

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

930 BEDFORD AVENUE REDEVELOPMENT SITE
BCP SITE C224464

930 BEDFORD AVENUE
BLOCK 1928, LOT 34
BROOKLYN, NEW YORK

PREPARED FOR:
930 BEDFORD LLC
248 LYNCH STREET, 1-A
BROOKLYN, NY 11206



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...
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.
Application packages submitted through third-party file transfer services will not be accepted.

a. 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 12233-7015

Form with fields for SITE NAME: 930 Bedford Avenue Redevelopment Site, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information		See Attachment A		
PROPOSED SITE NAME 930 Bedford Avenue Redevelopment Site				
ADDRESS/LOCATION 930 Bedford Avenue				
CITY/TOWN Brooklyn		ZIP CODE 11205		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn				
COUNTY Kings		SITE SIZE (ACRES) 0.428		
LATITUDE		LONGITUDE		
40°	41' 33.73"	73°	57' 22.21"	
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
930 Bedford Avenue, Brooklyn, NY	3	1928	34	0.428
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.			Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)			<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>235</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%			<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.			<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.			<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____			<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)	Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<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.	Y	N						
	<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? N/A	<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: _____								

SECTION II: Project Description	See Attachment B
1. The project will be starting at: <input checked="" type="radio"/> Investigation <input type="radio"/> 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)? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
3. Have any draft work plans been submitted with the application (select all that apply)? <input checked="" type="checkbox"/> RIWP <input type="checkbox"/> RAWP <input type="checkbox"/> IRM <input type="checkbox"/> No	
4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)). Is this information attached? <input checked="" type="radio"/> Yes <input type="radio"/> No	
4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc. Is this information clearly identified in the BCP project schedule? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
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? <input checked="" type="radio"/> Yes <input type="radio"/> 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? <input type="radio"/> Yes <input type="radio"/> No N/A	

SECTION III: Ecological Concerns		
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input type="radio"/> Y	<input checked="" type="radio"/> N
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? <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>

SECTION IV: Land Use Factors		See Attachment C	
1. What is the property's current municipal zoning designation? <u>R7A R6B C2-4</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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>			
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N	
	<input checked="" type="radio"/>	<input type="radio"/>	
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>			
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			See Attachment D
CURRENT OWNER G&S Realty USA LLC			
CONTACT NAME Solomon Schwimmer			
ADDRESS 930 Bedford Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE (917) 922-8201		EMAIL lledereich@gmail.com	
OWNERSHIP START DATE October 26, 2020			
CURRENT OPERATOR H&F Decor Inc.			
CONTACT NAME Mr. Shwartz			
ADDRESS 360 Willoughby Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE (347) 683-5022		EMAIL HandFDecor@hotmail.com	
OPERATION START DATE Unknown			

SECTION IV: Land Use Factors		See Attachment C	
1. What is the property's current municipal zoning designation? <u>R7A R6B C2-4</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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>			
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?		Y	N
		<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>			
If residential, does it qualify as single-family housing?		N/A <input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?			
		<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.			
		<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?			
		<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.			
		<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.			
		<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information			See Attachment D
CURRENT OWNER G&S Realty USA LLC			
CONTACT NAMESolomon Schwimmer			
ADDRESS 930 Bedford Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE (917) 922-8102		EMAILschwimmer930@gmail.com	
OWNERSHIP START DATE October 26, 2020			
CURRENT OPERATOR Star Tech Trading Inc.			
CONTACT NAME Joel Landau			
ADDRESS 930 Bedford Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE (718) 594-7194		EMAIL Unknown	
OPERATION START DATE Unknown			

SECTION VI: Property's Environmental History See Attachment E

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

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

YES NO

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

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

Other: Coal and wood yard, auto service, auto parts sales, paper manufacturing

SECTION VII: Requestor Information		See Attachment F	
NAME 930 Bedford LLC			
ADDRESS 248 Lynch Street, 1A			
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206
PHONE (718) 237-0200	EMAIL isac@empire248.com		
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y <input checked="" 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?			N <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"/>
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"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Isac Deutsch			
ADDRESS 248 Lynch Street, 1A			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (718) 237-0200	EMAIL isac@Empire248.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Thomas Walsh			
COMPANY Barclay Damon LLP			
ADDRESS 2000 Five Star Bank Plaza, 100 Chestnut Street			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 455-1474	EMAIL TWalsh@barclaydamon.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application?	N/A <input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility	See Attachment G	
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		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <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	See Attachment H
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation. 	

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Managing Member (title) of 930 Bedford 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: 5/16/26

Signature:  _____

Print Name: Isac Deutsch

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 17

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

From ECL 27-1405(31):

“Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
 - (1) the proposed use is at least 75 percent for industrial uses; or
 - (2) at which:
 - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- Project is an Affordable Housing Project – regulatory agreement attached
- Project is planned as Affordable Housing, but agreement is not yet available
- This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

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ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The 930 Bedford Redevelopment Site (Site) is located at 930 Bedford Avenue, Brooklyn, New York and is identified as Block 1928 Lot 34 on the New York City tax map. The Site is approximately 0.428 acres (18,650 square feet) in size and is located in the Bedford-Stuyvesant neighborhood of Brooklyn, New York.

The Site is bounded to the north Willoughby Avenue, followed by Hamaspik School and mixed-use residential and commercial buildings; to the east by Bedford Avenue, followed by residential and commercial buildings; to the south by residential building and an adult care facility; and to the west by an auto repair building and two-story residential buildings, followed by Skillman Street and additional residential buildings.

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

Site Features

The Site is currently improved with a largely vacant single-story commercial building. The occupancy of the remaining occupant(s) will be terminated on or about the Requestor's execution of the Brownfield Cleanup Agreement, i.e., as soon as Requestor takes site control from the current owner.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17a, the Site is in an R7A & R6B residential zoning area with a C2-4 commercial overlay. The proposed future use and development, which will include a multi-family 7-story condominium development, are consistent with the current zoning. The applicable zoning map is included as an attachment.

Past Site Use

According to Sanborn Maps, aerial photographs, and City Directory records, the subject property was partially developed by 1887 and operated as T.D. Hudson's Coal & Wood Yard, with a coal shed and office. By 1904, the subject property was occupied by JAS. Meyer Coal Yard. By 1918, the eastern portion of the subject property was used as a movie theatre and the western portion of the property was improved with a mechanic's shop. By 1935, the subject property had been fully redeveloped as a service station containing an office/sales room with a tile floor, an oil room, and designated painting and battery-charging areas. One 550-gallon underground storage tank (UST) was noted on the northeast portion of the site, adjacent to the oil room, and a second 50-gallon UST was noted on the westernmost site boundary along Skillman Street in Sanborn Maps dating from 1935 through the last available map in 2007. City Directory listings indicate the property was operated by Autocar Sales and Service Company Inc. from 1940 through 1949, followed by Arrow Automotive Parts and Equipment Co. Inc. in 1960, then by a Whole Auto Parts & Service Station in 1965.

The property transitioned to commercial and light industrial operations in the 1980s, including the Bedford Stuyvesant Youth in Action and the Bedford Stuyvesant Printing Plant. City Directories indicated the property was operated by Bigrow Paper Manufacturing Corporation from 1992 to 2010, and M S Paper Products Co. from 2014 to 2022. The building remains relatively unchanged, and the subject property is currently used as a storage facility and various small commercial uses, including upholstery and storage.

Site Geology and Hydrogeology

Based on findings from the Limited Phase II Environmental Site Investigation (ESI) completed by Haley and Aldrich of New York in October 2025, fill material, generally consisting of light brown silty sand with crushed concrete and varying amounts of fines and gravels, was observed from below the concrete slab to approximately 5 feet below ground surface (ft bgs). The fill layer was underlain by a potential native layer consisting of brown silty to fine sand, with varying amounts of coarse grains and gravels

The topography of the Site is generally flat with a gentle slope to the northeast. The ground level elevation on the Site is approximately 48 ft above mean sea level (amsl). Groundwater was not encountered during the Limited Phase II ESI. However, it is anticipated to be at approximately 35 ft bgs based on surrounding property information. Groundwater is anticipated to flow to the northwest toward the East River.

Environmental Zone Designation

This Site is 100% located in EnZone Type B in Census Tract 235. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

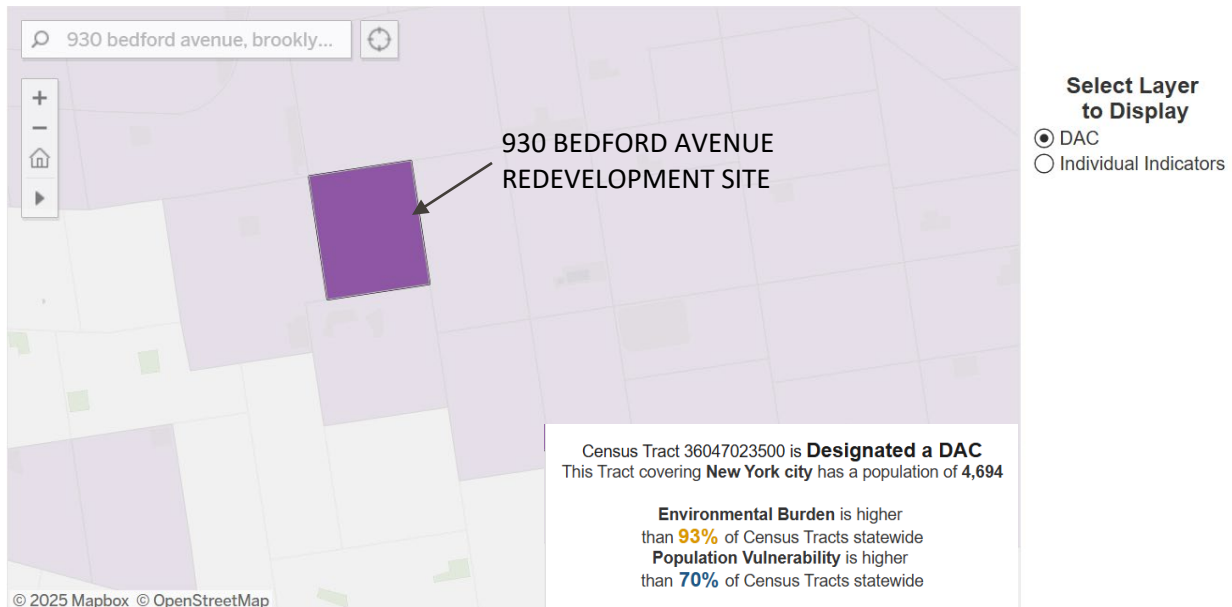


235

STATEFP	36
COUNTYFP	047
TRACTCE	023500
GEOID	36047023500
NAME	235
NAMELSAD	Census Tract 235
MTFCC	G5020
FUNCSTAT	S
ALAND	141574
AWATER	0
INTPTLAT	+40.6925130
INTPTLON	-073.9577849
FIPS	36047023500
County_FIPS	36047
Geography	Census Tract 235
County	Kings County
UnempRate	3.3
NYS_UR	7.1
Pov_Rate	47.3
County_PR	19.2
CountyRateX2	38.4
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B

Disadvantaged Community Status

New York’s Climate Justice Working Group (CJWG) identified the census tract within which the Site is located as a disadvantaged community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives and DACs were created to ensure that these areas directly benefit from New York State’s transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities.



SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage. A Phase I ESA was completed in November 2025 and a Limited Phase II ESI was completed in October 2025 by Haley & Aldrich of New York.

Based on data collected on October 22, 2025 during the Limited Phase II ESI, the primary contaminants of concern for the Site are metals and polycyclic aromatic hydrocarbons (PAHs) in soil and volatile organic compounds (VOCs), including chlorinated VOCs (CVOCs) and petroleum-related VOCs, in sub-slab soil vapor. Of note, CVOCs were also detected in shallow soil samples above laboratory detection limits. Additional investigation is necessary to determine the potential source(s) of contamination and to evaluate the potential presence of hazardous substances and/or emerging contaminants that were not included in the Limited Phase II ESI.

The previous investigations at the Site did not include groundwater or indoor air samples.

Soil

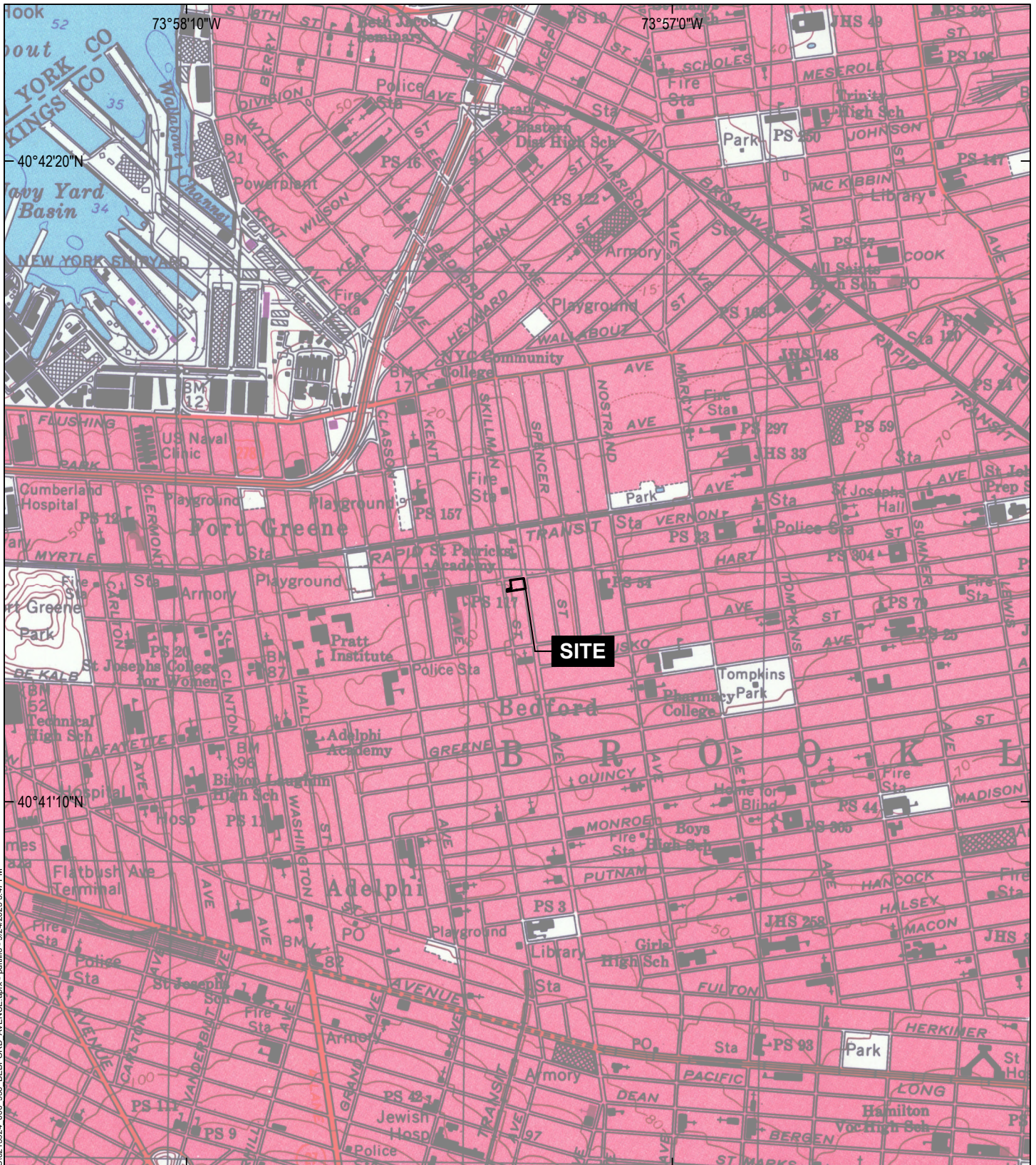
PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene and indeno(2,3-cd)pyrene were detected at concentrations exceeding the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) in shallow soil in the northern portion of the Site. Slightly elevated concentrations of metals, including lead and mercury, were detected in shallow soils in the northern portion of the Site as well. In addition, low levels of tetrachloroethene (PCE) were detected in shallow soils throughout the Site above the laboratory detection limits in addition to two deeper samples collected at 15 to 17 ft bgs and 20 to 22 ft bgs in the southeastern portion of the Site. Samples were collected at this deeper interval due to elevated photo ionization detector (PID) readings.

Sub-Slab Soil Vapor

VOCs were detected in all sub-slab soil vapor samples collected at the Site. Total VOC concentrations in sub-slab soil vapor samples ranged from 925.56 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in the southeastern portion of the Site to a maximum concentration of 2,919.65 $\mu\text{g}/\text{m}^3$ in the northeastern portion of the site. VOC impacts included petroleum-related VOCs and CVOCs.

Petroleum-related VOCs with elevated concentrations included 1,2,4-trimethylbenzene (maximum concentration 78.7 $\mu\text{g}/\text{m}^3$), 1,3,5-trimethylbenzene (maximum concentration 55.6 $\mu\text{g}/\text{m}^3$), 2-butanone (maximum concentration 56.3 $\mu\text{g}/\text{m}^3$), heptane (maximum concentration 75 $\mu\text{g}/\text{m}^3$), o-xylene (maximum concentration 36.6 $\mu\text{g}/\text{m}^3$), m/p xylene (maximum concentration 76.4 $\mu\text{g}/\text{m}^3$) and toluene (maximum concentration 59.2 $\mu\text{g}/\text{m}^3$).

CVOCs with elevated concentrations included PCE (maximum concentration of 2,480 $\mu\text{g}/\text{m}^3$). PCE was detected in the other three sub-slab soil vapors as well with concentrations of 7.78 $\mu\text{g}/\text{m}^3$, 247 $\mu\text{g}/\text{m}^3$ and 426 $\mu\text{g}/\text{m}^3$ in samples collected on the southeastern, southwestern and central areas of the site, respectively.



GIS: \\haleyaldrich.com\share\CF\Projects\0213924\GIS\0213924_000_930_BEDFORD_AVENUE.aprx - pdmlilio - 9/24/2025 3:47 PM



MAP SOURCE: USGS
 SITE COORDINATES: 40°41'34"N, 73°57'22"W

**HALEY
 ALDRICH**

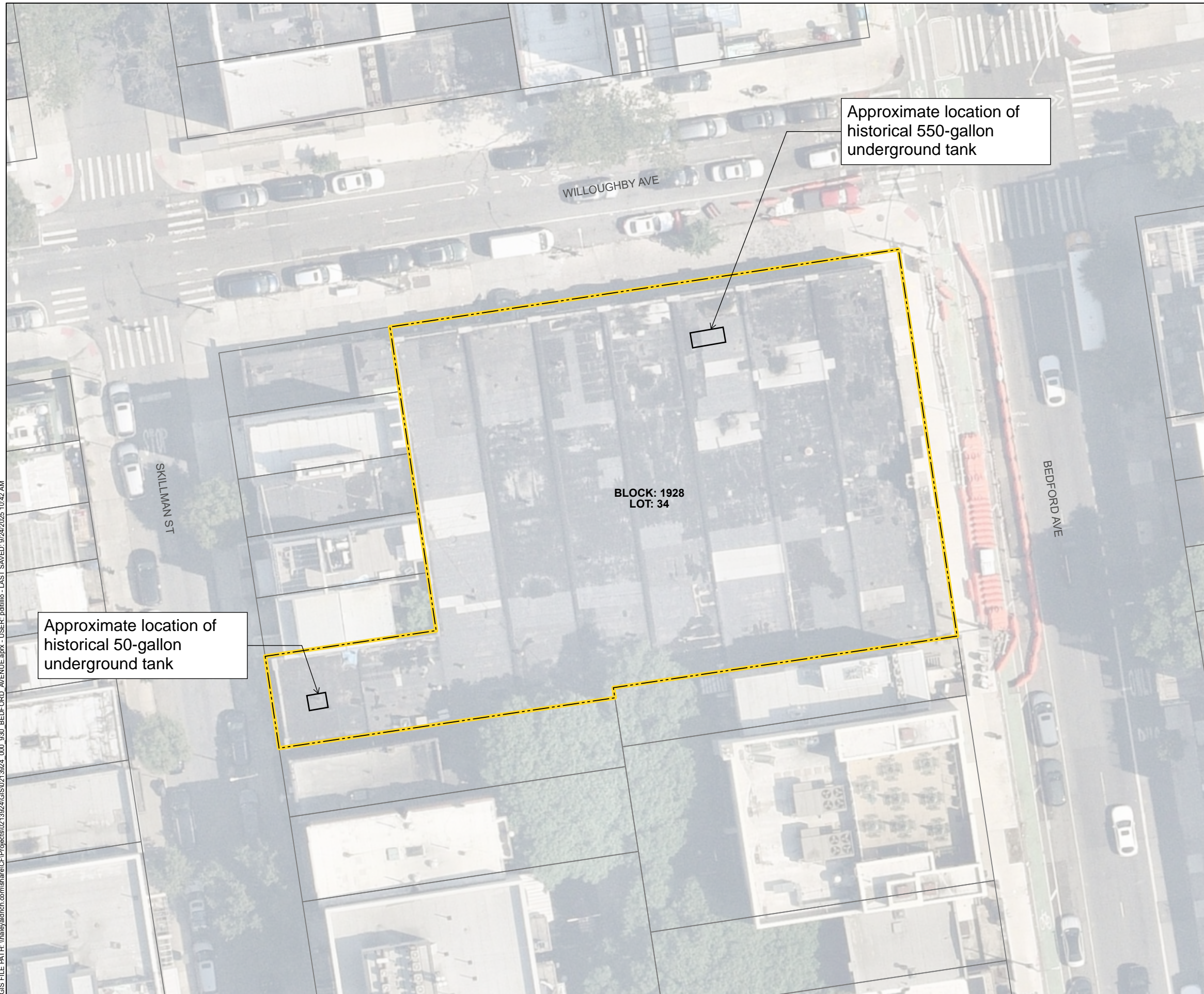
930 BEDFORD AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 NOVEMBER 2025

