

South Bronx Development I LLC Brownfield Cleanup Program Application Webster Ave Auto Repair and Substation Site 2752-2768 Webster Avenue, Bronx, NY 10458



**Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers
November 2025**

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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: Webster Ave Auto Repair and Substation 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: C203197

☒

Yes

☐

No



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

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Webster Ave Auto Repair and Substation Site**

ADDRESS/LOCATION **2752-2768 Webster Avenue**

CITY/TOWN **Bronx, New York**

ZIP CODE **10458**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York City, Bronx County**

COUNTY **Bronx County**

SITE SIZE (ACRES) **1.409**

LATITUDE

LONGITUDE

40° 51' 55" 73° 53' 12"

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
2752-2768 Webster Avenue	3	3273	100	1.409
(former Lots 91 and 100)				

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>039700</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

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

SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

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

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

SECTION III: Ecological Concerns

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

N/A ☐

☐

☒

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>C4-5D</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER South Bronx Development I LLC		
CONTACT NAME Mark Stagg & Jorge Madruga		
ADDRESS 1763 Pitman Avenue; 15 Verbena Avenue, Suite 200		
CITY Bronx; Floral Park	STATE NY	ZIP CODE 10466; 11001
PHONE 914-668-7600	EMAIL mstagg@stagggroup.com; jorge@madddequities.com	
OWNERSHIP START DATE April 16, 2025		
CURRENT OPERATOR Same as Owner		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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

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

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

*Please describe other known contaminants and the media affected: Coal Tar & Oily substances observed

3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application? ☒ YES ☐ NO

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

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

Other: A substation, Oil truck parking, storage (including for plumbing), lumberyard, automotive wrecking, junk yard, and a solid waste transfer facility were all historically present on this site. Coal tar and an oily petroleum-related substance were visually observed in two borings/wells.

SECTION VII: Requestor Information					
NAME South Bronx Development I LLC					
ADDRESS 15 Verbena Avenue, Suite 200					
CITY/TOWN Floral Park		STATE NY	ZIP CODE 11001		
PHONE (914) 668-7600		EMAIL jorge@madddequities.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Kathleen Bradshaw, Esq.			
ADDRESS 1763 Pitman Ave			
CITY Bronx		STATE NY	ZIP CODE 10466
PHONE (914) 879-5750		EMAIL KBradshaw@stagggroup.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Justin Protasiewicz, P.E.			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E Floor 3, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE 973-808-9050		EMAIL jp@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
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?	<input checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☐ Yes

☐ No

☒ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES , is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

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

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am authorized signatory (title) of South Bronx Development I 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: 11/3/2015 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

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Lot Merger Information and Survey Map
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), En-Zone Map & E-Designation Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous & Current Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letters
Exhibit M	Organization Chart
Exhibit N	Fee Waiver Affidavit

ENVIRONMENTAL REPORTS:

1. January 20, 2021 Phase I Environmental Site Assessment, 2768 Webster Avenue Bronx, NY 10458 prepared by Environmental Affiliates, Inc. for Clinton Olsen
2. September 2024 Phase II Environmental Site Assessment Report prepared by SESI Consulting Engineers for South Bronx Development I LLC (Requestor)
3. October 11, 2024 Draft Preliminary Geotechnical Investigation Report for 2740-2768 Webster Avenue Residential Development Bronx, New York prepared by SESI for Requestor
4. April 2025 Phase I Environmental Site Assessment Report (ESA) prepared by SESI Consulting for Requestor
5. October 2025 Remedial Investigation Work Plan prepared by SESI for Requestor

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
2752-2768 Webster Avenue	Bronx, Block 3273, Lot 100	1.409

The Site is located in the Bronx, New York 10458 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A. The two lots that previously made up the Site; notably 2752 Webster Avenue Lot 91 (0.35630 acres) and 2768 Webster Avenue lot 100 (1.05276 acres) as shown on the attached Survey Map in Exhibit B were just recently merged into one new Lot 100 with the combined acreage of 1.04906 or an average of 1.049 acres.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax lot boundary of the newly merged Lot 100. Included in Exhibit B please see the Tax Map and Survey Map from prior to the merger. The City of New York has not yet updated their tax map to reflect the merger; therefore, also included in Exhibit B, please see a created Tax Map, which reflects the lot merger to be depicted on the City of New York Tax Map, once it has been updated. The recent lot merger documentation is also included in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Map (Before Merger), Tax Map (After Merger) and Survey Map are in Exhibit B. The two lots were just recently merged. See NYC Merger approval documentation in Exhibit B. As noted above, the City’s tax map has not yet been updated to reflect the merger, but the merger has been officially approved.

3-5. BOA, Disadvantaged Communities, En-Zone and E-Designation Maps

The Site BOA, Disadvantaged Communities, E-Designation and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type A, Census Tract 039700. The Site is not located in a BOA or a disadvantaged community area. The Site is also an NYC E-Designated site.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are easements located on the Site or adjacent to the Site for ingress and egress by the Metropolitan Transit Authority. See Survey Map in Exhibit B depicting and describing the access and air right easements. However, the presence of these easements will not impact remediation efforts at the Site because they are largely present off the Site and can be accommodated during remediation by performing remediation without fully blocking access. Therefore, the answer on the application in relation to the question as to whether there are any easements that will impact remediation is “no”.

¹ Acreages were determined using the Survey Map in Exhibit B.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
2752-2768 Webster Avenue	Bronx, Block 3273, Lot 100

The Site is located in an urban area in Bronx, New York 10458. The closest small body of water to the Site is Twin Lakes, which is approximately 0.4 miles from the Site and is located in the Bronx Botanical Gardens Park. The closest large water body is the Bronx River located more than 0.5 miles away to the east of the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is adjacent to the Metro North rail line. The Site is located approximately 400 feet northwest from the Metro North Railroad’s Harlem Line, and the Kingsbridge No. 4 train subway station is approximately 0.361 miles from the Site. Since this Site is within walking distance to the train stations, this is a transit-oriented development project.

B. Site Features

The Site now encompasses one recently merged parcel designated as Block 3273 Lot 100, with a combined area of approximately 1.409 acres. The Site formerly consisted of Lots 91 and 100. Former Lot 91 was developed with a 9,350 square foot, one to two-story warehouse, and a two-story brick former substation. Lot 100 contained a 2,330 square foot former automotive repair garage building. The buildings were constructed in 1906 and were recently demolished between approximately September-October 2025.

C. Current Zoning and Land Use

The Site is currently located in a C4-5D Zoning District. See Exhibit E - Zoning Map. This District allows for commercial and residential use. Such districts are mapped in regional commercial centers and more densely built areas, located outside of central business districts, and serve a larger region and generate more traffic than neighborhood shopping areas. The Site is now vacant due to recent building demolition. The surrounding properties are mainly used for commercial purposes including a flower shop, barber shop, Halal restaurant, and deli grocery across the street. The nearest residential area is approximately 160 feet southeast of the Site, across the railroad tracks.

D. Past Use of the Site

The Site was initially developed in 1896, and railroad tracks have been present since at least that time. There was a sewer pipe yard on the Site in 1900, a freight house from about 1900 to 1950, an engine room in 1945, a cold storage facility and substation from at least 1978 to 2007. An auto repair shop and garage was operated on the Site from 1992 to 2010. The prior substation use poses the material risk that PCB-containing equipment were utilized at the Site, which may have

discharged to the subsurface and coal tar residue may be present. Coal tar was observed as well as an oily substance in two borings/wells. However, PCBs have not yet been identified on the Site. The historical and current owners and operators associated with the Site are further described below and in Exhibit F - Previous & Current Owners and Operators List.

E. Site Geology and Hydrogeology

As per the USDA National Cooperative Soil Survey (NCSS) map for the area, the soils at the Subject Property are characterized as UGB (Urban land-Greenbelt complex, 3 to 8 percent slopes) and UoA (Urban land, outwash substratum, 0 to 3 percent slopes). Historic fill soil were observed to a depth of approximately 6 ft bgs. Groundwater was encountered as shallow as 11 ft bgs during SESI's due diligence investigations. Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream, which is the Bronx River over .5 miles to the east of the Site.

A geotechnical investigation was also performed in October 2024 and the investigation data indicates the subsurface conditions at the Site generally consist of uncontrolled fill, underlain by sandy soils with varying proportions of silt, clayey silt and gravel deposits; rock was not encountered to boring termination depth. Fill was identified up to 13 ft bgs in these geotechnical borings and groundwater was encountered between 11-15 ft bgs.

However, the nearest large water body, which is the Bronx River, is 0.5 miles away to the east of the Site. The Site is relatively level with local topography sloping slightly upwards to the southeast and northwest. According to the United States Geological Survey (USGS) 2019 Central Park/Flushing/Yonkers/Mount Vernon 7.5-minute Series topographic map, the Site's topographic elevation is approximately 58 feet above mean sea level (msl). There are also ponds in the nearby Botanical Garden Park over 0.4 miles away.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objectives (RRSCOs) including Benzo(a)anthracene (max detection 25 ppm, RRSCO 1 ppm), Benzo(a)pyrene (18 ppm, RRSCO 1 ppm), Benzo(b)fluoranthene (19 ppm, RRSCO 1 ppm), and Dibenzo(a,h)anthracene (2.3 ppm, RRSCO 0.33 ppm). The VOC/SVOC Naphthalene was also detected above the RRSCO (max of 2,500 ppm, RRSCO 100 ppm). These high levels are indicative of coal tar contamination. Other VOCs were detected but at levels under the RRSCOs. Metals were also detected in exceedance of the RRSCO for Arsenic, (max detection 63.5 ppm, RRSCO 16 ppm), in exceedance of the RRSCO for Lead (max detection 1640 ppm, RRSCO 400 ppm), and the RRSCO for Mercury (max detection 1.22 ppm, RRSCO 0.81 ppm).

In groundwater, the SVOC Phenol was detected in exceedance of the Ambient Water Quality Standards (AWQS) (max of 5 ppb). The Perfluorooctanoic Acids (PFAS) compounds detected in exceedance of the guidance value AWQS were Perfluorooctanesulfonic Acid (PFOS) (max of 0.024 ppb), and Perfluorooctanoic Acid (PFOA) (0.0413 ppb).

In soil vapor, a total of twenty-eight VOCs were detected within the sample collected from the

Site, including most notably, 1,2,4-Trimethylbenzene (max detection 1,140 µg/m³), naphthalene (max detection 74.5 µg/m³), and 1,3,5-trimethylbenzene (max detection 487 µg/m³). Soil vapor contamination appears to be primarily petroleum related compounds.

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

Requestor is seeking a determination that the project will be eligible for the tangible property tax credits because the Site is in the En-Zone and will be seeking the affordable housing tax credit bump-up because project will be a 100% affordable housing project. However, the regulatory agreement has not yet been finalized to date and will be subsequently submitted.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The Planned redevelopment of the Site entails redevelopment of the Site with mixed-use commercial and residential 100% affordable housing apartment building with outdoor recreation areas surrounding it on the side by the railroad tracks. This project will be a transit oriented, mixed use development, which will provide access to multiple modes of mass transit and commercial corridors, including: walking distance to two Metro North stops (Fordham, which is the busiest reverse commuting station in entire USA) and the Botanical Garden stop, walking distance to the Kingsbridge No. 4 train subway stop, walking distance to Fordham Road retail corridor, adjacency to Fordham University and Botanical Gardens, and 625 feet of frontage on Webster Avenue. Formal Site Plans are anticipated to be developed during the design phase of the project.

Schedule – Commencement through COC

Assuming the Site is accepted into the program by early 2026, the Remedial Investigation (RI) Work Plan (RIWP) submitted with the application is anticipated to be approved by spring 2026. The Remedial Investigation is expected to be completed on the Site by the summer – fall 2026. The Remedial Action Work Plan (RAWP) will be completed in late 2026 or early 2027 and implemented after the 45-day comment period concludes and the RAWP is approved. Any required remediation may commence in spring of 2027 such that the Certificate of Completion may be issued on or before December 2027.

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. 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 the MTA Fordham Metro-North train station only a 10-minute walk, or 0.361 miles, from the Site and the Kingsbridge Subway Station is 0.46 miles away.
- 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), SiteWise™ (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. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

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: As stated above, the planned redevelopment project at this location takes advantage of proximity to the use of mass transit including: walking distance to two Metro North stops (Fordham and the Botanical Garden stop), walking distance to the Kingsbridge No. 4 train subway stop, walking distance to Fordham Road retail corridor, adjacency to Fordham University and the Botanical Gardens, and 625 feet of frontage on Webster Avenue. As an affordable housing project in NYC, the building will be subject to all of the required electric only building code requirements and other green building requirements.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, 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. The closest water body is the Bronx River more than 0.5 miles away and the ponds in the Botanical Gardens over 0.4 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

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 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://giservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

The nearest water bodies are the Bronx River more than 0.5 miles away and ponds in the Botanical Gardens, which are more than .4 miles away. Therefore, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not likely to be required for this Site. Nevertheless, a FWRIA Part I will be prepared in the Remedial Investigation Report.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the C4-5D District. See Exhibit E – Zoning Map.

2. Allowed Uses

The C4-5D zoning district allows for mixed commercial and residential uses.

3-4. Current Use

This Site is currently vacant and owned by South Bronx Development I LLC. The Site has been vacant since approximately 2017. Prior to that the former operators were auto repair related operators Kiss Car Service; 2774 Webster Avenue (Phone: 718-733-1111) and La Para Tire Shop; 2770 Webster Avenue (Phone: 347-749-9038) and the Site was used as a parking lot. See the Previous and Current Owners and Operator list in Exhibit F for more detailed information on past owners and operators. The on-site buildings were just demolished in September-October 2025.

5. Intended Use Post Remediation

After the remediation, the Site will be redeveloped into a mixed-use commercial and residential 100% affordable housing apartment building with outdoor recreation areas surrounding it on the side by the railroad tracks.

6. Post Remediation Use

After the remediation, the Site will be redeveloped into a mixed-use commercial and residential 100% affordable housing apartment building with outdoor recreation areas surrounding it on the side by the railroad tracks.

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 City of New York zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Webster Avenue Rezoning, which supported an emerging higher-density commercial district, promoting growth along major corridors while protecting neighborhood character.



Most new mixed-use developments under the new rezoning are required to include ground floor commercial to increase retail options and services available to Webster Avenue residents. Additionally, incentives to develop affordable housing within the corridor were provided under the Inclusionary Housing Program.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owner of the Site is listed in the table below.

Parcel Address	Owner	Ownership Start Date
2752-2768 Webster Avenue	South Bronx Development I LLC	April 16, 2025

See Exhibit G - Deed for additional information.

Requestor is the current owner of the Site. See Exhibit G - Deed. However, the requestor South Bronx Development I LLC is a joint venture between two developers with two different addresses: Jorge Madruga with an address of 15 Verbena Avenue, Suite 200 Floral Park, NY 11001 and Mark Stagg with an address of 1763 Pitman Avenue, Bronx New York.

The Previous and Current 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") to the extent the information could be located. Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

1. January 20, 2021 Phase I Environmental Site Assessment, 2768 Webster Avenue Bronx, NY 10458 prepared by Environmental Affiliates, Inc. for Clinton Olsen
2. September 2024 Phase II Environmental Site Assessment Report prepared by SESI Consulting Engineers for South Bronx Development I LLC (Requestor)
3. October 11, 2024 Draft Preliminary Geotechnical Investigation Report for 2740-2768 Webster Avenue Residential Development Bronx, New York prepared by SESI for Requestor
4. April 2025 Phase I Environmental Site Assessment Report (ESA) prepared by SESI Consulting for Requestor
5. October 2025 Remedial Investigation Work Plan prepared by SESI for Requestor

2. Sampling Data

See Exhibit H – Site Drawing Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOC PAHs and Naphthalene and high level heavy metals in soil, some of which are exceeding not only

the Restricted Residential SCOs, but also the Commercial and Industrial Level SCOs, and which all appear to be related to coal tar contamination; phenol, metals, and PFAS at concentrations above the Ambient Water Quality Standards (AWQS) in groundwater; and a large number of petroleum, chlorinated and other VOCs in soil vapor. In particular, high 1,2,4-trimethylbenzene, naphthalene and 1,3,5-trimethylbenzene was detected in each of the soil vapor samples at concentrations warranting either monitoring or mitigation when compared to New York State Department of Health (NYSDOH) Guidance Document subslab screening level Matrix D. See Exhibit H - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > CSCOs	Detections > ISCOs	RRSCO/ CSCO/ISCO (mg/kg)	Max Detection (mg/kg)	Max Detection Sample ID	Depth (ft-bgs)
SVOCs							
Benzo(a)anthracene	7	5	3	1 / 5.6 / 11	25	B-25	3.0-3.5
Benzo(a)pyrene	8	8	8	1 / 1 / 1.1	18	B-25	3.0-3.5
Benzo(b)fluoranthene	8	6	4	1 / 5.6 / 11	19	B-25	3.0-3.5
Benzo(k)fluoranthene	1	0	0	3.9 / 56 / 110	6.4	B-12	3.0-3.5
Chrysene	6	0	0	3.9 / 56 / 110	23	B-25	3.0-3.5
Dibenzo(a,h)anthracene	4	4	3	0.33 / 0.56 / 1.1	2.3	B-12	3.0-3.5
Indeno(1,2,3-cd)pyrene	6	2	0	0.5 / 5.6 / 11	8.5	B-12	3.0-3.5
VOC/SVOC							
Naphthalene	2	2	2	100 / 500 / 1000	2500	B-12	3.0-3.5
Metals							
Arsenic, Total	2	2	2	16 / 16 / 16	63.5	B-10	3.5-4.0
Lead, Total	3	2	0	400 / 1000 / 3900	1640	B-16	3.5-4.0
Mercury, Total	1	0	0	0.81 / 2.8 / 5.7	1.22	B-4	2.0-2.5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (ppb)	AWQS (ppb)		Sample ID	Max Detection Date
SVOCs						
Phenol	1	5	1	-	TWP-2	6/12/2024
Metals						
Iron	1	3,100	300	-	TWP-1	6/14/2024
Magnesium	2	51,500	35,000	-	TWP-2	6/12/2024
Manganese	1	706.2	300	-	TWP-1	6/14/2024
Sodium	2	60,800	20,000	-	TWP-2	6/12/2024
Perfluorooctanoic Acids						
Perfluorooctanesulfonic Acid (PFOS)	2	0.024	0.0027	0.01	TWP-1	6/14/2024
Perfluorooctanoic Acid (PFOA)	2	0.0413	0.0067	0.01	TWP-1	6/14/2024

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m ³)	Max Boring Sample ID	Type
1, 1, 1-Trichloroethane	2	22	SV-3	Soil Vapor
1,2,4-Trimethylbenzene	3	1,140	SV-2	Soil Vapor
1,3,5-Trimethylbenzene	3	487	SV-2	Soil Vapor
1,3-Butadiene	1	4.51	SV-3	Soil Vapor
2,2,4-Trimethylpentane	2	8.69	SV-3	Soil Vapor
2-Butanone	3	27.5	SV-2	Soil Vapor
4-Ethyltoluene	3	469	SV-2	Soil Vapor
4-Methyl-2-pentanone	2	13.2	SV-2	Soil Vapor
Acetone	3	259	SV-2	Soil Vapor
Benzene	3	9.97	SV-2	Soil Vapor
Carbon disulfide	3	36.1	SV-2	Soil Vapor
Chloroform	1	12.6	SV-3	Soil Vapor
Cyclohexane	3	21	SV-2	Soil Vapor
Dichlorodifluoromethane	3	9.1	SV-2	Soil Vapor
Ethanol	1	52.4	SV-2	Soil Vapor
Ethylbenzene	3	13.3	SV-2	Soil Vapor
Freon-114	1	15.9	SV-2	Soil Vapor
Heptane	3	12.7	SV-2	Soil Vapor
Isopropanol	2	19.4	SV-3	Soil Vapor
n-Hexane	3	40.9	SV-2	Soil Vapor
Naphthalene	3	74.5	SV-2	Soil Vapor
o-Xylene	3	59.1	SV-2	Soil Vapor
p/m-Xylene	3	54.7	SV-2	Soil Vapor
Tertiary butyl Alcohol	3	80.6	SV-2	Soil Vapor
Tetrachloroethene	1	7.05	SV-1	Soil Vapor
Tetrahydrofuran	1	7.73	SV-3	Soil Vapor
Toluene	3	12.5	SV-2	Soil Vapor
Trichlorofluoromethane	2	33.6	SV-3	Soil Vapor

4. Past Land Use**1. Past Use of the Site**

Based on the operation history of the site, various operations at the Site have involved the use of hazardous materials and petroleum products, including the auto repair shop and garage, and the substation. Substations in particular typically use dielectric fluids in various equipment such as transformers, circuit breakers and capacitors to provide insulation and cooling, and older equipment specifically was more likely to contain PCBs. Such facilities can also contain heavy metals like lead or mercury used for cleaning or maintenance. An oily coal tar like substance was

observed in three boring / well locations in and around the former substation. Therefore, coal tar may have been disposed on the Site by NY Central and Hudson Railroad, which operated the substation. These past uses have resulted in industrial level contamination on the Site.

