

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

1029-1035 ATLANTIC AVENUE
BLOCK 2020, LOTS 86 AND 89
SITE ID C224471
BROOKLYN, NEW YORK

PREPARED FOR:
1029-35 GARDENS LLC
320 ROEBLING ST. #106

BROOKLYN, NEW YORK 11211



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: Former Tilden Car Care Service 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

PROPOSED SITE NAME Former Tilden Car Care Service Site

ADDRESS/LOCATION 1029-1035 Atlantic Avenue

CITY/TOWN Brooklyn ZIP CODE 11238

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings SITE SIZE (ACRES) 0.360

LATITUDE LONGITUDE
 40 ° 40 ' 48.13 " 73 ° 57 ' 27.74 "

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
1029 Atlantic Avenue	3	2020	89	0.18
1035 Atlantic Avenue	3	2020	86	0.18

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

SECTION I: Property Information (continued)	Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <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? Not Applicable	<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

1. The project will be starting at: Investigation Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

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? Yes 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? Yes No 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? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No (Not Applicable)

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>C6-3A, AAM</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 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		
CURRENT OWNER 1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC		
CONTACT NAME James Hart		
ADDRESS 4 Woodlawn Place		
CITY Lynbrook	STATE New York	ZIP CODE 11563
PHONE (516) 993-4161	EMAIL jrhart61@gmail.com	
OWNERSHIP START DATE March 1, 2013		
CURRENT OPERATOR Meineke Car Care Center / B&H Restaurant Equipment		
CONTACT NAME James Hart		
ADDRESS 4 Woodlawn Place		
CITY Lynbrook	STATE New York	ZIP CODE 11563
PHONE (516) 993-4161	EMAIL jrhart61@gmail.com	
OPERATION START DATE 2013		

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: auto repair, auto painting, muffler repair shop, garage, sign manufacturing

SECTION VII: Requestor Information			
NAME 1029-35 Gardens LLC			
ADDRESS 320 Roebling St. #106			
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11211
PHONE (718) 302-3180	EMAIL Moses@waterfrontmanagementny.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 Moses Karpen			
ADDRESS 320 Roebling St. #106			
CITY Brooklyn		STATE NY	ZIP CODE 11211
PHONE (718) 302-3180	EMAIL Moses@waterfrontmanagementny.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon			
COMPANY H&A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th St, 7th Floor			
CITY New York		STATE New York	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Jon Schuyler Brooks			
COMPANY Abramson Brooks LLP			
ADDRESS 1051 Port Washington Boulevard, Suite 322			
CITY Port Washington		STATE NY	ZIP CODE 11050
PHONE (516) 455-0215	EMAIL jbrooks@abramsonbrooks.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 type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

VOLUNTEER

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

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

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



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

Yes

No

N/A

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

Previous Owner

Current Owner

Potential/Future Purchaser

Other: _____

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

Is this proof attached?

Yes

No

N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<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
<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 1029-35 Gardens 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: 4/17/26 Signature:  _____

Print Name: Moses Karpen _____

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.

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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 type="radio"/>	<input checked="" 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 Site is located at 1029-1035 Atlantic Avenue, Brooklyn, New York and is identified as Block 2020 Lots 86 and 89 on the New York City tax map. The Site is approximately 0.36 acres (15,704 square feet) in size and is located in the Bedford-Stuyvesant neighborhood of Brooklyn, New York.

The Site is bounded to the north by multiple three-story residential buildings and a community garden; to the east by a 17-story residential building; to the south by Atlantic Avenue followed by a single-story auto repair facility and gasoline station, and a single-story concrete supplier business; and to the west by a single-story automotive repair facility followed by a two-story tire sales business.

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. A map showing the boundaries of disadvantaged communities is included as Figure 5. A map showing the adjacent property owners is included as Figure 6.

Site Features

The Site is currently improved with two single-story buildings, both with partial basements/utility rooms. The building at 1029 Atlantic Avenue is occupied by Meineke Muffler Shop and the building at 1035 Atlantic Avenue is occupied by B&H Restaurant Equipment.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 3c, the Site is within the Special Atlantic Avenue Mixed Use District (AAM) with a C6-3A commercial overlay. The proposed future use and development are consistent with the current zoning.

Past Site Use

The Site was listed in the Resource Conservation and Recovery Act (RCRA) as operating as a large quantity generator of lead wastes in January of 2014.

More broadly, based on a Phase I Environmental Site Assessment (ESA) completed by Brussee Environmental Corp. for the Site dated August 2025, the Site was first developed as early as 1888 with several one and two-story structures that included a stable, a carriage factory, and a small office. By the late 1900s, the western portion of the site remained developed with a two-story building while the eastern portion was developed with several interconnected one and two-story structures identified as the Glidden Scaffolding & Rigging Co. By 1932, the western portion of the Site was comprised of a two-story garage building while the eastern portion was identified as a one-story garage and an auto sales and service facility. By the 1950s, the western parcel was developed with a one-story auto service facility, and the eastern parcel was identified as a sign manufacturer. In the early 1960s, the western building was occupied by an auto repair and paint shop and a toy manufacturer by 1965. By the 1970s, the west building was occupied by an auto repair shop, and the east building was identified as a warehouse. From the 1970s through 2020, the western building was listed as an auto service facility or muffler repair shop and the eastern building was identified as auto repair shops, a sheet metal company, and a restaurant equipment supply company.

The possible sources of contamination on the western portion of the Site include the former carriage factory, former garage facility, former auto repair and painting facility, former paint shop, former toy manufacturing operation and the current auto repair operations. The possible sources of contamination on the eastern portion of the Site include the former garage facility, former auto sales and service operations, former sign manufacturing operations and use by a former sheet metal company.

Site Geology and Hydrogeology

Based on findings from the Phase II Subsurface Investigation Report completed by Brussee Environmental Corp. in November 2025, fill material generally consisting of demolition debris was observed from surface grade to approximately 6 feet (ft) below the slab. The fill layer was underlain by a potential native layer consisting of brown silt with trace amounts of fine sand at Lot 89 and a native medium to coarse brown sand below the fill layer in Lot 86.

The topography of the Site is generally flat with a gentle slope to the north-northeast. The ground level elevation on the Site is approximately 79 ft above mean sea level (amsl). Based on the USGS NYC Bedrock and Groundwater Mapper, the depth to groundwater encountered at the Site is anticipated to be encountered at approximately 65 ft bgs. Groundwater is anticipated to flow to the northeast, consistent with the regional trend. Groundwater was not encountered during the Phase II Subsurface Investigation Report

Environmental Zone Designation

This Site is not located within an EnZone. 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.

Environmental Zone Designation

New York's Climate Justice Working Group (CJWG) did not identify the Site to be located within 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 August 2025 by Brussee Environmental Corp. In addition, a Phase II Subsurface Investigation Report was completed in November 2025 by Brussee Environmental Corp.

Based on data collected in November 2025 during the Phase II Subsurface Investigation, the primary contaminants of concern for the Site are trichloroethene (TCE), metals, and several semi-volatile organic compounds (SVOCs). Additional investigation is necessary to determine the potential source(s) of contamination.

A summary of site conditions is provided below:

Soil

Several SVOCs were detected above the NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) in multiple shallow soils as well as deeper intervals in the central area of the site. These SVOCs include benzo(a)anthracene at a maximum concentration of 44 mg/kg, benzo(a)pyrene at a maximum concentration of 38 milligrams per kilogram (mg/kg), benzo(b)fluoranthene at a maximum concentration of 46 mg/kg, benzo(k)fluoranthene at a maximum concentration of 16 mg/kg, chrysene at a maximum concentration of 43 mg/kg, dibenzo(a,h)anthracene at a concentration of 7.4 mg/kg, indeno(1,2,3-cd)pyrene at a maximum concentration of 23 mg/kg, and phenanthrene at a maximum concentration of 110 mg/kg. SVOCs were identified throughout the Site in soil, with most elevated concentrations reaching up to an order of magnitude above the RRSCOs and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) were observed on the western portion of the Site on Lot 89.

Two metals were detected at concentrations above RRSCOs in multiple shallow soil samples collected. Lead was detected above RRSCOs at a maximum concentration of 1,110 mg/kg in the east central portion of the Site. Mercury was detected above RRSCOs throughout the Site, at a maximum concentration of 23.8 mg/kg also in the east central portion of the Site, almost two orders of magnitude above the RRSCO.

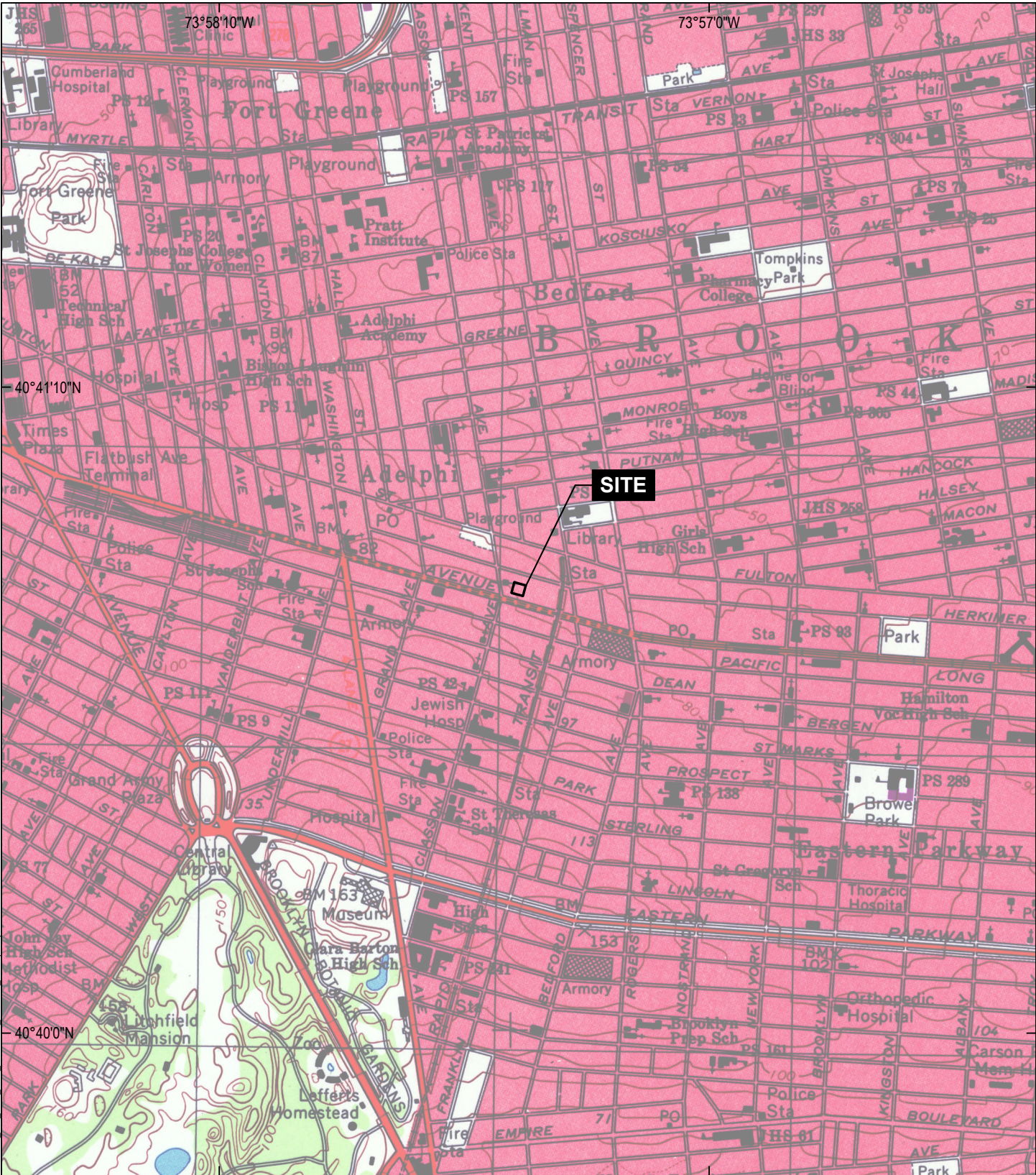
TCE was detected significantly above the PGWSCOs in one of the shallow soil samples collected in the east central portion of the Site. TCE was also detected above laboratory detection limits in shallow samples throughout the Site indicating source material.

Soil analytical results are presented in Figure 6.

Sub-Slab Soil Vapor

Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations were detected at a concentration of 252.3 $\mu\text{g}/\text{m}^3$ in the western portion of the Site. CVOC concentrations were detected in all sub-slab vapor samples with a maximum concentration of 47.8 also in the western portion of the Site.

Sub-slab vapor results are presented in Figure 7.