FIGURE 1

C:\GIS\FILE_PATH\haleyaldrich.com\share\CFR\Projects\0213924\GIS\0213924_000_930_BEDFORD_AVENUE.aprx - USER: pdillio - LAST SAVED: 9/24/2025 10:42 AM

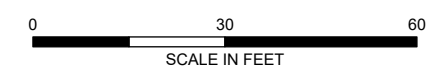


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

SITE PLAN



SEPTEMBER 2025

FIGURE 2

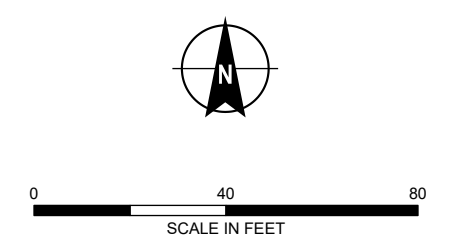
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LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

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



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

TAX LOT MAP

JANUARY 2026

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213924\GIS\0213924_000_930_BEDFORD_AVENUE.aprx - USER: pdillio - LAST SAVED: 12/10/2025 10:25 AM

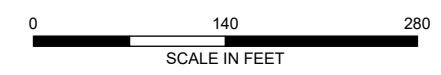


LEGEND

- 500-FT BUFFER OF SITE BOUNDARY
- SITE BOUNDARY
- PARCEL BOUNDARY
- LAND USE CATEGORY**
- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING BUILDINGS
- TRANSPORTATION AND UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- OTHER

NOTES

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



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

SURROUNDING LAND USE

DECEMBER 2025

FIGURE 4

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop this contaminated property into a condominium development in addition to implementing remedial measures to attain conditions at the Site protective human health and the environment for the intended multifamily residential use (i.e. restricted residential use). The Site is currently improved with a largely vacant one-story, commercial building with remaining occupants using the Site for storage and upholstery work. The remaining occupant(s) will be terminated on or about the Requestor's execution of the Brownfield Cleanup Agreement, i.e., as soon as Requestor takes site control from the current owner.

The proposed project will include:

1. Demolition of the existing building to facilitate the remedial investigation;
2. A remedial investigation to characterize the nature and extent of contamination and identify alternative remedial measures;
3. Selection of ha remedy, including excavation and off-Site disposal of contaminated soil; and,
4. Implementation of other remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a multi-story, mixed-use residential and commercial building anticipated to encompass the entire Site footprint. Current plans call for a 7-story building comprised of residential condominiums on the top six floors, either commercial or residential use on the ground floor and full basement.

Rationale for BCP Program

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

Upon review of analytical results from previous environmental investigation conducted at the Site (discussed in further detail in Attachment E, Section VI), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily metals and PAHs in soils, and petroleum-related and CVOCs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, heptane, xylenes, toluene, and PCE, in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations, including auto service, manufacturing, coal/wood yard operations, as well as two historic underground storage tanks (USTs) identified in the northeastern and southwest corners of the Site on historic Sanborn insurance maps.

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

Project Schedule

Following the NYSDEC's determination that a complete BCP application has been received, a 30-day public comment period will commence for the application and draft RIWP. If the Requestor is accepted

into the BCP and the draft RIWP is approved by the NYSDEC, the remedial contractor will mobilize to the Site to begin implementation of the RI, including demolition of the existing structure (as needed). A preliminary BCP timeline and project schedule are shown below. Completion of the remedy is anticipated by mid-2027 with a Certificate of Completion expected year end in 2027.

Task	2027																							
	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec		
NYSDEC Application Execution, Draft RIWP Submittal, NYSDEC Review, 30-Day Public Comment	█	█	█																					
Brownfield Cleanup Agreement Issuance & Execution			█	█	█																			
NYSDEC Approval of RIWP																								
Remedial Investigation																								
RIR Drafting & NYSDEC Review																								
RAWP Drafting & NYSDEC Review																								
RAWP 45-Day Public Comment																								
DD Issuance																								
Remedy Implementation																								
Preparation of FER and SMP																								
NYSDEC & NYSDOH Review of FER & SMP																								
NYSDEC Issues COC																								

Notes:
 This is an estimated schedule; all items are subject to change
 NYSDEC = New York State Department of Environmental Conservation
 NYSDOH = New York State Department of Health
 RIWP = Remedial Investigation Work Plan
 RIR = Remedial Investigation Report
 RAWP = Remedial Action Work Plan
 DD = Decision Document
 FER = Final Engineering Report
 SMP = Site Management Plan
 COC = Certificate of Completion

Green and Sustainable Remediation

NYSDEC’s DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following green remediation/sustainability concepts will be considered and/or implemented, to the extent practicable, during remedial investigations, remedial design and action, and site management. Implementability and applicable remedial stages are detailed in the table below.

DER-31 Green Remediation/Sustainability Concepts	Applicable Remedial Stage(s)	Site Specific Implementability
Increase energy efficiency/minimize total energy use and direct and indirect CO ₂ /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, and identification of local disposal facilities to reduce offsite GHG emission.
Reduce emissions of air pollutants	Remedial Investigation, Remedial Action, Site Management	Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities and use of energy efficient building elements to reduce air pollution
Minimize habitat disturbance and create or enhance habitat or usable land	Remedial Design, Remedial Action	Open space will be considered during design phase.
Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation	Remedial Design, Remedial Action	Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration
Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes	Remedial Action, Site Management	Reuse of wash water will be completed wherever possible prior to containerization for offsite disposal
Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction	Remedial Design, Remedial Action	Runoff prevention measures will be implemented including hay bales and/or silt fencing
Minimize waste or implement beneficial use of materials that would otherwise be considered a waste	Remedial Design, Remedial Action, Site Management	Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability
Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere	Remedial Investigation, Remedial Action, Site Management	Trucks will not queue or idle outside the Site during the investigation, remedial action or site management activities
Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere	Remedial Action, Site Management	Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation
Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads	Remedial Investigation, Remedial Action	Local disposal facilities for investigation derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use
Minimize use of heavy equipment to save energy and reduce emissions	Remedial Investigation, Remedial Action, Site Management	Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action

Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

ATTACHMENT C

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 17a, the Site is in an R7A & R6B residential zoning area with a C2-4 commercial overlay. The Site is located in an urban area characterized by residential and commercial use buildings.

Current Use

The Site is currently largely vacant and developed with a single-story commercial building encompassing the entire lot. Remaining occupants use portions of the Site for storage and upholstery work. The remaining occupant(s) of the Site will be removed after Requestor takes control of the site from the current owner, i.e., after the Site is accepted into the BCP and on or about the BCA has been executed.

Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of a multi-story, mixed-use residential and commercial building anticipated to encompass the entire Site footprint. Current plans call for a 7-story building comprised of residential condominiums on the top six floors, either commercial or residential use on the ground floor and full basement.

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

According to the New York City Planning Commission Zoning Map 17a, the Site is located within a residential zoning district (R7A & R6B) with a commercial overlay (C2-4). The Requestor plans to redevelop the Site with a mixed-use building. The proposed development of this property is consistent with the current zoning.




ZONING MAP


THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

Effective Date(s) of Rezoning:

12-04-2025 C 230316 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

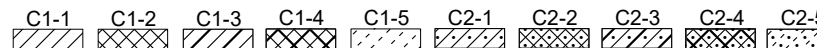
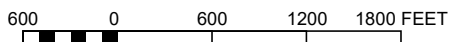
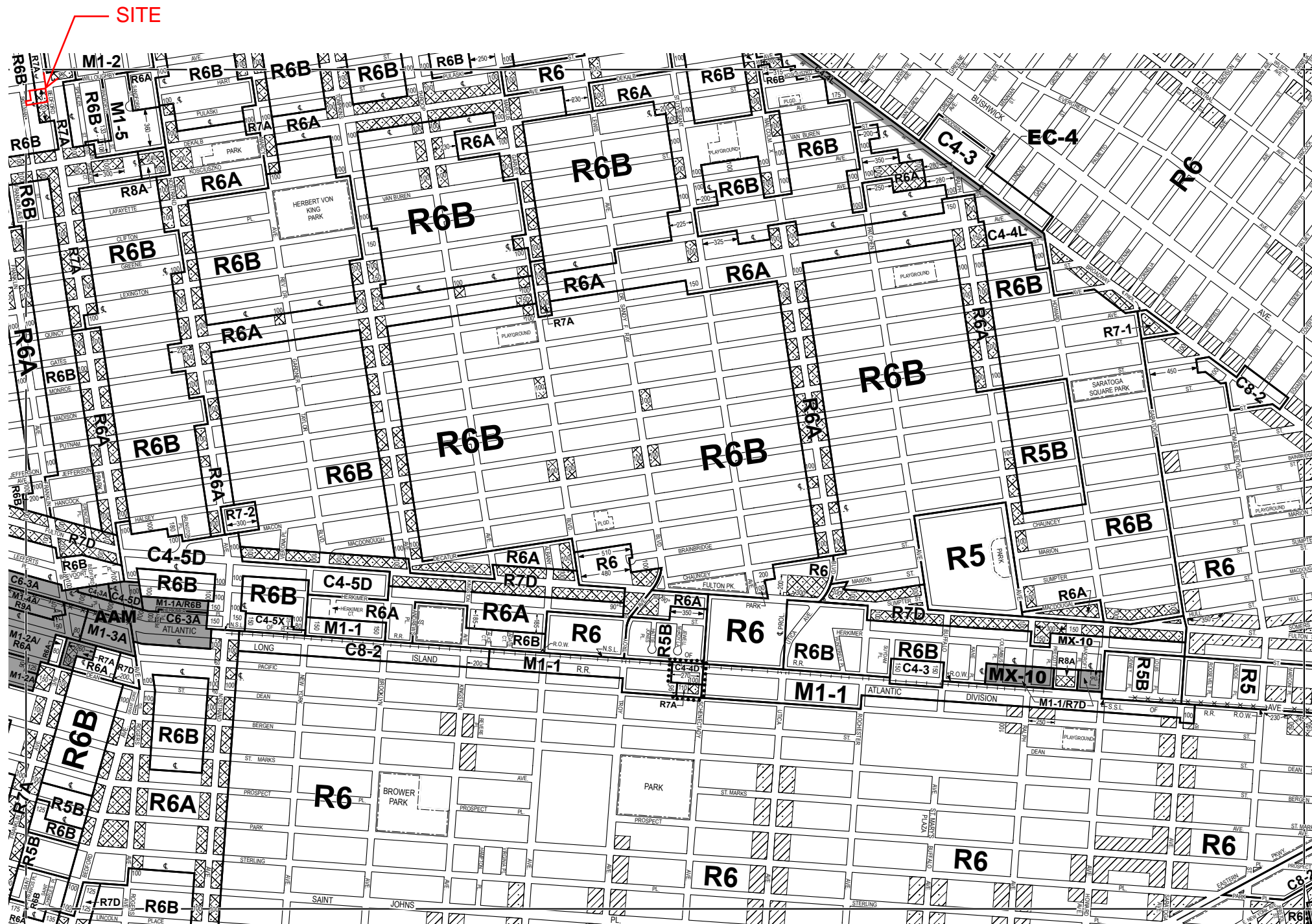
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12d	13b	13d
16c	17a	17c
16d	17b	17d

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



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

ATTACHMENT D

Section V: Current and Historical Owner and Operator Information

SECTION V: CURRENT & PREVIOUS PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

G&S Realty USA LLC is the current owner of the Site located at 930 Bedford Avenue, Brooklyn, NY. 930 Bedford LLC is the proposed purchaser and Requestor. A copy of the deed is included in Section V. The Site is currently largely vacant with remaining current operations including storage (Star Tech Trading Inc.) and upholstery work (H&F Décor Inc.).

