicates the compound concentration exceeds the NYSDEC AWQS

ABBREVIATIONS
NYSDEC= New York State Department of Environmental Conservation
AWQS= Ambient Water Quality Standards
ug/l = Micrograms per liter
BGS= Below Grade Surface
J- Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs)

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

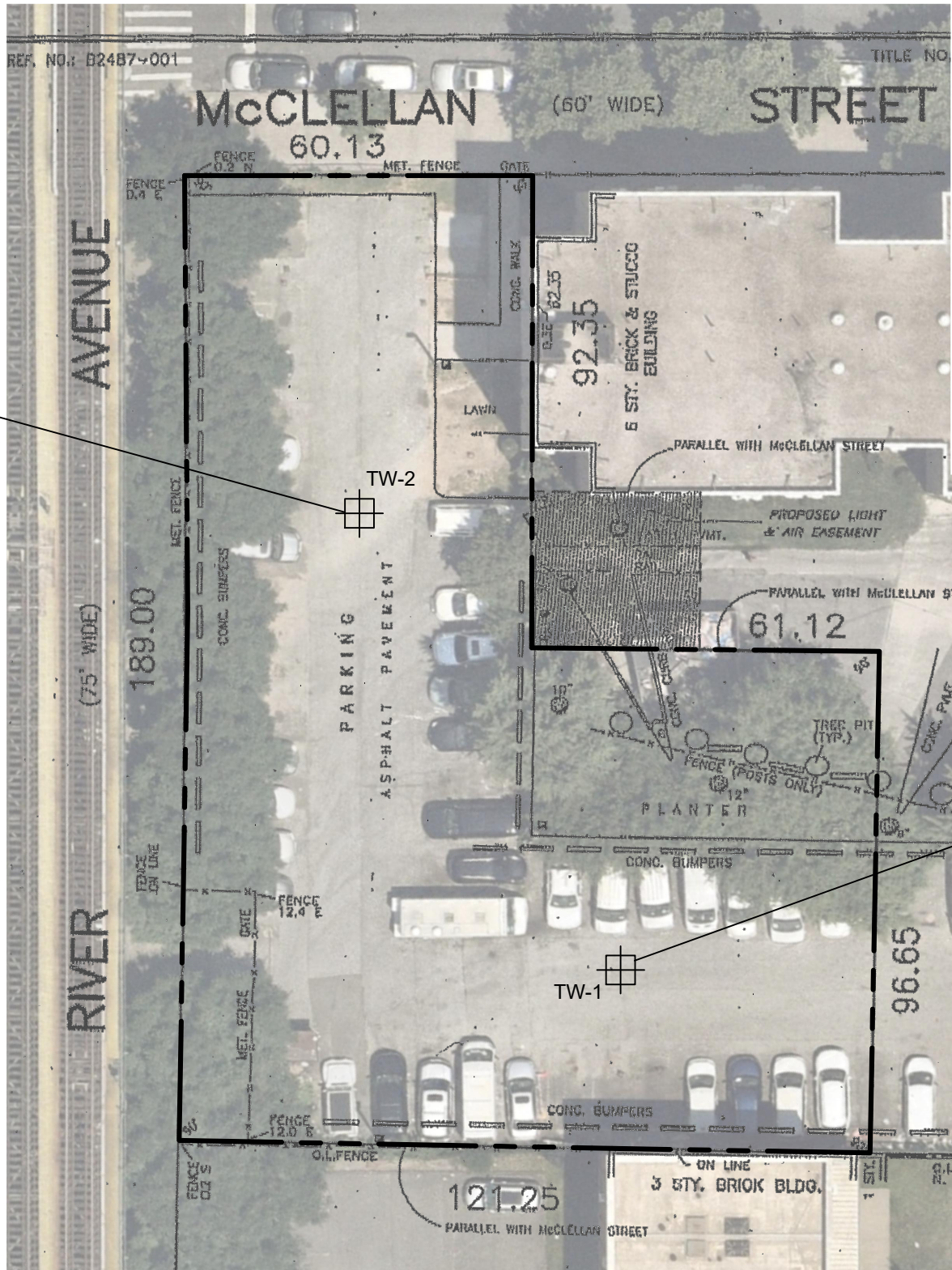
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REFERENCE

- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "PROPERTY MAP" PREPARED BY JOSEPH NICOLETTI ASSOCIATES, DATED MARCH 13, 2006, UPDATED JUNE 21, 2019.