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MAP SOURCE: USGS
 SITE COORDINATES: 40°40'80"N, 73°57'45"W

**HALEY
 ALDRICH**

1029-1035 ATLANTIC AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 JANUARY 2026

FIGURE 1

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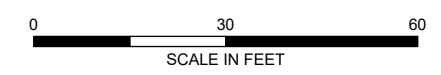


LEGEND

-  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, OCTOBER 1, 2025

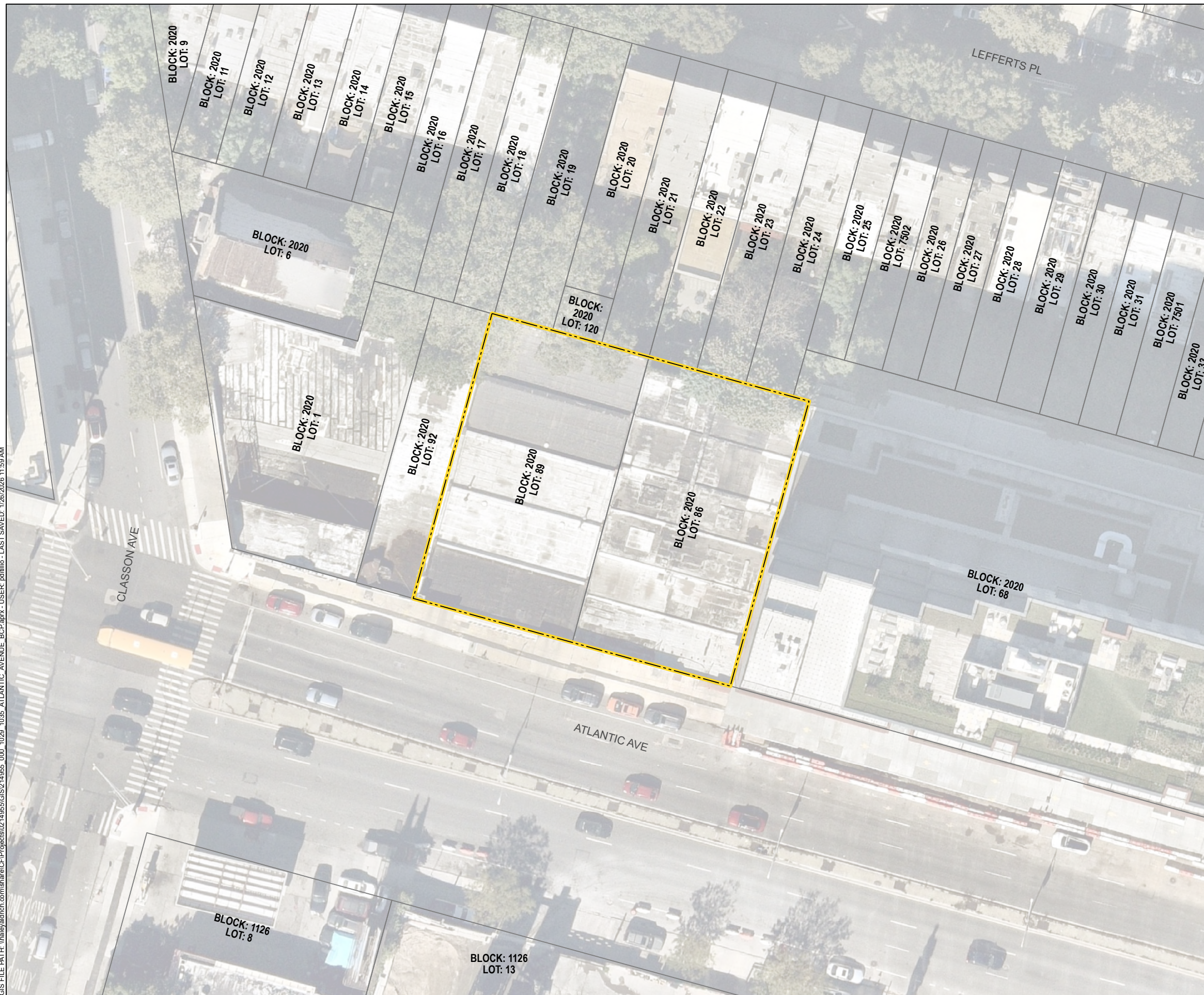


1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SITE PLAN

JANUARY 2026

FIGURE 2

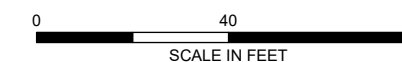


LEGEND

-  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, OCTOBER 1, 2025



1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

TAX LOT MAP

JANUARY 2026

FIGURE 3

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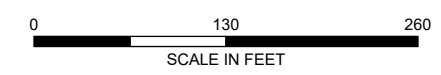


LEGEND

-  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: ESRI

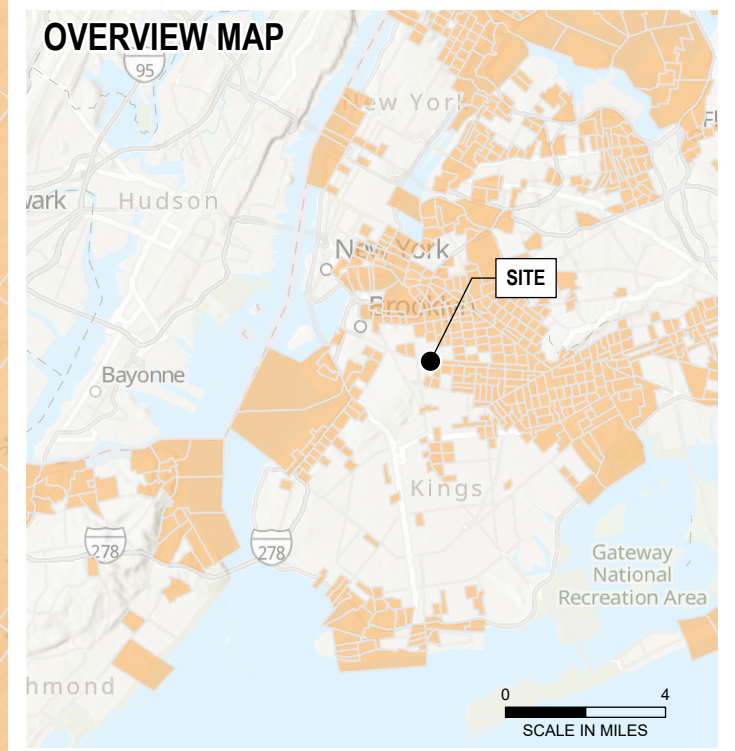
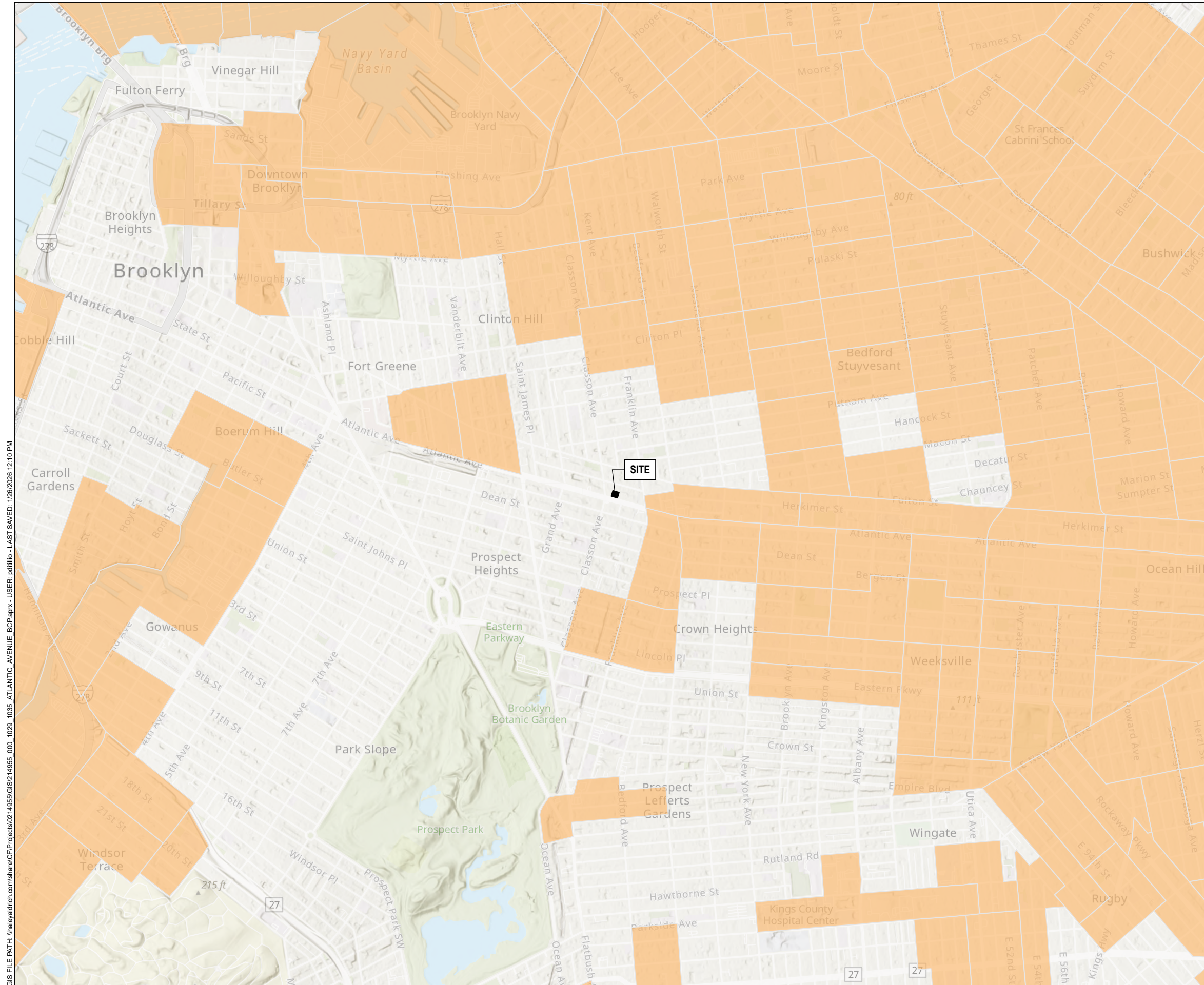


1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SURROUNDING LAND USE

JANUARY 2026

FIGURE 4

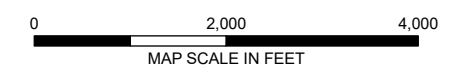


LEGEND

- SITE BOUNDARY
- DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DISADVANTAGED COMMUNITY DATA SOURCE: NEW YORK STATE, DEPARTMENT OF STATE, 2023
3. BASE MAP SOURCE: ESRI



1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

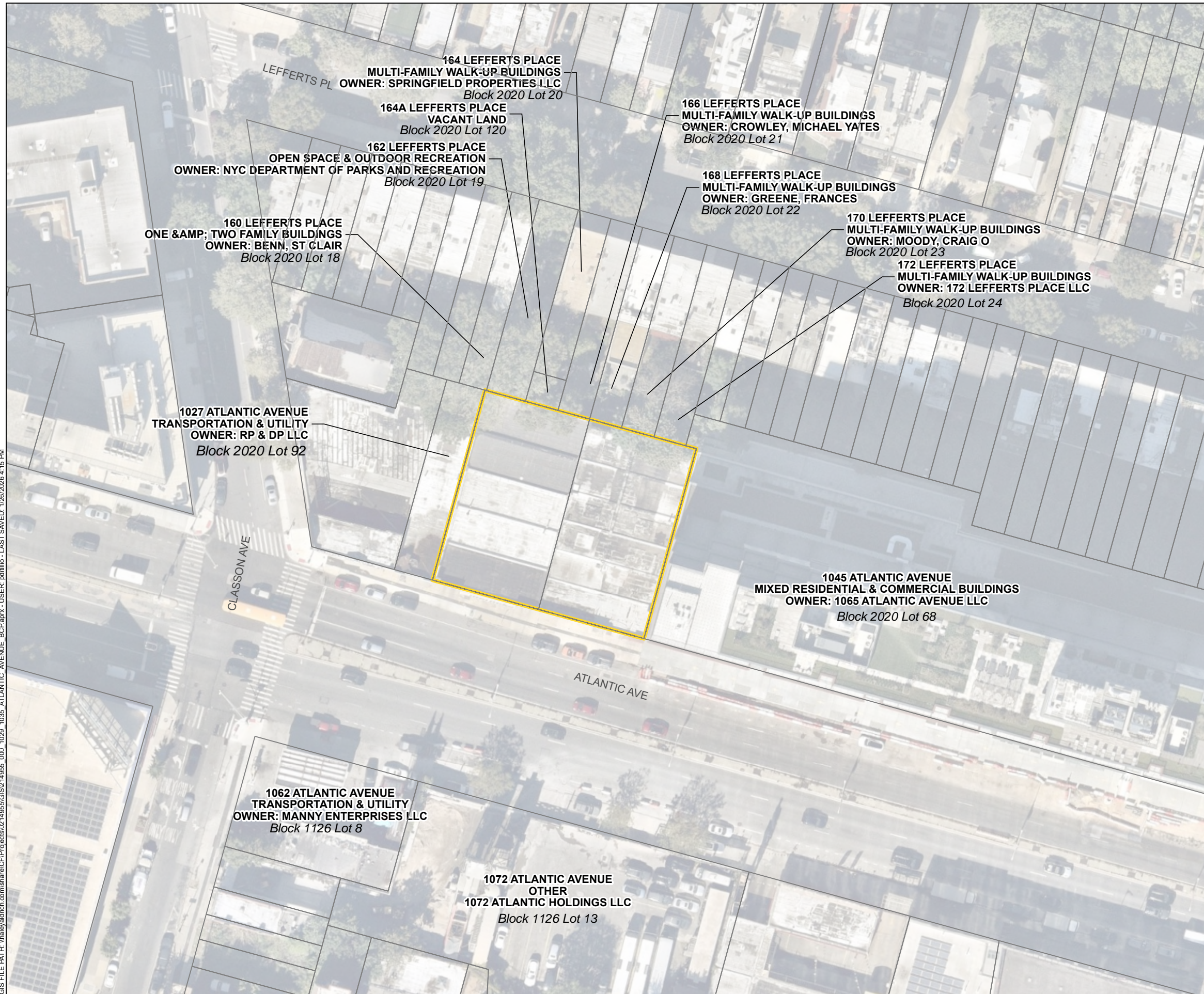
DISADVANTAGED COMMUNITIES

JANUARY 2026

FIGURE 5

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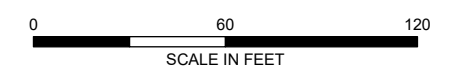


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF FINANCE (DOF)
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

ADJOINING PROPERTIES SITE MAP

JANUARY 2026

FIGURE 6

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently improved with two 1-story commercial buildings. The building at 1029 Atlantic Avenue is occupied by a business labeled as Meineke Muffler Shop. The building at 1035 Atlantic Avenue is occupied by a business labeled as B&H Restaurant Equipment.