Previous Owners and Operators

A list of current and previous owners for 930 Bedford Avenue is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
October 26, 2020	Deed	G&S Realty Co	930 Bedford Avenue, Brooklyn, New York	G&S REALTY USA LLC	None
January 31, 1983	Deed	New York City	City Hall, Borough of Manhattan	G&S Realty Co	None
October 18, 1977	Deed	Bedford Stuyvesant Youth in Action	1180 Fulton Street, Brooklyn, New York	New York City	None
May 27, 1969	Deed	Sam Cohen and Herbert Peetz	56-40 175h Street, Flushing New York	Bedford Stuyvesant Youth in Action	None

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

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

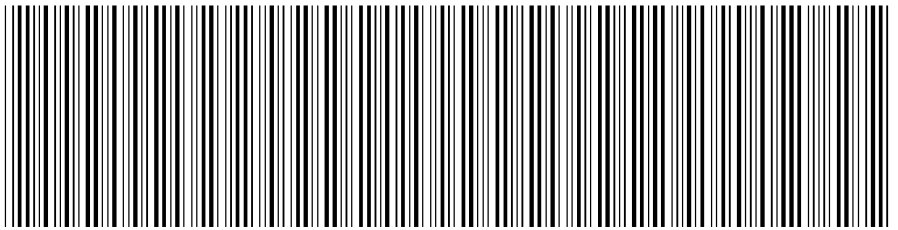
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Autocar Sales & Service Co. Inc.	Operator (1940 – 1949)	Unknown	None
Transportation Parts Co of NY, Hyperpressure Jenny Sales & Service, House of Arrow Inc., Cornelieseen & Staknold Inc.	Operators (1960)	Unknown	None
Arrow Automotive Parts & Equipment Co. Inc.	Operator (1960-1965)	Unknown	None
United Block Association, Bedford Stuyvesant Youth in Action, Bed Stuy Printing Plan	Operators (1976)	Unknown	None
Bigrow Paper Manufacturing Corp	Operator (1992-2010)	Unknown	None
MS Paper Products Co	Operator (1992-2022)	N/A	None
Star Tech Trading Inc.	Operator (current)	930 Bedford Ave, Brooklyn, NY 11205 (718) 594-7194	None

H&F Décor Inc.	Operator (current)	360 Willoughby Avenue, Brooklyn, NY 11205 (347) 683-5022	None
----------------	--------------------	--	------

Reference: Information obtained from the EDR-City Directory Abstract generated on November 12, 2025, Inquiry No. 8170902.5

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

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



2020111700910001003E5230

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020111700910001 Document Date: 10-26-2020 Preparation Date: 11-20-2020
Document Type: DEED
Document Page Count: 3

PRESENTER:
LEONARD LEDEREICH
4920 15TH AVENUE
BROOKLYN, NY 11219
718-851-6900
LLEDEREICH@GMAIL.COM

RETURN TO:
LEONARD LEDEREICH
4920 15TH AVENUE
BROOKLYN, NY 11219
718-851-6900
LLEDEREICH@GMAIL.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	1928	34	Entire Lot	930 BEDFORD AVENUE
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA
BROOKLYN Year: 1983 Reel: 1378 Page: 916

GRANTOR/SELLER:
G&S REALTY CO
930 BEDFORD AVENUE
BROOKLYN, NY 11205


GRANTEE/BUYER:
G&S REALTY USA LLC
930 BEDFORD AVENUE
BROOKLYN, NY 11205

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

Filing Fee:	\$ 250.00
NYC Real Property Transfer Tax:	\$ 0.00
NYS Real Estate Transfer Tax:	\$ 0.00

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

Recorded/Filed 11-20-2020 09:57
City Register File No.(CRFN):
2020000326598



Annette McMill
City Register Official Signature

Standard N.Y.B.T.U. Form 8003 – Warranty Deed With Full Covenants – Uniform Acknowledgment

THIS INDENTURE, made the 26th day of **October, 2020**

BETWEEN

G&S REALTY CO, a New York State Partnership,
with offices at **930 Bedford Avenue, Brooklyn, New York 11205**

party of the first part, and

G&S REALTY USA LLC, a New York State Domestic Limited Liability Company,
with offices at **930 Bedford Avenue, Brooklyn, New York 11205**

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,

SEE "SCHEDULE A" ATTACHED

Said premises being known as **930 Bedford Avenue, Brooklyn, New York 11205, Block: 1928, Lot: 34**.
Being the same premises conveyed to the party of the first part, by deed dated **January 31, 1983**, and recorded in the Office of the City Register of Kings County on **March 4, 1983**, as in **Reel: 1378 Page: 916**.

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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:

G&S REALTY CO

Solomon Schwimmer

BY: Solomon Schwimmer

David Grunwald

BY: David Grunwald

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of KINGS ss:

On the 26 day of **October** in the year **2020**
before me, the undersigned, personally appeared
SOLOMON SCHWIMMER
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

JOSEPH GRUNWALD
Notary Public, State of New York
No. 01GR6328767
Qualified in Kings County
Commission Expires Aug. 10, 2023

State of New York, County of KINGS ss:

On the 26 day of **October** in the year **2020**
before me, the undersigned, personally appeared
DAVID GRUNWALD
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

JOSEPH GRUNWALD
Notary Public, State of New York
No. 01GR6328767
Qualified in Kings County
Commission Expires Aug. 10, 2023

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____ ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument, and that such individual made such appearance before the undersigned in the

in _____
(insert the City or other political subdivision)

(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**WARRANTY DEED
WITH FULL COVENANTS**

Title No.

G&S REALTY CO

TO

G&S REALTY USA LLC

**BLOCK
LOT
COUNTY OR TOWN
STREET ADDRESS**

**1928
34
KINGS
930 BEDFORD AVENUE,
BROOKLYN, NEW YORK 11205**

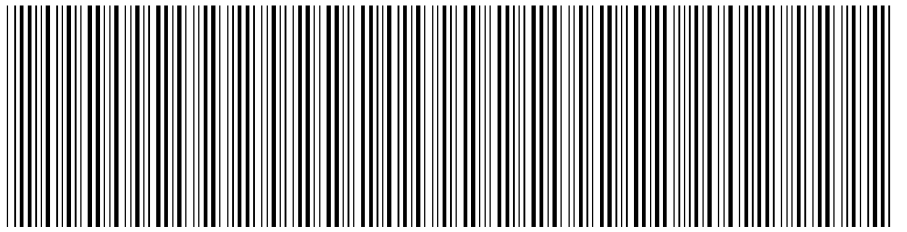
SCHEDULE A

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

BEGINNING at the corner formed by the intersection of the southerly side of Willoughby Avenue and the westerly side of Bedford Avenue; thence westerly along the said southerly side of Willoughby Avenue, 150 feet; thence southerly, parallel with the said westerly side of Bedford Avenue, 90 feet; thence westerly, parallel with the said southerly side of Willoughby Avenue, 50 feet to the easterly side of Skillman Street; thence southerly along the said easterly side of Skillman Street, 28 feet; thence easterly and again parallel with the said southerly side of Willoughby Avenue, 100 feet; thence northerly, parallel with the said easterly side of Skillman Street, 3 feet; thence easterly, parallel with the said southerly side of Willoughby Avenue and part of the distance through a party wall, 100 feet to the westerly side of Bedford Avenue; thence northerly along the westerly side of Bedford Avenue, 115 feet to the point or place of BEGINNING.

Said premises being known as and by street #928-936 Bedford Avenue.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020111700910001003S9CB1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020111700910001
Document Type: DEED

Document Date: 10-26-2020

Preparation Date: 11-20-2020

ASSOCIATED TAX FORM ID: 2020102100448

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
1

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

State of New York }
County of Kings } SS.:

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

930 BEDFORD AVENUE

Street Address Unit/Apt.

BROOKLYN New York, 1928 34 (the "Premises");
Borough Block Lot

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

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

G2S Realty Co.
Name of Grantor (Type or Print)

G2S Realty USA LLC
Name of Grantee (Type or Print)

Solomon Schwimmer
Signature of Grantor Solomon Schwimmer

Solomon Schwimmer
Signature of Grantee Solomon Schwimmer, number

Sworn to before me
this 26 day of October 20 2020

Sworn to before me
this 26 day of October 20 20

Joseph Grunwald
JOSEPH GRUNWALD
Notary Public, State of New York
No. 01GR6328767
Qualified in Kings County
Commission Expires Aug. 10, 2023

Joseph Grunwald
JOSEPH GRUNWALD
Notary Public, State of New York
No. 01GR6328767
Qualified in Kings County
Commission Expires Aug. 10, 2023

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

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



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 1928 LOT: 34
- (2) Property Address: 930 BEDFORD AVENUE, BROOKLYN, NY 11205
- (3) Owner's Name: G&S REALTY USA LLC
- Additional Name:

Affirmation:

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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: Selma Schumann 10/26/2020 Date (mm/dd/yyyy)

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

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 | 930 | BEDFORD AVENUE | BROOKLYN | 11205
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name | G&S REALTY USA LLC |
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size | _____ X _____ OR _____
FRONT FEET DEPTH ACRES
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name | G&S REALTY CO |
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date | 10 / 26 / 2020 |
Month Day Year

11. Date of Sale / Transfer | 10 / 26 / 2020 |
Month Day Year

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

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

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

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

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

15. Building Class | F, 5 | 16. Total Assessed Value (of all parcels in transfer) | _____ 7 1 6 8 5 0 |

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

| BROOKLYN 1928 34 | _____ | _____ |

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	
<i>X Selman Schwimmer</i> BUYER SIGNATURE	<i>10/26/2020</i> DATE			
930 BEDFORD AVENUE	<i>Selman Schwimmer, member</i>			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
BROOKLYN				
	NY	11205		
CITY OR TOWN	STATE	ZIP CODE	SELLER	
			<i>X Selman Schwimmer</i> SELLER SIGNATURE	<i>10/26/2020</i> DATE
			<i>Selman Schwimmer, member</i>	

ATTACHMENT E

Section VI: Property's Environmental History

SECTION VI.1: PREVIOUS REPORTS

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

1. November 2025 Phase I ESA, 930 Bedford Avenue, prepared by Haley & Aldrich of New York
2. November 2025 Limited Phase II Environmental Site Investigation Summary, 930 Bedford Avenue prepared by Haley & Aldrich of New York.