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

The initial Phase I Environmental Site Assessment prepared by Environmental Affiliates, Inc. (EAI) , dated January 2021 identified the following two (2) Recognized Environmental Conditions (RECs) at the Site:

- The Subject Property is identified as a substation from 1978 to 2007 and that this usage as a substation poses the material risk that polychlorinated biphenyl (PCB)-containing equipment was utilized at the Site and may have discharged to the subsurface.
- The Site housed an auto repair facility from 1993 to 2009 and EAI observed the former auto repair area and inactive hydraulic equipment; however, the floor was mostly obstructed with water, cooking grease (leaking from a grease trap utilized by a restaurant tenant of the Site), and debris.

EAI recommended performing a Phase II ESA to determine if the above RECs have impacted subsurface conditions at the Site. However, no Phase II was subsequently performed at this time.

In June 2024, SESI performed a Phase II assessment for the Requestor, which was summarized in a September 2024 Phase II Report. Twenty-eight (28) soil borings were advanced throughout the Site using direct push drilling techniques to a maximum depth of 27.0 fbs. The recovered soil cores from the borings were field screened with a photoionization detector (PID) and observed for visual and olfactory indications of contamination. Elevated PID readings up to 9.7 parts per million (ppm) were observed within borings B-1 and B-2 advanced in the vicinity of the former engine room, and elevated PID readings up to 68 ppm accompanied by petroleum odors were observed within an oily tar-like substance within borings B-12, B-15, and B-25 advanced in the vicinity of the former substation. Additionally, an unknown odor accompanied by an elevated PID reading (6.3 ppm) was observed within boring B-14 advanced in the vicinity of the former substation. It should be noted that none of the borings were advanced below the former substation; however, it is anticipated that this will occur during formal remedial investigation at the Site. A total of twelve (12) subsurface soil samples, four (4) groundwater samples and three (3) soil vapor samples were collected during the investigation to evaluate the potential impacts from former Site uses and to partially satisfy the requirements of potentially entering the BCP. The exceedances detected during this investigation and summarized in Section VI.3 above.

In April 2025, before the Requestor acquired the Site, SESI performed a Phase I Environmental Site Assessment (ESA) in conjunction with a Phase II ESA, identified the following RECs and contaminant levels:

- REC 1 – Historic Fill: Historic fill material was encountered at the Site within the soil borings to depths of up to 6.0 fbs. Select volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metal, pesticide, and per and polyfluoroalkyl

substances (PFAS) were identified at concentrations above NYSDEC Unrestricted Use Soil Cleanup Objectives (USCOs), Residential Use SCOs (RSCOs), Restricted Residential SCOs (RRSCOs), Commercial Use SCOs (CSCOs), and/or Industrial Use SCOs (ISCOs) in soil samples collected within the fill stratum. SESI noted that further investigation and remediation are warranted to address this REC. Additionally, the presence of contaminated historic fill will likely result in a premium disposal cost during redevelopment.

- REC 2 – Groundwater Impacts: SESI collected two (2) groundwater samples during the June 2024 due diligence investigation and identified phenol, metals, and PFAS at concentrations above the Ambient Water Quality Standards (AWQS) in the groundwater. SESI noted that further action is warranted to address this REC and that regulated dewatering will be required during redevelopment if groundwater is encountered.
- REC 3 – Soil Vapor Impacts were identified in three (3) soil vapor samples collected during the June 2024 due diligence investigation, including most notably high 1,2,4-trimethylbenzene was detected in each of the soil vapor samples at concentrations warranting mitigation when compared to New York State Department of Health (NYSDOH) Guidance Document subslab screening level Matrix D. SESI concluded a subslab depressurization system or equivalent vapor intrusion mitigation system is required for any proposed development involving human occupancy at the Site.
- REC 4 – Current and Former Subject Property Operations: The Site's former substation use between 1978 through 2007 posed the material risk that PCB-containing equipment was utilized at the Site may have discharged to the subsurface and automotive repair operations from at least 1992 to 2010, also contributed to Site contamination. SESI observed one (1) empty plastic 55-gallon drum and one (1) steel 55-gallon drum containing oily fluids within the former automotive repair garage building and several areas of refuse containing petroleum product containers on gravel or cracked concrete surfaces throughout the Site and staining at the base of the drums. The June 2024 investigation of these areas identified soil, groundwater, and soil vapor impacts were identified at concentrations above NYSDEC Standards, Criteria, and Guidance (SCGs) warranting remediation.
- REC 5 – Former Railroad Operations: A historic railroad spur (circa 1896-2007), freight shed, and engine room (circa 1900-1950) were identified at the south and southeast of the Site and the June 2024 identified soil, groundwater, and soil vapor impacts in these areas warranting remediation.

The following Business Environmental Risks (BERs) were identified:

- BER 1 – E-Designation: The Site has an E-designation.
- BER 2 – Potential Environmental Justice Area Designation: According to the NYC SPEED, the Site is also located in a Potential Environmental Justice Area (PEJA), which may subject the project to increased regulatory oversight and community outreach requirements during redevelopment.
- BER 3 – Hazardous Building Materials: Based on the age of the structures, hazardous building materials including PCB caulking, asbestos containing materials (ACM), and lead based paint (LBP) may be present and a comprehensive hazardous building materials survey was recommended prior to demolition.

The October 2025 Remedial Investigation Work Plan prepared by SESI Consulting Engineers-

Justin Protasiewicz, P.E. for South Bronx Development I LLC summarizes the proposed investigation that will be performed on the Site after NYSDEC and NYSDOH approval.

SECTION VII: REQUESTOR INFORMATION

The Requestor is South Bronx Development I LLC, a New York limited liability company. South Bronx Development I LLC is authorized to do business in the State of New York. See Exhibit I, NYSDOS Entity Information. The members are shown on the organization chart in Exhibit M.

The Written Consent provides Mark Stagg with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor South Bronx Development I LLC. See Exhibit J - Corporate Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Requestor is applying for a fee waiver. Please see Exhibit N – Affidavit in Support of Application Fee Waiver.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

The Requestor performed a geophysical investigation in October 2024 and no tanks were identified. In addition, no unregistered tanks are known to exist on the Site.

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 purchased the Site from previous owners. 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 since owning it in April 2025. The Requestor just went ahead to demolish the buildings as part of its due diligence, and removed any drums and other equipment in the buildings to prevent any trespassing and additional releases.

SECTION XI: 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 H, 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 XII: SITE CONTACT LIST

See Exhibit K - Site Contact List. See Exhibit L - Repository Letters.

EXHIBIT A

BASE MAP

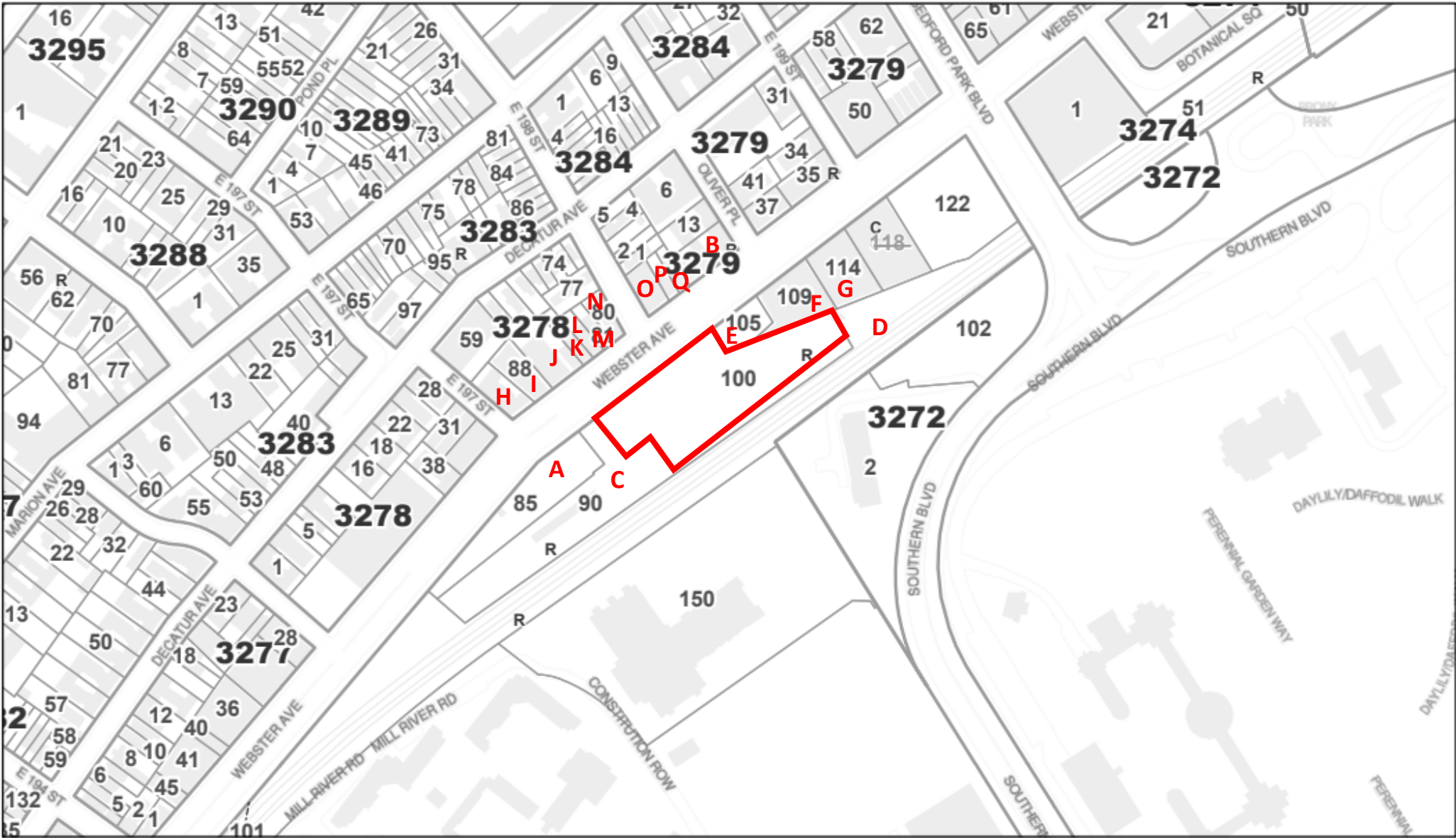
Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

Legend:
 Site Property Boundary

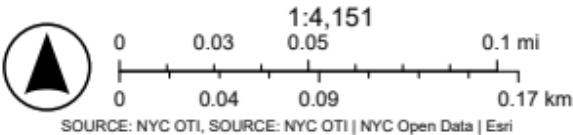
Corresponding page
lists adjacent property owners by
letter A – Q



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.



11/19/2025, 11:07:35 AM



Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	South Bronx Development I LLC	2740 Webster Ave	2-3273-85
B	Oliver Gardens Housing Development Fund Corporation	398 Oliver Place	2-3279-16
C	Metropolitan Transportation Authority	2748 Webster Ave	2-3273-90
D	Metropolitan Transportation Authority	417 East Fordham	2-3273-101
E	BR 2800 Webster, LLC	N/A Webster Ave	2-3273-105
F	BR 2800 Webster, LLC	2800 Webster Ave	2-3273-109
G	J & S Tellerman LLC	2846 Webster Ave	2-3273-114
H	395 E 197th St LLC	2749 Webster Ave	2-3278-54
I	2755 Webster Ave Realty LLC	2755 Webster Ave	2-3278-88
J	Part of the Solution	2763 Webster Ave	2-3278-84
K	IRRR LLC	2765 Webster Ave	2-3278-83
L	IRRR LLC	2767 Webster Ave	2-3278-82
M	IRRR LLC	2769 Webster Ave	2-3278-81
N	IRRR LLC	2771 Webster Ave	2-3278-80
O	777 Webster LLC	2775 Webster Ave	2-3279-23
P	2777 Webster Ave LLC	2777 Webster Ave	2-3279-22
Q	Iftikhar Ahmed	2779 Webster Ave	2-3279-21



BCP Site Location

SITE LOCATION MAP



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

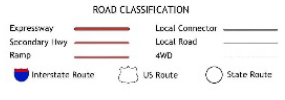
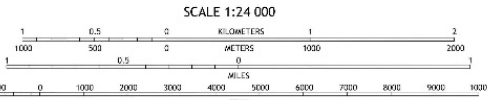


CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
This map is not a legal document. Boundaries may be
promulgated for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, July 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2016
Names.....National Hydrography Dataset, 1999 - 2023
Hydrography.....National Hydrography Dataset, 2000 - 2022
Contours.....Multiple sources; see metadata file 2020 - 2022
Boundaries.....Multiple sources; see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

- 1 Hackensack
- 2 Fort Lee
- 3 Mount Vernon
- 4 Weehawken
- 5 Hightstown
- 6 Jersey City
- 7 Brooklyn
- 8 Jamaica

CENTRAL PARK, NY, NJ
2023

Street Map

Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

Legend:

 Site Property Boundary

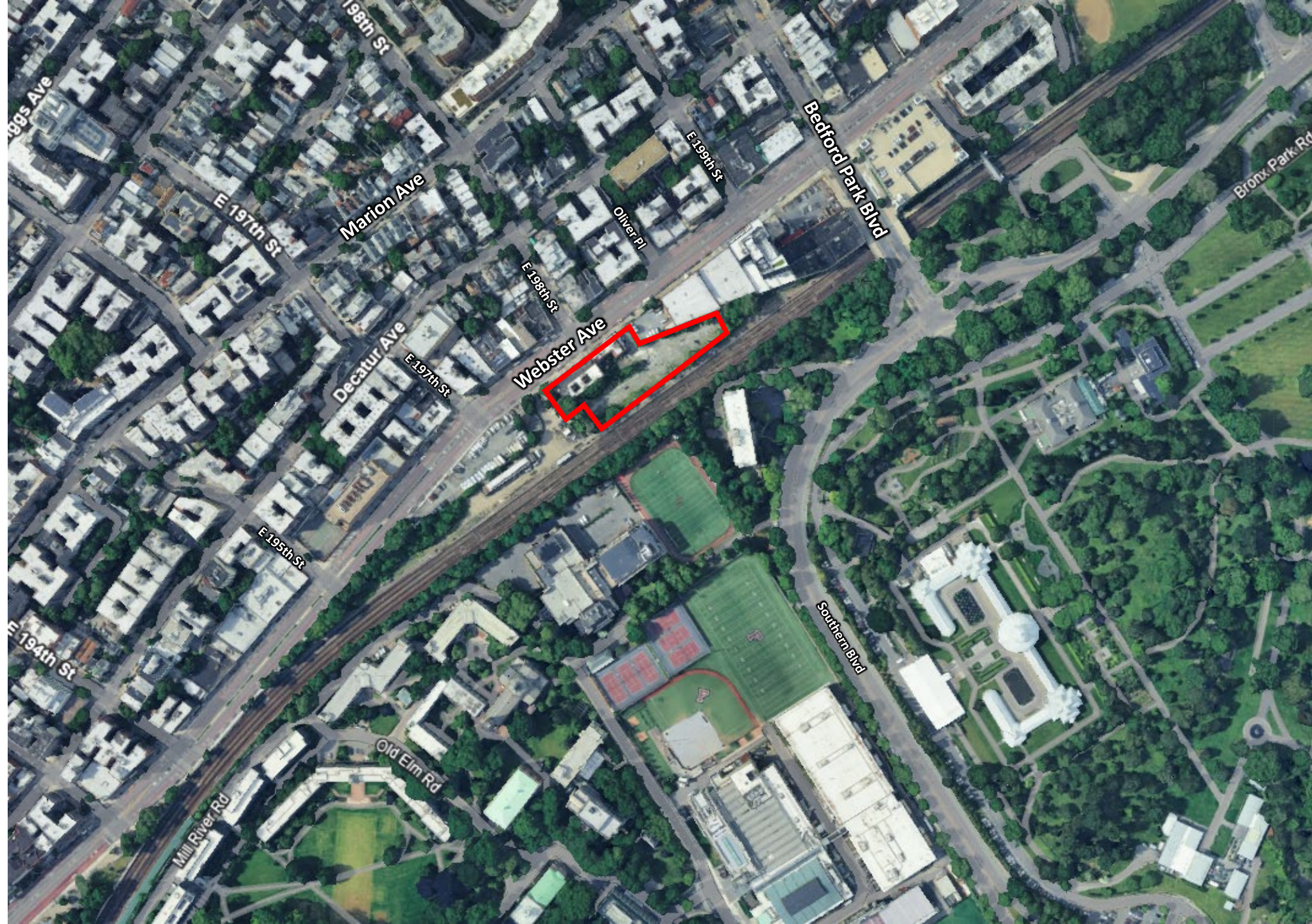
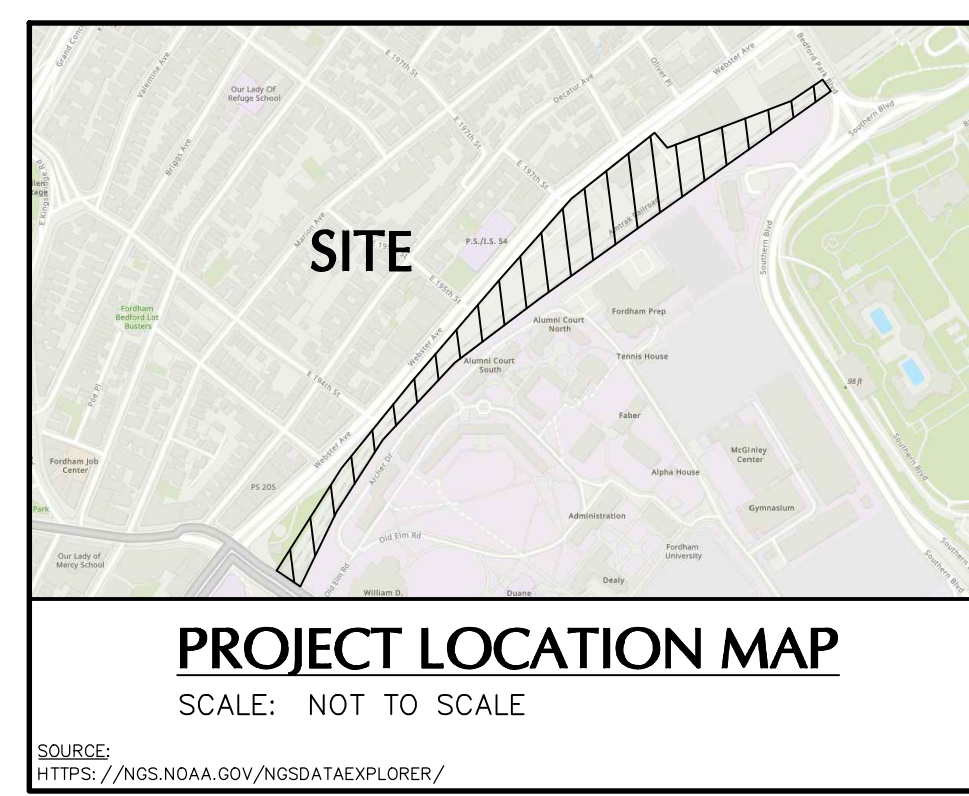
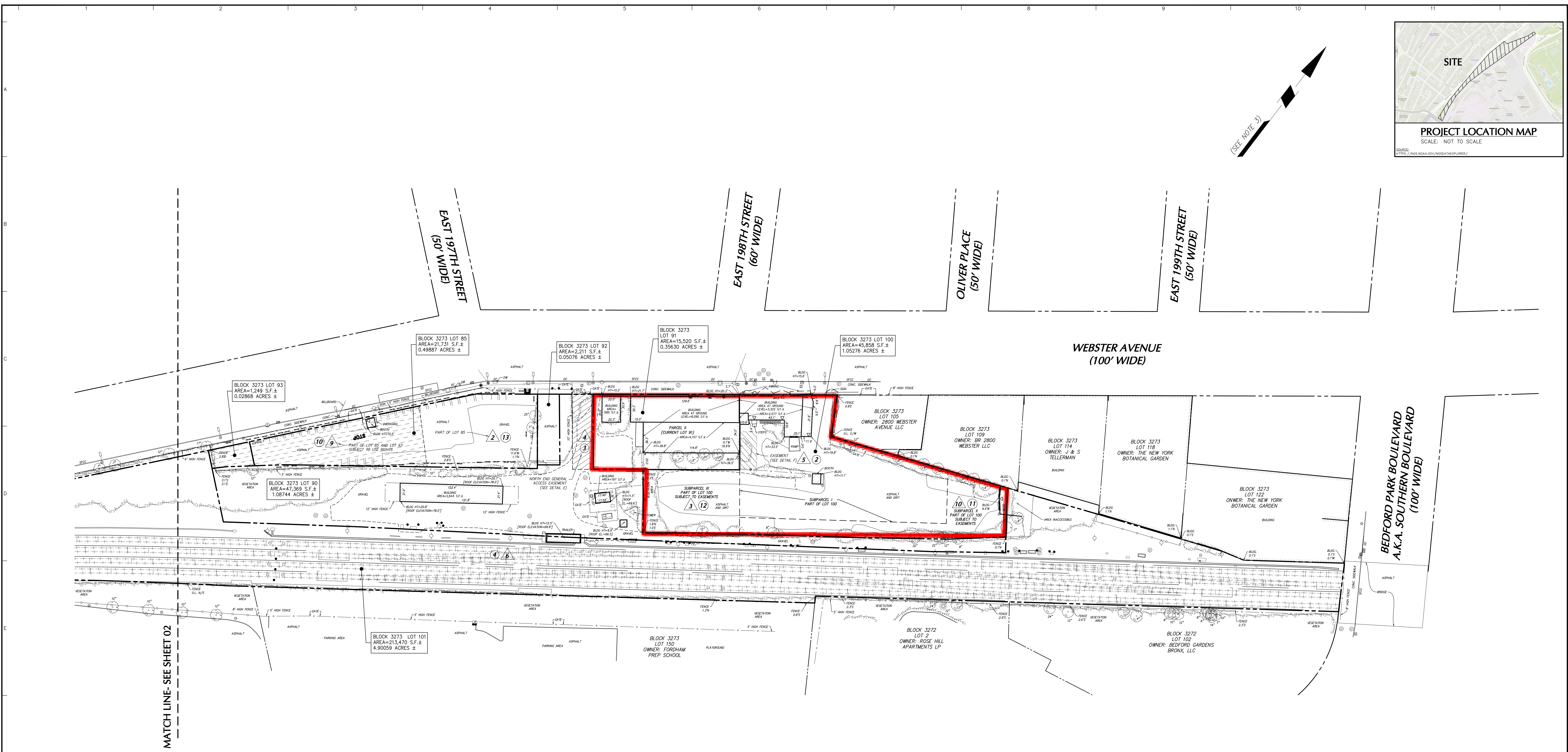
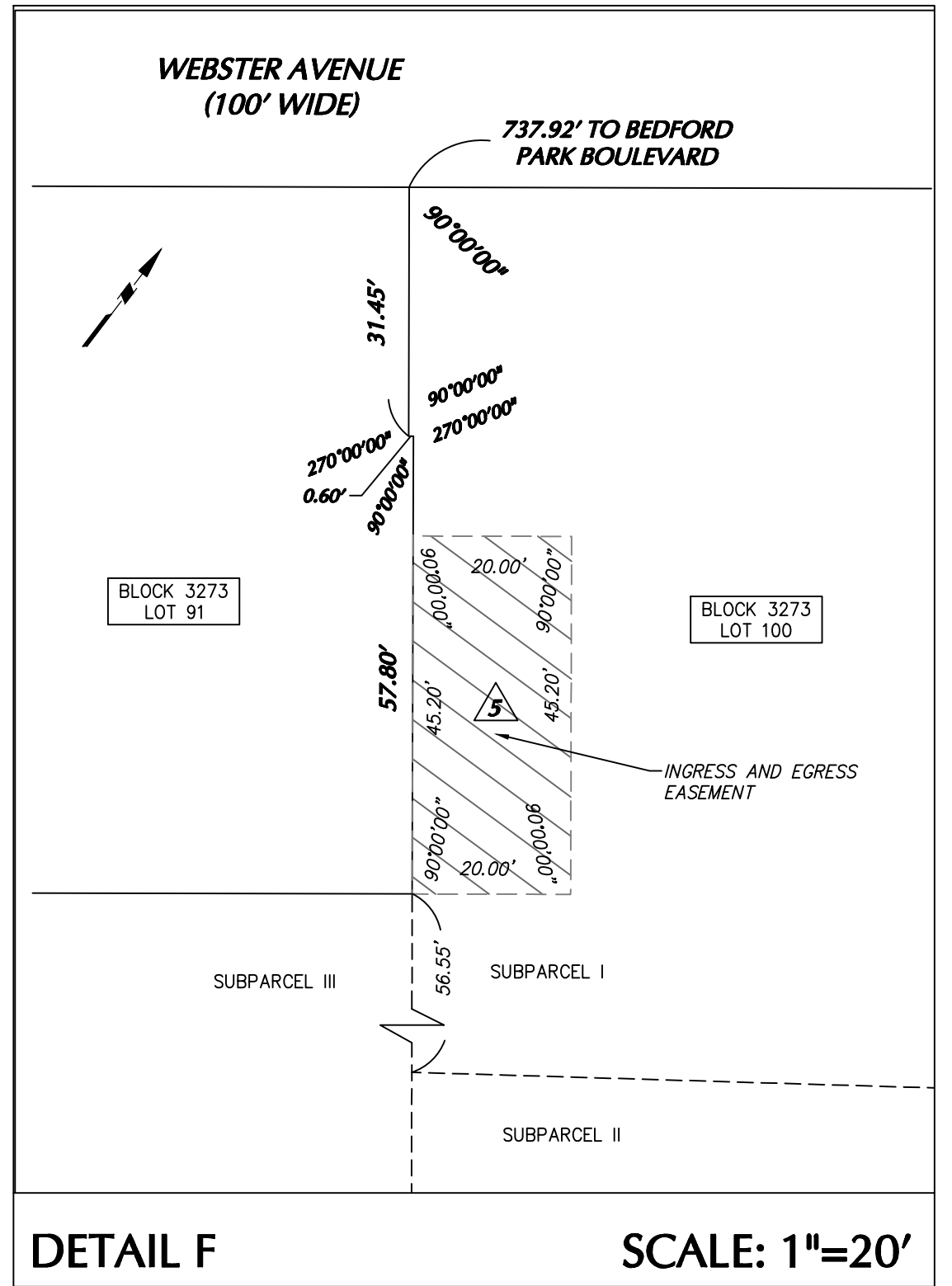
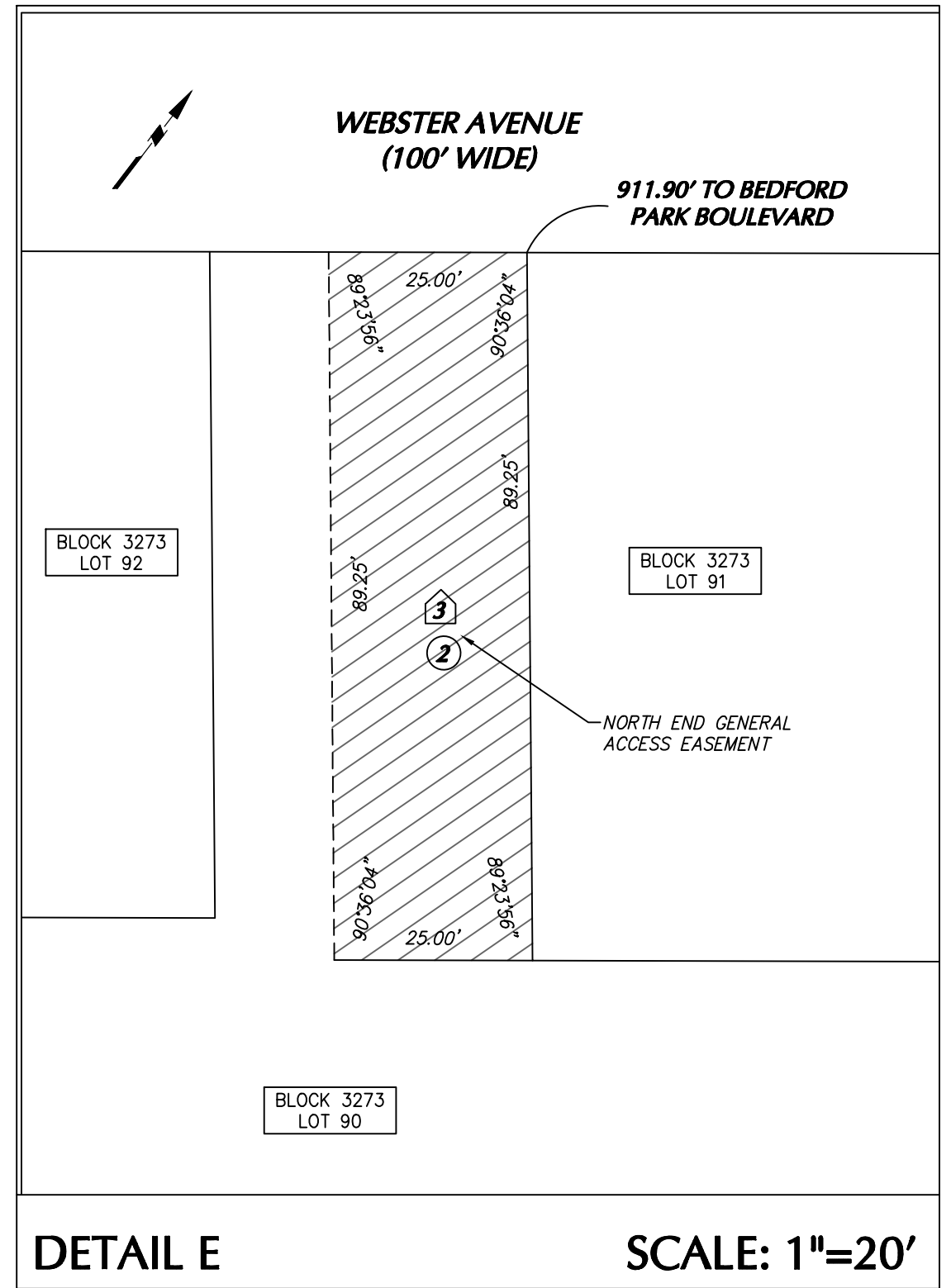


EXHIBIT B



FOR NOTES AND
BOUNDARY DETAIL
SEE SHEET 01 OF 03



LEGEND (NOT SHOWN TO SCALE)	
	HYDRANT
	STAND PIPE
	ROOF DRAIN
	FLAG POLE
	PEDESTAL LIGHT
	STREET LIGHT
	AREA LIGHT
	MAILBOX
	POWER POLE
	GUY WIRE
	ANCHOR POLE
	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
	CLEAN OUT
	TREE
	SIGN
	BOLLARD
	ELECTRIC BOX
	PARKING BARRIER
	STEEL FACED CONCRETE CURB
	DROP CURB
	DETECTABLE WARNING
	ONLINE BUILDING
	HEIGHT
	ELEVATION
	NORTH
	SOUTH
	EAST
	WEST
	TRAFFIC SIGNAL POLE
	DOOR
	DOUBLE DOOR
	ROLL UP DOOR
	PARKING METER
	GUIDE RAIL WOOD
	GUIDE RAIL METAL
	TREE LINE
	CHAINLINK FENCE
	STOCKADE FENCE
	IRON FENCE
	RAILROAD TRACKS
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXCEPTIONS AS NOTED IN TITLE REPORTS (SEE NOTE 2)
	NORTH END GENERAL ACCESS EASEMENT PER EXCEPTIONS 3 AND 4
	INGRESS AND EGRESS EASEMENT PER EXCEPTIONS 2 AND 4
	LOT 93 AND PART OF LOT 85 SUBJECT TO EASEMENT PER EXCEPTIONS 10 AND 11

ALTA CERTIFICATION

1. SOUTH BRONX DEVELOPMENT I LLC, A NEW YORK LIMITED LIABILITY COMPANY
2. SOUTH BRONX DEVELOPMENT I LLC, A DELAWARE LIMITED LIABILITY COMPANY
3. LEONATION 93 WEBSTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR OWNERS, AND ITS SUCCESSORS AND ASSIGNS IN SUCH CAPACITY
4. METROPOLITAN TRANSPORTATION AUTHORITY AND METRO-NORTH COMMUTER RAILROAD COMPANY AND EACH OF THEIR RESPECTIVE AFFILIATES AND SUBSIDIARIES
5. CHICAGO TITLE INSURANCE COMPANY
6. I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYS'S CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY; AND
7. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING FIGS. 10-11, FIGS. 8, 9, 12, 14, 16, AND 17 OF TABLE A THEREOF.
THE FIELD SURVEY WAS CONDUCTED ON 04/09/2025.
Date: 04/09/2025
Signature: [Signature]
NYS License No. 05194-01

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



Date: Description: No.			Project No. 170781401		Drawing No. VL101	
REVISIONS			Date: 03/28/2025		Sheet 03 of 03	
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 388 North Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com			2740 WEBSTER AVENUE BLOCK No. 3273, LOT Nos. 85, 90, 91, 92, 93, 100, AND 101 BROOKLYN OF BRONX CITY OF NEW YORK		ALTA/NSPS TITLE SURVEY	
BRONX COUNTY NEW YORK			Project Title: 2740 WEBSTER AVENUE		Drawing Title: ALTA/NSPS TITLE SURVEY	



Department of Finance

Tax Map Unit

BBL: 2-3273-91,100

Date Received: 9/26/25

Staff: Agosvener

(DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY)

Expediter Name CHRISTOPHER MIELE

Contact Name _____

Contact Phone/Email 914-497-4902 / CMIELE@STAGGARGROUP.COM

Apportionment / Merger Intake Checklist

☐ Apportionment

☒ Merger

☐ Air / Subterranean Rights

Required Documents

- ☒ RP-602 completed and signed by Tax Map Clerk
 - o Note: Owner listed on RP-602 must match latest deed
- ☒ Receipt for appropriate fees paid
- ☒ Real estate taxes, charges, and outstanding ECB judgement debt paid for all lots affected
- ☒ Latest deed on record for lots affected

Additional Requirements for Apportionments:

- ☐ Approved Subdivision Improved (SI) filing with NYC Department of Buildings (Not needed if lots are vacant)
 - o The RP602 for your application must be scanned into virtual job folder
- ☐ 2 surveys bearing inked/embossed seal with the following information:
 - o Lot lines and metes and bounds for the requested subdivision of lots
 - o House numbers for each lot
 - o Tentative lot numbers for each lot
 - o Area square footage for each lot
 - o Must be less than one (1) year old
 - o Vacant lots must say "VACANT" or will require DOB filings
 - o Document page(s) must be 11" x 17"

For Air / Subterranean Rights filings, please request separate list of requirements if needed.