The proposed project will include:

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

Proposed Development

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

Rationale for BCP Program

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

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily heavy metals and SVOCs in soils, and CVOCs, including PCE and TCE, and BTEX in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations. Elevated SVOCs throughout the Site were detected at an order of magnitude above the applicable RRSCOs, indicative of material present in the subsurface that is consistent with combustion during auto repair operations and higher than concentrations observed in contaminated urban fill in the New York City area. Elevated lead, maximum concentration more than double the RRSCO, and mercury, concentrations almost two orders of magnitude above the RRSCO, are likely the result of the Large Quantity Generator of heavy metal waste reported during the Site's history and higher than concentrations observed in contaminated urban fill in the New York City area. Elevated petroleum related and CVOCs in soil vapor are also indicative of current and former uses including auto repair and auto painting.

While the Limited Phase II ESI provided preliminary Site characterization data and indicated the on-Site source associated with the former and current auto operations, it did not fully determine the nature and extent of contamination. The Requestor is therefore also submitting for NYSDEC approval a Draft RIWP along with this BCP Application.

Project Schedule

It is anticipated that, once the Requestor is accepted into the BCP and the draft RIWP is approved by the Department, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin

implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by October 2027 with a Certificate of Completion expected by 2028. A tentative project schedule is below.

Task	2026												2027												2028				
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Pre-application Meeting, Preparation and Submission of BCP Application and RIWP	█																												
30-Day Public Comment Period for BCP Application													█																
Execute BCA, CPP Submittal and NYSDEC & NYSDOH Approval of RIWP													█																
Implementation of Remedial Investigation													█																
Preparation and Submission of RIR and RAWP													█																
NYSDEC & NYSDOH Review of RIR & RAWP													█																
45-Day Public Comment Period for RAWP and Issuance of Decision Document													█																
Implementation of RAWP with Engineering Oversight													█																
Preparation of FER and SMP (if required)													█																
NYSDEC & NYSDOH Review of FER (and SMP, if required)													█																
NYSDEC Issues COC																									█				

Notes:

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

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, identification of local disposal facilities to reduce offsite GHG emission and focus on efficient equipment for vapor mitigation systems.
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, review of equipment when designing vapor mitigation equipment
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

ATTACHMENT C

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 3c, the Site is located within the Special Atlantic Avenue Mixed Use District (AAM) with a C6-3A commercial overlay. The Site is in an urban area characterized by residential and commercial use buildings.

Current Use

The Site is currently developed with two single-story commercial buildings encompassing the entire lot. The building at 1029 Atlantic Avenue is currently occupied by a Meineke Muffler Shop and the building at 1035 Atlantic Avenue is currently occupied by B&H Restaurant Equipment. The current use of 1029 Atlantic as a muffler shop coupled with the historical use of the property for auto repair, auto painting and manufacturing in conjunction with elevated SVOCs is indicative of a source of contamination associated with these previous uses.

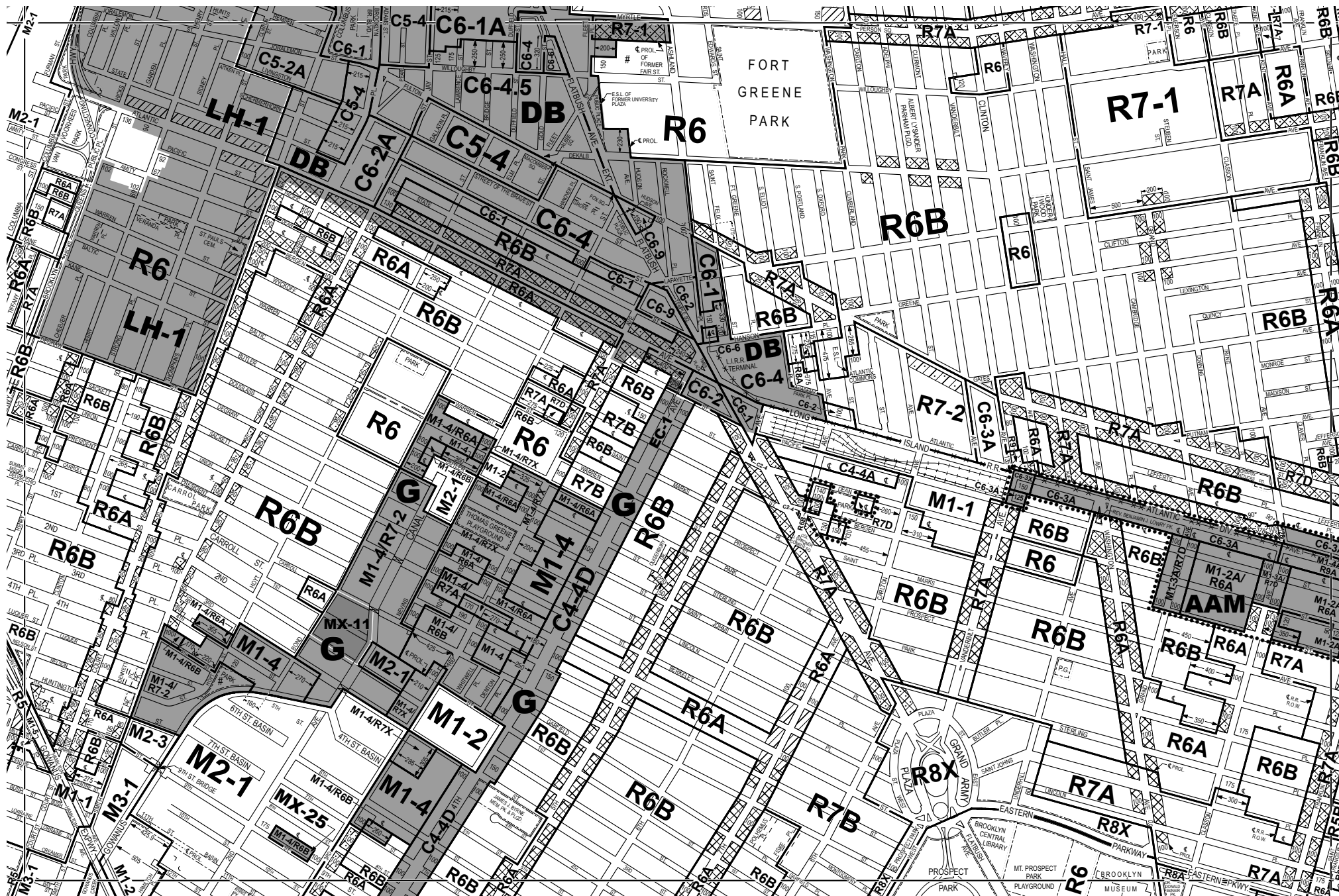
Intended Use Post-Remediation

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

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

According to the New York City Planning Commission Zoning Map 3c, the Site is located within the Special Atlantic Avenue Mixed Use District (AAM) with a C6-3A commercial overlay. The Requestor plans to redevelop the Site with a residential building. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

In addition, the proposed development will incorporate affordable housing (agreement is not yet available). This is consistent with the Bedford-Stuyvesant Housing Plan developed by the New York City Department of Housing Preservation & Development in collaboration with Community Board 3. The housing plan outlines the community's goals for affordable housing development, plans for future development of affordable housing on City-owned land, and strategies for supporting tenants and homeowners across the neighborhood. By planning a development with affordable housing and revitalizing a brownfield, the Applicant aligns with the goals of the community plan.



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:
05-28-2025 C 250014 ZMK

Special Requirements:

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

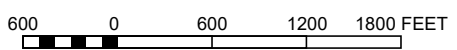
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

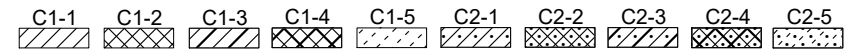
MAP KEY

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

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NOTE: STREETS FOR STREET MAP CHANGES (C 030514 MMK - C 030516 MMK AND C 210179 MMK - C 210180 MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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.

ZONING MAP 16c

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.

ATTACHMENT D

Section V: Current and Historical Property Owner and Operator Information

SECTION I: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

1029-35 Gardens LLC is the Requestor and potential purchaser of the Site. The current owner of the Site located at 1029 and 1035 Atlantic Avenue is 1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC, respectively. A copy of the deeds are included in Section V.

Previous Owners and Operators

A list of current and previous owners for 1029 Atlantic Avenue (Lot 89) is provided in the table below.

Date	Document Type	First Party	First Party Address	Phone Number of First Party	Second Party	Relationship of First Party to Applicant
3/1/2013	Deed	Hart, John J JR	617 Fox Hollow Drive Baiting Hollow, NY 11933	Unknown/Deceased	1029 Atlantic Ave. LLC	None
2/27/2013	Power of Attorney	Hart, Thomas Patrick	3 Diane Lane East Moriches, NY 11940	Unknown/Deceased	Hart, James R.	None
10/14/2011	Deed	Hart, Individually, John J JR	617 Fox Hollow Drive Baiting Hollow, NY 11933	Unknown/Deceased	Hart, Thomas Patrick	None
12/31/1982	Deed	Hart, John J Exec/Of	20 Church Street, Patchogue, NY 11772	Unknown/Deceased	Hart, John J JR	None

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

A list of current and previous owners for 1035 Atlantic Avenue (Lot 86) is provided in the table below.

Date	Document Type	First Party	First Party Address	Phone Number of First Party	Second Party	Relationship of First Party to Applicant
3/1/2013	Deed	Hart, John J JR	617 Fox Hollow Drive Baiting Hollow, NY 11933	Unknown/Deceased	1035 Atlantic Ave. LLC	None
2/27/2013	Power of Attorney	Hart, Thomas Patrick	3 Diane Lane East Moriches, NY 11940	Unknown/Deceased	Hart, James R.	None
10/14/2011	Deed	Hart, As Trustee, John J JR	617 Fox Hollow Drive Baiting Hollow, NY 11933	Unknown/Deceased	Hart, Thomas Patrick	None
12/31/1982	Deed	Hart, Marjorie E ExeOf	20 Church Street, Patchogue, NY 11772	Unknown/Deceased	Hart, John J JR	None

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

A list of previous operators of 1029 Atlantic Avenue (Lot 89) is provided in the below table

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Meineke Car Care Center / Meineke Discount Mufflers	Operator (Appx. 1992 to present)	1029 Atlantic Ave (718) 638-2300	None
Tilden Car Care Service Center	Operator (Appx. 1976 to 1980)	1029 and 1035 Atlantic Ave (516) 746-7911	None
Healthways and Stafford Enterprises	Operator (Appx. 1965)	1029 Atlantic Ave Phone Number Unknown	None
Benson Service Auto Adjusters and Lyke Nu Auto Painters	Operator (Appx. 1960)	1029 Atlantic Ave Phone Number Unknown	None
Atlantic Pontiac Co.	Operator (Appx. 1945)	1029 Atlantic Ave (718) 789-2700	None
LAD Service Corp	Operator (Appx. 1940)	1029 Atlantic Ave (800) 764-0211	None
J.J. Hart Ford Dealer	Operator (Appx. 1928)	1029 Atlantic Ave Phone Number Unknown	None

Reference: Information obtained from the EDR-City Directory Abstract generated on March 5, 2025, Inquiry No. 7916204.5, EDR Certified Sanborn Map Report generated on March 5, 2025, Inquiry No. 7916204.3, and Google Maps historic street view images reviewed on June 4, 2026.