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

Phase I Environmental Site Assessment, 930 Bedford Avenue Prepared by Haley & Aldrich of New York

A Phase I ESA report, dated November 24, 2025, was prepared by Haley & Aldrich of New York. The Phase I ESA indicated that the Site was partially developed by 1887 and operated as T.D. Hudson's Coal & Wood Yard, with a coal shed and office. By 1904, the Site was occupied by JAS. Meyer Coal Yard. By 1918, the eastern portion of the Site was used as a movie theatre, and the western portion of the property was improved with a mechanic shop. By 1935, the Site had been fully redeveloped as a service station containing an office/sales room with tile floors, an oil room, and designated painting and battery-charging areas. One 550-gallon underground storage tank (UST) was noted on the northeast portion of the Site, adjacent to the oil room, and a second 50-gallon UST was noted on the westernmost Site boundary along Skillman Street in Sanborn Maps dating from 1935 through the last available map in 2007. City Directory listings indicate the property was operated by Autocar Sales and Service Company Inc. from 1940 through 1949, followed by Arrow Automotive Parts and Equipment Co. Inc. in 1960, then by a Whole Auto Parts & Service Station in 1965. The property transitioned to commercial and light industrial operations in the 1980s, including the Bedford Stuyvesant You in Action and the Bedford Stuyvesant Printing Plant. City Directories indicated the property was operated by Bigrow Paper Manufacturing Corporation from 1992 to 2010, and M S Paper Products Co. from 2014 to 2022. The building remains relatively unchanged, and at the time of site reconnaissance the Site was primarily used for storage. The Site is currently largely vacant.

The Phase I ESA indicated three recognized environmental conditions (RECs) in connection with the Site:

REC #1: Documented Subsurface Contamination at the Subject Property

Haley & Aldrich of New York conducted a Limited Phase II Environmental Site Investigation for the Site on October 22, 2025, to evaluate the subsurface conditions. Field observations and analytical results identified SVOCs; specifically PAHs, and heavy metals, including copper, lead, mercury, and zinc, in shallow soils up to 2 ft bgs. VOCs, including CVOCs and petroleum-related compounds, were identified above the laboratory detection limits in site soil vapor samples. Documented subsurface contamination at the Site, including impacts to soil and soil vapor, is indicated as a REC.

REC #2: Historical Use of Subject Property and Historic Underground Storage Tanks

Historic uses of the Site include T.D. Hudson's Coal & Wood Yard in the 1880s; JAS. Meyer Coal Yard in the early 1900s; a mechanic's shop in 1918; several service station companies from 1935 to 1977; and paper manufacturing businesses from 1977 to 2022. In addition, one 550-gallon underground storage tank (UST) was noted on the northeast portion of the site, adjacent to the oil room, and a second 50-

gallon UST was noted on the westernmost site boundary along Skillman Street in Sanborn Fire Insurance Maps dating from 1935 through the last available map in 2007. Information regarding the closure and removal of these tanks was not available. These historic uses are considered a REC, as potential or undocumented releases of petroleum products, solvents, and other hazardous materials may have adversely affected soil, groundwater, and/or soil vapor at the Site.

REC #3: Historical and Current Uses of Surrounding Properties

Properties surrounding the Site were historically used for various commercial, industrial, and manufacturing operations, including filling stations, auto repair shops, paint shops, tire repair shops, a tin shop, welding and repair shops, a steel manufacturing business, and auto body shops. Several of the properties were listed in the Resource Conservation Recovery Act (RCRA) database as generators of hazardous materials and were listed in the Spills databases with notes indicating the remediation of the spills left residual contamination subsurface. These historic uses of surrounding properties are considered a REC, as potential or undocumented releases at these adjacent and upgradient properties may have adversely impacted soil, groundwater, and/or soil vapor that could have migrated onto the Site.

November 2025 Limited Phase II Environmental Site Investigation Summary, 903 Bedford Avenue, Prepared by Haley & Aldrich of New York

Haley & Aldrich of New York conducted a Limited Phase II Environmental Site Investigation (ESI) for the subject property on October 22, 2025. The tasks for this investigation included a geophysical survey, collection of eight soil samples from six soil borings advanced to depths between 1 and 35 ft bgs and four sub-slab soil vapor samples from temporary soil vapor probes.

Fill material, generally consisting of light brown silty sand with crushed concrete and varying amounts of fines and gravels, was observed from below the concrete slab to approximately 5 ft bgs. The fill layer was underlain by a potential native layer consisting of brown silty to fine sand. Groundwater was not encountered during this investigation. Laboratory analytical results are summarized below:

Soil

Soil analytical results were compared to the then applicable NYSDEC Title 6 of the NYCRR Part 375 NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective (UUSCO) and given the Site's intended use, to RRSCOs.

One volatile organic compound (VOC), 1,4-dioxane, was detected at concentrations above in multiple soil borings with a maximum concentration of 0.24 milligrams per kilogram (mg/kg).

Multiple semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), were detected at concentrations above UUSCOs and NYSDEC Part 375 RRSCOs in SB-02_0-2 and SB-06_0-1. Maximum PAH concentrations were detected above RRSCOs in SB-02_0-2, including benzo(a)anthracene (14 mg/kg), benzo(a)pyrene (12 mg/kg), benzo(b)fluoranthene (18 mg/kg), chrysene (12 mg/kg), dibenzo(a,h)anthracene (1.7 mg/kg), and indeno(1,2,3-cd)pyrene (9.1 mg/kg). In addition, benzo(k)fluoranthene and 3-methylphenol/4-methylphenol were detected above UUSCOs in SB-02_0-2 at 2.6 mg/kg and 0.33 mg/kg, respectively, and chrysene above the UUSCO in SB-06)0-1 at 3.0 mg/kg.

Four metals were detected above the UUSCOs in SB-02_0-2 and SB-06_0-1, including copper (maximum 51.3 mg/kg), lead (maximum 180 mg/kg), mercury (maximum 0.744 mg/kg), and zinc (maximum 190 mg/kg).

Sub-Slab Soil Vapor

Several petroleum-related VOCs were detected above laboratory reporting limits in all four soil vapor samples, including benzene (maximum concentration 17.6 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$] in SV-02_10222025), ethylbenzene (maximum concentration 20.6 $\mu\text{g}/\text{m}^3$ in SV01_10222025), m,p-xylenes (maximum concentration 76.4 $\mu\text{g}/\text{m}^3$ in SV-01_10222025), o-xylene (maximum concentration 36.6 $\mu\text{g}/\text{m}^3$ in SV-01_10222025), and toluene (maximum concentration 59.2 $\mu\text{g}/\text{m}^3$ in SV-01_10222025 and SV-04_10222025). 1,2,4-Trimethylbenzene was also detected in SV-01_10222025 above laboratory detection limits at a concentration of 78.7 $\mu\text{g}/\text{m}^3$.

Two chlorinated volatile organic compounds (CVOCs) were detected at elevated concentrations in one or more soil vapor samples analyzed, including tetrachloroethene (PCE) (maximum concentration of 2,480 $\mu\text{g}/\text{m}^3$ in SV-02_10222025), and trichloroethene (TCE) (maximum concentration of 13.5 $\mu\text{g}/\text{m}^3$ in SV-02_10222025).

The previous investigations at the Site did not include groundwater or indoor air samples.

SECTION VI.2: SAMPLING DATA - TABLES

Analytical Results Summary Tables

Soil

Analytes > RRSCOs	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Mercury	2	0.744	0.30	0-2
Copper	0	51.3	280	0-2
Lead	0	180	400	0-2
Zinc	0	190	6600	0-2
3-Methylphenol/4-Methylphenol	0	0.33	0.33	0-2
Benzo(a)anthracene	2	14	1.4	0-2
Benzo(a)pyrene	2	12	1	0-2
Benzo(b)fluoranthene	2	18	1.4	0-2
Benzo(k)fluoranthene	0	2.6	4.9	0-2
Chrysene	1	12	4.9	0-2
Dibenzo(a,h)anthracene	2	1.7	0.33	0-2
Indeno(1,2,3-cd)pyrene	2	9.1	1.4	0-2
1,4-dioxane	0	0.24	5.7	0-2
Tetrachloroethene	0	0.00057	18	0-2, 15-17, 20-22

Soil Vapor

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
1,2,4-Trimethylbenzene	4	78.7	Sub-slab Soil Vapor
1,3,5-Trimethylbenzene	4	55.6	Sub-slab Soil Vapor
2,2,4-Trimethylpentane	4	5.85	Sub-slab Soil Vapor
Benzene	4	17.6	Sub-slab Soil Vapor
Carbon tetrachloride	4	7.86	Sub-slab Soil Vapor
cis-1,2-Dichloroethene	4	4.96	Sub-slab Soil Vapor
Cyclohexane	4	19.2	Sub-slab Soil Vapor
Ethylbenzene	4	20.6	Sub-slab Soil Vapor
Heptane	4	75	Sub-slab Soil Vapor
Methylene chloride	4	10.8	Sub-slab Soil Vapor
n-Hexane	4	38.8	Sub-slab Soil Vapor
Naphthalene	4	6.34	Sub-slab Soil Vapor
o-Xylene	4	36.6	Sub-slab Soil Vapor
p/m-Xylene	4	76.4	Sub-slab Soil Vapor
Tetrachloroethene	4	2480	Sub-slab Soil Vapor
Toluene	4	59.2	Sub-slab Soil Vapor
Trichloroethene	4	13.5	Sub-slab Soil Vapor

Notes:

ft bgs = feet below grade surface

ppm = parts per million

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

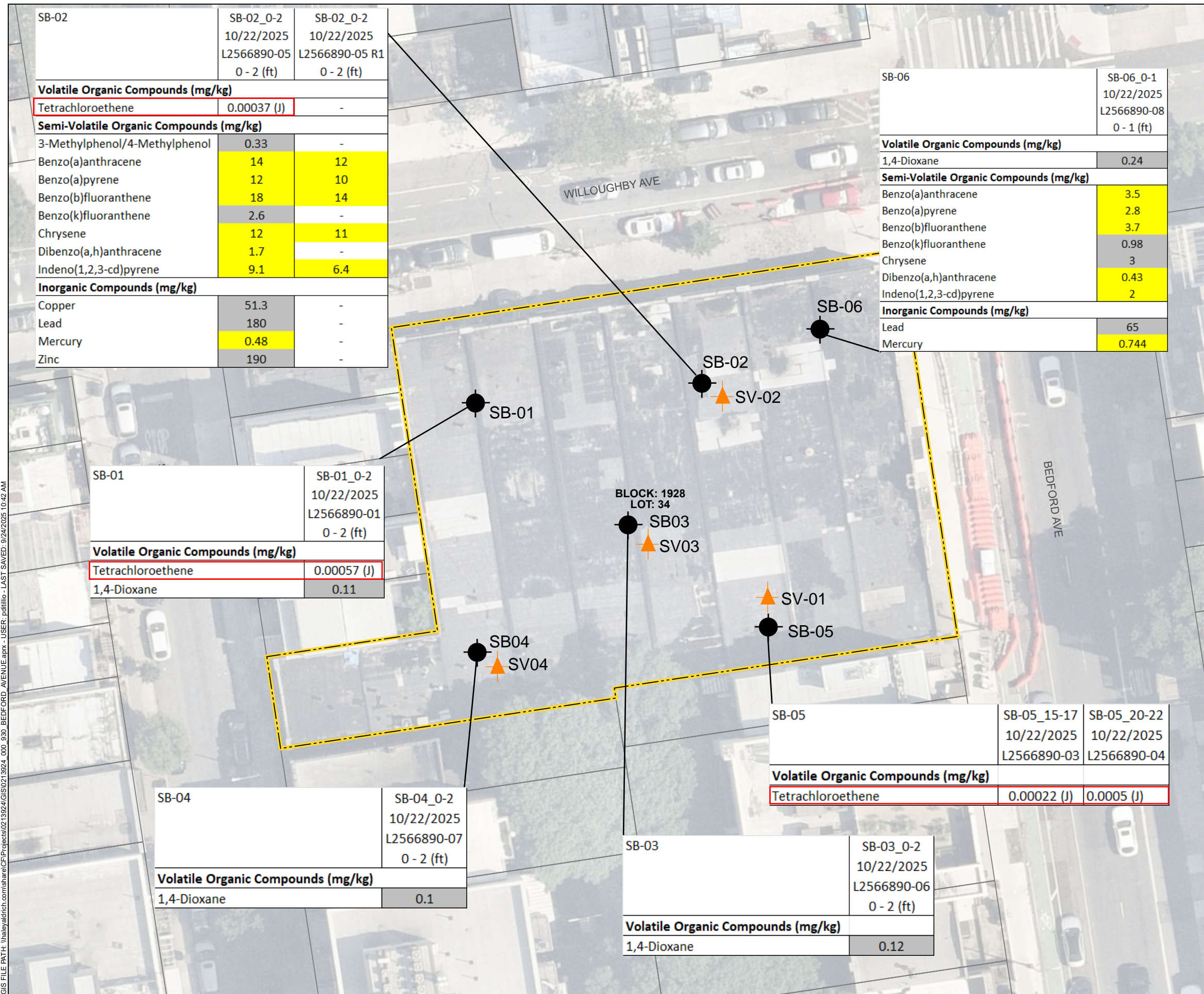
$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

Tetrachloroethene observed in three soil samples at low detections indicating source of sub-slab soil vapor impacts

SECTION VI.3: SAMPLING DATA - FIGURES

For each impacted medium above, refer to Figures 5, 6a and 6b below which include detailed information requested in Application Section VI.3.

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2025\24\GIS\2025-09-24\2025-10-24 AM - USER: patillic - LAST SAVED: 9/24/2025 10:42 AM



SB-02	SB-02_0-2 10/22/2025 L2566890-05 0 - 2 (ft)	SB-02_0-2 10/22/2025 L2566890-05 R1 0 - 2 (ft)
Volatile Organic Compounds (mg/kg)		
Tetrachloroethene	0.00037 (J)	-
Semi-Volatile Organic Compounds (mg/kg)		
3-Methylphenol/4-Methylphenol	0.33	-
Benzo(a)anthracene	14	12
Benzo(a)pyrene	12	10
Benzo(b)fluoranthene	18	14
Benzo(k)fluoranthene	2.6	-
Chrysene	12	11
Dibenzo(a,h)anthracene	1.7	-
Indeno(1,2,3-cd)pyrene	9.1	6.4
Inorganic Compounds (mg/kg)		
Copper	51.3	-
Lead	180	-
Mercury	0.48	-
Zinc	190	-

SB-06	SB-06_0-1 10/22/2025 L2566890-08 0 - 1 (ft)
Volatile Organic Compounds (mg/kg)	
1,4-Dioxane	0.24
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)anthracene	3.5
Benzo(a)pyrene	2.8
Benzo(b)fluoranthene	3.7
Benzo(k)fluoranthene	0.98
Chrysene	3
Dibenzo(a,h)anthracene	0.43
Indeno(1,2,3-cd)pyrene	2
Inorganic Compounds (mg/kg)	
Lead	65
Mercury	0.744

SB-01	SB-01_0-2 10/22/2025 L2566890-01 0 - 2 (ft)
Volatile Organic Compounds (mg/kg)	
Tetrachloroethene	0.00057 (J)
1,4-Dioxane	0.11

SB-04	SB-04_0-2 10/22/2025 L2566890-07 0 - 2 (ft)
Volatile Organic Compounds (mg/kg)	
1,4-Dioxane	0.1

SB-03	SB-03_0-2 10/22/2025 L2566890-06 0 - 2 (ft)
Volatile Organic Compounds (mg/kg)	
1,4-Dioxane	0.12

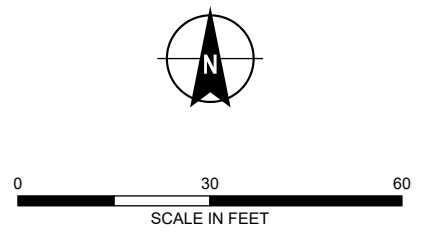
SB-05	SB-05_15-17 10/22/2025 L2566890-03	SB-05_20-22 10/22/2025 L2566890-04
Volatile Organic Compounds (mg/kg)		
Tetrachloroethene	0.00022 (J)	0.0005 (J)

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING
- SUB-SLAB/SOIL VAPOR

	NY-RESR	NY-UNRES
Volatile Organic Compounds (mg/kg)		
1,4-Dioxane	5.7	0.1
Semi-Volatile Organic Compounds (mg/kg)		
3-Methylphenol/4-Methylphenol	100	0.33
Benzo(a)anthracene	1.4	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1.4	1
Benzo(k)fluoranthene	4.9	0.8
Chrysene	4.9	1
Dibenzo(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	1.4	0.5
Total Metals (mg/kg)		
Copper	280	50
Lead	400	63
Mercury	0.3	0.18
Zinc	6600	109

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025
 - CONCENTRATIONS OUTLINED IN RED ARE INDICATIVE OF SOURCE MATERIAL



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

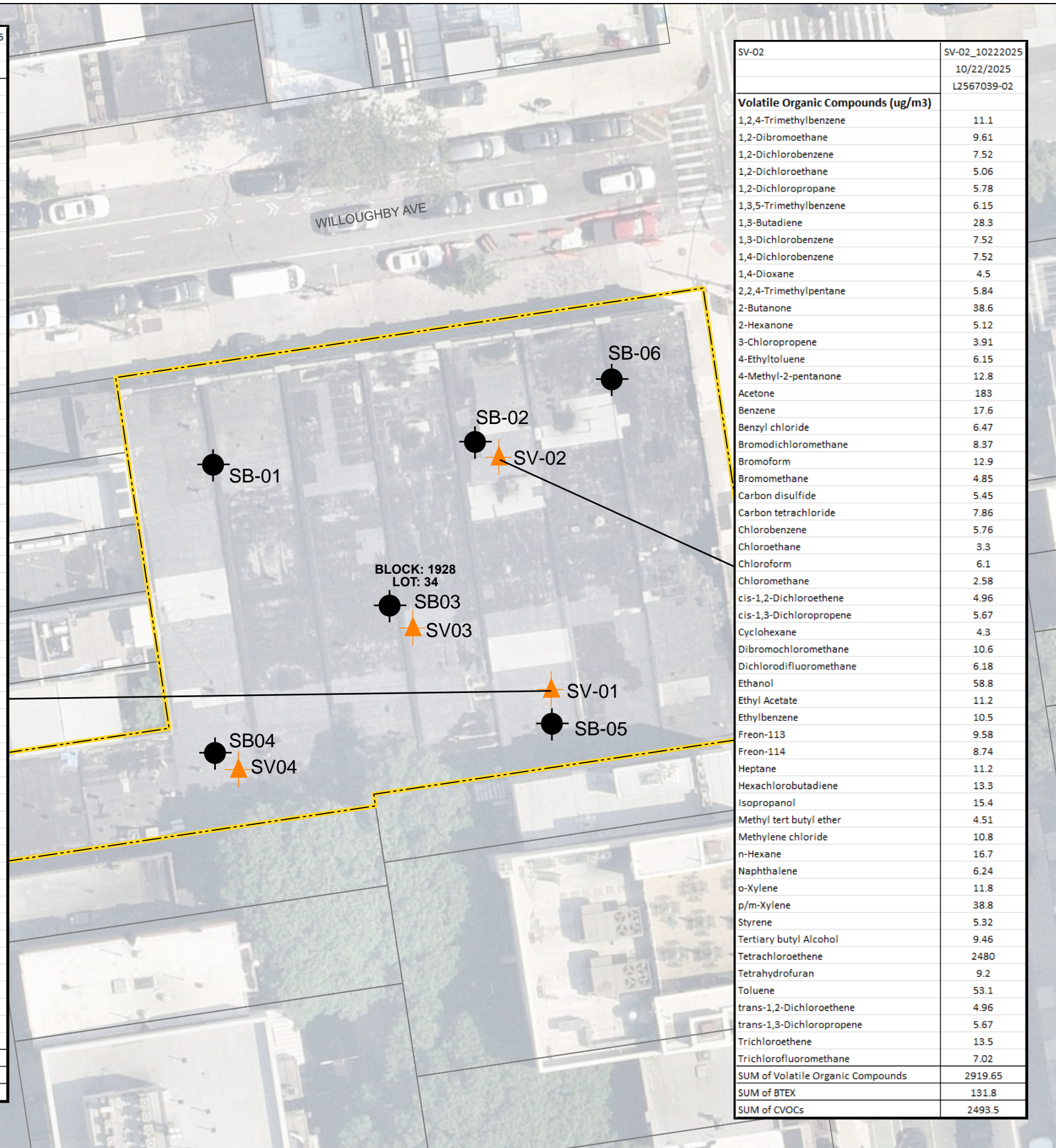
SOIL ANALYTICAL RESULTS EXCEEDANCES MAP

NOVEMBER 2025

FIGURE 5

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SV-01	SV-01_10222025
	10/22/2025
	L2567039-01
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	78.7
1,2-Dibromoethane	7.69
1,2-Dichlorobenzene	6.01
1,2-Dichloroethane	4.05
1,2-Dichloropropane	4.62
1,3,5-Trimethylbenzene	55.6
1,3-Butadiene	2.37
1,3-Dichlorobenzene	6.01
1,4-Dichlorobenzene	6.01
1,4-Dioxane	3.6
2,2,4-Trimethylpentane	4.67
2-Butanone	56.3
2-Hexanone	4.1
3-Chloropropene	3.13
4-Ethyltoluene	16.7
4-Methyl-2-pentanone	15.9
Acetone	321
Benzene	15.1
Benzyl chloride	5.18
Bromodichloromethane	6.7
Bromoform	10.3
Bromomethane	3.88
Carbon disulfide	6.79
Carbon tetrachloride	6.29
Chlorobenzene	4.61
Chloroethane	2.64
Chloroform	4.88
Chloromethane	2.07
cis-1,2-Dichloroethene	3.96
cis-1,3-Dichloropropene	4.54
Cyclohexane	19.2
Dibromochloromethane	8.52
Dichlorodifluoromethane	4.94
Ethanol	47.1
Ethyl Acetate	9.01
Ethylbenzene	20.6
Freon-113	7.66
Freon-114	6.99
Heptane	75
Hexachlorobutadiene	10.7
Isopropanol	13.5
Methyl tert butyl ether	3.61
Methylene chloride	8.69
n-Hexane	32.7
Naphthalene	4.98
o-Xylene	36.6
p/m-Xylene	76.4
Styrene	4.43
Tertiary butyl Alcohol	11.6
Tetrachloroethene	7.87
Tetrahydrofuran	7.37
Toluene	59.2
trans-1,2-Dichloroethene	3.96
trans-1,3-Dichloropropene	4.54
Trichloroethene	5.37
Trichlorofluoromethane	5.62
SUM of Volatile Organic Compounds	925.56
SUM of BTEX	207.9
SUM of CVOCs	13.24