NOTE:

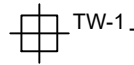
- THIS PLAN IS FOR LOCATING BORINGS, SOIL VAPOR POINTS, AND TEMPORARY WELLS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
- THIS MAP ONLY SUMMARIZES EXCEEDANCES.



TW-2	
Date	8/13/2024
Screening Interval (feet bgs)	20-30
Compound	Result
Perfluorooctanoic Acid (PFOA)	0.0236
Perfluorooctanesulfonic Acid (PFOS)	0.00886
Benzo(a)anthracene	0.03J
Benzo(b)fluoranthene	0.03J
Iron, Total	2310
Magnesium, Total	62500
Sodium, Total	36600
Chloroform	27

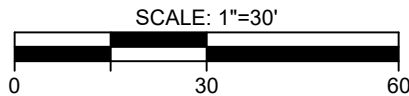
TW-1	
Date	8/13/2024
Screening Interval (feet bgs)	20-30
Compound	Result
Dieldrin	0.019J
Perfluorooctanoic Acid (PFOA)	0.0295
Perfluorooctanesulfonic Acid (PFOS)	0.00894
Phenol	1.5J
Iron, Total	1080
Magnesium, Total	39200
Sodium, Total	36000
Chloroform	22

LEGEND:



TW-1.

TEMPORARY WELL NUMBER AND APPROX. LOCATION



dwg by: AW
chk by: SL
scale: AS NOTED
date: 10/03/2024

SESI CONSULTING
ENGINEERS

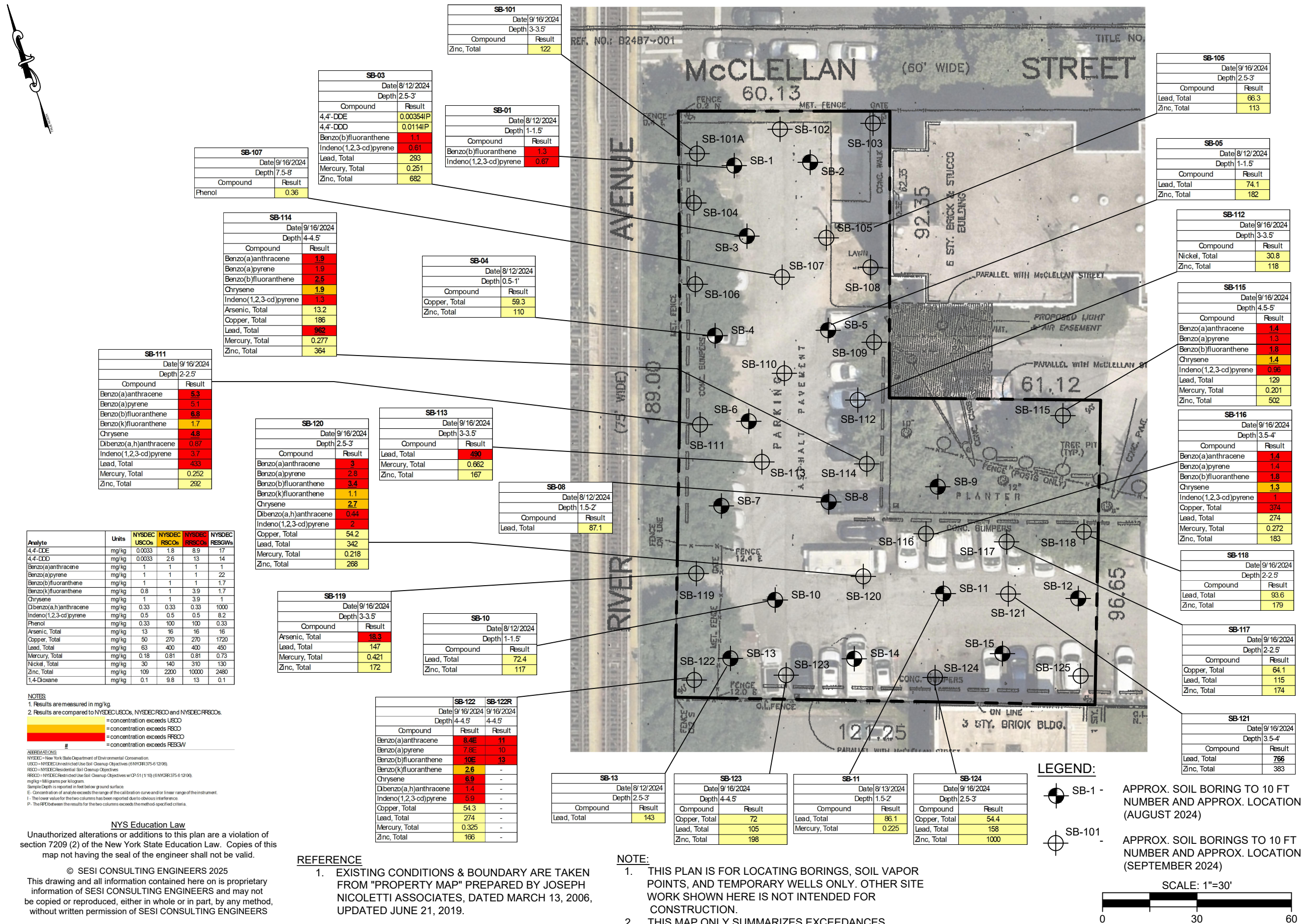
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project:
1140 RIVER AVENUE
BLOCK 2487 LOT 38
THE BRONX COUNTY
NEW YORK, NY