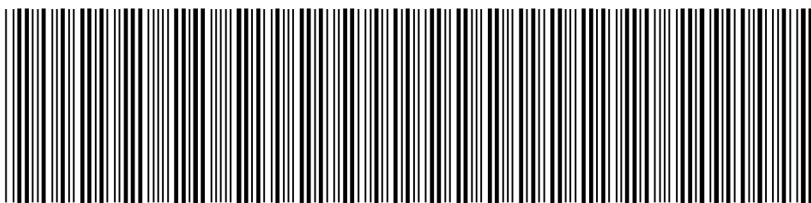
A list of previous operators of 1035 Atlantic Avenue (Lot 86) is provided in the below table.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
B&H Restaurant Equipment Inc.	Operator (Appx. 2018 to present)	1035 Atlantic Avenue (917) 662-7789	None
Atlantic Restaurant Equipment Inc.	Operator (Appx. 2005 to 2018)	1035 Atlantic Ave (718) 857-2300	None
World Wide Classic Cars	Operator (Appx. 1997 to 2000)	1033 Atlantic Ave Phone Number Unknown	None
Deweese-Mellor Builders, Inc.	Operator (Appx. 1992 to 1995)	1033 Atlantic Ave (718) 230-5960	None
Bergen Sheet Metal Manufacturing	Operator (Appx. 1992 to 1995)	1037 Atlantic Ave Phone Number Unknown	None
Rich Lee Construction Corp.	Operator (Appx. 1985)	1033 Atlantic Ave Phone Number Unknown	None
A to Z Auto Restorers	Operator (Appx. 1980)	1035 Atlantic Ave Phone Number Unknown	None
Isbet Signs	Operator (Appx. 1960 to 1973)	1035 Atlantic Ave Phone Number Unknown	None
Broadway Storefront Co.	Operator (Appx. 1960)	1033 Atlantic Ave Phone Number Unknown	None
General Tire & Rubber Co.	Operator (Appx. 1949)	1035 Atlantic Ave Phone Number Unknown	None
Willys Overland, Inc. and Lear & Mc Mahon	Operator (Appx. 1945)	1033 Atlantic Ave (570) 955-9331	None
General Tire & Rubber Co. and Kings County General Tires	Operator (Appx. 1945)	1035 Atlantic Ave Phone Number Unknown	None
J.J Hart and Lincoln Salon	Operator (Appx. 1940)	1035 Atlantic Ave Phone Number Unknown	None
Raritan Truck Tire Service Station	Operator (Appx. 1928)	1037 Atlantic Ave Phone Number Unknown	None

Reference: Information obtained from the EDR-City Directory Abstract generated on March 5, 2025, Inquiry No. 7916204.5, EDR Certified Sanborn Map Report generated on March 5, 2025, Inquiry No. 7916204.3, and Google Maps historic street view images reviewed on June 4, 2026.

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2013030801147004001E7951

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013030801147004

Document Date: 03-01-2013

Preparation Date: 03-08-2013

Document Type: DEED

Document Page Count: 3

PRESENTER:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
516-294-4141
aileena@classabstractservices.com

RETURN TO:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
aileena@classabstractservices.com

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2020 89	Entire Lot	1029 ATLANTIC AVENUE
Property Type: COMMERCIAL REAL ESTATE			

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JOHN J. HART JR.
617 FOX HOLLOW DRIVE
BAITING HOLLOW, NY 11933

GRANTEE/BUYER:

1029 ATLANTIC AVE. LLC
3 DIANE LANE
EAST MORICHES, NY 11940

x Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 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**

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City Register File No.(CRFN):

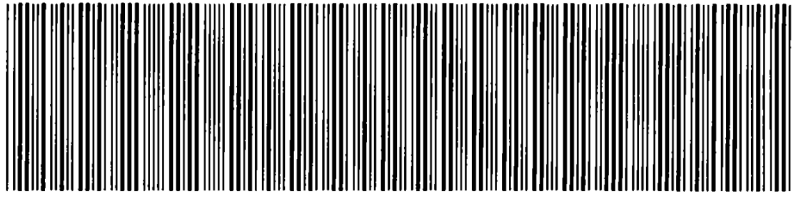
2013000108248



Guanette McMill

City Register Official Signature

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2013030801147004

Document Date: 03-01-2013

Preparation Date: 03-08-2013

Document Type: DEED

PARTIES

GRANTOR/SELLER:

THOMAS P. HART

3 DIANE LANE

EAST MORICHES, NY 11940

NYST
0

NY - 1005 Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made as of the 1st day of March, 2013.

BETWEEN

John J. Hart, Jr., residing at 617 Fox Hollow Drive, Baiting Hollow, New York, and

Thomas Patrick Hart, residing at 3 Diane Lane, East Moriches, New York,
as Tenants in Common

party of the first part, and

1029 Atlantic Ave. LLC, with an address at 3 Diane Lane, East Moriches, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and no/100 (\$10.00) Dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, commonly known as 1029 Atlantic Avenue, Brooklyn, New York, all as more particularly described on Schedule "A" annexed hereto and made part hereof.

BEING the same premises previously conveyed by a correction deed dated June 12, 2012 to John J. Hart, Jr. and Thomas Patrick Hart and recorded on July 16, 2012 in the Office of the City Register as CRFN 2012000276842.

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 rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

BY Barbara J. Hart
John J. Hart, Jr. AS ATTORNEY IN FACT
 John J. Hart, Jr., by Barbara J. Hart
 as AIF by Power of Attorney dated 4/17/09
 to be recorded simultaneously herewith

Thomas Patrick Hart By: James R. Hart
 As Agent
 Thomas Patrick Hart, by James R. Hart
 as Agent by Power of Attorney dated 2/12/13
 to be recorded simultaneously herewith

B
2020
L
89

SCHEDULE A


ALL that certain plot, place or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: to wit:

BEGINNING at a point on the Northernly side of Atlantic Avenue distant seventy-five feet Easterly from the corner formed by the intersection of the Northernly side of Atlantic Avenue with the Easterly side of Closson Avenue; thence Easterly along the Northernly side of Atlantic Avenue, sixty-five (65); thence Northernly at right angles to Atlantic Avenue, one hundred and nineteen feet; thence Westerly parallel with Atlantic Avenue, sixty-five (65) feet; thence Southernly at right angles to Atlantic Avenue one hundred and nineteen feet to the point or place of **BEGINNING**.

TOGETHER with the right, title and interest of the party of the first part hereto, of, in and to the land lying in Atlantic Avenue in front of and adjoining the above-described premises to the center line thereof.

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

On the 1st day of March, 2013 before me personally appeared James R. Hart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
ROBERT J. TEITELBAUM
Notary Public, State of New York
No. 01TE-4881365
Qualified in New York County
Commission Expires April 9, 2015



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

On the 1st day of March, 2013 before me personally appeared Barbara J. Hart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
ROBERT J. TEITELBAUM
Notary Public, State of New York
No. 01TE-4881365
Qualified in New York County
Commission Expires April 9, 2015

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

John J. Hart, Jr. and Thomas Patrick Hart,
as Tenants in Common

TO

1029 Atlantic Ave. LLC

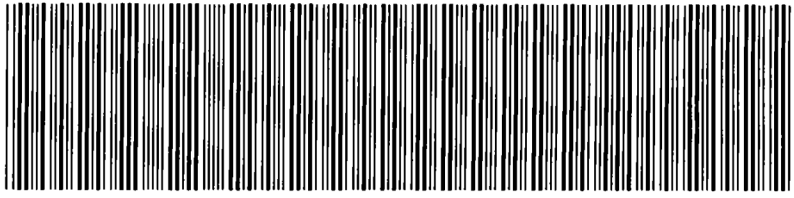
Section: _____
Block: 2020
Lot: 89
County or Town: KINGS
Street Address: 1029 Atlantic Avenue
Brooklyn, New York

RETURN BY MAIL TO

Attn: Robert J. Teitelbaum, Esq.
Konner Teitelbaum & Gallagher
462 Seventh Avenue, 12th Floor
New York, New York 10018

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013030801147004

Document Date: 03-01-2013

Preparation Date: 03-08-2013

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ASSOCIATED TAX FORM ID: 2013021400337

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 1029 ATLANTIC AVENUE BROOKLYN 11238
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1029 ATLANTIC AVE. LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME CITY OR TOWN

CITY REGISTER

MAR 11 2013

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name HART, JR. JOHN J
 LAST NAME / COMPANY FIRST NAME

HART THOMAS P
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

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

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

SALE INFORMATION

10. Sale Contract Date 3 / 1 / 2013
 Month Day Year

11. Date of Sale / Transfer 3 / 1 / 2013
 Month Day Year

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

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

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

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

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

15. Building Class G, 9 16. Total Assessed Value (of all parcels in transfer) 1 6 9 6 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2020 89

201302140033720102



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: 2020 LOT: 89
- (2) Property Address: 1029 ATLANTIC AVENUE, BROOKLYN, NY 11238
- (3) Owner's Name: 1029 ATLANTIC AVE. 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:

Thomas Patrick Hart by 3/1/2013

Signature:

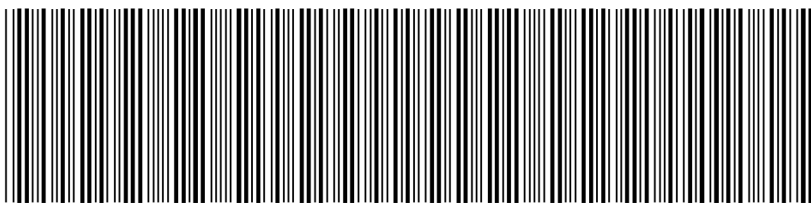
[Handwritten Signature]

Date (mm/dd/yyyy)

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

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

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PAGE 1 OF 5

Document ID: 2013030801147003

Document Date: 03-01-2013

Preparation Date: 03-08-2013

Document Type: DEED

Document Page Count: 3

PRESENTER:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
516-294-4141
aileena@classabstractservices.com

RETURN TO:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
aileena@classabstractservices.com

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2020 86	Entire Lot	1035 ATLANTIC AVENUE
Property Type: COMMERCIAL REAL ESTATE			

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JOHN J. HART JR.
617 FOX HOLLOW DRIVE
BAITING HOLLOW, NY 11933

GRANTEE/BUYER:

1035 ATLANTIC AVE. LLC
3 DIANE LANE
EAST MORICHES, NY 11940

x Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage

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

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**

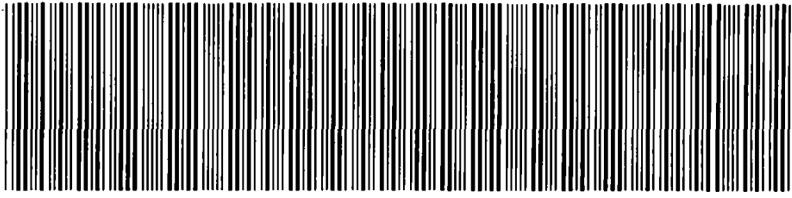


Recorded/Filed 03-18-2013 14:07
City Register File No.(CRFN):
2013000108247

G. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2013030801147003001CBB64

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2013030801147003

Document Date: 03-01-2013

Preparation Date: 03-08-2013

Document Type: DEED

PARTIES

GRANTOR/SELLER:

THOMAS P. HART

3 DIANE LANE

EAST MORICHES, NY 11940

NYST
0

NY - 1005 Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made as of the 1st day of March, 2013.

BETWEEN

John J. Hart, Jr., residing at 617 Fox Hollow Drive, Baiting Hollow, New York, and

Thomas Patrick Hart, residing at 3 Diane Lane, East Moriches, New York,
as Tenants in Common

party of the first part, and

1035 Atlantic Ave. LLC, with an address at 3 Diane Lane, East Moriches, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and no/100 (\$10.00) Dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, commonly known as 1035 Atlantic Avenue, Brooklyn, New York, all as more particularly described on Schedule "A" annexed hereto and made part hereof.

BEING the same premises previously conveyed by a deed dated October 14, 2011 to John J. Hart, Jr. and Thomas Patrick Hart and recorded on October 31, 2011 in the Office of the City Register as CRFN 2011000382816.

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 rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

BY Barbara J Hart
John J. Hart, Jr. AS ATTORNEY IN FACT
 John J. Hart, Jr., by Barbara J Hart
 as AIF by Power of Attorney dated 4/17/09
to be recorded simultaneously herewith

Thomas Patrick Hart
 By: James R. Hart
 As Agent
 Thomas Patrick Hart, by James R. Hart
 as Agent by Power of Attorney dated 2/12/13
to be recorded simultaneously herewith


B
2020
L
86

Schedule A

BEGINNING at a point on the northerly side of Atlantic Avenue distant one hundred and forty (140) feet westerly from the corner formed by the intersection of the northerly side of Atlantic Avenue with the easterly side of Clason Avenue; running thence northerly at right angles to Atlantic Avenue one hundred and nineteen (119) feet; thence easterly, parallel with Leforte Place, sixty-seven (67) feet and three (3) inches; thence southerly at right angles to Atlantic Avenue, one hundred and nineteen (119) feet to the northerly side of Atlantic Avenue; and thence westerly along the northerly side of Atlantic Avenue, sixty-seven (67) feet, three (3) inches to the point or place of **BEGINNING**. **TOGETHER** with all the right title and interest of the party of the first part in Atlantic Avenue to the center line thereof. **TOGETHER** with the appurtenances and all the estate and right of the party of the first part in and to said premises.