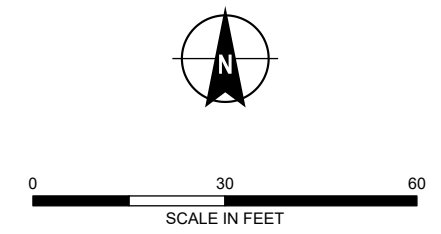


SV-02	SV-02_10222025
	10/22/2025
	L2567039-02
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	11.1
1,2-Dibromoethane	9.61
1,2-Dichlorobenzene	7.52
1,2-Dichloroethane	5.06
1,2-Dichloropropane	5.78
1,3,5-Trimethylbenzene	6.15
1,3-Butadiene	28.3
1,3-Dichlorobenzene	7.52
1,4-Dichlorobenzene	7.52
1,4-Dioxane	4.5
2,2,4-Trimethylpentane	5.84
2-Butanone	38.6
2-Hexanone	5.12
3-Chloropropene	3.91
4-Ethyltoluene	6.15
4-Methyl-2-pentanone	12.8
Acetone	183
Benzene	17.6
Benzyl chloride	6.47
Bromodichloromethane	8.37
Bromoform	12.9
Bromomethane	4.85
Carbon disulfide	5.45
Carbon tetrachloride	7.86
Chlorobenzene	5.76
Chloroethane	3.3
Chloroform	6.1
Chloromethane	2.58
cis-1,2-Dichloroethene	4.96
cis-1,3-Dichloropropene	5.67
Cyclohexane	4.3
Dibromochloromethane	10.6
Dichlorodifluoromethane	6.18
Ethanol	58.8
Ethyl Acetate	11.2
Ethylbenzene	10.5
Freon-113	9.58
Freon-114	8.74
Heptane	11.2
Hexachlorobutadiene	13.3
Isopropanol	15.4
Methyl tert butyl ether	4.51
Methylene chloride	10.8
n-Hexane	16.7
Naphthalene	6.24
o-Xylene	11.8
p/m-Xylene	38.8
Styrene	5.32
Tertiary butyl Alcohol	9.46
Tetrachloroethene	2480
Tetrahydrofuran	9.2
Toluene	53.1
trans-1,2-Dichloroethene	4.96
trans-1,3-Dichloropropene	5.67
Trichloroethene	13.5
Trichlorofluoromethane	7.02
SUM of Volatile Organic Compounds	2919.65
SUM of BTEX	131.8
SUM of CVOCs	2493.5

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING
- SUB-SLAB/SOIL VAPOR

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

SOIL VAPOR RESULTS SUMMARY MAP
SV-01 & SV-02

NOVEMBER 2025

FIGURE 6A

GIS FILE PATH: \\haleyaldrich.com\share\GIS\Projects\2025\2025-09-24\GIS\0213924_000_930_BEDFORD_AVENUE.aprx - USER: patillio - LAST SAVED: 9/24/2025 10:42 AM

SV-04	SV-04_10222025
	10/22/2025
	L2567039-04
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	10.3
1,2-Dibromoethane	1.54
1,2-Dichlorobenzene	1.2
1,2-Dichloroethane	0.809
1,2-Dichloropropane	0.924
1,3,5-Trimethylbenzene	3.46
1,3-Butadiene	4.11
1,3-Dichlorobenzene	1.2
1,4-Dichlorobenzene	1.2
1,4-Dioxane	0.721
2,2,4-Trimethylpentane	0.934
2-Butanone	124
2-Hexanone	15.5
3-Chloropropene	0.626
4-Ethyltoluene	3.32
4-Methyl-2-pentanone	11.4
Acetone	551
Benzene	14.5
Benzyl chloride	1.04
Bromodichloromethane	1.34
Bromoform	2.07
Bromomethane	1.32
Carbon disulfide	10.2
Carbon tetrachloride	1.26
Chlorobenzene	0.921
Chloroethane	0.528
Chloroform	0.977
Chloromethane	0.475
cis-1,2-Dichloroethene	0.793
cis-1,3-Dichloropropene	0.908
Cyclohexane	7.57
Dibromochloromethane	1.7
Dichlorodifluoromethane	2.21
Ethanol	135
Ethyl Acetate	1.8
Ethylbenzene	12.8
Freon-113	1.53
Freon-114	1.4
Heptane	35.2
Hexachlorobutadiene	2.13
Isopropanol	8.46
Methyl tert butyl ether	0.721
Methylene chloride	1.74
n-Hexane	18.2
Naphthalene	0.996
o-Xylene	13.1
p/m-Xylene	43.3
Styrene	1.34
Tertiary butyl Alcohol	9.03
Tetrachloroethene	247
Tetrahydrofuran	20.4
Toluene	59.2
trans-1,2-Dichloroethene	0.793
trans-1,3-Dichloropropene	0.908
Trichloroethene	2.86
Trichlorofluoromethane	1.16
SUM of Volatile Organic Compounds	1399.124
SUM of BTEX	142.9
SUM of CVOCs	249.86



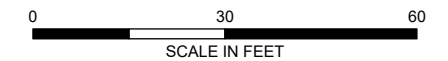
SV-03	SV-03_10222025
	10/22/2025
	L2567039-03
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	10.3
1,2-Dibromoethane	1.54
1,2-Dichlorobenzene	1.2
1,2-Dichloroethane	0.809
1,2-Dichloropropane	0.924
1,3,5-Trimethylbenzene	3.4
1,3-Butadiene	5.84
1,3-Dichlorobenzene	1.2
1,4-Dichlorobenzene	1.2
1,4-Dioxane	0.721
2,2,4-Trimethylpentane	0.934
2-Butanone	115
2-Hexanone	20.2
3-Chloropropene	0.626
4-Ethyltoluene	2.93
4-Methyl-2-pentanone	10.4
Acetone	399
Benzene	14.4
Benzyl chloride	1.04
Bromodichloromethane	1.34
Bromoform	2.07
Bromomethane	0.777
Carbon disulfide	6.57
Carbon tetrachloride	1.26
Chlorobenzene	0.921
Chloroethane	0.528
Chloroform	0.977
Chloromethane	1.04
cis-1,2-Dichloroethene	0.793
cis-1,3-Dichloropropene	0.908
Cyclohexane	4.47
Dibromochloromethane	1.7
Dichlorodifluoromethane	2.17
Ethanol	20.7
Ethyl Acetate	1.8
Ethylbenzene	9.69
Freon-113	1.53
Freon-114	1.4
Heptane	37.3
Hexachlorobutadiene	2.13
Isopropanol	11.3
Methyl tert butyl ether	0.721
Methylene chloride	1.74
n-Hexane	38.8
Naphthalene	0.996
o-Xylene	10.8
p/m-Xylene	33.7
Styrene	1.78
Tertiary butyl Alcohol	6.46
Tetrachloroethene	426
Tetrahydrofuran	1.47
Toluene	43.3
trans-1,2-Dichloroethene	0.793
trans-1,3-Dichloropropene	0.908
Trichloroethene	6.45
Trichlorofluoromethane	1.2
SUM of Volatile Organic Compounds	1243.2
SUM of BTEX	111.89
SUM of CVOCs	432.45

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING
- SUB-SLAB/SOIL VAPOR

NOTES

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



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

**SOIL VAPOR RESULTS SUMMARY MAP
SV-03 & SV-04**

NOVEMBER 2025

FIGURE 6B

ATTACHMENT F

Section VII: Requestor's Information

SECTION VII: REQUESTOR'S INFORMATION

The entity requesting participation in the BCP (the Requestor) is 930 Bedford LLC. Isac Deutsch holds all of the units, and is the sole member, of 930 Bedford LLC.

The contact information for the Requestor is:

Isac Deutsch
930 Bedford LLC
248 Lynch Street, 1A
Brooklyn, NY 11206
Phone: (718) 237-0200
Email: isac@empire248.com

An access agreement between the Requestor and current owner is attached to this application providing access to complete the BCP remedial program for the site through long term site management and committing owner to sign an Environmental Easement if necessary.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 930 Bedford LLC is included as an attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10 Section 1.5.

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: 930 BEDFORD LLC

DOS ID: 7842515

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 02/24/2026

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 02/24/2026

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ROCKLAND

NEXT STATEMENT DUE DATE: 02/29/2028

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: 930 BEDFORD LLC

Address: 248 LYNCH ST 1A, BROOKLYN, NY, UNITED STATES, 11206

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

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

[Agencies](#) [App Directory](#) [County](#) [Events](#) [Programs](#) [Services](#)

930 Bedford LLC
248 Lynch Street, #1A
Brooklyn, NY 11206

March 16, 2026

G&S Realty USA LLC
930 Bedford Ave.
Brooklyn, NY 11205

Re: Site Access for Brownfield Cleanup Program Work
at the 930 Bedford Avenue Redevelopment Site
located at 930 Bedford Avenue, Brooklyn, New York 11205

Dear Mr. Solomon Schwimmer:


As you are aware, Haley and Aldrich of New York will soon be submitting, on behalf of 930 Bedford LLC, an application to the Brownfield Cleanup Program (BCP) for the above-referenced 930 Bedford Avenue Redevelopment Site ("the site"). The site is currently owned by G&S Realty USA LLC. As the BCP applicant, we are required to seek access from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the site throughout the BCP Project. Additionally, the selected remedy may require the imposition of an environmental easement. By execution of this site access agreement letter, you are hereby allowing site access for this purpose, and agreeing to the imposition of an environmental easement if deemed necessary.

Sincerely,
Isac Deutch

By:  3/17/26

Isac Deutsch, Managing Member, 930 Bedford LLC

As owner of the site, I agree to allow 930 Bedford LLC and its contractors, to access the above-referenced property currently owned by G&S Realty USA LLC to perform the required BCP investigation work, remediation, and to place an easement of the site if determined to be necessary.

By: 

Solomon Schwimmer, Managing Member, G&S Realty USA LLC

ATTACHMENT G

Section X: Requestor's Eligibility Information

SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

Volunteer Status

The proposed BCP Site is currently owned by G&S Realty USA LLC, which is a New York State Limited Liability Company. G&S Realty USA LLC purchased the Site in October 2020. A copy of the deed is included as an attachment in Attachment D: Section V.