title:
GROUNDWATER SAMPLE RESULTS
PHASE II AND SUPPLEMENTAL PHASE II ESA

job no: 13740
drawing no:

FIG-3.2



dwg by: AW
chk by: SL
scale: AS NC
date: 05/09/20

SESI CONSULTING
ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

1140 RIVER AVENUE
BLOCK 2487 LOT 38
THE BRONX COUNTY
NEW YORK, NY

SOIL SAMPLE RESULTS

project:	title:
job no: 13740	
drawing no:	

FIG-3.1

- NOTE:
- THIS PLAN IS FOR LOCATING BORINGS, SOIL VAPOR POINTS, AND TEMPORARY WELLS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 - THIS MAP ONLY SUMMARIZES EXCEEDANCES.

- REFERENCE
- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "PROPERTY MAP" PREPARED BY JOSEPH NICOLETTI ASSOCIATES, DATED MARCH 13, 2006, UPDATED JUNE 21, 2019.

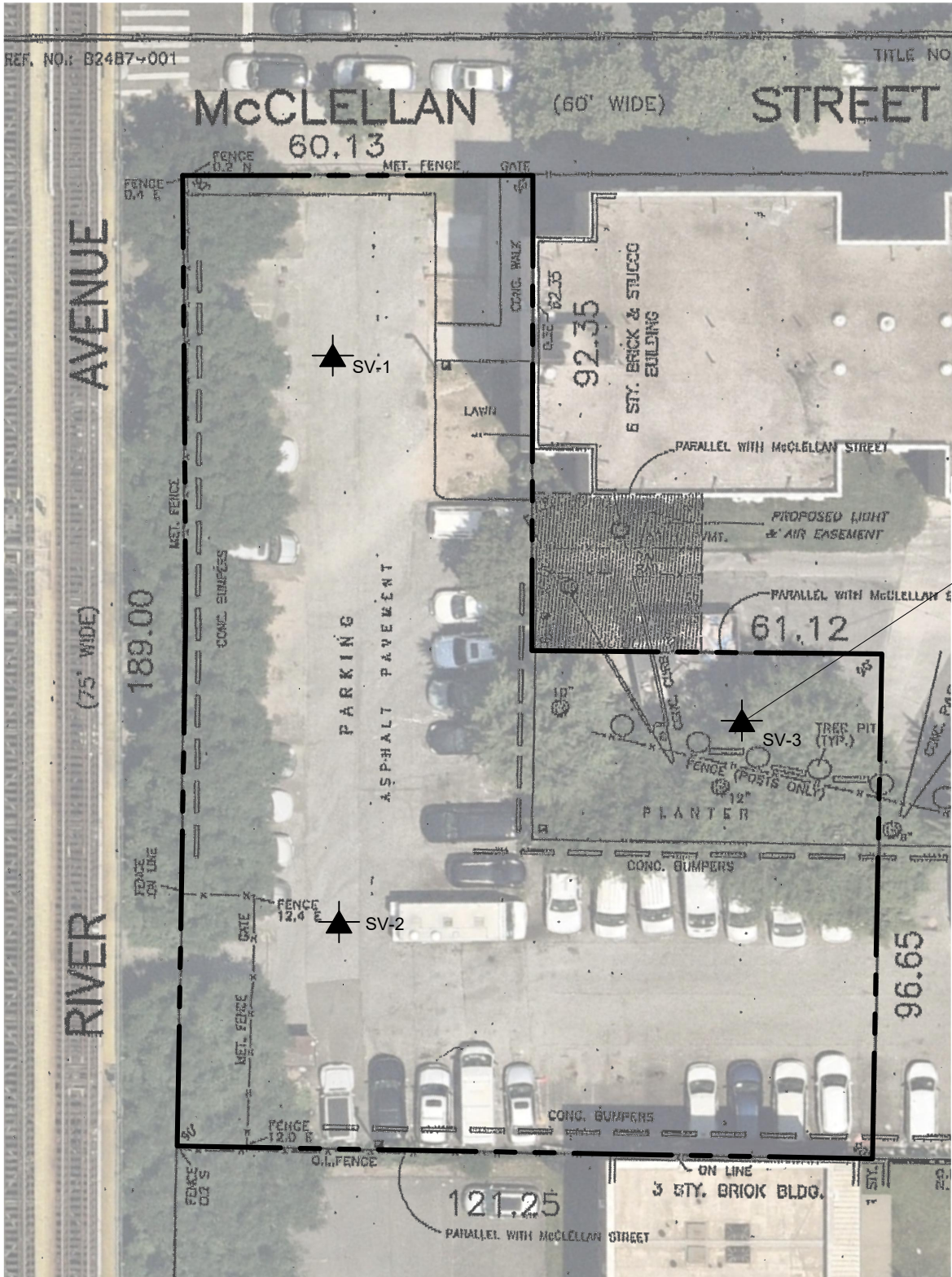
NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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Analyte	NYIAC-D
Benzene	60