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


On the 1st day of March, 2013 before me personally appeared James R. Hart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

ROBERT J. TEITELBAUM
Notary Public, State of New York
No. 01TE-4881365
Qualified in New York County
Commission Expires April 9, 2015

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

On the 1st day of March, 2013 before me personally appeared Barbara J. Hart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

ROBERT J. TEITELBAUM
Notary Public, State of New York
No. 01TE-4881365
Qualified in New York County
Commission Expires April 9, 2015



BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

John J. Hart, Jr. and Thomas Patrick Hart,
as Tenants in Common

TO

1035 Atlantic Ave. LLC

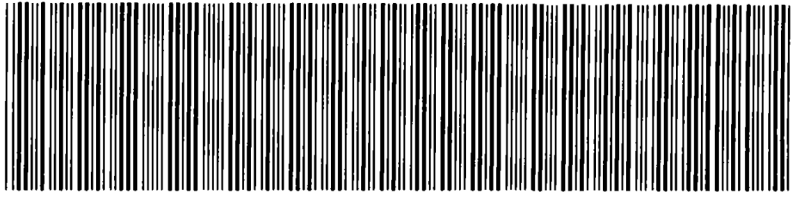
Section: 2020
Block: 86
Lot: KINGS
County or Town 1035 Atlantic Avenue
Street Address: Brooklyn, New York

RETURN BY MAIL TO

Attn: Robert J. Teitelbaum, Esq.
Konner Teitelbaum & Gallagher
462 Seventh Avenue, 12th Floor
New York, New York 10018

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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



2013030801147003001S7765

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013030801147003

Document Date: 03-01-2013

Preparation Date: 03-08-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013022600207

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 1035 ATLANTIC AVENUE BROOKLYN 11238
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1035 ATLANTIC AVE. LLC
 LAST NAME / COMPANY FIRST NAME

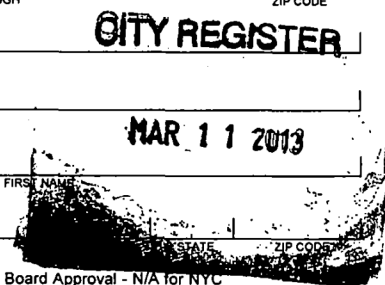
3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name HART, JR. JOHN J
 LAST NAME / COMPANY FIRST NAME

HART THOMAS P
 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 3 / 1 / 2013
 Month Day Year

11. Date of Sale / Transfer 3 / 1 / 2013
 Month Day Year

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

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

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

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

16. Building Class E, 9 16. Total Assessed Value (of all parcels in transfer) 1 2 1 0 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2020 86

201302260020720102

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>[Signature]</i> BUYER SIGNATURE	3/1/13 DATE	KONNER TEITELBAUM & GALLAGHER GALLAGHER	FIRST NAME
3 DIANE LANE		212	697-8500
		AREA CODE	TELEPHONE NUMBER
	EAST MORICHES		
	NY	11940	
	STATE	ZIP CODE	
		<i>[Signature]</i> SELLER SIGNATURE	3/1/13 DATE
		AS ATTORNEY IN FACT	

2013022600207201



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: 2020 LOT: 86
- (2) Property Address: 1035 ATLANTIC AVENUE, BROOKLYN, NY 11238
- (3) Owner's Name: 1035 ATLANTIC AVE. 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:

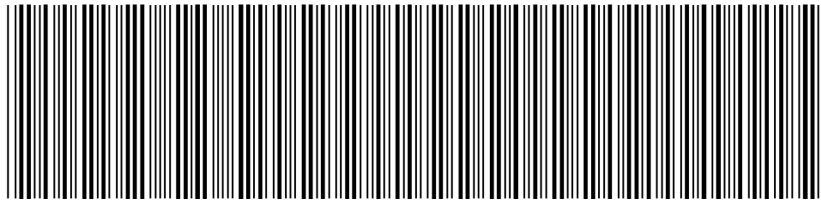
Signature:

Date (mm/dd/yyyy)

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

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

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2013030801147002

Document Date: 04-17-2009

Preparation Date: 03-08-2013

Document Type: POWER OF ATTORNEY

Document Page Count: 7

PRESENTER:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
516-294-4141
aileena@classabstractservices.com

RETURN TO:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE C 8332/31K
MINEOLA, NY 11501
aileena@classabstractservices.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2020	89	Entire Lot	1029 ATLANTIC AVENUE
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2020	86	Entire Lot	1035 ATLANTIC AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

THOMAS PATRICK HART
3 DIANE LANE
EAST MORICHES, NY 11940

PARTY TWO:

JAMES R. HART
260-34 74TH AVENUE
GLEN OAKS, NY 11004

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 75.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 03-18-2013 14:07
City Register File No.(CRFN):
2013000108246



Annette McHill

City Register Official Signature

C 8332K + C 8331K



**POWER OF ATTORNEY
NEW YORK STATUTORY SHORT FORM**

(a) CAUTION TO THE PRINCIPAL: Your Power of Attorney is an important document. As the “principal,” you give the person whom you choose (your “agent”) authority to spend your money and sell or dispose of your property during your lifetime without telling you. You do not lose your authority to act even though you have given your agent similar authority.

When your agent exercises this authority, he or she must act according to any instructions you have provided or, where there are no specific instructions, in your best interest. “Important Information for the Agent” at the end of this document describes your agent’s responsibilities.

Your agent can act on your behalf only after signing the Power of Attorney before a notary public.

You can request information from your agent at any time. If you are revoking a prior Power of Attorney, you should provide written notice of the revocation to your prior agent(s) and to any third parties who may have acted upon it, including the financial institutions where your accounts are located.

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You can revoke or terminate your Power of Attorney at any time for any reason as long as you are of sound mind. If you are no longer of sound mind, a court can remove an agent for acting improperly.

Your agent cannot make health care decisions for you. You may execute a “Health Care Proxy” to do this.

The law governing Powers of Attorney is contained in the New York General Obligations Law, Article 5, Title 15. This law is available at a law library, or online through the New York State Senate or Assembly websites, www.senate.state.ny.us or www.assembly.state.ny.us.

If there is anything about this document that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

(b) DESIGNATION OF AGENT(S):

I, Thomas Patrick Hart
(name of principal)

3 Diane Lane, East Moriches, NY 11940
(address of principal)

hereby appoint:

James R. Hart
(name of agent)

260-34 74th. Ave., Glen Oaks, NY 11004
(address of agent)

(name of second agent)

(address of second agent)

as my agent(s).



If you designate more than one agent above, they must act together unless you initial the statement below.

My agents may act SEPARATELY.

(c) DESIGNATION OF SUCCESSOR AGENT(S): (OPTIONAL)

If any agent designated above is unable or unwilling to serve, I appoint as my successor agent(s):

(name of successor agent)

(address of successor agent)

(name of second successor agent),

(address of second successor agent)

Successor agents designated above must act together unless you initial the statement below.

My successor agents may act SEPARATELY.

You may provide for specific succession rules in this section. Insert specific succession provisions here:

(d) This POWER OF ATTORNEY shall not be affected by my subsequent incapacity unless I have stated otherwise below, under "Modifications".

(e) This POWER OF ATTORNEY DOES NOT REVOKE any Powers of Attorney previously executed by me unless I have stated otherwise below, under "Modifications".

If you do NOT intend to revoke your prior Powers of Attorney, and if you have granted the same authority in this Power of Attorney as you granted to another agent in a prior Power of Attorney, each agent can act separately unless you indicate under "Modifications" that the agents with the same authority are to act together.

(f) GRANT OF AUTHORITY:

To grant your agent some or all of the authority below, either

- (1) Initial the bracket at each authority you grant, or
- (2) Write or type the letters for each authority you grant on the blank line at (P), and initial the bracket at (P). If you initial (P), you do not need to initial the other lines.

I grant authority to my agent(s) with respect to the following subjects as defined in sections 5-1502A through 5-1502N of the New York General Obligations Law:

- (A) real estate transactions;
- (B) chattel and goods transactions;
- (C) bond, share, and commodity transactions;
- (D) banking transactions;
- (E) business operating transactions;
- (F) insurance transactions;



- (G) estate transactions;
- (H) claims and litigation;
- (I) personal and family maintenance: If you grant your agent this authority, it will allow the agent to make gifts that you customarily have made to individuals, including the agent, and charitable organizations. The total amount of all such gifts in any one calendar year cannot exceed five hundred dollars;
- (J) benefits from governmental programs or civil or military service;
- (K) health care billing and payment matters; records, reports, and statements;
- (L) retirement benefit transactions;
- (M) tax matters;
- (N) all other matters;
- (O) full and unqualified authority to my agent(s) to delegate any or all of the foregoing powers to any person or persons whom my agent(s) select;
- (P) EACH of the matters identified by the following letters: _____

You need not initial the other lines if you initial line (P).

(g) MODIFICATIONS: (OPTIONAL)

In this section, you may make additional provisions, including language to limit or supplement authority granted to your agent. However, you cannot use this Modifications section to grant your agent authority to make gifts or changes to interests in your property. If you wish to grant your agent such authority, you MUST complete the Statutory Gifts Rider.

This Power of Attorney is limited to the execution of all documents necessary or desirable to effectuate the transfer of the 50% interest of the undersigned in

1029 Atlantic Ave., Brooklyn, NY; 1035 Atlantic Ave., Brooklyn, NY and 260 Merrick Road, Lynbrook, NY to 1029 Atlantic Ave. LLC, 1035 Atlantic Ave. LLC and 260 Merrick Road LLC respectively.

(h) CERTAIN GIFT TRANSACTIONS: STATUTORY GIFTS RIDER (OPTIONAL)

In order to authorize your agent to make gifts in excess of an annual total of \$500 for all gifts described in (I) of the grant of authority section of this document (under personal and family maintenance), you must initial the statement below and execute a Statutory Gifts Rider at the same time as this instrument. Initialing the statement below by itself does not authorize your agent to make gifts. The preparation of the Statutory Gifts Rider should be supervised by a lawyer.

(SGR) I grant my agent authority to make gifts in accordance with the terms and conditions of the Statutory Gifts Rider that supplements this Statutory Power of Attorney.

(i) DESIGNATION OF MONITOR(S): (OPTIONAL)

If you wish to appoint monitor(s), initial and fill in the section below:

I wish to designate _____, whose address(es) is (are) _____ as monitor(s). Upon the request of the monitor(s), my agent(s) must provide the monitor(s) with a copy of the power of attorney and a record of all transactions done or made on my behalf. Third parties holding records of such transactions shall provide the records to the monitor(s) upon request.



(j) COMPENSATION OF AGENT(S): (OPTIONAL)

Your agent is entitled to be reimbursed from your assets for reasonable expenses incurred on your behalf. If you ALSO wish your agent(s) to be compensated from your assets for services rendered on your behalf, initial the statement below. If you wish to define "reasonable compensation", you may do so above, under "Modifications".

() My agent(s) shall be entitled to reasonable compensation for services rendered.

(k) ACCEPTANCE BY THIRD PARTIES:

I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Power of Attorney. I understand that any termination of this Power of Attorney, whether the result of my revocation of the Power of Attorney or otherwise, is not effective as to a third party until the third party has actual notice or knowledge of the termination.

(l) TERMINATION:

This Power of Attorney continues until I revoke it or it is terminated by my death or other event described in section 5-1511 of the General Obligations Law.

Section 5-1511 of the General Obligations Law describes the manner in which you may revoke your Power of Attorney, and the events which terminate the Power of Attorney.

(m) SIGNATURE AND ACKNOWLEDGMENT:

In Witness Whereof I have hereunto signed my name on the 12th day of February, 2013

PRINCIPAL signs here: ==> Thomas Patrick Hart
Thomas Patrick Hart

STATE OF NEW YORK)

COUNTY OF Suffolk) ss:

On the 12 day of Feb, 2013, before me, the undersigned, personally appeared Thomas Patrick Hart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SEAL

Notary Public

DOREEN M. VEZ
Notary Public, State of New York
NO. 0174 No. 4855659
Qualified in Suffolk County
Expires 3/31/2014

(n) IMPORTANT INFORMATION FOR THE AGENT:

When you accept the authority granted under this Power of Attorney, a special legal relationship is created between you and the principal. This relationship imposes on you legal responsibilities that continue until you resign or the Power of Attorney is terminated or revoked. You must:

- (1) act according to any instructions from the principal, or, where there are no instructions, in the principal's best interest;
- (2) avoid conflicts that would impair your ability to act in the principal's best interest;



- (3) keep the principal's property separate and distinct from any assets you own or control, unless otherwise permitted by law;
- (4) keep a record or all receipts, payments, and transactions conducted for the principal; and
- (5) disclose your identity as an agent whenever you act for the principal by writing or printing the principal's name and signing your own name as "agent" in either of the following manners: (Principal's Name) by (Your Signature) as Agent, or (your signature) as Agent for (Principal's Name).

You may not use the principal's assets to benefit yourself or anyone else or make gifts to yourself or anyone else unless the principal has specifically granted you that authority in this document, which is either a Statutory Gifts Rider attached to a Statutory Short Form Power of Attorney or a Non-Statutory Power of Attorney. If you have that authority, you must act according to any instructions of the principal or, where there are no such instructions, in the principal's best interest.

You may resign by giving written notice to the principal and to any co-agent, successor agent, monitor if one has been named in this document, or the principal's guardian if one has been appointed. If there is anything about this document or your responsibilities that you do not understand, you should seek legal advice.

Liability of agent: The meaning of the authority given to you is defined in New York's General Obligations Law, Article 5, Title 15. If it is found that you have violated the law or acted outside the authority granted to you in the Power of Attorney, you may be liable under the law for your violation.

(o) AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT:

It is not required that the principal and the agent(s) sign at the same time, nor that multiple agents sign at the same time.