NYC DEPARTMENT OF FINANCE • PROPERTY DIVISION • TAX MAP UNIT

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATIONBorough: **BRONX** Block: **3273** Present Lot(s): **91, 100**

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

☒ Merger ☐ Apportionment Number of
Lots Requested **1**Lot Number: **100**☐ Air ☐ SubterraneanLot(s) Usage:
(check one)☐ Residential
Building Gross
Sq/Ft: _____☐ Commercial
Building Gross
Sq/Ft: _____☒ Mix (Residential & Commercial)
Building Gross
Sq/Ft: **542,866**1. Property
Owner's Name (as per Deed): _____
LAST NAME FIRST NAME

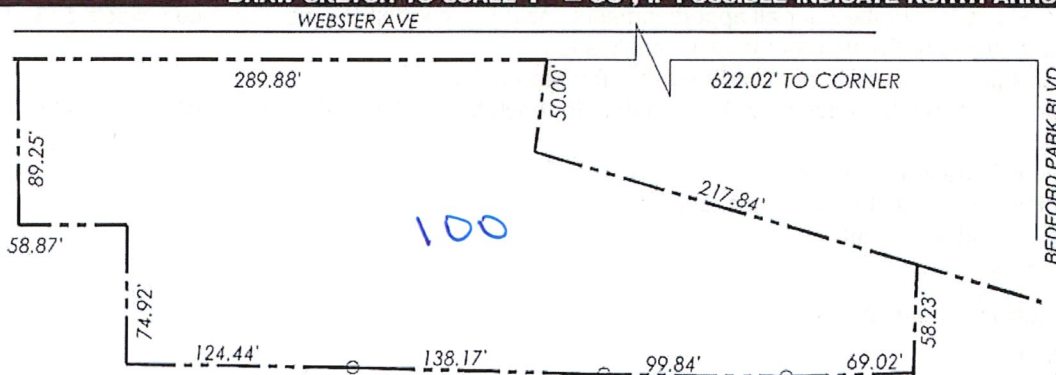
OR

Company Name: **South Bronx Development I LLC**2. Property
Address: **2752 WEBSTER AVENUE**
2768 Webster Avenue **Bronx** **New York** **10458**
NUMBER AND STREET CITY STATE ZIP CODE3. Filing Representative (if applicable): **Chris Miele (CMiele@StaggGroup.com) 914-497-4902,**
Elexa Shultz, Lana Gallo**SECTION B: CERTIFICATION**1. Architect/Engineer/Applicant's Name: **Aufgang** **Ariel**
LAST NAME FIRST NAME2. Address: **74 Lafayette Avenue** **Suffern** **NY** **10901**
NUMBER AND STREET CITY STATE ZIP CODE3. Telephone Number: **845- 368- 0004** 4. Email Address: **ariel@aufgang.com**

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____ Date: **09 / 22 / 2025**

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

SCALE 1"=100'



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____ Date: **9/26/25** New Lot(s): **—** Lot(s) Affected: **100** Lot(s) Dropped: **91**

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____



Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 9-26-25
Borough: 2
Block: 3273
Lot: 100

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00		
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications	\$73.00	<u>1</u>	<u>\$73.00</u>

NYC Business Centers
Department of Finance
Manhattan Business Center
66 John Street, 2nd Floor
New York, NY 10038

Reference Number: 2025269005-41
Date/Time: 09/26/2025 12:53:26 PM

Miscellaneous Fee
2025269005-41-1
CPRR Trans Code: 9507
Transaction ID: 99550000000000000000MCE02
UserId: NYC3893
Total: \$73.00

1 ITEM TOTAL: \$73.00

TOTAL: \$73.00

ICL Business Check
Check Nbr: 000120
Total Received: \$73.00



C E 2 0 2 5 2 6 9 0 0 5 - 4 1

Thank you! Have a nice day.

TAX MAP

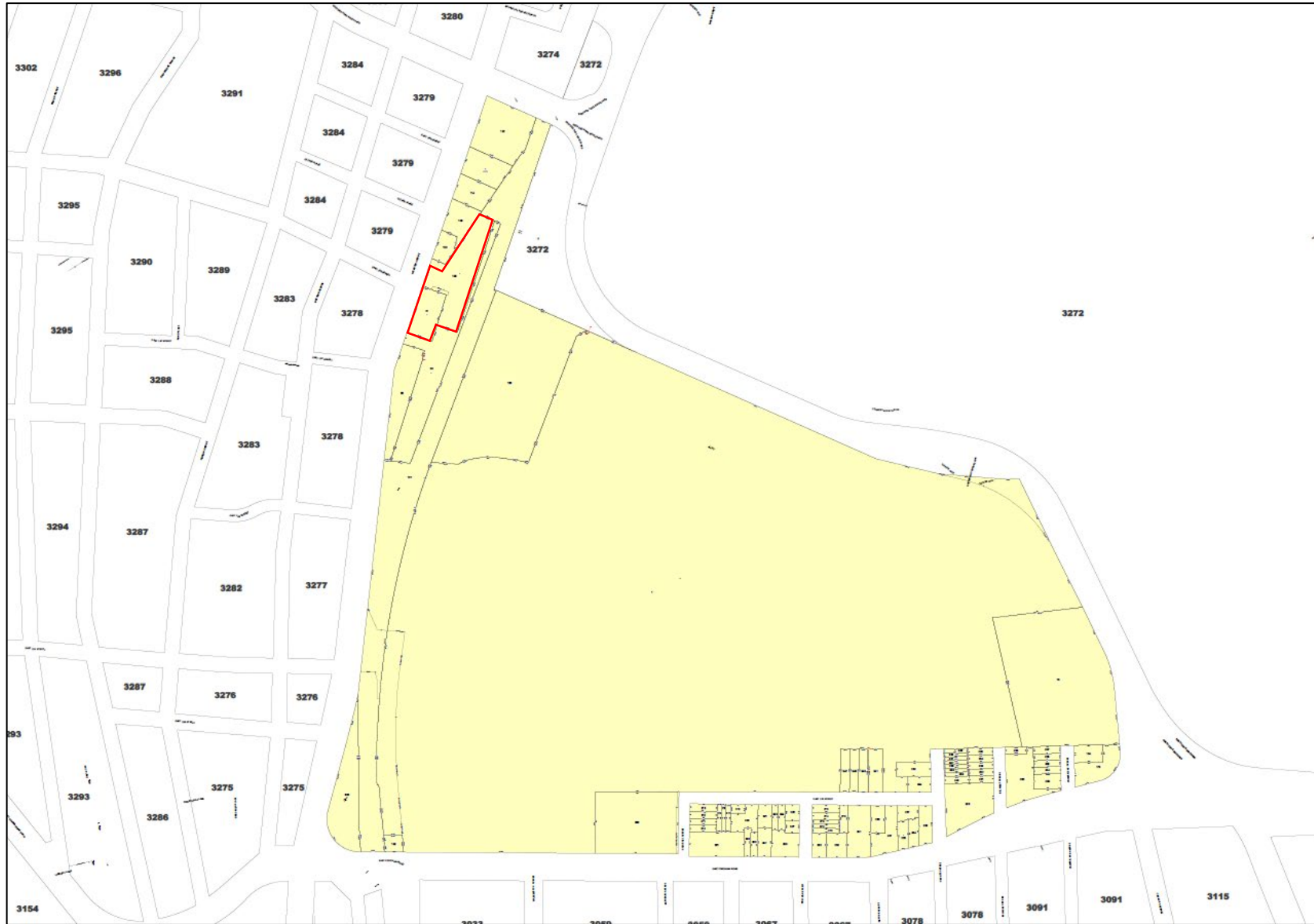


Effective Date: 10/07/2025

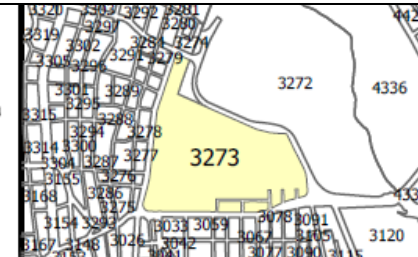
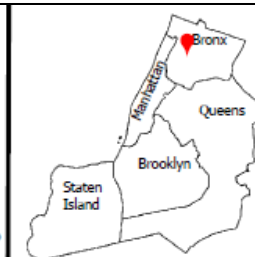
End Date: Current

NYC Digital Tax Map
Borough of Bronx

Block: 3273



LEGEND		TAX_LOT_POLYGON	50	Tax Lot Number	TAX_LOT_FACE	
		TAX_BLOCK_POLYGON	50	Tax Block Number	Regular	
		BOUNDARY	50	Condo FKA Tax Lot Number	Underwater	
		POSSESSION_HOOK	C50	Condo Flag/Number	Unknown	
			A9000	Air Lot Flag/Number	50	Tax Lot Dimension
			S8000	Sub Lot Flag/Number	+/- 50	Approximate Tax Lot Dimension
			R	REUC Flag		



The City of New York makes no warranties, expressed or implied, concerning any errors, omissions, geographic inaccuracies of the Property Information Portal, nor the suitability of the use of this information. Additionally, this map should not be relied on to measure the relative geospatial position of any street, or other object or location represented on this map in relation to a tax lot or the relative positions of any tax lots. The Geographic Information System information presented should not be used as a substitute for engineer drawings or surveys. Any use of the map for the conveyance of property or any other legal proceedings is at the sole risk of the involved parties.

BCP Site Boundary

EXHIBIT C

BOA Map

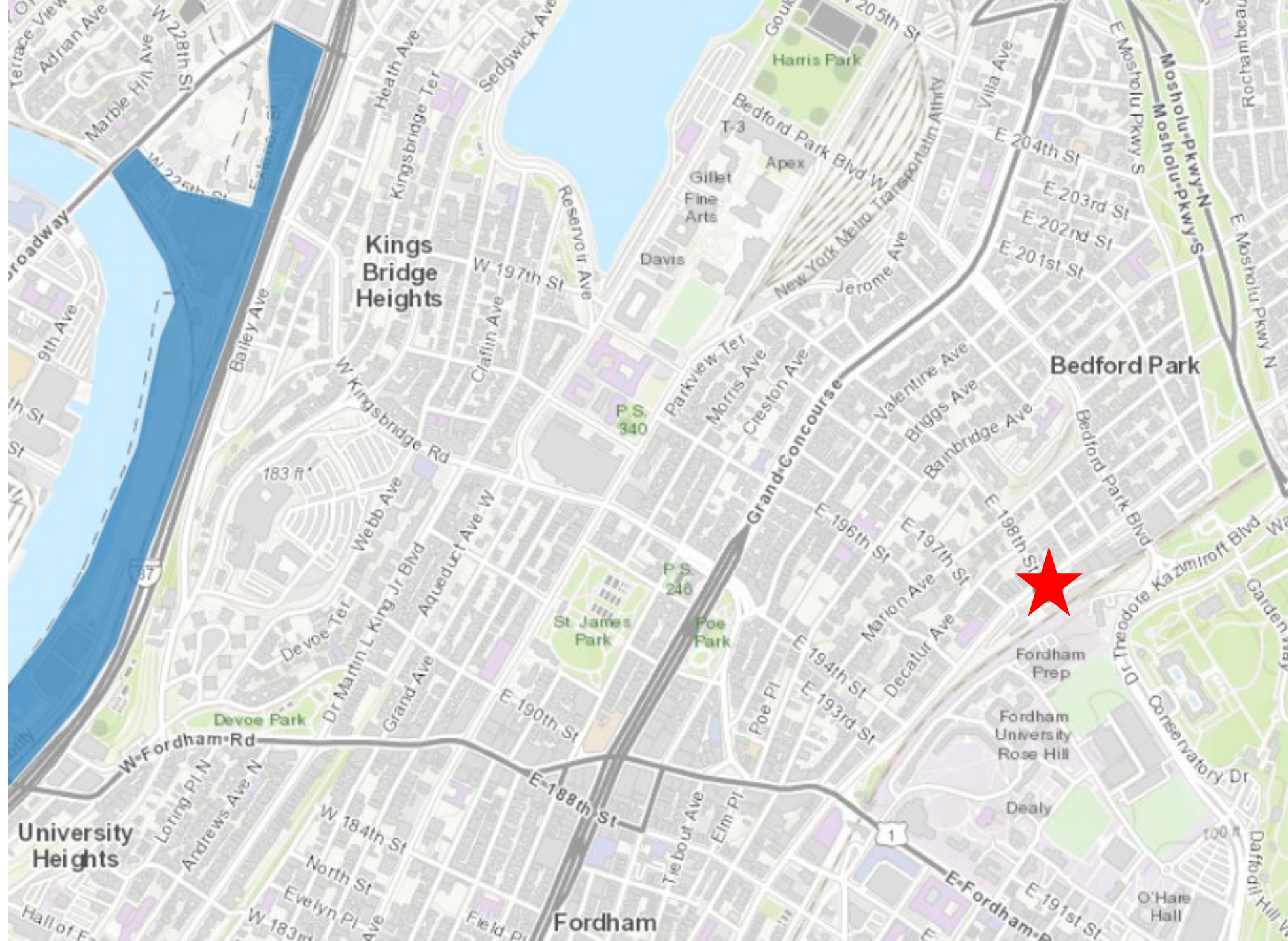
Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue, Bronx,
NY 10458

Legend:

★ Site Location

October 2025

Source: DOS Geographic
Information Gateway



**Disadvantaged
Communities Map**

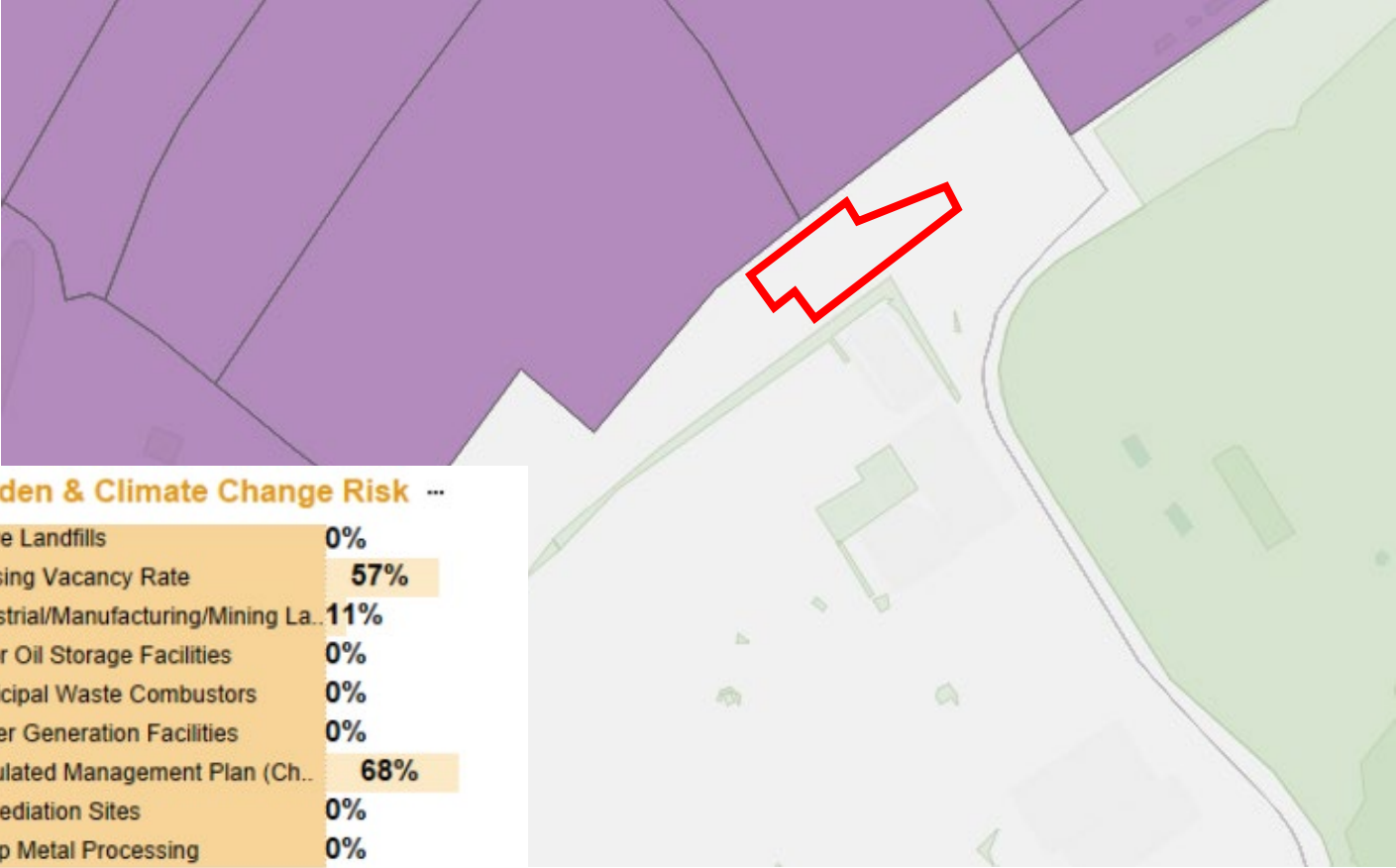
Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

- Legend:**
- Site Property Boundary
 - Disadvantaged Community



Census Tract 36005039700 is **Not Designated a DAC**
This Tract covering New York city has a population of 3,744

Environmental Burden is higher
than **55%** of Census Tracts statewide
Population Vulnerability is higher
than **70%** of Census Tracts statewide



Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Pct Adults Age 65+	7%
	Pct w/ Disabilities	11%
	Pct w/o Health Insurance	43%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	40%
	Housing Cost Burden (Rental C...	55%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	97%
	Pct w/o Internet (home or cellul...	78%
Income	Pct <100% of Federal Poverty ..	85%
	Pct <80% Area Median Income	98%
	Pct Single-Parent Households	49%
	Pct w/o Bachelor/Es Degree	84%
	Unemployment Rate	88%
Race/Ethnicity	Historical Redlining Score	74%
	Limited English Proficiency	93%
	Pct Asian	69%
	Pct Black or African American	50%
	Pct Latino/a or Hispanic	79%
	Pct Native American or Indigen...	4%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	57%
	Industrial/Manufacturing/Mining La...	11%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	68%
	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	8%
	Extreme Heat Projections (>90? d...	96%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	58%
Potential Pollution Exposure	Benzene Concentration (Modeled)	76%
	Particulate Matter (PM2.5)	68%
	Traffic: Diesel Trucks	82%
	Traffic: Number of Vehicles	80%
	Wastewater Discharge	8%