- NOTES
- Results are measured in ug/m3.
 - Results are compared to NYSDOH Soil Vapor/Indoor Air Decision Matrices
- = concentration exceeds Matrix lowest value

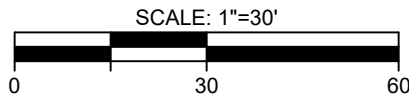
ABBREVIATIONS
NY-IAC-D: New York DOH Matrix D Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated February 2024.



SV-3	
Date 8/13/2024	
Compound	Result
Benzene	495

LEGEND:

SV-1 - SOIL VAPOR NUMBER AND APPROX. LOCATION



project:
1140 RIVER AVENUE
BLOCK 2487 LOT 38
THE BRONX COUNTY
NEW YORK, NY

title:
SOIL VAPOR SAMPLE RESULTS
PHASE II AND SUPPLEMENTAL PHASE II ESA

job no: 13740
drawing no:

FIG-3.3

SESI CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

dwg by: AW
chk by: SL
scale: AS NOTED
date: 10/03/2024

EXHIBIT H

An official website of New York State.
[Here's how you know](#) ▾



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: RIVER AVENUE BC LLC
DOS ID: 7696421
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: 08/27/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 08/27/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ALBANY
NEXT STATEMENT DUE DATE: 08/31/2027
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: THE LLC
Address: 1763 PITMAN AVENUE, BRONX, NY, UNITED STATES, 10466

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

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit I

SOLE MEMBER WRITTEN CONSENT

The undersigned, being the Sole Member of River Avenue BC LLC, does hereby certify as follows:

1. River Avenue BC LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 1140 River Avenue (Bronx Tax Block 2487 Lot 38) (the "BCP Site").

2. The following person, Mark Stagg, sole member of River Avenue BC LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer River Avenue BC LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 2 day of Sept, 2025.



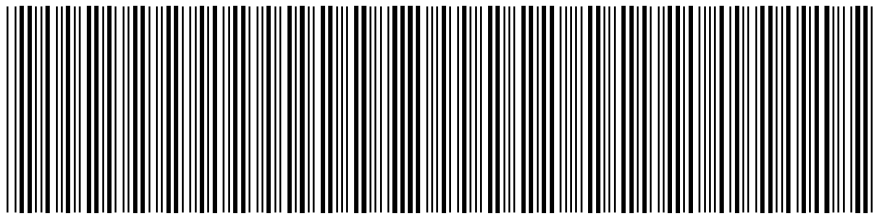
MARK STAGG

Sole Member of River Avenue BC LLC

Exhibit J

**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.



2011121400738003001ED7D6

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2011121400738003

Document Date: 12-09-2011

Preparation Date: 12-14-2011

Document Type: DEED

Document Page Count: 4

PRESENTER:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
AS AGENT FOR STEWART TITLE INSURANCE
COMPANY
72 JERICHO TURNPIKE CLC 20969BX
MINEOLA, NY 11501
516-294-4141