I/we, JAMES R. HART, have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as agent(s) for the principal named therein.

I/we acknowledge my/our legal responsibilities.

Agent(s) sign(s) here: =>

=> [Signature]
=> JAMES R. HART

STATE OF NEW YORK)

COUNTY OF NEW YORK)

ss:

On the 27th day of February, 2013, before me, the undersigned, personally appeared JAMES R. HART personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public
XIAO FU
Notary Public, State of New York
No. 01FU6238438
Qualified in Queens County
Commission Expires April 4, 2015

SEAL Page 5 of 6



(p) SUCCESSOR AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT:

It is not required that the principal and the SUCCESSOR agent(s), if any, sign at the same time, nor that multiple SUCCESSOR agents sign at the same time. Furthermore, successor agents can not use this power of attorney unless the agent(s) designated above is/are unable or unwilling to serve.

I/we, _____, have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as SUCCESSOR agent(s) for the principal named therein.

Successor Agent(s) sign(s) here: ==> _____
==> _____

STATE OF NEW YORK)
)
COUNTY OF _____)

ss:

On the ____ day of _____, 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

AFFIDAVIT AS TO POWER OF ATTORNEY BEING IN FULL FORCE

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

JAMES R WELSH being duly sworn, deposes and says:

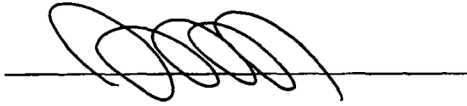
That ~~JOHN J. HART~~ Thomas O'Rourke did, in writing, on the 27 day of February, 2013, appoint me his true and lawful attorney, and that annexed hereto, and hereby made a part hereof, is a true copy of said power of attorney.

That, as attorney in fact of said principal and under and by virtue of the said power of attorney, I have this day executed the following described instrument.


That at the time of executing the above described instrument I had no actual knowledge or actual notice of revocation or termination of the aforesaid power of attorney by death or otherwise, or notice of any facts indicating the same.

That I hereby represent that the said principal is now alive; has not, at any time, revoked or repudiated the said power of attorney; and the said power of attorney still is in full force and effect.

That I make this affidavit for the purpose of inducing CAROL ALBERT to accept delivery of the above described instrument, as executed by me in my capacity of attorney in fact of the said principal, with the full knowledge that the said _____ in accepting the execution and delivery of the aforesaid instrument and in paying a good and valuable consideration therefor, will rely upon this affidavit.



Sworn to before me this
1st day of MARCH 2013



NOTARY PUBLIC

ROBERT J. TEITELBAUM
Notary Public, State of New York
No. 017E-4881365
Qualified in New York County
Commission Expires April 9, 2015

SEAL

Robert J. Teitelbaum, Esq.
462 Seventh Avenue, 12th Floor
New York, New York 10018

ATTACHMENT E

Section VI: Property's Environmental History

SECTION II.1: REPORTS

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

1. August 2025 Phase I ESA, 1029-1035 Atlantic Avenue, prepared by Brussee Environmental Corp.
2. November 2025 Phase II Subsurface Investigation Report, 1029-1035 Atlantic Avenue, prepared by Brussee Environmental Corp.
3. April 2026, Supplemental Limited Phase II Environmental Site Investigation Report, prepared by H & A of New York Engineering and Geology LLP, prepared for 1029-35 Gardens LLC

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

August 2025 Phase I Environmental Site Assessment, 1029-1035 Atlantic Avenue Prepared by Brussee Environmental Corp

A Phase I ESA report, dated August 2025, was prepared by Brussee Environmental Corp. The Phase I ESA indicated that the Site was developed as early as 1888 with several one and two-story structures. By the late 1900s, the western portion of the Site remained developed with a two-story building while the eastern portions were developed with several interconnected one and two-story structures. By 1932, the western portion of the Site was comprised of a two-story garage building while the eastern portion was identified as a one-story garage. At the time of the site reconnaissance, the Site was occupied with two one-story commercial buildings that encompass the entire Site footprint.

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

- REC #1: Historic Use at Subject Property:

The Site was identified as historically being utilized for commercial/industrial purposes, including auto sales/service facilities, auto/auto body repair, garages, and various manufacturing operations. While no specific environmental issue was identified there is a potential for historic operations at the Site to have impacted the subsurface, which is considered a REC.

- REC #2: Adjacent Brownfield Property:

The eastern adjacent property addressed as 1045-1065 Atlantic Avenue is listed in the NY Brownfields and several other regulatory agency databases. This property was historically utilized for various commercial/industrial uses, including auto repair, warehousing, auto painting, and petroleum delivery. The property was remediated and redeveloped with the NYSDEC issuing a Notice of Completion in December 2024. Residual contamination is being addressed under a Site Management Plan (SMP) with engineering and institutional controls in-place. Although this property was issued a Certification of Completion by the NYSDEC, given the documented presence of soil vapor impacts in close proximity to the Site, there is a potential for soil vapor and indoor air at the Site to be contaminated from this property which is considered a REC.

November 2025 Phase II Subsurface Investigation Report, 1029-1035 Atlantic Avenue Prepared by Brussee Environmental Corp

Brussee Environmental Corp completed a Phase II Subsurface Investigation Report to investigate soil and sub-slab soil vapor quality beneath the Site. The investigation was performed on October 27, 2025 and included: a geophysical investigation using ground penetrating radar (GPR) to search for subsurface anomalies indicative of USTs and to clear underground utilities; the installation of eight soil borings to 10 ft bgs; and the installation of three soil vapor points to approximately 10 ft below grade. Subsequently, eight soil samples and three soil vapor samples were collected. Field observations and laboratory analytical results are summarized below:

Soil

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

One VOC, TCE, was detected above UUSCOs in one of the shallow soil samples collected. No other VOCs were detected above UUSCOs in any other soil sample.

Several SVOCs were detected above RRSCOs within five of the eight soil samples collected from the historic fill. These SVOCs include benzo(a)pyrene at a maximum concentration of 38 milligrams per kilogram (mg/kg) in SB1 (0-2'), benzo(b)fluoranthene at a maximum concentration of 46 mg/kg in SB1 (0-2'), dibenz(a,h)anthracene at a maximum concentration of 7.4 mg/kg in SB1 (0-2'), and indeno(1,2,3-cd)pyrene at a maximum concentration of 23 mg/kg in SB1 (0-2'). Benzo(a)anthracene was detected above RRSCOs in four out of the eight samples with a maximum concentration of 44 mg/kg in SB1 (0-2'). Chrysene was detected above RRSCOs in four out of the eight samples with a maximum concentration of 43 mg/kg in SB1 (0-2'). Of note, as SVOCs are over an order of magnitude higher than the RRSCOs these concentrations are indicative of combustion related to auto repair and auto works and not just related to contaminated urban fill.

Two metals were detected at concentrations above RRSCOs in multiple soil samples collected. Lead was detected above RRSCOs and UUSCOs in two samples, SB6 (0-2') and SB8 (0-2'), at a maximum concentration of 1,110 mg/kg in SB6 (0-2'). Mercury was detected above RRSCOs in seven out of eight soil samples, at a maximum concentration of 23.8 mg/kg in SB6 (0-2'). Zinc was detected above UUSCOs in five out of eight soil samples, at a maximum concentration of 740 mg/kg in SB8 (0-2'). Of note, elevated lead and mercury well above the applicable RRSCOs is likely related to the previous use of the Site as a RCRA Large Quantity Generator of heavy metals and not just related to contaminated urban fill.

Sub-Slab Soil Vapor

Total VOC concentrations in soil vapor samples ranged from 113.14 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV-3 to a maximum concentration of 432.87 $\mu\text{g}/\text{m}^3$ in SV-1. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations were only detected in SV-1 with a concentration of 252.3 $\mu\text{g}/\text{m}^3$. Total CVOC concentrations ranged from 36.2 $\mu\text{g}/\text{m}^3$ in SV-2 to a maximum concentration of 47.8 $\mu\text{g}/\text{m}^3$ in SV-1.

Several petroleum-related VOCs were detected above laboratory reporting limits in all three soil vapor samples, tetrachloroethene (PCE) at a maximum concentration of 37.5 $\mu\text{g}/\text{m}^3$ in SV-1, TCE at a maximum concentration of 32 $\mu\text{g}/\text{m}^3$ in SV-3, acetone at a maximum concentration of 52.9 $\mu\text{g}/\text{m}^3$ in SV-3 and ethanol at a maximum concentration of 19 $\mu\text{g}/\text{m}^3$ in SV-2.

April 2026, Supplemental Limited Phase II Environmental Site Investigation Report, prepared by H & A of New York Engineering and Geology LLP

On February 18, 2026, and February 25, 2026, Haley & Aldrich of New York mobilized to the Site with Coastal Environmental Solutions, Inc. (Coastal) and Lakewood Environmental Services Corp. (Lakewood) to perform a Supplemental Phase II ESI which included a geophysical survey of the Site by Coastal, and the installation of three soil borings by Lakewood.

The surface cover was concrete slab and underlain by fill material, generally consisting of brown to dark brown fine to medium sand with varying amounts of gravel, brick, and silt, observed from just below the slab to approximately 3 to 5 ft bgs in each soil boring. Three soil samples were collected from soil borings between just below surface grade up to 5 ft bgs. Soil samples were analyzed for VOCs, SVOCs, and total metals.

Eight SVOCs, specifically PAHs, were detected at concentrations above UUSCOs and/or RRSCOs in one soil sample collected (SB-03_2-4), including 3-Methylphenol/4-Methylphenol (concentration of 0.73 mg/kg), benzo(a)anthracene (concentration of 36 mg/kg), benzo(a)pyrene (concentration of 34 mg/kg), benzo(k)fluoranthene (concentration of 15 mg/kg), chrysene (concentration of 34 mg/kg), di(benzo(a/h)anthracene (concentration of 3.9 mg/kg), indeno(1,2,3-cd)pyrene (concentration of 21 mg/kg), and phenol (concentration of 0.44 mg/kg). In addition, four metals were detected at concentrations above the UUSCOs and/or RRSCOs in one soil sample collected (SB-03_2-4). Copper was detected above the UUSCOs at a concentration of 72.7 mg/kg. Lead was detected above UUSCOs at a concentration of 174 mg/kg. Mercury was detected above RRSCOs at a concentration of 2.15 mg/kg. Zinc was detected above UUSCOs at a concentration of 218 mg/kg. VOCs were not detected above applicable SCOs in soil samples collected.

Field observations and analytical results identified heavy metals, including lead, arsenic, and mercury, in shallow soils up to 4 ft bgs at the Site at concentrations exceeding the RRSCOs and consistent with characteristics of contaminated fill found throughout the New York City area.

SECTION VI.2: SAMPLING DATA

Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO/UUSCO/PGWSCO	Detections > RRSCOs*	Max Concentration (mg/kg)	RRSCO (mg/kg)	Depth (ft bgs)
Benzo(a)anthracene	5	44	1.4	0-2, 2-4
Benzo(a)pyrene	6	38	1	0-2, 2-4
Benzo(b)fluoranthene	6	46	1.4	0-2, 2-4
Benzo(k)fluoranthene	2	16	4.9	0-2
Chrysene	5	43	4.9	0-2, 2-4
Dibenz(a,h)anthracene	6	7	0.33	0-2, 2-4
Indeno(1,2,3-cd)pyrene	6	23	1.4	0-2, 2-4
Phenanthrene	1	110	4.9	0-2
Phenol	0	340	100	0-2
Trichloroethene	0	1	6.4	0-2
Lead	2	1,110	400	0-2
Mercury	5	24	0.3	0-2, 2-4

Soil Vapor Summary Table

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
Tetrachloroethene	3	37.5	Sub-Slab Vapor
Trichloroethene	3	32	Sub-Slab Vapor
Cyclohexane	1	31.1	Sub-Slab Vapor
Ethanol	3	17	Sub-Slab Vapor
Acetone	3	52.9	Sub-Slab Vapor
Carbon Disulfide	1	8.46	Sub-Slab Vapor
Heptane	1	42.6	Sub-Slab Vapor
Hexane	1	8.52	Sub-Slab Vapor
Ethylbenzene	1	51.2	Sub-Slab Vapor
Methyl Ethyl Ketone	2	6.43	Sub-Slab Vapor
Isooctane	1	79.7	Sub-Slab Vapor
m,p-Xylene	1	156	Sub-Slab Vapor
o-Xylene	1	45.1	Sub-Slab Vapor