Source: NYS Climate Act,
Disadvantaged Communities Criteria
Legend:
— Site Property Boundary
■ Disadvantaged Community

E-Designation Map

Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458



Legend:

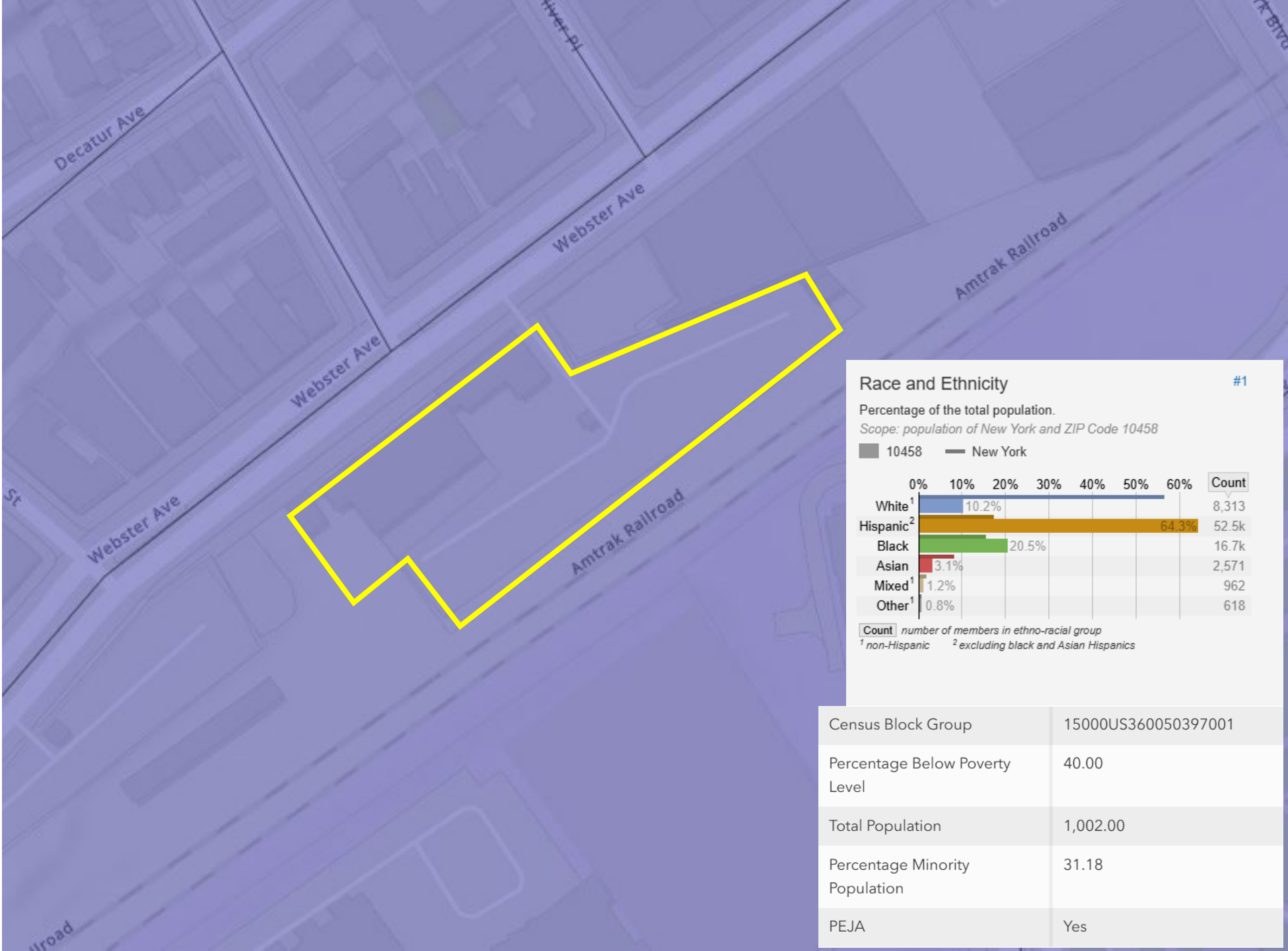
Site Property Boundary

E-Designations

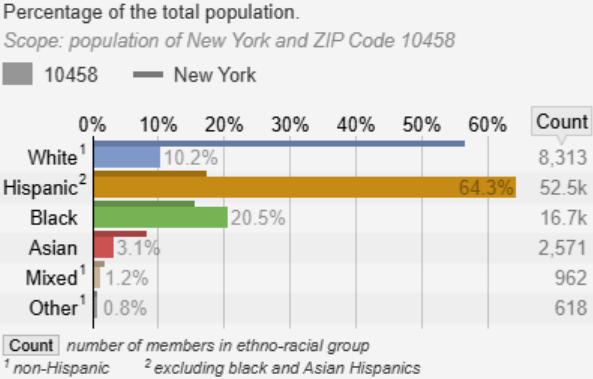


EJ MAP
Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

Legend:
 Site Property Boundary
 Potential EJ Area



Race and Ethnicity #1



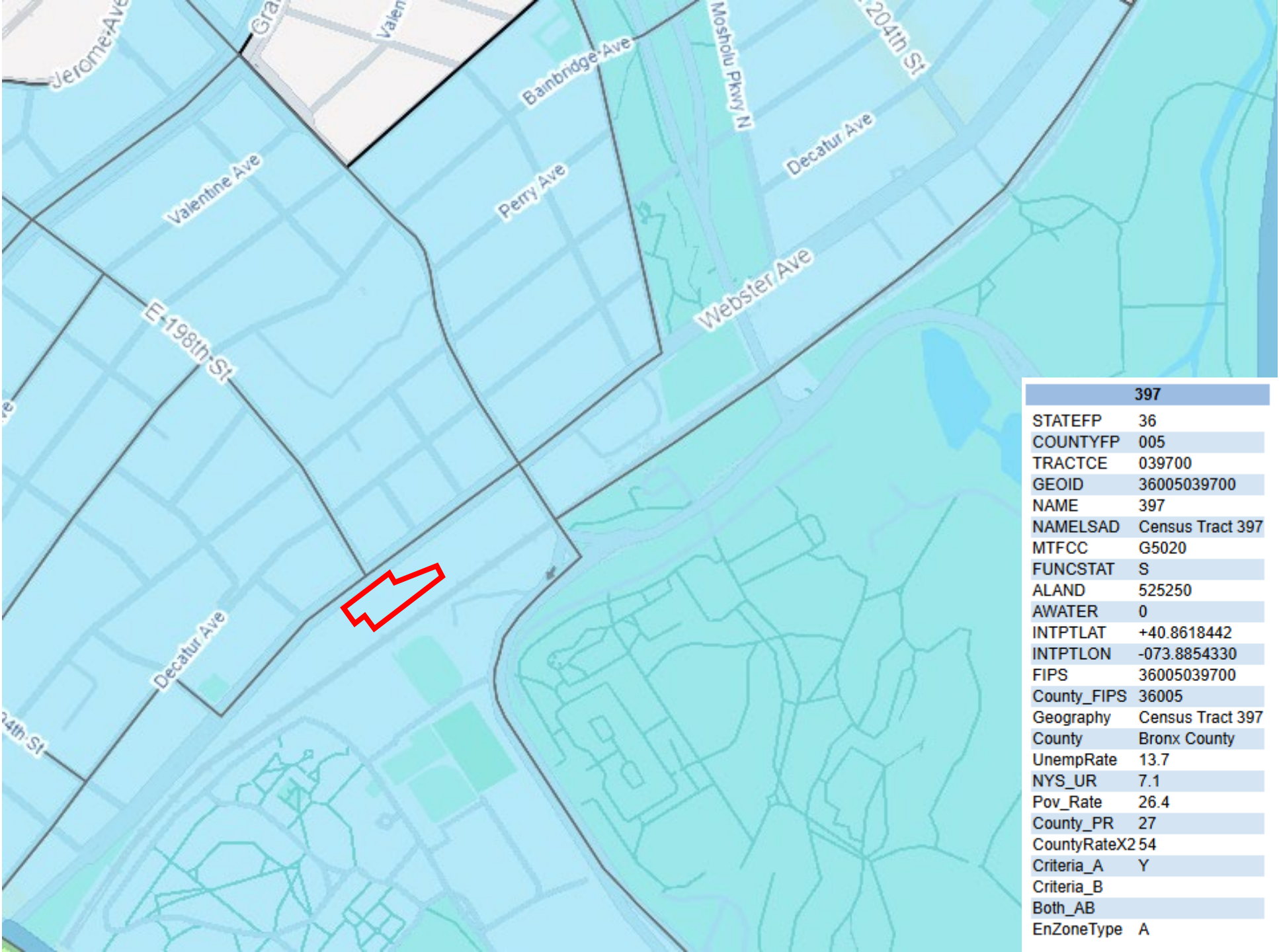
Census Block Group	15000US360050397001
Percentage Below Poverty Level	40.00
Total Population	1,002.00
Percentage Minority Population	31.18
PEJA	Yes

En-Zone Map

Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

Legend:

- Site Property Boundary
- En-Zone



397	
STATEFP	36
COUNTYFP	005
TRACTCE	039700
GEOID	36005039700
NAME	397
NAMESAD	Census Tract 397
MTFCC	G5020
FUNCTAT	S
ALAND	525250
AWATER	0
INTPTLAT	+40.8618442
INTPTLON	-073.8854330
FIPS	36005039700
County_FIPS	36005
Geography	Census Tract 397
County	Bronx County
UnempRate	13.7
NYS_UR	7.1
Pov_Rate	26.4
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A

EXHIBIT D

FLOOD MAP

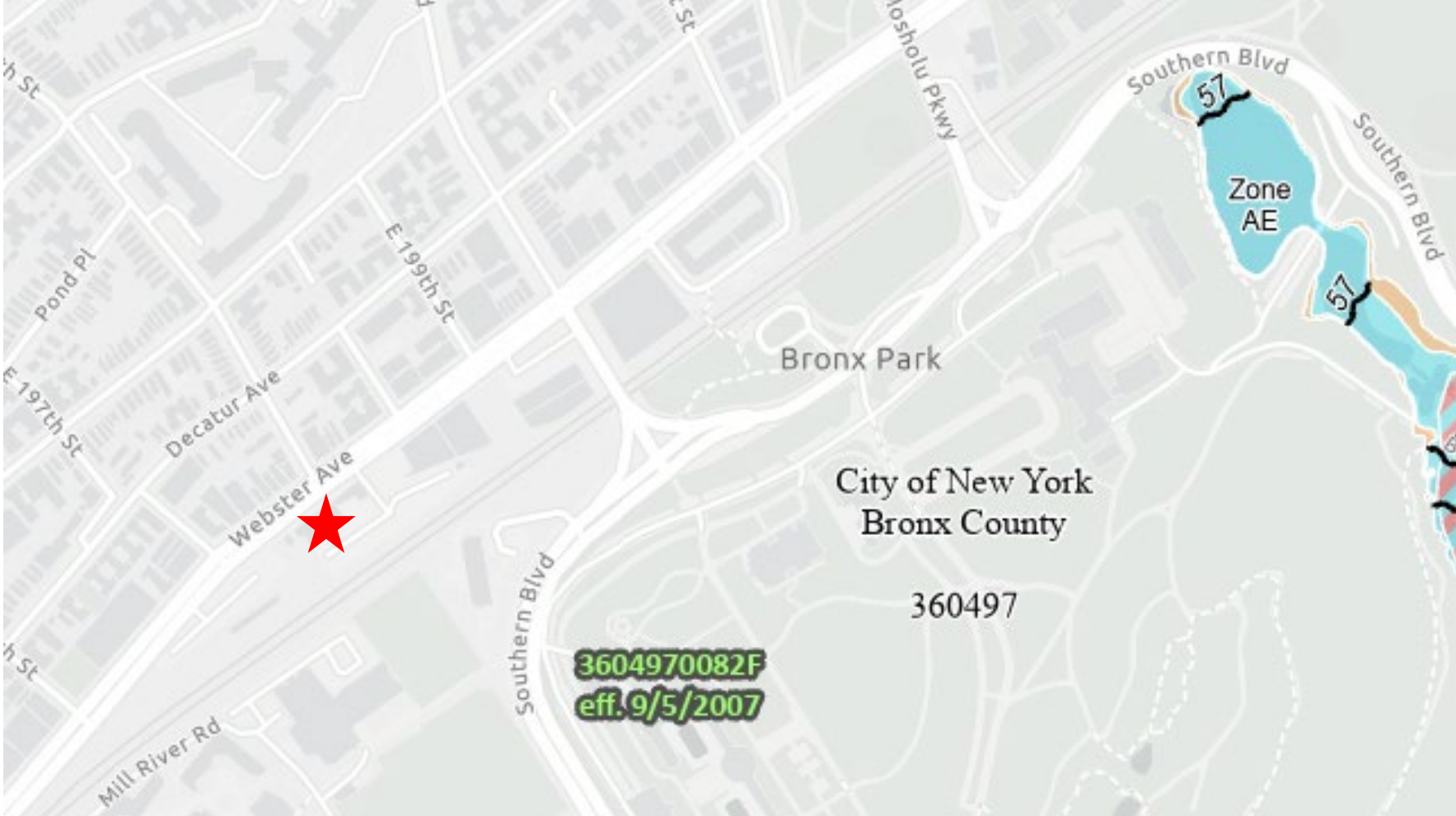
Webster Ave Auto Repair and Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

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.



PIN		Approximate location based on user input and does not represent an authoritative property location
MAP PANELS		Selected FloodMap Boundary
		Digital Data Available
		No Digital Data Available
		Unmapped
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
		Otherwise Protected Area
		Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE9
		With BFE or Depth Regulatory Floodway Zone AE, AO, AH, YE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER FEATURES	 	Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
GENERAL STRUCTURES		Hydrographic Feature
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

October 2025


Source: FEMA Flood Map

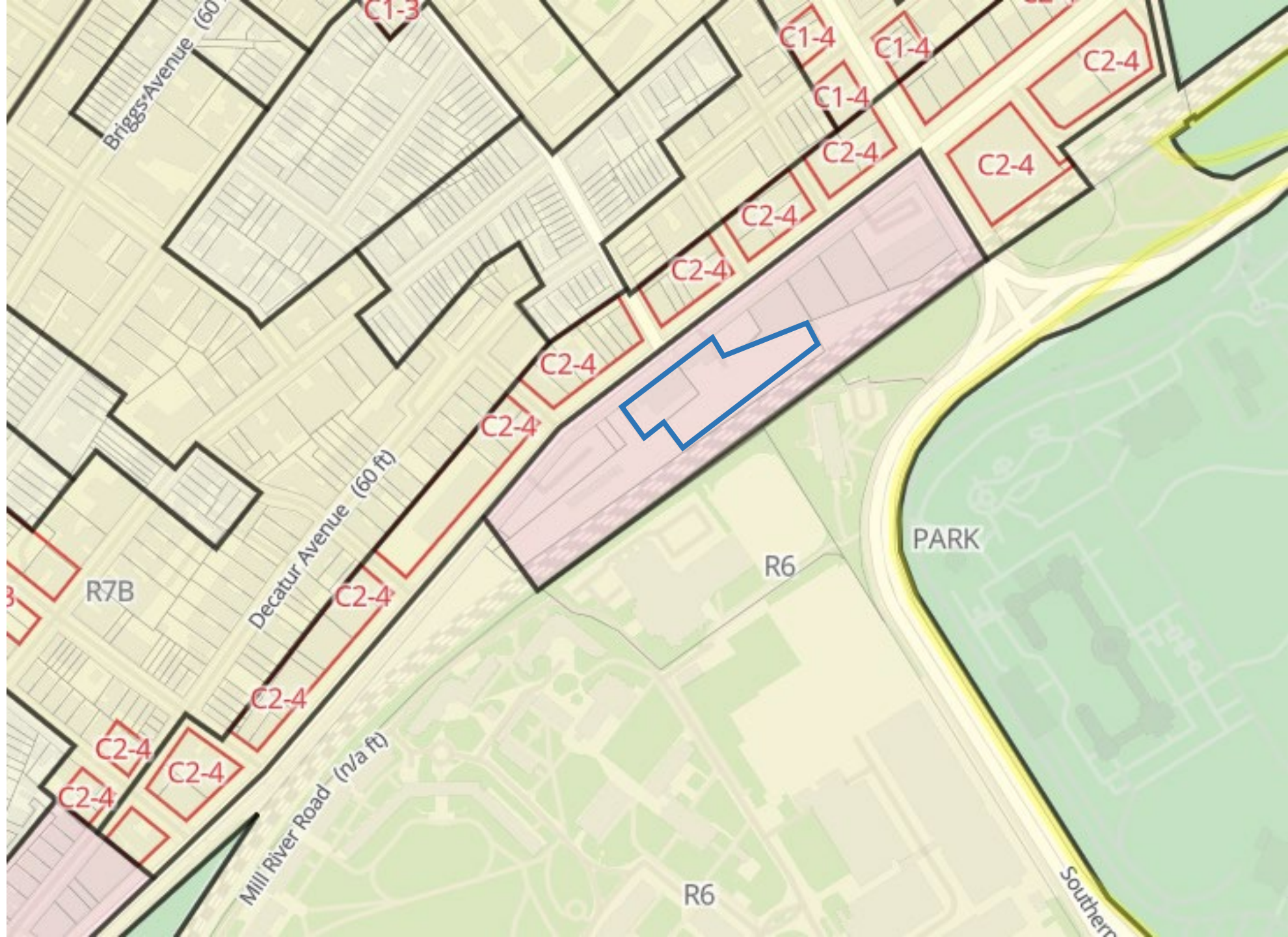
EXHIBIT E

ZONING MAP

Webster Ave Auto Repair and
Substation Site
2752-2768 Webster Avenue
Bronx, NY 10458

Legend:

 Site property boundary
Zoning District: C4-5D



October 2025
Source: NYC ZOLA

Commercial District

C4 districts with an A, D or X suffix are contextual districts in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. Some districts have the same commercial and residential floor area ratios (FAR) as shown in the table, but may differ in parking requirements. Floor area may be increased with a public plaza or Inclusionary Housing Program bonus.