RETURN TO:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE CLC 20969BX
MINEOLA, NY 11501
aileena@classabstractservices.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2487	38	Entire Lot	1140 RIVER AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

SHREE GANESH BRONX LLC
41 BAY AVENUE
EAST MORICHES, NY 11940

GRANTEE/BUYER:

MP RIVER LLC
545 FIFTH AVENUE
NEW YORK, NY 10017

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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 33,308.79

NYS Real Estate Transfer Tax:

\$ 5,076.00

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

Recorded/Filed 01-17-2012 10:05

City Register File No.(CRFN):

2012000017640



Annette McHill

City Register Official Signature

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

Shree Ganesh Bronx LLC

TO

MP River LLC

Section:
Block: 2487
Lot: 38
County: Bronx
Address: 1140 River Avenue, Bronx, New York

Record and Return To:

Michael Scher, Esq.
444 Madison Avenue
Suite 1701
New York, New York 10022

→ c/o BronaVen, Re o Yude 11

NYS.TY
5076.00**Bargain and Sale Deed with Covenant against Grantors Acts****THIS INDENTURE**, made the 9th day of December, Two Thousand Eleven

BETWEEN Shree Ganesh Bronx LLC, a New York limited liability company
 41 Bay Avenue
 East Moriches, New York 11940

party of the first part, and

MP River LLC, a New York limited liability company
 545 Fifth Avenue
 New York, New York 10017

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, lawful money of the United States 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,

B-2487

L-38

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

SEE SCHEDULE A ATTACHED

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.

Title No. CLC 20969BX

SCHEDULE A

BLOCK: 2487 LOT: 38
on the Tax Map of Bronx County

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

BEGINNING at the intersection of the easterly side of River Avenue with the southerly side of McClellan Street;

RUNNING THENCE easterly along the southerly side of McClellan Street, a distance of 60.13 feet to a point;

THENCE southerly along a line at a 90 degree angle to McClellan Street, a distance of 92.35 feet to a point;

THENCE easterly along a line parallel with McClellan Street, a distance of 61.12 feet to a point;

THENCE southerly along a line at a 90 degree angle to the last mentioned courses, a distance of 96.65 feet to a point;

THENCE westerly along a line parallel with McClellan Street, a distance of 121.25 feet to the easterly side of River Avenue;

THENCE northerly along the easterly side of River Avenue, a distance of 189.00 feet to the southerly side of McClellan Street, the point or place of **BEGINNING**.

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 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:

Shree Ganesh Bronx LLC

By: 
Ranjana Mehta, Member

STATE OF NEW YORK }
 } ss.:
COUNTY OF SUFFOLK }

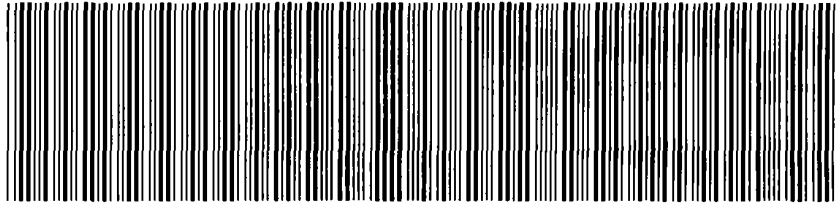
On the 9th day of December in the year 2011, before me, the undersigned, a notary public in and for said state, personally appeared Ranjana Mehta personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/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

JAMES R. HART
Notary Public, State Of New York
No. 01HA4902953
Qualified in Nassau County
Commission Expires August 17, 2013

SEAL

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



2011121400738003001S1957

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2011121400738003

Document Date: 12-09-2011

Preparation Date: 12-14-2011

Document Type: DEED

ASSOCIATED TAX FORM ID: 2011120800236

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 C3. Book OR C5. CRFN **DEC 20 2011**



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

PROPERTY INFORMATION

1. Property Location **MP RIVER LLC** **BRONX** **00000**
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name **MP RIVER 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

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

5. Deed Property Size **189** x **121.25** OR ACRES

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name **SHREE GANESH BRONX LLC**
 LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date **11** / **8** / **2010**
 Month Day Year

11. Date of Sale / Transfer **12** / **9** / **2011**
 Month Day Year

12. Full Sale Price \$ **1** **2** **6** **8** **9** **0** **6**
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class **G 7** 16. Total Assessed Value (of all parcels in transfer) **2** **6** **8** **2** **0** **0**
 Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

BRONX 2487 38

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.