Notes:

ft bgs = feet below grade surface

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

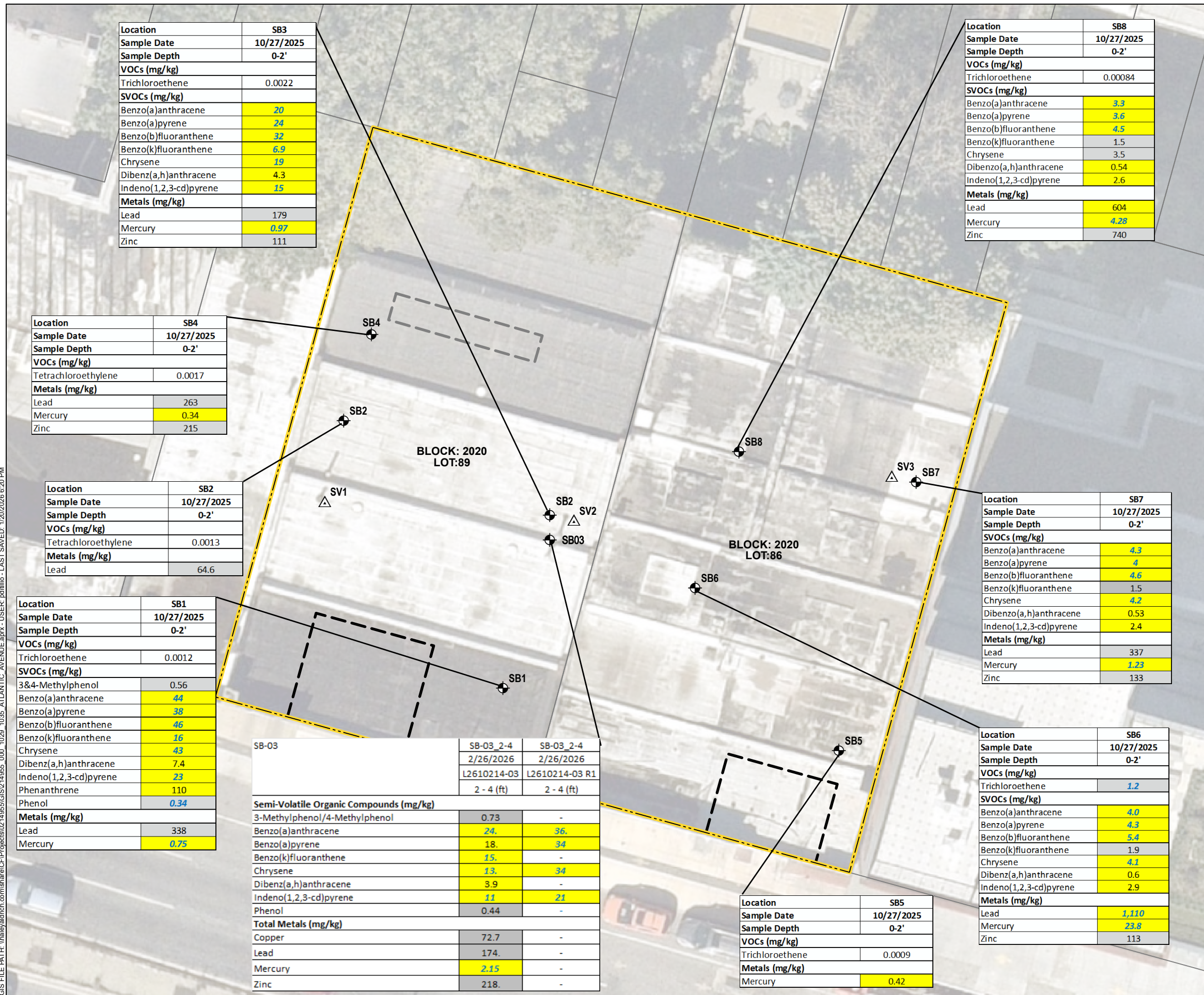
mg/kg = Milligram per kilogram

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

SECTION VI.3: SAMPLING DATA

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

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Location	SB3
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Trichloroethene	0.0022
SVOCs (mg/kg)	
Benzo(a)anthracene	20
Benzo(a)pyrene	24
Benzo(b)fluoranthene	32
Benzo(k)fluoranthene	6.9
Chrysene	19
Dibenz(a,h)anthracene	4.3
Indeno(1,2,3-cd)pyrene	15
Metals (mg/kg)	
Lead	179
Mercury	0.97
Zinc	111

Location	SB8
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Trichloroethene	0.00084
SVOCs (mg/kg)	
Benzo(a)anthracene	3.3
Benzo(a)pyrene	3.6
Benzo(b)fluoranthene	4.5
Benzo(k)fluoranthene	1.5
Chrysene	3.5
Dibenz(a,h)anthracene	0.54
Indeno(1,2,3-cd)pyrene	2.6
Metals (mg/kg)	
Lead	604
Mercury	4.28
Zinc	740

Location	SB4
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Tetrachloroethylene	0.0017
Metals (mg/kg)	
Lead	263
Mercury	0.34
Zinc	215

Location	SB2
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Tetrachloroethylene	0.0013
Metals (mg/kg)	
Lead	64.6

Location	SB1
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Trichloroethene	0.0012
SVOCs (mg/kg)	
3&4-Methylphenol	0.56
Benzo(a)anthracene	44
Benzo(a)pyrene	38
Benzo(b)fluoranthene	46
Benzo(k)fluoranthene	16
Chrysene	43
Dibenz(a,h)anthracene	7.4
Indeno(1,2,3-cd)pyrene	23
Phenanthrene	110
Phenol	0.34
Metals (mg/kg)	
Lead	338
Mercury	0.75

SB-03	SB-03_2-4	SB-03_2-4
	2/26/2026	2/26/2026
	L2610214-03	L2610214-03 R1
	2 - 4 (ft)	2 - 4 (ft)
Semi-Volatile Organic Compounds (mg/kg)		
3-Methylphenol/4-Methylphenol	0.73	-
Benzo(a)anthracene	24	36
Benzo(a)pyrene	18	34
Benzo(k)fluoranthene	15	-
Chrysene	13	34
Dibenz(a,h)anthracene	3.9	-
Indeno(1,2,3-cd)pyrene	11	21
Phenol	0.44	-
Total Metals (mg/kg)		
Copper	72.7	-
Lead	174	-
Mercury	2.15	-
Zinc	218	-

Location	SB7
Sample Date	10/27/2025
Sample Depth	0-2'
SVOCs (mg/kg)	
Benzo(a)anthracene	4.3
Benzo(a)pyrene	4
Benzo(b)fluoranthene	4.6
Benzo(k)fluoranthene	1.5
Chrysene	4.2
Dibenz(a,h)anthracene	0.53
Indeno(1,2,3-cd)pyrene	2.4
Metals (mg/kg)	
Lead	337
Mercury	1.23
Zinc	133

Location	SB6
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Trichloroethene	1.2
SVOCs (mg/kg)	
Benzo(a)anthracene	4.0
Benzo(a)pyrene	4.3
Benzo(b)fluoranthene	5.4
Benzo(k)fluoranthene	1.9
Chrysene	4.1
Dibenz(a,h)anthracene	0.6
Indeno(1,2,3-cd)pyrene	2.9
Metals (mg/kg)	
Lead	1,110
Mercury	23.8
Zinc	113

Location	SB5
Sample Date	10/27/2025
Sample Depth	0-2'
VOCs (mg/kg)	
Trichloroethene	0.0009
Metals (mg/kg)	
Mercury	0.42

LEGEND

- SOIL BORING
- SOIL VAPOR SAMPLE
- CELLAR
- HYDRAULIC LIFTS
- SITE BOUNDARY
- PARCEL BOUNDARY

Analyte	UUSCO	RRSCO	PGWSO
VOCs (mg/kg)			
Trichloroethene	0.47	6.4	0.47
Tetrachloroethylene	1.30	18.0	1.3
SVOCs (mg/kg)			
3&4-Methylphenol	0.33	100	0.33
Benzo(a)anthracene	1	1.4	1
Benzo(a)pyrene	1	1	22
Benzo(b)fluoranthene	1	1.4	2.1
Benzo(k)fluoranthene	0.8	4.9	2
Chrysene	1	4.9	1
Dibenzo(a,h)anthracene	0.33	0.33	1,000
Indeno(1,2,3-cd)pyrene	0.5	1.4	6.6
Phenanthrene	1.1	4.9	1,000
Phenol	0.33	100	0.33
Metals (mg/kg)			
Lead	63	400	450
Mercury	0.18	0.3	0.73
Zinc	109	6,600	2,480

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- SITE FEATURES AND SAMPLE LOCATIONS EXTRACTED FROM DRAWING 'SITE SAMPLING DIAGRAM' BY BRUSSEE ENVIRONMENTAL CORP.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025.
- SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (UUSCOS), RESTRICTED-RESIDENTIAL SOIL CLEANUP OBJECTIVES (RRSCOS) AND PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES (PGWSCOS).
- EXCEEDANCES OF THE UUSCOS ARE SHADED GRAY. EXCEEDANCE OF THE RRSCOS ARE SHADED YELLOW. IN ADDITION, ANY EXCEEDANCES OF PGWSCOS ARE IN BLUE ITALICS.
- RESULTS ARE DISPLAYED IN MILLIGRAMS PER KILOGRAM (mg/kg).
- DATA FROM BRUSSEE ENVIRONMETNAL CORP. OCTOBER 2025 PHASE II.



HALEY ALDRICH 1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SOIL ANALYTICAL RESULTS EXCEEDANCES MAP

JANUARY 2026

FIGURE 7







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Location	SV-1
Sample Date	10/27/2025
VOCs (µg/m³)	
Acetone	50.8
Carbon Disulfide	8.46
Ethanol	16.5
Ethylbenzene	51.2
Heptane	42.6
Hexane	8.52
Total Xylenes	201.1
Methyl Ethyl Ketone	5.89
Tetrachloroethene	37.5
Trichloroethene	10.3
Total BTEX	252.3
Total CVOCs	47.8
Total VOCs	432.87

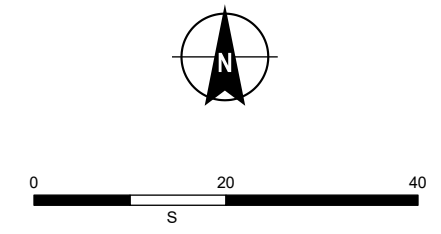
Location	SV-3
Sample Date	10/27/2025
VOCs (µg/m³)	
Acetone	52.9
Ethanol	17.2
Methyl Ethyl Ketone	6.43
Tetrachloroethene	4.61
Trichloroethene	32
Total CVOCs	36.61
Total VOCs	113.14

Location	SV-2
Sample Date	10/27/2025
VOCs (µg/m³)	
Acetone	31.6
Cyclohexane	31.1
Ethanol	19
Isooctane	79.7
Tetrachloroethene	12.5
Trichloroethene	23.7
Total CVOCs	36.2
Total VOCs	197.6

LEGEND

-  SOIL BORING
-  SOIL VAPOR SAMPLE
-  CELLAR
-  HYDRAULIC LIFTS
-  SITE BOUNDARY
-  PARCEL BOUNDARY
- Street centerlines - HA Feature Service

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. SITE FEATURES AND SAMPLE LOCATIONS EXTRACTED FROM DRAWING SITE SAMPLING DIAGRAM BY BRUSSEE ENVIRONMENTAL CORP.
 3. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION.
 4. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025.
 5. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs).
 6. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER.
 7. TOTAL DETECTED CONCENTRATION OF BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (BTEX).
 8. TOTAL CVOCS CONCENTRATION IS THE SUM OF DETECTED CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE AND VINYL CHLORIDE.
 9. TOTAL VOCs IS THE SUM OF ALL THE DETECTED CONCENTRATIONS.



HALEY ALDRICH 1029-1035 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SUB-SLAB SOIL VAPOR ANALYTICAL RESULTS MAP

JANUARY 2026

FIGURE 8

ATTACHMENT F

Section VII: Requestor's Information

SECTION VII: REQUESTOR'S INFORMATION

The entity requesting participation in the BCP (the Requestor) is 1029-35 Gardens LLC. Moses Karpen is the sole member and authorized representative of 1029-35 Gardens LLC

The contact information for the Requestor is:

Moses Karpen
1025-35 Gardens LLC
320 Roebling St. #106
Brooklyn, New York 11211
Phone: (718) 302-3180
Email: Moses@waterfrontmanagementny.com

The proposed BCP Site is currently owned by 1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC. A copy of the deed is included previously in this application. The Requestor, 1029-35 Gardens LLC is in contract to purchase the Site and is a New York State Limited Liability Company. A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 1029-35 Gardens 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](#)

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Entity Details ^

ENTITY NAME: 1029-35 GARDENS LLC

DOS ID: 7780123

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/11/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/11/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 12/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

< ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: 1029-35 GARDENS LLC

Address: CO/ LAW OFFICE OF J EDELMAN, 2250 59TH STREET, 8TH FLOOR, BROOKLYN, NY, UNITED STATES, 11204

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](#)

ATTACHMENT G

Section X: Requestor's Eligibility Information

SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor intends to address Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. The property will be vacated upon the Requestor taking ownership and/or gaining control of the Site. Upon gaining Site control, the Requestor will take the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site. Such measures will include maintaining vacancy of the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. As such, the Requestor qualifies as a Volunteer in accordance with ECL § 27-1405(1).

Site Access

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.

1029-35 Gardens LLC
1029-1035 Atlantic Avenue
Brooklyn, New York 11283

April 16, 2026

1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC
4 Woodlawn Place
Lynbrook, New York 11563


RE: Site Access to Perform Brownfield Cleanup Program Work
Former Tilden Car Care Service Site
1029-1035 Atlantic Avenue, Brooklyn, NY 11238
Kings County Block 2020, Lots 86 and 89

Dear Sir or Madam:

As you are aware, 1029-35 Gardens LLC will be submitting an application to the Brownfield Cleanup Program (BCP) for the property located at 1029-1035 Atlantic Avenue, Brooklyn, NY 11238 (Tax Block 2020, Lots 86 and 89), which is currently owned by your companies, 1029 Atlantic Ave. LLC (Lot 89) and 1035 Atlantic Ave. LLC (Lot 86). As the BCP applicant, we are required to seek access to the property 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 property throughout the BCP Project, in order to perform the required site investigation and remedial work, and to place an environmental easement on the property, subject to owner's prior written review and consent of, should one be necessary. By execution of the site access agreement letter, you are hereby allowing site access for this purpose.