930 Bedford LLC will be purchasing the Site from G&S Realty USA LLC after 930 Bedford LLC is accepted into the BCP. Isac Deutsch is not and never was a member, partner, manager, officer, director, employee or shareholder of any of the prior owners and operators of the Site, including G&S Realty USA LLC. As stated in Section VII above, Isac Deutsch holds all of the units in, and is the sole member of, 930 Bedford LLC. Isac Deutsch is unrelated to G&S Realty USA LLC and the Site.

The Requestor qualifies as a "Volunteer" in the BCP because its liability arises solely from the recent involvement as a potential developer and purchaser of the property subsequent to disposal or discharge of contaminants at the site. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestor's involvement with the site.

Upon purchase of the property, Requestor will take appropriate care with respect to current site conditions, stop any continuing release (if any), prevent any threatened future release, and prevent or limit human, environmental or natural resource exposures to any previously released contamination by immediately terminating the few current occupants' use of the property.

Further, Requestor will maintain the existing composite cover, and will not cause, contribute, or permit the disposal of any contaminants at the Site.

Contamination at the Site is related to previous uses, including underground tanks which the Requestor did not control at the times when such contamination occurred. Requestor intends to address any Site contamination via the BCP. Requestor did not observe and is not aware of any continuing release.

Upon planning for redevelopment and change of use, Requestor sought out environmental consulting. A pre-acquisition Phase I Environmental Site Assessment has been performed, as well as a Limited Phase II ESI. Upon reviewing results, the sole member of Requestor is pursuing the BCP and intends to fully remediate the Site prior to construction. And, upon advisement from Haley & Aldrich of New York and NYSDEC, Requestor will have the Site vacated as soon as Requestor takes control of the property, i.e. on or about execution of the BCA. These actions reflect the program's expectation that a Volunteer will act diligently and proactively once contamination is identified, even where historic releases predate current ownership and control.

The Requestor now seeks to confirm its appropriate care by enrolling in the BCP, committing to a NYSDEC-approved remedial investigation and any necessary remedial work to address on-site conditions and prevent further migration at the Site boundary and attain conditions protective of the intended multi-family residential condominium use and possible ground floor and basement commercial use. Accordingly, the Requestor satisfies the definition of a Volunteer and should be accepted into the BCP as such.

ATTACHMENT H

Section XII: Contact List Information and Acknowledgement From Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Role	Name	Phone	Mailing Address	Email
NYC Mayor	Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31 st Floor, New York, NY 10271	Garodnick@council.nyc.gov
Brooklyn Borough President	Antonio Reynoso	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community Board 3 Assistant District Manager	Nadeen Gayle	718-622-6601	1360 Fulton Street, 2 nd Floor, Brooklyn, NY 11216	bk03@cb.nyc.gov
New York City Council District 33	Lincoln Restler	718-875-5200	410 Atlantic Avenue, Brooklyn, NY 11217	District33@council.nyc.gov
NY Senate District 25 Senator	Jabari Brisport	518-455-3451	906 Broadway, 2 nd Floor, Brooklyn, NY 11206	brisport@nysenate.gov
NY State Assembly District 057 Member	Phara Souffrant Forrest	718-596-0100	55 Hanson Place, Brooklyn, NY 11217	souffrantforrestp@nyassembly.gov

Owners, Residents, Occupants

The Site is currently vacant with no residents and only a few occupants and developed with one one-story commercial building. The table below provides current contact information on the current owner and operators of the Site.

Current Owner	Contact Name	Phone	Mailing Address	Email
G&S Realty USA LLC	Solomon Schwimmer	(917) 922-8102	930 Bedford Avenue Brooklyn, NY 11205	schwimmer@gmail.com

Current Operator	Contact Name	Phone	Mailing Address	Email
H&F Décor Inc.	Mr. Schwartz	(347) 683-5022	360 Willoughby Avenue Brooklyn, NY 11025	HandFDecor@hotmail.com
Star Tech Trading Inc.	Joel Landau	(718) 594-7194	930 Bedford Avenue, Brooklyn, NY 11205	Unknown

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 7.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
177 SKILLMAN ST LLC	N/A	Auto Body/Collision or Auto Repair	177 Skillman Street, 11205	190 Skillman Street, Ground, Brooklyn NY 11205
MMB MAZEL MIT BRUCHA LLC	Mayer Schwartz	One & Two Family Buildings	179 Skillman Street, 11205	110 Spencer Street, Apt 4B, Brooklyn, NY 11205
Avrohom, Congregation Beirach	N/A	One & Two Family Buildings	181 Skillman Street, 11205	1358 E. 13 th Street
SKILLMAN TERRACE, LLC	N/A	One & Two Family Buildings	183 Skillman Street, 11205	63 Flushing Avenue, Unit 299, Brooklyn, NY 11205
FISHBERG REALTY CORP	N/A	One & Two Family Buildings	185 Skillman Street, 11205	525 Henry Street, Brooklyn, NY, 11231
Shulem Herman	Shulem Herman	One & Two Family Buildings	191 Skillman Street, 11205	63 Flushing Avenue, #299, Brooklyn, NY, 11205
192 Skillman St HDFC	N/A	Multi-Family Walk Up	192 Skillman Street, 11205	192 Skillman Street, Brooklyn, NY 11205
David Posner	David Posner	Walk-up Apartments - Four Families	940 Bedford Avenue, 11205	65 Lynch Street Brooklyn, NY 11206
HAMMOND ESTATES LLC	N/A	Walk-up Apartments - Three Families	913 Bedford Avenue, 11205	913 Bedford Ave, Brooklyn, NY 11205
Jocelyn Syimister	Jocelyn Syimister	Walk-up Apartments - Four Families	909 Bedford Avenue, 11205	909 BEDFORD AVENUE, 11205
Judy Klein	Judy Klein	Walk-up Apartments - Four Families	911 Bedford Avenue, 11205	499 Bedford Ave #1, Brooklyn, NY 11211
Unavailable	N/A	Condominiums - Mixed Residential & Commercial Building (Mixed Residential & Commercial)	382 Willoughby Avenue, 11205	382 WILLOUGHBY AVENUE, 11205
926 BEDFORD AVE LLC	N/A	Hospitals and Health - Miscellaneous	926 Bedford Avenue, 11205	199 Lee Avenue, Suite 215 Brooklyn, NY 11211
LEXINGTON AVENUE L.P.	N/A	Walk-up Apartments - Over Six Families Without Stores	363 Willoughby Avenue, 11205	475 Marcus Garvey Boulevard, Brooklyn, NY 11233
Wolf Perl	Wolf Perl	Residence (Multiple Use) - Primarily Four Family with One Store or Office	175 Skillman Street, 11205	14 D A Weider Blvd Unit 202 Monroe, NY 10950

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Eagle	Print Newspaper, Online Media	16 Court Street Brooklyn, NY 11241	718-422-7413	www.brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply:

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

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

Additional Requests

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

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within ½-mile radius to the site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
TINY TOES NY INC.	1,600 ft S	Rifka Friedman	Not publicly listed	808 Bedford Ave, 2nd Floor, Brooklyn, NY 11205
Jewish Daycare	1000 ft S	Not publicly listed	(347) 750-5093	848 Bedford Ave, Brooklyn, NY 11205
Friends of Crown Heights Educational Centers (Bedford-Stuyvesant / KBCV)	1,800 ft SE	Birther Hayward	(718) 638-3209	34-52 Kosciuszko St, Brooklyn, NY 11205
Salvation Army Bedford Community Center (School-Age Child Care)	2,500 ft SE	Jahnee C. Singletary	Not publicly listed	110 Kosciuszko St, Brooklyn, NY 11216
WILLIAM T. DILLON CHILD STUDY CENTER @ St. Joseph’s University	2,400 ft SW	Not publicly listed	718) 940-5678	239 Vanderbilt Ave, Brooklyn, NY 11205
Child Study Center of New York	2,600 ft SW	Not publicly listed	718) 854-3710	167 Clermont Ave, Brooklyn, NY 11205
St. Luke’s Academy (Clinton Hill)	2,300 FT W	Not publicly listed	(718) 622-5612	259 Washington Ave, Brooklyn, NY 11205

Document Repository

For this Project there are two document repositories: (1) The Brooklyn Public Library – Marcy Branch acknowledged acting as a document repository on December 22, 2025; and (2) the Brooklyn Community Board 3 acknowledged acting as a document repository on January 12, 2026. Documentation is attached.


The information for the repositories is detailed below:


Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Public Library – Marcy Branch	Marcia M. McGibbon	617 DeKalb Ave. at Nostrand Ave., Brooklyn, NY 11216	718-935-0032	MMcGibbon@bklynlibrary.org
Brooklyn Community Board 3	Nadeen Gayle	1360 Fulton Street, 2 nd Floor, Brooklyn, NY 11216	718-622-6601	Bk03@cb.nyc.gov

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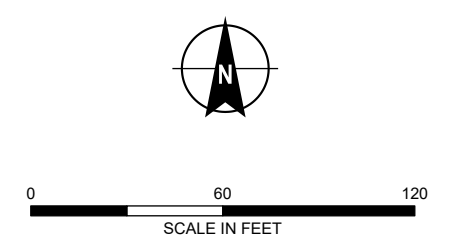


LEGEND

 SITE BOUNDARY

 PARCEL BOUNDARY

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



HALEY ALDRICH 930 BEDFORD AVENUE
BROOKLYN, NEW YORK

ADJOINING PROPERTIES MAP

JANUARY 2025

FIGURE 7

Acknowledgement from New York Public Library – Marcy Branch to Act as Document Repository

December 18, 2025
File No. 0213924

Brooklyn Public Library – Marcy Branch
617 DeKalb Ave. at Nostrand Ave.
Brooklyn, NY 11216
Via email: mmcgibbon@bklynlibrary.org
Attn: Marcia McGibbon

Subject: Brownfield Cleanup Program Application – Request for Repository Use
930 Bedford Avenue
Brooklyn, NY 11205

Dear Marcia McGibbon:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of G & S Realty USA LLC, is requesting use of the Brooklyn Public Library – Marcy Branch as a document repository for the anticipated project located at 930 Bedford Avenue, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

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

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

Mari Cate Conlon
Mari C. Conlon, P.G.
Senior Associate

The Brooklyn Public Library – Marcy Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 930 Bedford Avenue Brownfield Cleanup Project.

JUANAN BORDA

Name

ABM

Title

12/22/25

Date

Acknowledgement from Brooklyn Community Board 3 to Act as Document Repository

Conlon, Mari

From: Gayle, Nadeen <nagayle@cb.nyc.gov>
Sent: Monday, January 12, 2026 1:46 PM
To: Conlon, Mari
Subject: Hello Brownfield Repository Site

External Sender: Use extra caution with links and actions.

Hello Mari Cate,

I am receipt of your request for CB3 to be a repository site. Please let this email serve as notice that we, CB3, agree to be a repository site for the Brownfield Study that you are conducting.

Best,

*Nadeen Gayle
District Manager CB3
1360 Fulton Street, 2nd Floor
Brooklyn, New York 11216
Office (718) 622 6601
Mobile (347) 454 2782*