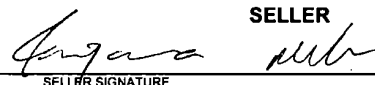
BUYER  545 FIFTH AVENUE		BUYER'S ATTORNEY MICHAEL SCHER, ESQ.	
DATE 12/9/11		FIRST NAME	
STREET NUMBER 545		TELEPHONE NUMBER 212 755-6000	
STREET NAME (AFTER SALE) NEW YORK		AREA CODE 212	
CITY OR TOWN NEW YORK		TELEPHONE NUMBER 755-6000	
STATE NY		SELLER 	
ZIP CODE 10017		DATE 12/9/11	
CITY OR TOWN		SELLER SIGNATURE	

Exhibit K

River Avenue BC LLC

1763 Pitman Avenue

Bronx, NY 10466

**Re: Site Access to Perform Brownfield Cleanup Program Work
1140 River Avenue**

Dear Mr. Gonzalez:

River Avenue BC LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: 1140 River Avenue (Tax Parcel No. 20-2487-38) (the "BCP Site"). As you know, MP River LLC owns the aforementioned real property that makes up the BCP Site. River Avenue BC LLC needs your written permission as an authorized signatory for MP River LLC to access the BCP Site for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting River Avenue BC LLC on behalf of MP River LLC what is known as a "temporary license" to allow an appropriate contractor we hire to enter the BCP Site to perform the BCP investigation and remediation work. River Avenue BC LLC promises to provide MP River LLC with copies of any information it generates about the BCP Site, and if River Avenue BC LLC and/or its contractors do accidentally damage the BCP Site in any way, River Avenue BC LLC agrees to repair the damages to restore the BCP Site to the way it was before we entered. Our contractor will also maintain insurance that would cover any damages caused by the BCP investigation and remediation work. River Avenue BC LLC promises to minimize any and all inconvenience in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that MP River LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained by the New York State Department of Environmental Conservation ("NYSDEC"), and in the event a Track 1 remediation level was not able to be achieved, MP River LLC is also hereby agreeing to impose an environmental easement on the BCP Site if required by the NYSDEC.

Thank you for your cooperation.

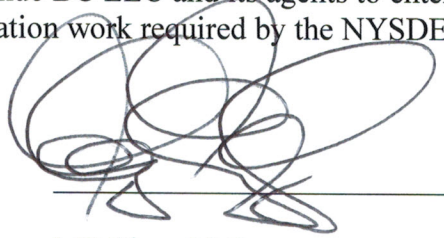
Sincerely,



River Avenue BC LLC

By. Mark Stagg
Sole Member

As an authorized signatory of the BCP Site owner MP River LLC, I am authorized to grant this temporary license and agree to allow River Avenue BC LLC and its agents to enter the BCP Site to perform the BCP Investigation and/or remediation work required by the NYSDEC.

A handwritten signature in dark ink, consisting of several overlapping loops and a horizontal line at the bottom, positioned above the printed name.