C4	Contextual General Commercial District								
	C4-2A	C4-3A	C4-4A	C4-5A	C4-6A	C4-7A	C4-4D	C4-5D	C4-5X
Commercial FAR	3.0		4.0		3.4	10.0	3.4	4.2	4.0
Residential District Equivalent	R6A		R7A		R10A		R8A	R7D	R7X
Required Accessory Parking PRC-B	1 per 400 sf		None				1 per 1,000 sf		None
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)								

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

Webster Ave Auto Repair and Substation Site

2752-2768 Webster Avenue, Bronx, NY 10458

Year	Contact Information Owners Former 2752 Webster Ave (2-3273-91)	Status	Relation to Requestor
1978-2006	American Premier Underwriters, Inc (FKA Penn Central Corporation) Address: 301 E. Fourth St., Cincinnati, Ohio 45202 Phone: 513-369-5000	Inactive	None
2006-2020	Midtown Trackage Ventures LLC Phone: Unknown Address: 387 Park Avenue S, 7 th Fl, New York, NY 10016	Active	None
2006-2008	2766 Warehouse LLC Phone: Unknown Address: 2509 Webster Avenue Bronx, NY 10458	Inactive	None
2008-April 2025	Bandry LLC (c/o Patricia Karetzky) Phone: Unknown Address: 150 East 69 th , #10N, New York, NY 10021	Active	None
April 2025-Present	South Bronx Development I LLC Phone: 914-879-5750 Address: 15 Verbena Ave Suite 200 Floral Park, NY 11001	Active	Is Requestor
Operators			
1900-Unknown	Sewer Pipe Yard, Freight House; Address and Phone Unknown	Inactive	None
1914-2007	NY Central and Hudson River Railroad Substation; Address and Phone Unknown	Inactive	None
Unknown-Present	Vacant	NA	NA

Year	Contact Information Owners Former 2768 Webster Ave (2-3273-100)	Status	Relation to Requestor
1978-2006	American Premier Underwriters, Inc (FKA Penn Central Corporation) Address: 301 E. Fourth St., Cincinnati, Ohio 45202 Phone: 513-369-5000	Inactive	None
2006-2020	Midtown Trackage Ventures LLC Phone: Unknown Address: 387 Park Avenue S, 7 th Fl, New York, NY 10016	Active	None
Unknown-2008	Estate of Moses Eichenbaum (attn: Patricia Karetzky) Phone: 718-960-8256 Address: 2509 Webster Avenue Bronx, NY 10458	Inactive	None
2008-April 2025	Bandry, LLC (c/o Patricia Karetzky) Phone: Unknown Address: 150 East 69 th , #10N, New York, NY 10021	Active	None
April 2025-Present	South Bronx Development I LLC Phone: 914-879-5750 Address: 15 Verbena Ave Suite 200 Floral Park, NY 11001	Active	Is Requestor
Operators			
1940-Unknown	Automatic Battery Filler Corp; Address Unknown, Phone Unknown	Inactive	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

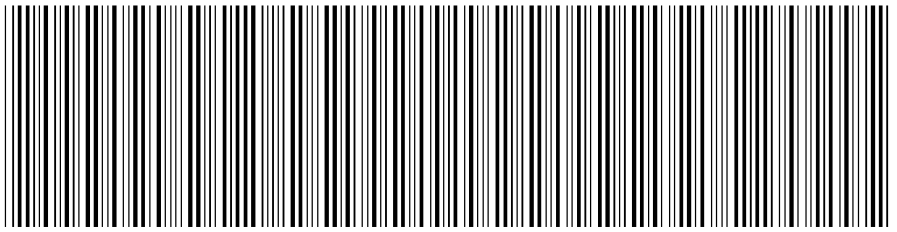
**Webster Ave Auto Repair and Substation Site
2752 and 2768 Webster Avenue, Bronx, NY 10458**

1949-Unknown	T & S Dress ; Address Unknown, Phone Unknown	Inactive	None
1971-Unknown	American Eagle Republican Club ; Address Unknown, Phone Unknown Excelsior Brass Plumbing Corp ; Address Unknown, Phone Unknown	Inactive	None
1983-1992	American Painting Co ; Address Unknown, Phone Unknown Sallay Laszlo Xo ; Address Unknown, Phone Unknown	Inactive	None
1992-1995	Latin American Auto Repair ; Address Unknown, Phone Unknown Studio 94 ; Address Unknown, Phone Unknown Booster Carburetor ; Address Unknown, Phone Unknown	Inactive	None
2000-Unknown	Booster Carburetor ; Address Unknown, Phone Unknown Kiss Sports Club ; Address Unknown, Phone Unknown	Inactive	None
2010-Unknown	Computer & Photo Wizards ; 2768 Webster Avenue (Phone: 347-577-6754) Los Primasos Flat Fix ; 2770 Webster Avenue (Phone: 718-367-4483) La Sirenita Food & Disco ; 2768 Webster Avenue (Phone: 347-758-7842) Kiss Car Service ; 2774 Webster Avenue (Phone: 718-733-1111) Karina Restaurant and Bar ; 2776 Webster Avenue (Phone: 718-562-3030) 2 J's Parking Lot ; 2768 Webster Avenue (Phone: 718-220-6050)	Inactive Inactive Inactive Inactive Inactive Active	None
2016-2017	Rafaelina Restaurant and Bar ; 2776 Webster Avenue (Phone: 718-562-3030) Kiss Car Service ; 2774 Webster Avenue (Phone: 718-733-1111) Flat Fix Auto Repair ; 2770 Webster Avenue (Phone: 347-879-6273) La Sirenita Food & Disco ; 2768 Webster Avenue (Phone: 347-758-7842) Rage Signworks ; 2768 Webster Avenue (Phone: 349-692-8480) 2 J's Parking Lot ; 2768 Webster Avenue (Phone: 718-220-6050)	Inactive Inactive Inactive Inactive Inactive Active	None
2017-Unknown	El Punto Del Sabor Restaurant ; 2776 Webster Avenue (Phone: 718-618-0330) Kiss Car Service ; 2774 Webster Avenue (Phone: 718-733-1111) La Para Tire Shop ; 2770 Webster Avenue (Phone: 347-749-9038) La Sirenita Food & Disco ; 2768 Webster Avenue (Phone: 347-758-7842) Rage Signworks ; 2768 Webster Avenue (Phone: 349-692-8480) 2 J's Parking Lot ; 2768 Webster Avenue (Phone: 718-220-6050)	Inactive Inactive Inactive Inactive Inactive Active	None
Present	Vacant	NA	NA

EXHIBIT G

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.



2025043001099002001E0C19

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2025043001099002

Document Date: 04-16-2025

Preparation Date: 04-30-2025

Document Type: DEED

Document Page Count: 6

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT19-00921-BX (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN
257 PARK AVENUE SOUTH
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3273	91	Entire Lot	2752 WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	3273	100	Entire Lot	2768 WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

BANDRY LLC
2509 WEBSTER AVENUE
BRONX, NY 10458

GRANTEE/BUYER:

SOUTH BRONX DEVELOPMENT I LLC
C/O: HIRSCHEN SINGER & EPSTEIN LLP, 257 PARK
AVENUE SOUTH
NEW YORK, NY 10010

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: \$ 70.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 557,812.50

NYS Real Estate Transfer Tax:

\$ 138,125.00

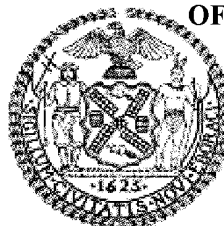
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-08-2025 10:41

City Register File No.(CRFN):

2025000124111



Colette N. Chiu-Jacques

City Register Official Signature

**BARGAIN AND SALE DEED
WITHOUT COVENANTS AGAINST GRANTOR'S ACTS**

THIS INDENTURE, dated April 6, 2025 between BANDRY LLC, a New York limited liability company having an address at 2509 Webster Avenue, Bronx, New York 10458, party of the first part and SOUTH BRONX DEVELOPMENT I LLC, a New York limited liability company, having an address at c/o Hirschen Singer & Epstein LLP, 257 Park Avenue South, New York, New York 10010, party of the second part,

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

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 and State of New York, bounded and described on Exhibit "A" attached hereto and made a part hereof.

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.

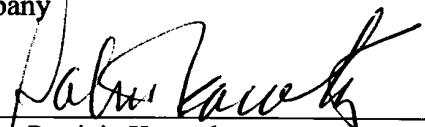
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

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

[NO FURTHER TEXT ON THIS PAGE]

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

BANDRY LLC, a New York limited liability company

By: 
Name: Patricia Karetzky
Title: President

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

On the 9th day of April in the year 2025, before me, the undersigned, personally appeared Patricia Karetzky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public



Bargain and Sale Deed

WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

BANDRY LLC
TO
SOUTH BRONX DEVELOPMENT I LLC

BLOCK: 3273
LOT: 100 & 91
COUNTY: BRONX

RETURN BY MAIL TO:

Hirschen Singer & Epstein LLP
257 Park Avenue South
New York, New York 10010

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I (Block 3273, Lot 100)

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

BEGINNING at a point in the easterly line of Webster Avenue, distant southerly six hundred twenty-two and two-hundredths (622.02) feet as measured along the same from its intersection with the southerly line of Bedford Park Boulevard; and

RUNNING THENCE easterly along a line which on its northerly side makes an angle of 97 degrees 24 minutes 20 seconds with the easterly line of Webster Avenue, fifty and no hundredths (50.00) feet;

THENCE northeasterly along a line which on its northwesterly side makes an angle of 98 degrees 40 minutes 41 seconds with the last proceeding course, one hundred forty-four and eighteen hundredths (144.18) feet;

THENCE easterly along a line which on its southerly side makes an angle of 104 degrees 31 minutes 16 seconds with the last proceeding course, sixty-three and no hundredths (63.00) feet;

THENCE southerly along a line which on its westerly side makes an angle of 90 degrees 00 minutes 00 seconds with the last proceeding course, two hundred forty-five and seventy-six hundredths (245.76) feet;

THENCE westerly along a line which on its northerly side makes an angle of 91 degrees 33 minutes 45 seconds with the last proceeding course, one hundred fourteen and thirty-five hundredths (114.35) feet;

THENCE southerly along a line which on its easterly side makes an angle of 90 degrees 00 minutes 00 seconds with the last proceeding, sixty hundredths (0.60) feet;

THENCE westerly along a line which on its northerly side makes an angle of 90 degrees 00 minutes 00 seconds with the last proceeding course, thirty-one and forty-five hundredths (31.45) feet to the easterly line of Webster Avenue;

THENCE northerly along the easterly line of Webster Avenue said line making on its easterly side an angle of 90 degrees 00 minutes 00 seconds with the last proceeding course, one hundred fifteen and ninety hundredths (115.90) feet to the point or place of BEGINNING.

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

BEGINNING at a point determined as follows from a point on the easterly side of Webster Avenue, distant 622.02 feet southerly from the corner formed by the intersection of the easterly side of Webster Avenue and the southerly side of Bedford Park Boulevard;

CONTINUING THENCE easterly along a line forming an angle of 97 degrees 24 minutes 20 seconds on its northerly side with the easterly side of Webster Avenue, 50 feet;

THENCE northerly along a line forming an angle of 98 degrees 40 minutes 41 seconds on its westerly side with the last described line, 144.18 feet to the point or place of BEGINNING;

RUNNING THENCE easterly along a line forming an angle of 104 degrees 31 minutes 16 seconds on its southerly side with the last described course, 63 feet;

THENCE southerly at right angles to the last described line, 245.76 feet;

THENCE easterly along a line forming an angle of 88 degrees 26 minutes 15 seconds on its northerly side with the last described line, 19.93 feet;

THENCE northerly along a line forming an angle of 90 degrees 46 minutes 45 seconds on its westerly side with the last described line, 9.66 feet;

THENCE northerly along a line forming an angle of 179 degrees 13 minutes 00 seconds on its easterly side with the last described line, 138.17 feet;

THENCE still northerly along a line forming an angle of 179 degrees 10 minutes 30 seconds on its westerly side with the last described line, 99.84 feet;

THENCE still northerly along a line forming an angle of 177 degrees 02 minutes 25 seconds on its westerly side with the last described line, 69.02 feet;

THENCE westerly along a line forming an angle of 93 degrees 47 minutes 05 seconds on its southerly side with the last described line, 58.33 feet; and

THENCE southerly along a line forming an angle of 104 degrees 31 minutes 16 seconds on its easterly side with the last described line, 73.66 feet to the point or place of BEGINNING.

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

BEGINNING at a point determined as follows, from a point on the easterly side of Webster Avenue, distant 737.92 feet southerly from the corner formed by the intersection of the easterly side of Webster Avenue and the southerly side of Bedford Park Boulevard measured along the easterly side of Webster Avenue;

CONTINUED THENCE easterly at right angles to Webster Avenue, 31.45 feet;

THENCE northerly parallel with Webster Avenue, 0.60 feet;

THENCE easterly again at right angles to Webster Avenue, 57.80 feet to the point or place of BEGINNING;

THENCE southerly parallel with Webster Avenue, 114.77 feet;

THENCE easterly at right angles to Webster Avenue, 74.92 feet;

THENCE northerly along the line forming an angle of 90 degrees 46 minutes 45 seconds on its westerly side with the last mentioned course, 114.78 feet; and

THENCE westerly at right angles to Webster Avenue, 76.48 feet to the point or place of BEGINNING.

Title acquired under Deed dated 10/15/2008, recorded 1/22/2009 in CRFN 2009000019844, made by Patricia Karetzky, as executrix of the estate of Moses Eichenbaum.

PARCEL II (Block 3273, Lot 91)

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

BEGINNING at a point on the easterly side of Webster Avenue (100 feet wide) distant 737.92 feet southerly as measured along the easterly side of Webster Avenue from the corner formed by the intersection of the easterly side of Webster Avenue with the southerly side of Bedford Park Boulevard (100 feet wide);

RUNNING THENCE easterly along the division line between lands now or formerly of Moses Eichenbaum and lands now or formerly of The Penn Central Corporation, a distance of 31.45 feet; said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the easterly side of Webster Avenue;

RUNNING THENCE northerly along the division line between lands now or formerly of Moses Eichenbaum and lands now or formerly of The Penn Central Corporation, a distance of 0.60 feet; said line forming an interior angle of 270 degrees 00 minutes 00 seconds with the last-mentioned course;

RUNNING THENCE easterly along the division line between lands now or formerly of Moses Eichenbaum and lands now or formerly of The Penn Central Corporation, a distance of 57.80 feet;

said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last-mentioned course;

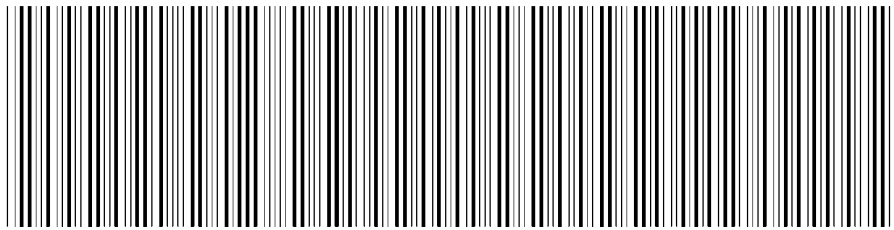
RUNNING THENCE southerly along the division line between Tax Lots 91 and 100, and through lands now or formerly of The Penn Central Corporation, a distance of 173.64 feet; said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last-mentioned course;

RUNNING THENCE westerly through lands now or formerly of The Penn Central Corporation, a distance of 89.25 feet to a point on the easterly line of Webster Avenue; said line forming an interior angle of 90 degrees 36 minutes 04.1 seconds with the last-mentioned course; and

RUNNING THENCE northerly along the easterly side of Webster Avenue, a distance of 173.98 feet to the place and point of BEGINNING; said line forming an interior angle of 89 degrees 23 minutes 55.9 seconds with the last-mentioned course.

Title acquired under Deed dated 10/15/2008, recorded 11/26/2008 in CRFN 2008000457540, made by 2766 Warehouse LLC; who acquired title under Deed dated 12/14/2006, recorded 02/08/2007 in CRFN 2007000076385, made by North End Wine and Liquor Store, Inc., who acquired title under Deed dated 04/20/2006, recorded 09/11/2006 in CRFN 2006000511827, made by Metropolitan Transportation Authority.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025043001099002001SC298

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025043001099002
Document Type: DEED

Document Date: 04-16-2025

Preparation Date: 04-30-2025

ASSOCIATED TAX FORM ID: 2025040700298

SUPPORTING DOCUMENTS SUBMITTED:

Page Count
4

RP - 5217 REAL PROPERTY TRANSFER REPORT

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 2752 WEBSTER AVENUE BRONX 10458
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SOUTH BRONX DEVELOPMENT I 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 2 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name BANDRY LLC
 LAST NAME / COMPANY FIRST NAME

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

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

Check the boxes below as they apply:

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

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

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

SALE INFORMATION

10. Sale Contract Date 12 / 11 / 2020
 Month Day Year

11. Date of Sale / Transfer 4 / 16 / 2025
 Month Day Year

12. Full Sale Price \$ 2,125,000.00
 (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 U, 0 16. Total Assessed Value (of all parcels in transfer) 6,718,500

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 BRONX 3273 91 BRONX 3273 100

202504070029820103

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE *See Attached* | DATE
C/O: HIRSCHEN SINGER & EPSTEIN LLP 257 PARK AVENUE
SOUTH

LAST NAME | FIRST NAME

STREET NUMBER | STREET NAME (AFTER SALE)

AREA CODE | TELEPHONE NUMBER

NEW YORK

NY

10010

SELLER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE *See Attached*

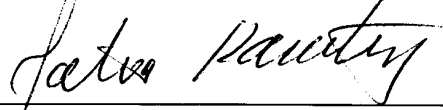
DATE

2025040700298201

[SIGNATURE PAGE TO RP-5217 NYC]

SELLER:

BANDRY LLC,
a New York limited liability company

By: 

Name: Patricia Karetzky

Title: President

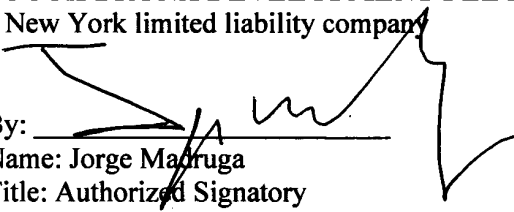
SIGNATURE PAGE
TO STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (FORM RP-5217NYC)

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.