Sincerely,

1029-35 Gardens LLC

By: 
Moses Karpen, Member

As the site owner, I agree to allow 1029-35 Gardens LLC, and its contractors, to enter 1029-1035 Atlantic Avenue, Brooklyn, NY 11238 (Tax Block 2020, Lots 86 and 89), which is currently owned by 1029 Atlantic Ave. LLC (Lot 89) and 1035 Atlantic Ave. LLC (Lot 86), to perform the required BCP investigation and remediation work. I further agree that 1029-35 Gardens LLC may place an environmental easement on the property, subject to owner's prior written review and consent of, should one be necessary.

1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC

By: Jim Hart
Name: James R. Hart
Title: Manager

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	Office of the Brooklyn Borough President 209 Joralemon Street, Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community Board 3 District Manager	Nadeen Gayle	718-622-6601	1360 Fulton Street, 2nd Floor, Brooklyn, NY 11216	Bk03@cb.nyc.gov
NY Senate District 25 Senator	Jabari Brisport	718-643-6140	906 Broadway, 2 nd Floor Brooklyn, NY 11206	brisport@nysenate.gov
NY State Assembly District 57 Member	Phara Souffrant Forrest	718-596-0100	55 Hanson Place Brooklyn, NY 11217	souffrantforrestp@nyassembly.gov
New York City Office of Environmental Remediation, Director	Shaminder Chawla	212-788-8841	100 Gold Street - 2nd Floor New York, NY 10038	shaminderc@dep.nyc.gov

Owners, Residents, Occupants

The Site is currently developed with two one-story commercial buildings. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
1029 Atlantic Ave. LLC and 1035 Atlantic Ave. LLC	James Hart	516-993-4161	4 Woodlawn Place, Lynbrook, NY 11563	jrhart61@gmail.com

Occupant/Operator	Contact Name	Phone	Mailing Address	Email
Meineke Car Care Center	James Hart	516-993-4161	4 Woodlawn Place, Lynbrook, NY 11563	jrhart61@gmail.com
B&H Restaurant S	James Hart	516-993-4161	4 Woodlawn Place, Lynbrook, NY 11563	jrhart61@gmail.com

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 6.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
St Clair Benn	Not Available	Residential Building	160 Lefferts Place, Brooklyn, NY 11238	
NYC Department of Parks and Recreation	Not Available	Community Garden	162 Lefferts Place, Brooklyn, NY 11238	City Hall, New York, NY
Springfield Properties LLC	Not Available	Vacant Land	164A Lefferts Place, Brooklyn, NY 11238	PO Box 112, Roslyn Heights, NY 11577
Springfield Properties LLC	Not Available	Residential Building	164 Lefferts Place, Brooklyn, NY 11238	PO Box 112, Roslyn Heights, NY 11577
Michael Yates Crowley	Not Available	Residential Building	166 Lefferts Place, Brooklyn, NY 11238	94 South Oxford Street, Brooklyn, NY 11217
Frances Greene	Not Available	Residential Building	168 Lefferts Place, Brooklyn, NY 11238	1430 Amsterdam Avenue Apt 2K, New York, NY 10027
Craig O Moody	Not Available	Residential Building	170 Lefferts Place, Brooklyn, NY 11238	170 Lefferts Place, Brooklyn, NY 11238
172 Lefferts Place LLC	Not Available	Residential Building	172 Lefferts Place, Brooklyn, NY 11238	475 Park Avenue South, 10 th Floor, New York, NY 10016
1065 Atlantic Avenue LLC	Not Available	Mixed-use Residential and Commercial	1045 Atlantic Ave, Brooklyn, NY 11238	7 Penn Plaza, New York, NY 10001
1072 Atlantic Holdings LLC	Not Available		1072 Atlantic Ave, Brooklyn, NY 11238	4118 14 th Avenue, Suite 67, Brooklyn, NY 11219
Manny Enterprises LLC	Not Available	Gas Station and Auto Repair	1062 Atlantic Ave, Brooklyn, NY 11238	2045 Ralph Avenue, Brooklyn, NY 11234
RP & DP LLC	Not Available	Auto Repair	1027 Atlantic Ave, Brooklyn, NY 11238	2256 Leighton Road, Elmont, NY 11003

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
News 12 network - Brooklyn	Online & Print Newspaper	9525 Avenue L, Brooklyn, NY 11236	929-418-4190	https://brooklyn.news12.com
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	https://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 Hughes - Commissioner	855 Remsen Avenue, Brooklyn, NY 11236	718-923-2629	BrooklynDEP@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
Brooklyn Prospect Charter School – CSD 13	370 (north)	Demi Pena-Chavez	718-783-1570	1104 Fulton Street, Brooklyn, NY
Magic Moments Academy Preschool & Child Care	380 (north)	Lori Walters	347-464-5544	1078 Fulton Street, Brooklyn, NY
Bumblebees-R-U's at 1068 Fulton St	425 (northwest)	Rivka Reinetz	929-450-2337	1068 Fulton Street, Brooklyn, NY
P.S. 003 The Bedford Village	960 (northeast)	Kristina Beecher	718-622-2960	50 Jefferson Avenue, Brooklyn, NY
The Brooklyn Waldorf School	875 (north)	Yoni Binus	718-783-3270	11 Jefferson Avenue, Brooklyn, NY
Gotham Professional Arts Academy	1,140 (southwest)	Robert Michelin	718-230-7270	561 Grand Avenue, Brooklyn, NY
Clara Muhammad School of Masjid Khal	1,540 (northeast)	Darlene Bashir	718-783-1279	1174 Bedford Avenue, Brooklyn, NY
Bedford Academy High School	2,050 (northeast)	Dr. Adofo A. Muhammad	718-398-3061	1119 Bedford Avenue, Brooklyn, NY
P.S. 056 Lewis H. Latimer	1,645 (northwest)	Eric Grand	718-857-3149	170 Gates Avenue, Brooklyn, NY
Brooklyn Schoolhouse Daycare, LLC	1,900 (northwest)	Kim Turnbull	718-395-5415	156 Gates Avenue, Brooklyn, NY
Bedford Stuyvesant Early Childhood Development Center Inc.	2,200 (northwest)	Najaterry Gonzalez	718-453-0788	5 Quincy Street, Brooklyn, NY
Eladia's Kids	2,400 (northwest)	Eladia Cusil-Rodriguez	718-230-7560	506 Washington Avenue, Brooklyn, NY

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Shining Smiles Daycare Inc.	2,545 (west)	Kathy Lien Kohr	929-227-3100	882 Fulton Street, Brooklyn, NY
Achievement First Endeavor Charter School	2,375 (west)	Jadine Joseph	718-622-5994	510 Waverly Avenue, Brooklyn, NY
Public School 9 The Sarah Smith Garnet School	2,300 (southwest)	Sha-Wonda Williams-Credle	718-638-3260	80 Underhill Avenue, Brooklyn, NY
Sunny Skies Prospect, Corp	2,135 (southwest)	Simon Shabtai	718-372-4665	720 Washington Avenue, Brooklyn, NY
Brooklyn Jesuit Prep	2,300 (south)	Maysa Antonio	718-638-5884	560 Sterling Place, Brooklyn, NY
Friends of Crown Heights - 671-675 Prospect Place	1,900 (southeast)	Maureen Johnson	718-638-8686	671 Prospect Place, Brooklyn, NY

Document Repository

The Brooklyn Community Board 3 was contacted via email regarding utilizing their space as a document repository. Acknowledgement is attached below.

The Brooklyn Public Library – Bedford Branch was contacted regarding utilizing their space as a document repository. Acknowledgement is attached below.

The information for the repositories is detailed below:

Owner/Entity Name	Contact	Address	Phone	Email
New York Public Library – Bedford Branch	Adeeba Rana	496 Franklin Ave Brooklyn, NY 11238	718.623.0012	arana@bklynlibrary.org
Brooklyn Community Board 3	Nadeen Gayle	1360 Fulton Street, 2 nd Floor, Brooklyn, NY 11216	718.622.6601	Bk03@cb.nyc.gov

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

Conlon, Mari

From: Adeeba Rana <ARana@bklynlibrary.org>
Sent: Tuesday, April 14, 2026 4:29 PM
To: Conlon, Mari; Sotomayor, Sebastian; Sharon Palmer; Leandre Peoples
Subject: Re: 1029-1035 Atlantic Avenue - Brownfield Cleanup Program Application – Request for Repository Use

External Sender: Use extra caution with links and actions.

Good afternoon,

I just received confirmation. We would prefer the files as a USB, please.

Thank you!

Adeeba Afshan Rana (she/her)
Branch Manager, Bedford
Brooklyn Public Library
781.439.8026
bklynlibrary.org

From: Conlon, Mari <MConlon@haleyaldrich.com>
Sent: Tuesday, April 14, 2026 12:11 PM
To: Adeeba Rana <ARana@bklynlibrary.org>; Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>; Sharon Palmer <spalmer@bklynlibrary.org>; Leandre Peoples <lpeoples@bklynlibrary.org>
Subject: RE: 1029-1035 Atlantic Avenue - Brownfield Cleanup Program Application – Request for Repository Use

Good afternoon,

Following up on this request. Can you please confirm your library can act as a repository? We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best. This is a requirement of the Brownfield Cleanup Program that a local library be a document repository for the public.

Thank you,
Mari Cate

Mari Cate Conlon, P.G.
Senior Associate

From: Adeeba Rana <ARana@bklynlibrary.org>
Sent: Wednesday, April 8, 2026 11:11 AM
To: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>; Sharon Palmer <spalmer@bklynlibrary.org>; Leandre Peoples <lpeoples@bklynlibrary.org>
Cc: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: Re: 1029-1035 Atlantic Avenue - Brownfield Cleanup Program Application – Request for Repository Use

External Sender: Use extra caution with links and actions.

Good morning Sebastian,

I am passing this request forward to my Regional Director, Sharon Palmer. We will follow up with you shortly.

Thank you!

Adeeba Afshan Rana (she/her)
Branch Manager, Bedford
Brooklyn Public Library
781.439.8026
bklynlibrary.org

From: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>
Sent: Friday, April 3, 2026 12:04 PM
To: Adeeba Rana <ARana@bklynlibrary.org>
Cc: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: 1029-1035 Atlantic Avenue - Brownfield Cleanup Program Application – Request for Repository Use

Good morning,

I am following up from an earlier acknowledgement request regarding the use of the Bedford Branch NYPL as a document repository.

Attached please find a request for repository use for a potential Brownfield Site located at 1029-1035 Atlantic Avenue, Brooklyn NY. Please note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please **sign the attached to confirm (or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Thank you,

Sebastian Sotomayor
Project Environmental Engineer

H & A of New York Engineering and Geology, LLP
213 W 35th Street | Floor 7
New York, NY 10001

Office: 646.277.5685
Mobile: 646.532.9079

 [Connect with me](#)

haleyaldrich.com

Acknowledgement from Brooklyn Community Board 3 to Act as Document Repository

Conlon, Mari

From: Gayle, Nadeen <nagayle@cb.nyc.gov>
Sent: Tuesday, April 14, 2026 6:35 PM
To: Conlon, Mari; Sotomayor, Sebastian; BK03@cb.nyc.gov (CB)
Subject: Re: [EXTERNAL] RE: Brownfield Repository Request - 1029-1025 Atlantic

External Sender: Use extra caution with links and actions.

Confirmation.

Nadeen Gayle
District Manager CB3
Office (718) 622 6601
Mobile (347) 454 2782

From: Conlon, Mari <MConlon@haleyaldrich.com>
Sent: Tuesday, April 14, 2026 12:10 PM
To: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>; Gayle, Nadeen <nagayle@cb.nyc.gov>; BK03@cb.nyc.gov (CB) <BK03@cb.nyc.gov>
Subject: [EXTERNAL] RE: Brownfield Repository Request - 1029-1025 Atlantic

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Good afternoon,

Following up again. Can you please confirm your ability to act as a repository should this site be accepted to the Brownfield Cleanup Program?

Thank you
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>
Sent: Friday, April 3, 2026 11:59 AM
To: nagayle@cb.nyc.gov; bk03@cb.nyc.gov
Cc: Conlon, Mari <MConlon@haleyaldrich.com>
Subject: Brownfield Repository Request - 1029-1025 Atlantic

Good afternoon,

Following up on Repository acknowledgement request.

Attached please find a request for confirmation that Brooklyn Community Board 3 can confirm repository status for an anticipated Brownfield Cleanup Program site located at 1029-1035 Atlantic Avenue, Brooklyn. Please note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please sign the attached to confirm **(or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Thank you,
-Sebastian

Sebastian Sotomayor
Project Environmental Engineer

H & A of New York Engineering and Geology, LLP

213 W 35th Street | Floor 7

New York, NY 10001

Office: 646.277.5685

Mobile: 646.532.9079

 [Connect with me](#)

haleyaldrich.com