MP River LLC

By: Greg Gonzalez

Exhibit L

Site Contact List

1140 River Avenue Auto Repair Site
1140 River Avenue, Bronx, New York 10452

Name	Title	Address	City	State	Zip
Chuck Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kirsten Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Dan Garodnick	Chair, NYC Planning Commission	120 Broadway, 31st Floor	New York	NY	10271
Ritchie Torres	U.S. House of Representatives	540 E Fordham Road, Suite 2A	Bronx	NY	10458
Jose M. Serrano	New York State Senator	335 E 100th Street	New York	NY	10029
Vanessa L. Gibson	Bronx Borough President	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Juton H. Horstman	Office of the Bronx Borough President, Planning and Development,	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Shaminder Chawla	Mayor's Office of Environmental Remediation	100 Gold Street, 2nd Floor	New York	NY	10038
Eric Adams	Mayor of NYC	City Hall	New York	NY	10007
Bronx Times	Media Outlet	3602 E. Tremont Avenue	Bronx	NY	10465
Paul Rush	NYC DEP, Deputy Commissioner, Water Supply	59-17 Junction Blvd	Flushing	NY	11368
Cristian Reinosomontes	Library Manager of High Bridge Library - Document Repository	78 West 168th Street	Bronx	NY	10452
Leonardo J. Coello	Office of the Bronx Community Board No. 4	1650 Selwyn Avenue, Suite 11A	Bronx	NY	10457
Jacqueline King Robinson	Luis Llorens Torres Schools (PS X114)	1155 Cornwell Avenue	Bronx	NY	10452
Shannel Richardson	DREAM Highbridge Elementary School	1162 River Avenue	Bronx	NY	10452
Dr. S. Caceres	Rafael Hernandez Dual Language Magnet School (PS/IS 218)	1220 Gerard Avenue	Bronx	NY	10452
Rowena Penn	The Family School - Elementary School	1116 Sheridan Avenue	Bronx	NY	10453
Ivelisse Rivera	J.H.S. 022 Jordan L. Mott - Middle School	270 E 167th Street, 2nd Floor	Bronx	NY	10456
Sharda Flores	The Basheer Quisim School (PS 53)	360 E 168th Street	Bronx	NY	10456
Luis Quan	Dr Marjorie H Dunbar (PS 126)	175 W 166th Street	Bronx	NY	10452
Mr. Brillante	The Highbridge Green School	200 W 167th Street	Bronx	NY	10452
Abigail Akano	Sacred Heart School	1248 Nelson Avenue	Bronx	NY	10452
To Whom it May Concern	Genesis & Fior Daycare	1000 Anderson Avenue	Bronx	NY	10452
Lizandro Rit Rosario	Gigis Little Steps Group Family Day Care	1045 Woodycrest Avenue	Bronx	NY	10452
To Whom it May Concern	AM Daycare 4 corp.	1197 Grand Concourse	Bronx	NY	10452
Millie Carbajal	M&M 24 Hr DayCare	1017 Walton Avenue	Bronx	NY	10452
Sury Z. Severino De Nunez	Fun Factory Daycare	1005 Walton Avenue	Bronx	NY	10452
To Whom it May Concern	Rosie's Playhouse Daycare	1136 Sherman Avenue	Bronx	NY	10456
To Whom it May Concern	Dulce's Family Daycare	29 E 169th Street	Bronx	NY	10452
Dulce Nunez	Sweet Home Daycare	1112 Gerard Avenue	Bronx	NY	10452
MP River LLC	Site Owner	545 5th Avenue	New York	NY	10017
MPG Parking	Site Operator/Adjacent Property Operator of 1111 Gerard Avenue	545 5th Avenue	New York	NY	10017
Shree Ganesh Bronx, LLC	Adjacent Property Owner/Operator of 1111 Gerard Avenue	Attn: Loretta Nassau, 41 Bay Avenue	East Moriches	NY	11940
Stadium Court Associates, LLC	Adjacent Property Owner/Operator of 1083 and 1079 Gerard Avenue	345 E 102nd Street, Suite 301	New York	NY	10029
ICP Gerard LLC	Adjacent Property Owner/Operator of 1112 Gerard Avenue	c/o Intervest Capital Partners Inc., 425 Park Avenue, Floor 35	New York	NY	10022
Annal Management Co LTD	Adjacent Property Owner/Operator of 80 McClellan Street	1325 Castle Hill Avenue, 2nd Floor	Bronx	NY	10462
85 McCellan St Owner	Adjacent Property Owner/Operator of 85 McClellan Street	c/o One Vesta property Management 12-48 Clintonville Street, Apt. LL-A	Flushing	NY	11357
MyRador MGMT Corp.	Adjacent Property Owner/Operator of 1155 Gerard Avenue	327 E 149th Street, Floor 3	Bronx	NY	10451
1165 Gerard Realty LLC	Adjacent Property Owner of 1165 Gerard Avenue	PO Box 40006	Brooklyn	NY	11204
1165 Gerard Avenue Apartments	Adjacent Property Operator of 1165 Gerard Avenue	3671 Bronxwood Avenue	Bronx	NY	10463
HPDC2 Housing Development Fund Company	Adjacent Property Owner of 1184 River Avenue	c/o NYC Housing Partnership DE 253 W 35th Street, Floor 3	New York	NY	10001
River Crest Apartments	Adjacent Property Operator of 1184 River Avenue	1164 River Ave	Bronx	NY	10452