GRANTEE:

SOUTH BRONX DEVELOPMENT I LLC,
a New York limited liability company

By: 
Name: Jorge Madruga
Title: Authorized Signatory

Sworn to and subscribed to before me on
this 7 day of April, 2025



Notary Public

MAYA HATCHER
NOTARY PUBLIC STATE OF NEW YORK
REGISTRATION No. 01HA8438638
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES
08/29/2026

EXHIBIT H

N:\CADD\3388\A\CADD\ENVIRONMENTAL PHASE II\3388 DWG PHASE II SOIL RESULTS MARKING 10/07/24 05:25:25PM Jim.vandenberghe_LAYOUTING 2.3 DWG SWAMP RESULTS PLAN

Compound:	NYSDEC
	TOGS AWQS
PFAS (µg/L)	
PFOS	0.0027
PFOA	0.0067
SVOCs (µg/L)	
Phenol	1
Metals (µg/L)	
Iron	300
Magnesium	35,000
Manganese	300
Sodium	20,000

NYS Education Law
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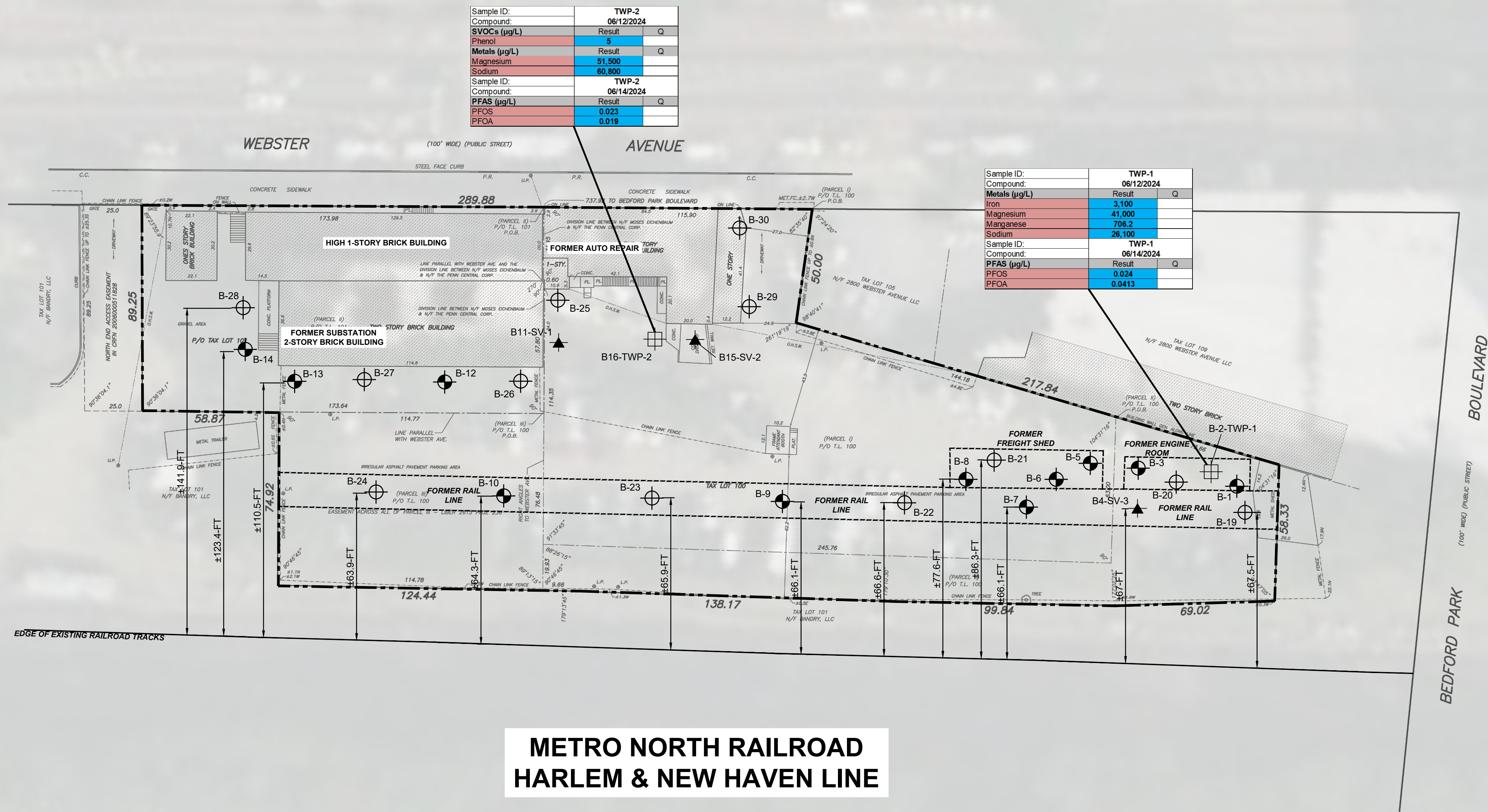
NOTE:

- THIS PLAN IS FOR LOCATING BORINGS AND ASSOCIATED DATA ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
- µg/L - MICROGRAMS PER LITER.
- SVOCs - SEMI-VOLATILE ORGANIC COMPOUNDS.
- NYSDEC- NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- PFAS - PER - AND POLYFLUOROALKYL SUBSTANCES.

REFERENCE:

- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" FOR 2740 WEBSTER AVENUE AND 2768 WEBSTER AVENUE, PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C., DATED MARCH 5, 2021.
- NEARMAP AERIAL, MARCH 8, 2024.

METRO NORTH RAILROAD HARLEM & NEW HAVEN LINE



LEGEND:

- PROPERTY BOUNDARY
- B23 ENVIRONMENTAL AND GEOTECHNICAL BORING NUMBER & APPROX. LOCATION
- B9 ENVIRONMENTAL BORING NUMBER & APPROX. LOCATION
- B15-SV-1 SOIL BORING/SOIL VAPOR NUMBER & APPROX. LOCATION
- B-2-TWP-1 SOIL BORING/TEMPORARY WELL NUMBER & APPROX. LOCATION

Scale: 1"= 30'

0 15 30 60 90 120

2752-2768 WEBSTER AVENUE
BRONX, NEW YORK

GROUNDWATER SAMPLE RESULTS PLAN

job no. 13581A
drawing no.

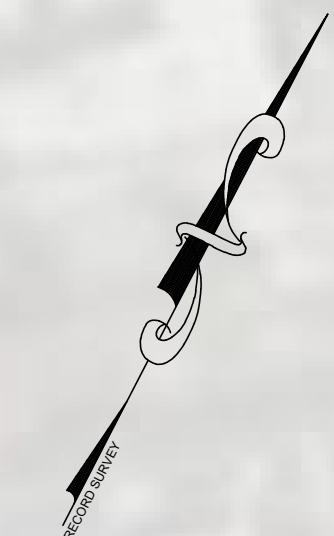
FIG 2.3

rev	date	description	by

dwg by: KBV
chk by: AR
scale: AS NOTED
date: 02/28/2025

SESI CONSULTING
ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 48E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

N:\VADG\33861\CA\ENVIRONMENTAL PHASE 1\33861 ENV PHASE 1 - SOIL RESULTS MAP.DWG 12/18/23 08:22:19AM .dwg word LAYOUT:FIG 2.2 SOIL SAMPLE RESULTS PLAN



Sample ID:	B-12 (3-3.5)		Sample ID:	B-12 (3-3.5) (RE-RUN)	
Compound:	Result	Q	Compound:	Result	Q
SVOCs (mg/kg)	27		SVOCs (mg/kg)	NS	
Naphthalene	19		Naphthalene	NS	
Benzo(a)anthracene	15		Benzo(a)anthracene	NS	
Benzo(a)pyrene	17		Benzo(a)pyrene	NS	
Benzo(b)fluoranthene	6.4		Benzo(b)fluoranthene	NS	
Chrysene	17		Chrysene	NS	
Dibenz(a,h)anthracene	2.3		Dibenz(a,h)anthracene	NS	
Indeno(1,2,3-cd)pyrene	0.5		Indeno(1,2,3-cd)pyrene	NS	
3-Methylphenol/4-Methylphenol	0.53	J	3-Methylphenol/4-Methylphenol	NS	
Metals (mg/kg)	Result	Q	Metals (mg/kg)	Result	Q
Arsenic	59.3		Arsenic	NS	
Copper	54.3		Copper	NS	
Lead	188		Lead	NS	
VOCs (mg/kg)	Result	Q	VOCs (mg/kg)	Result	Q
Xylenes (Total)	22		Xylenes (Total)	NS	
Naphthalene	2,500	E	Naphthalene	2,500	
1,3,5-Trimethylbenzene	11	J	1,3,5-Trimethylbenzene	NS	
1,2,4-Trimethylbenzene	27		1,2,4-Trimethylbenzene	NS	

Sample ID:	B-25 (3-3.5)		Sample ID:	B-25 (3-3.5) (RE-RUN)	
Compound:	Result	Q	Compound:	Result	Q
SVOCs (mg/kg)	397		SVOCs (mg/kg)	NS	
Naphthalene	11	E	Naphthalene	15	
Benzo(a)anthracene	19		Benzo(a)anthracene	25	
Benzo(a)pyrene	12	E	Benzo(a)pyrene	18	
Benzo(b)fluoranthene	12	E	Benzo(b)fluoranthene	19	
Chrysene	3		Chrysene	NS	
Dibenz(a,h)anthracene	17	E	Dibenz(a,h)anthracene	23	
Indeno(1,2,3-cd)pyrene	1.7		Indeno(1,2,3-cd)pyrene	NS	
3-Methylphenol/4-Methylphenol	5.4		3-Methylphenol/4-Methylphenol	NS	
Metals (mg/kg)	Result	Q	Metals (mg/kg)	Result	Q
Barium	397		Barium	NS	
Copper	69		Copper	NS	
Lead	395		Lead	NS	
Mercury	0.259		Mercury	NS	
Zinc	694		Zinc	NS	

Sample ID:	B-16 (3.5-4)	
Compound:	Result	Q
PFAS (mg/kg)	0.00172	
SVOCs (mg/kg)	Result	Q
Benzo(a)anthracene	4.4	
Benzo(a)pyrene	4.3	
Benzo(b)fluoranthene	6.9	
Benzo(k)fluoranthene	1.4	
Chrysene	4.2	
Dibenz(a,h)anthracene	0.7	
Indeno(1,2,3-cd)pyrene	3.3	
Metals (mg/kg)	Result	Q
Copper	118	
Lead	1,840	
Mercury	0.185	
Zinc	576	

Sample ID:	B-6 (4.5-5)	
Compound:	Result	Q
Pesticides (mg/kg)	Result	Q
4,4'-DDE	0.00361	
4,4'-DDT	0.00631	
SVOCs (mg/kg)	Result	Q
Benzo(a)pyrene	1.2	
Benzo(b)fluoranthene	1.7	
Indeno(1,2,3-cd)pyrene	0.84	
Metals (mg/kg)	Result	Q
Copper	63.9	
Lead	634	
Mercury	0.261	
Zinc	332	

Sample ID:	B-1 (11-11.5)	
Compound:	Result	Q
VOCs (mg/kg)	Result	Q
Methylene Chloride	0.16	J

Sample ID:	B-2 (11.5-12)	
Compound:	Result	Q
Metals (mg/kg)	Result	Q
Mercury	0.424	

Sample ID:	B-8 (4-4.5)	
Compound:	Result	Q
PFAS (mg/kg)	0.00122	
PFOS		

Sample ID:	B-9 (3.5-4)	
Compound:	Result	Q
PFAS (mg/kg)	Result	Q
PFOA	0.00102	

Sample ID:	B-4 (2-2.5)	
Compound:	Result	Q
PFAS (mg/kg)	Result	Q
PFOA	0.00095	
Metals (mg/kg)	Result	Q
Arsenic	16	
Copper	155	
Lead	345	
Mercury	1.22	
Zinc	275	

Sample ID:	B-19 (4-4.5)	
Compound:	Result	Q
Pesticides (mg/kg)	Result	Q
4,4'-DDT	0.0046	
SVOCs (mg/kg)	Result	Q
Benzo(a)anthracene	2.1	
Benzo(a)pyrene	1.7	
Benzo(b)fluoranthene	2.2	
Benzo(k)fluoranthene	0.82	
Chrysene	1.9	
Indeno(1,2,3-cd)pyrene	1	
Metals (mg/kg)	Result	Q
Copper	54.8	
Lead	69.8	
Mercury	0.261	

Sample ID:	B-10 (3.5-4)		Sample ID:	B-10 (3.5-4) (RE-RUN)	
Compound:	Result	Q	Compound:	Result	Q
Pesticides (mg/kg)	Result	Q	Pesticides (mg/kg)	Result	Q
4,4'-DDT	0.00092		4,4'-DDT	NS	
SVOCs (mg/kg)	Result	Q	SVOCs (mg/kg)	Result	Q
Benzo(a)anthracene	8.9	E	Benzo(a)anthracene	8.9	
Benzo(a)pyrene	8.1	E	Benzo(a)pyrene	8.5	
Benzo(b)fluoranthene	11	E	Benzo(b)fluoranthene	8.8	
Chrysene	2.6		Chrysene	NS	
Dibenz(a,h)anthracene	8.6	E	Dibenz(a,h)anthracene	5.9	
Indeno(1,2,3-cd)pyrene	1.7		Indeno(1,2,3-cd)pyrene	NS	
3-Methylphenol/4-Methylphenol	6.7		3-Methylphenol/4-Methylphenol	NS	
Metals (mg/kg)	Result	Q	Metals (mg/kg)	Result	Q
Arsenic	63.5		Arsenic	NS	
Copper	125		Copper	NS	
Lead	1,050		Lead	NS	
Mercury	0.33		Mercury	NS	
Zinc	339		Zinc	NS	

METRO NORTH RAILROAD HARLEM & NEW HAVEN LINE

Compound:	NYSDEC Soil Clean-up Unrestricted Use	NYSDEC Soil Clean-up Restricted Residential	NYSDEC Soil Clean-up Protection of Groundwater
	Result	Result	Result
Pesticides (mg/kg)			
4,4'-DDE	0.0033	8.9	17
4,4'-DDT	0.0033	7.9	136
PFAS (mg/kg)			
PFOA	0.00066	0.033	-
PFOS	0.00088	0.044	-
SVOCs (mg/kg)			
Naphthalene	12	100	12
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	1	22
Benzo(b)fluoranthene	1	1	1.7
Benzo(k)fluoranthene	0.8	3.9	1.7
Chrysene	1	3.9	1
Dibenz(a,h)anthracene	0.33	0.33	1,000
Indeno(1,2,3-cd)pyrene	0.5	0.5	8.2
Dibenzofuran	7	59	210
3-Methylphenol/4-Methylphenol	0.33	100	-
VOCs (mg/kg)			
Acetone	0.05	100	0.05
Naphthalene	12	100	12
Methylene Chloride	0.05	100	0.05
1,3,5-Trimethylbenzene	8.4	52	8.4
1,2,4-Trimethylbenzene	3.6	52	3.6
Xylenes (Total)	0.26	100	1.6
Metals (mg/kg)			
Arsenic	13	16	16
Barium	350	400	820
Copper	50	270	1,720
Lead	63	400	450
Mercury	0.18	0.81	0.73
Zinc	109	10,000	2,480

NOTE:

- THIS PLAN IS FOR LOCATING BORINGS AND ASSOCIATED DATA ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
- mg/kg - MILLIGRAMS PER KILOGRAM.
- PFAS - PER - AND POLYFLUOROALKYL SUBSTANCES.
- VOCs - VOLATILE ORGANIC COMPOUNDS
- SVOCs - SEMI-VOLATILE ORGANIC COMPOUNDS
- NYSDEC- NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

REFERENCE:

- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" FOR 2740 WEBSTER AVENUE AND 2768 WEBSTER AVENUE, PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C., DATED MARCH 5, 2021.
- NEARMAP AERIAL, MARCH 8, 2024.

NYS Education Law
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LEGEND:

- PROPERTY BOUNDARY
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- B9 ENVIRONMENTAL BORING NUMBER & APPROX. LOCATION
- B15-SV-1 SOIL BORING/SOIL VAPOR NUMBER & APPROX. LOCATION
- B-2-TWP-1 SOIL BORING/TEMPORARY WELL NUMBER & APPROX. LOCATION

Scale: 1"= 30'
0 15 30 60 90 120

dwg by: KBV
chk by: AR
scale: AS NOTED
date: 02/28/2025

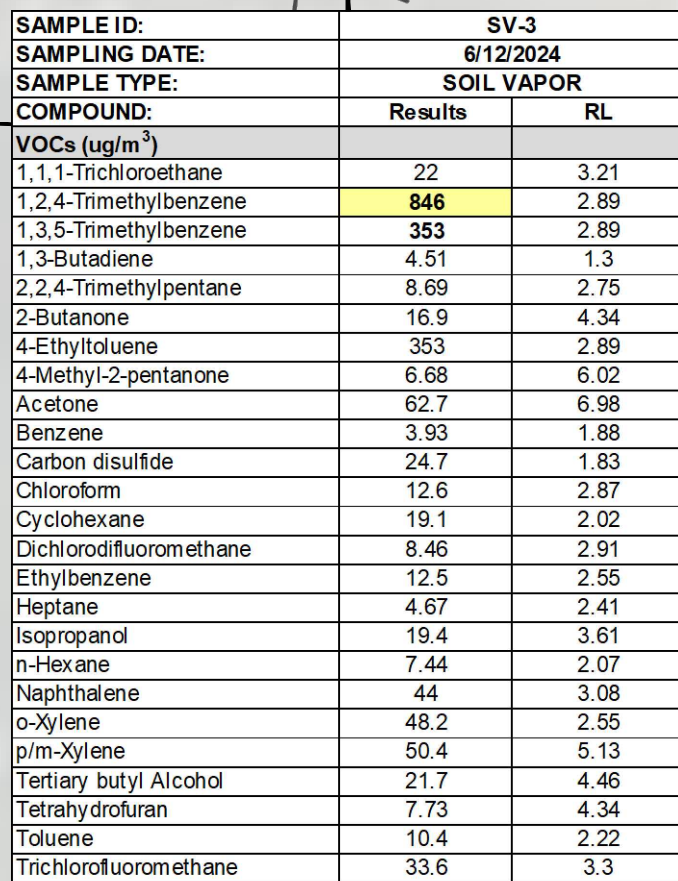
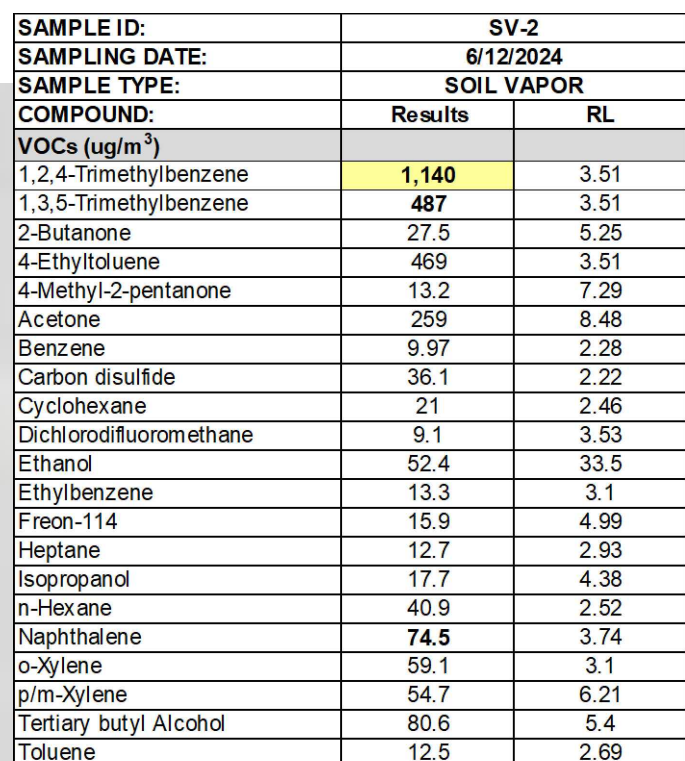
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2752-2768 WEBSTER AVENUE
BRONX, NEW YORK

SOIL SAMPLE RESULTS PLAN

job no. 13581A
drawing no.

FIG 2.2



Notes:
 ug/m³: Micrograms per cubic meter.
 ND: Not detected.
 Bold: Elevated Concentration.
Action Required by NYSDOH Decision Matrix.
 NY-SSG-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
 NY-SSG-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
 NY-SSG-C: New York DOH Matrix C Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
 NY-SSG-D: New York DOH Matrix D Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
 NY-SSG-E: New York DOH Matrix E Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.

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1. THIS PLAN IS FOR LOCATING BORINGS AND ASSOCIATED DATA ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

1. EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" FOR 2740 WEBSTER AVENUE AND 2768 WEBSTER AVENUE, PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C., DATED MARCH 5, 2021
2. NEARMAP AERIAL, MARCH 8, 2024.

LEGEND:

- Scale: 1" = 30'
-
- A horizontal scale bar with alternating black and white segments. The segments are labeled with their lengths in feet: 0, 15, 30, 60, 90, and 120.

Exhibit I

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: SOUTH BRONX DEVELOPMENT I LLC

DOS ID: 6351597

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: 12/17/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/17/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NASSAU

NEXT STATEMENT DUE DATE: 12/31/2025

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: JORGE MADRUGA

Address: 15 VERBENA AVENUE SUITE 200, FLORAL PARK, NY, UNITED STATES, 11001

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 J

WRITTEN CONSENT

The undersigned, Jorge Madruga, being the manager of Maddd Realty Fund LLC, a member of MKAW Realty Fund L.P., which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development I LLC, does hereby certify as follows:

1. South Bronx Development I LLC is the prospective volunteer for the anticipated Brownfield Cleanup Program (BCP) Site located at 2752-2768 Webster Avenue, Bronx, NY, 10458 (collectively the “BCP Site”).

2. The following person, Mark Stagg, a managing member of Webster Fordham Members Holding LLC, which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development I LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer South Bronx Development I LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this __ day of October 2025.



Jorge Madruga
Maddd Realty Fund LLC, Manager
MKAW Realty Fund LP., Member
Webster JV LLC, Sole Member
South Bronx Development Mezz LLC, Sole Member
South Bronx Development I LLC

Exhibit K

Site Contact List

Webster Ave Auto Repair and Substation Site
2752 - 2768 Webster Avenue, Bronx, New York

Name	Title	Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator	478 Russell Senate Office Building	Washington	DC	20510
Charles Schumer	U.S. Senator	322 Hart Senate Office Building	Washington	DC	20510
Dan Garodnick	City Planning and Zoning, Chair	1775 Grand Concourse, Suite 503	Bronx	NY	10458
Ritchie Torres	U.S. House of Representatives 15th District	540 E Fordham Rd. Suite 2A	Bronx	NY	10458
Gustavo Rivera	New York State Senator	2432 Grand Concourse, Suite 506	Bronx	NY	10458
Vanessa Gibson	Bronx Borough President	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Eric Adams	New York City, Mayor	City Hall	New York	NY	10007
Mark McIntyre	NYC Mayor's Office of Environmental Remediation, Director	100 Gold Street, 2nd Floor	New York	NY	10038
Juton Horstman	Bronx Borough, Director of Planning and Development	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Bronx Times	Media Outlet	3602 East Tremont Avenue, Suite 205	Bronx	NY	10465
Michael Farnan	NYC DEP, Water and Sewer Operations, Deputy Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
Karla Cabrera Carerra	Bronx Community Board 7, District Manager	229-A East 204th Street	Bronx	NY	10548
Tisha Williams	Bronx Library Center, Managing Librarian	310 East Kingsbridge Road	Bronx	NY	10458
Indhira Ventura	Bronx Public School 54, Principal	2703 Webster Ave	Bronx	NY	10458
Edward Gardella	Theodore Roosevelt High School, Principal	500 E Fordham Rd	Bronx	NY	10458
Michael Pontebbi	P.S/M.S. 20, Principal	3050 Webster Ave	Bronx	NY	10458
Andrea Johnson	Public School 246 Poe Center, Principal	2641 Grand Concourse	Bronx	NY	10468
Maureen Fullerton	Public School 168, Principal	3050 Webster Ave	Bronx	NY	10458
Maura Mast	Fordham University, Dean	441 E Fordham Rd	Bronx	NY	10458
Sharion Rana	Little Angels Daycare, On-Site Provider	2746 Decatur Ave Apt B1	Bronx	NY	10458
Yvette Brown	Bundles of Joy Daycare, On-Site Provider	2730 Decatur Ave	Bronx	NY	10458
Keyla Ortiz	Laugh and Learn Daycare, Chief Executive Officer	360 E 195th St	Bronx	NY	10458
Cindy Del Villar	Early Learning Family Group Daycare, Director	315 E 196th St Apt 2H	Bronx	NY	10458
Michelle Minaya	Baby Blossoms Day Care, Founder and Head of School	2789 Grand Concourse	Bronx	NY	10468
Jorge Henriquez Vargas	Tiny Bites Daycare LLC, Owner	2427 Webster Ave	Bronx	NY	10458
Angela Peguero	Angela's Little Angels Daycare, Owner	2625 Grand Concourse Apt BB	Bronx	NY	10468
Liza Joaquin	Happy Faces A+2 Early Learn Daycare, On-Site Provider	2707 Creston Ave	Bronx	NY	10468
Sandivell Gonzalez	Tiny Blessings Daycare, Teacher	2600 Creston Ave	Bronx	NY	10468
Alondra Baez	Alondra's Daycare, Owner	50 E 191st St, Apt 4-J	Bronx	NY	10468
Mercedes Sandoval	D'Jesus Daycare, Inc, Owner	50 E 191st St, Apt 3-P, 3rd Floor	Bronx	NY	10468
Vinky Hernandez	Little Hands Group Family Daycare, Provider	58 E 190th St Apt 3A	Bronx	NY	10468
South Bronx Development I LLC	Adjacent Property Owner of 2740 and 2748 Webster Ave	15 Verbena Avenue Suite 200	Floral Park	NY	11001
Metropolitan Transportation Authority	Adjacent Property Owner of 417 East Fordham Rd	2 Broadway	New York	NY	10004
BR 2800 Webster, LLC	Adjacent Property Owner of 2800 Webster Ave	10 Clive Place	East Northport	NY	11731
Jerome Environmental Services, LLC	Adjacent Property Operator of 2800 Webster Ave	2800 Webster Ave	Bronx	NY	10458
J & S Tellerman LLC, c/o Graubard Millen & Miller	Adjacent Property Owner of 2846 Webster Ave	600 Third Avenue	New York	NY	10016
Cherry Valley Marketplace	Adjacent Property Operator of 2846 Webster Ave	2852 Webster Ave	Bronx	NY	10458
395 E 197th St LLC	Adjacent Property Owner of 2749 Webster Ave	235 River Avenue, Suite 220	Lakewood	NJ	8701
Iglesia de Cristo Misionera Vision Pentecostal	Adjacent Property Operator of 2749 Webster Ave	2749 Webster Ave	Bronx	NY	10458
O & F Wines & Liquor	Adjacent Property Operator of 2749 Webster Ave	2753 Webster Ave	Bronx	NY	10458
2755 Webster Ave Realty LLC	Adjacent Property Owner of 2755 Webster Ave	17 Sun Valley Drive	North Salem	NY	10560

Part of the Solution	Adjacent Property Owner/Operator of 2763 Webster Ave	2759 Webster Avenue	Bronx	NY	10458
IRRR LLC	Adjacent Property Owner of 2765 Webster Ave	4 Beach Road	Great Neck	NY	11023
El Nuevo Tenampa Mexican Restaurant	Adjacent Property Operator of 2765 Webster Ave	2765 Webster Ave	Bronx	NY	10458
IRRR LLC	Adjacent Property Owner of 2767 Webster Ave	4 Beach Road	Great Neck	NY	11023
La Nueva Dimencion Barber Shop	Adjacent Proeprty Operator of 2767 Webster Ave	2767 Webster Ave	Bronx	NY	10458
IRRR LLC	Adjacent Property Owner of 2769 Webster Ave	4 Beach Road	Great Neck	NY	11023
L.M. Flower Shop	Adjacent Property Operator of 2769 Webster Ave	2769 Webster Ave	Bronx	NY	10458
IRRR LLC	Adjacent Property Owner of 2771 Webster Ave	4 Beach Road	Great Neck	NY	11023
Me & My Halal Restaurant	Adjacent Property Operator of 2771 Webster Ave	2771 Webster Ave	Bronx	NY	10458
777 Webster LLC	Adjacent Property Owner of 2775 Webster Ave	PO Box 4359	Great Neck	NY	11023
Father & Son Deli Grocery	Adjacent Property Operator of 2773 Webster Ave	2773A Webster Ave	Bronx	NY	10458
M.V.T. Market Place	Adjacent Property Operator of 2773 Webster Ave	2773B Webster Ave	Bronx	NY	10458
KM12 Barber Shop	Adjacent Property Operator of 2773 Webster Ave	2773C Webster Ave	Bronx	NY	10458
2777 Webster Ave LLC	Adjacent Property Owner of 2777 Webster Ave	2777 Webster Avenue	Bronx	NY	10458
Rush Hour Exotics Market	Adjacent Property Operator of 2777 Webster Ave	2777 Webster Avenue	Bronx	NY	10458
Iftikhar Ahmed	Adjacent Property Owner of 2779 Webster Ave	2779 Webster Ave	Bronx	NY	10458
Gomera Grullon, Inc Flat Fix	Adjacent Property Operator of 2779 Webster Ave	2779 Webster Ave	Bronx	NY	10458
Oliver Gardens Housing Development Fund Corporation	Adjacent Property Owner of 398 Oliver Place	c/o Total Mgmt NYC 2493 Arthur Ave	Bronx	NY	10458
Lizbeth Medical Spa	Adjacent Property Operator of 398 Oliver Place	2781 Webster Ave	Bronx	NY	10458
PostQuam Pressional New York	Adjacent Property Operator of 398 Oliver Place	2783 Webster Ave	Bronx	NY	10458
Empire City Multiservices	Adjacent Property Operator of 398 Oliver Place	2787 Webster Ave	Bronx	NY	10458

Exhibit L



LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

July 30, 2025

VIA ELECTRONIC MAIL
kcabreracarrera@cb.nyc.gov

Karla Cabrera Carrera
Bronx Community Board No. 7
229-A East 204th Street, Bronx, New York 10458

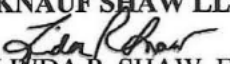
RE: Brownfield Cleanup Program Application
Applicant: South Bronx Development I, LLC
Site Name: Webster Ave Auto Repair and Substation Site
Site Address: 2752 and 2768 Webster Avenue, Bronx, New York 10458

Dear Ms. Cabrera Carerra:

We represent South Bronx Development I, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 2752 and 2768 Webster Avenue in the Bronx, Bronx County, New York. We respectfully request that the Community Board serve as a document 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 document 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 USB format.

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 Bronx Community Board No. 7 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. 7 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 2752 and 2768 Webster Avenue, Bronx, New York 10458.



Karla Cabrera Carrera, District Manager

7-30-25

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

Tisha Williams
NYPL - Bronx Library Center
310 East Kingsbridge Road
Bronx, NY 10458

VIA ELECTRONIC MAIL
tishawilliams@nypl.org

RE: Brownfield Cleanup Program Application
Applicant: South Bronx Development I, LLC
Site Name: Webster Ave Auto Repair and Substation Site
Site Address: 2752 - 2768 Webster Avenue, Bronx, New York 10458

Dear Ms. Williams:

We represent South Bronx Development I, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 2752 - 2768 Webster Avenue in the Bronx, Bronx County, New York. We respectfully request that the Bronx Library Center serve as a document 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 document 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 a digital format.

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 Bronx Library Center is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

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

LINDA R. SHAW, ESQ.

The Bronx Library Center is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 2752 - 2768 Webster Avenue, Bronx, New York 10458.

A handwritten signature in black ink, appearing to read 'Tisha Williams'.

Tisha Williams, Managing Librarian

8/1/2025

Date

Exhibit M

Real Estate Property located at: 2752 & 2768 Webster Ave, Bronx, NY

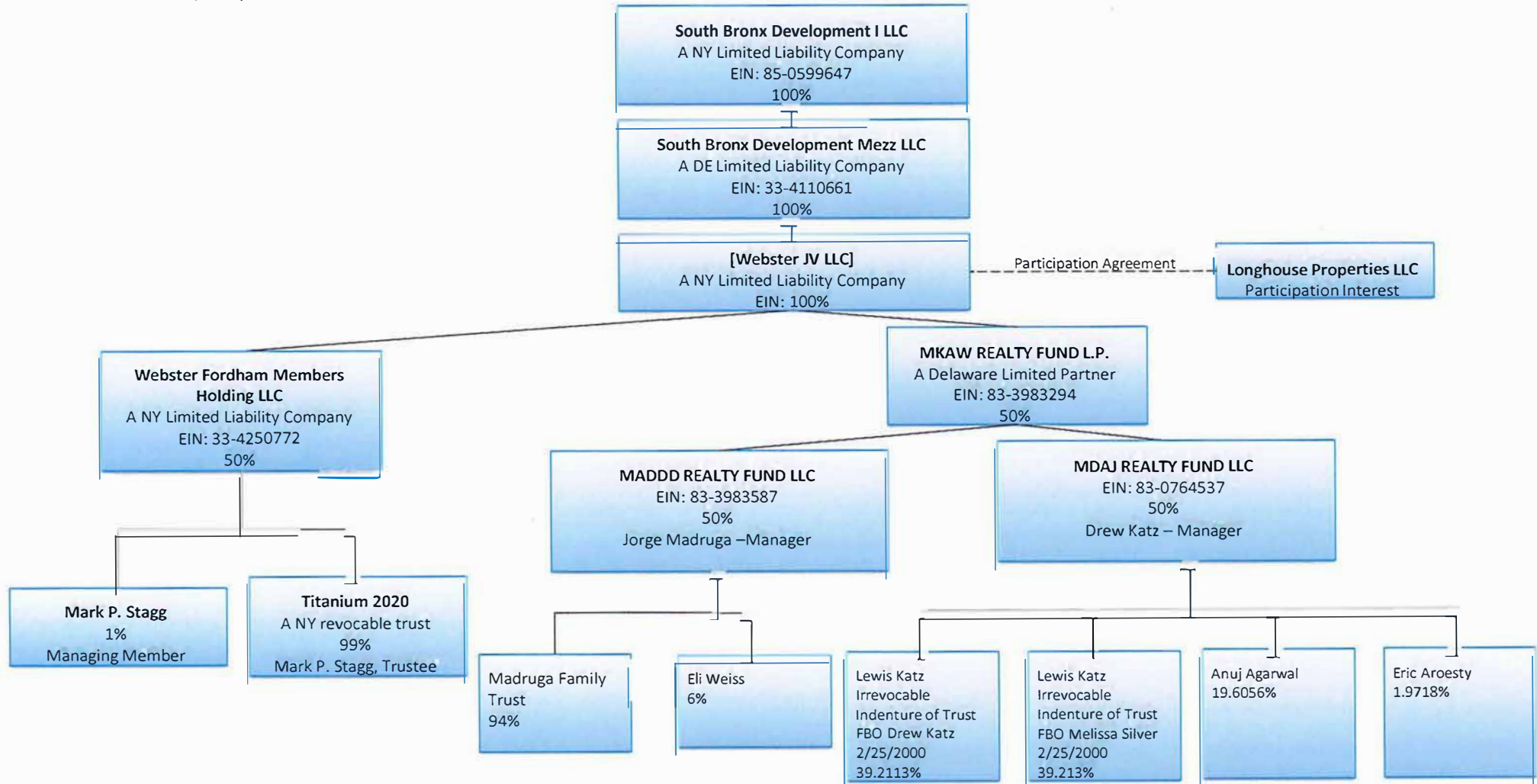


Exhibit N

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

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
THE WEBSTER AVE AUTO REPAIR AND SUBSTATION SITE**

MARK STAGG, being duly sworn, deposes and says:

1. I am the managing member of Webster Fordham Members Holding LLC, which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development I LLC (“Volunteer”), which has offices located at 15 Verbena Avenue, Suite 200, Floral Park, NY and which is the current volunteer entity for the prospective Webster Ave Auto Repair and Substation Site Brownfield Cleanup Program (“BCP”) located at 2752-2768 Webster Avenue, Bronx, NY 10458.

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 proposed project is set to create a mixed-use, commercial and residential building in an identified Potential Environmental Justice Area of the Bronx with forty percent of the total population living below the poverty level and around thirty-one percent of the area’s population being a minority population. The project is also transit-oriented, located within walking distance to the subway, multiple Metro North stops, and is near the Fordham Road retail corridor, Fordham University, and the Bronx Botanical Garden.

4. Our company has performed a number of brownfield projects, including those that provide affordable housing.

5. As a developer of primarily affordable housing projects, there are limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk.

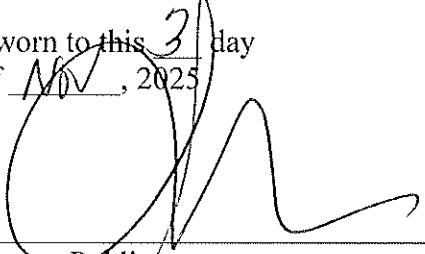
6. As a result, the application fee is a financial hardship to pay for a project with unknown future costs, which will be paid directly by the Volunteer.

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

Executed: November 3, 2025


MARK STAGG

Sworn to this 3 day
of Nov, 2025


Notary Public

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