DREAM Highbridge Elementary School	Adjacent Property Operator of 1184 River Avenue	1162 River Avenue	Bronx	NY	10452
35 Realty LLC	Adjacent Property Owner of 35 McClellan Street	1624 Webster Avenue	Bronx	NY	10457
LLT Enterprises Inc	Adjacent Property Operator of 35 McClellan Street	3850 Park Avenue	Bronx	NY	10457
1159 River Avenue Housing Development Fund Corp.	Adjacent Property Owner of 1169 River Avenue	c/o Community Access, Inc. 64 Beaver Street	New York	NY	10004
1160 Cromwell Crown LLC	Adjacent Property Owner of 1160 Cromwell Avenue	c/o FTRE 111 Brook Street	Scarsdale	NY	10583
McClellan Apartments	Adjacent Property Operator of 1160 Cromwell and 1169 River Ave	1160 River Ave	Bronx	NY	10452
NYC Parks Department	Adjacent Property Owner of River Avenue	Arsenal West, 830 5th Avenue	New York	NY	10065

Exhibit M



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

August 21, 2025

VIA ELECTRONIC MAIL

bx04@cb.nyc.gov

Leonardo J. Coello
Bronx Community Board No. 4
1650 Selwyn Avenue, Suite 11A
Bronx, New York 10457

RE: Brownfield Cleanup Program Application
Applicant: 1140 River Avenue LLC
Site Address: 1140 River Avenue, Bronx, New York 10452

Dear Mr. Coello:

We represent 1140 River Avenue LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 1140 River Avenue in the Bronx, Bronx County, New York. Your Community Board is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrack@nyenvlaw.com if you are able to certify that the Bronx Community Board No. 4 is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Bronx Community Board No. 4 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 1140 River Avenue, Bronx, New York 10452.

Leonardo J. Coello, District Manager

9/8/25
Date



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

VIA ELETRONIC MAIL

highbridge@nypl.org
cristianreinosomontes@nypl.org

ATTN: Cristian Reinosomontes
High Bridge Library
78 West 168th Street
Bronx, New York 10452

RE: Brownfield Cleanup Program Application
Applicant: 1140 River Avenue LLC
Site Address: 1140 River Avenue, Bronx, New York 10452

Hello:

We represent 1140 River Avenue LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 1140 River Avenue in the Bronx, Bronx County, New York. Your library is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. We acknowledge it is the Library's policy to agree to act as a repository for electronic documents, and not as a physical document repository. We acknowledge the Library does not accept any physical copies, including digitized copies on USB, CD, or otherwise. As such, all documents will be sent electronically via Dropbox.com.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the High Bridge Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The High Bridge Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 1140 River Avenue, Bronx, New York 10452.

Cristian Reinosomontes, Library Manager

09/09/25
Date

Exhibit N

STATE OF NEW YORK)
) s.s.:
COUNTY OF WESTCHESTER)

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
1140 RIVER AVENUE AUTO REPAIR SITE**

MARK STAGG, being duly sworn, deposes and says:

1. I am the sole member of River Avenue BC LLC ("Volunteer"), which has offices located at 1763 Pitman Avenue, Bronx, NY 10466, and which is the current volunteer entity for prospective 1140 River Avenue Auto Repair Site Brownfield Cleanup Program ("BCP") located at 1140 River Avenue, Bronx, New York 10452.

2. I submit this affidavit to request a waiver of the \$50,000 application fee because this is a 100% affordable housing project within the definition of 6 NYCRR Section 375-3.2(a).

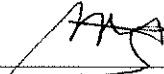
3. The Volunteer has limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk.

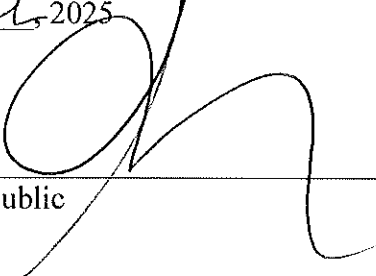
4. The Volunteer LLC was just recently created for the purpose of creating 100% affordable housing therefore it does not have any financial records to demonstrate hardship. However, as a newly formed LLC, this also means it does not have any financial resources yet to fund such a high entry fee.

5. As a result, the application fee is a financial hardship to pay for a project with unknown future costs, which will be paid directly by Volunteer.

6. I declare under penalty of perjury that the foregoing is true and correct.

Executed: September 4, 2025


MARK STAGG

Sworn to this 4 day
of Sept 2025


Notary Public

KATHLEEN R BRADSHAW
NOTARY PUBLIC-STATE OF NEW YORK
No 01BR6419928
Qualified in Westchester County
My Commission Expires 01-18-2026