

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
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[www.dec.ny.gov](http://www.dec.ny.gov)

May 1, 2024

Glenn Goldstein  
QDG 126th Street Partners, LLC  
QDG Hotel Partners, LLC  
QDG Parking Partners, LLC  
QDG Retail Partners, LLC  
Queens Development Group, LLC  
30 Hudson Yards, 72nd Floor  
New York, NY 10001

Re: Certificate of Completion  
Willets Point Development Stadium  
Queens, Queens County  
C241146C

Dear Glenn Goldstein:

Congratulations on having satisfactorily completed the remedial program at the Willets Point Development Stadium site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Wendi Zheng  
New York State Department of Environmental Conservation  
Division of Environmental Remediation



47-40 21st Street  
Long Island City, NY 11101

- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in August 2025.

If you have any questions, please do not hesitate to contact Wendi Zheng, NYSDEC's project manager, at 718-482-7541.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
S. McLaughlin – NYSDOH, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
S. Selmer – NYSDOH, [stephanie.selmer@health.ny.gov](mailto:stephanie.selmer@health.ny.gov)  
J. Hayes, [jahayes@langan.com](mailto:jahayes@langan.com)  
G. Nicholls, [gnicholls@langan.com](mailto:gnicholls@langan.com)  
M. Chertok, [mchertok@sprlaw.com](mailto:mchertok@sprlaw.com)  
C. Leas, [cleas@sprlaw.com](mailto:cleas@sprlaw.com)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enclosure:

J. O'Connell, A. Obligado, W. Zheng, J. Andalaro, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
QDG 126th Street Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Hotel Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Parking Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
QDG Retail Partners, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001
Queens Development Group, LLC	30 Hudson Yards, 72nd Floor, New York, NY 10001

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 10/31/23    **Agreement Execution:** 10/31/23

**Agreement Index No.:** C241146C-09-23

**Application Amendment Approval:** none

**Agreement Amendment Execution:** none

**SITE INFORMATION:**

**Site No.:** C241146C    **Site Name:** Willets Point Development Stadium

**Site Owner:** City of New York

**Street Address:** 37-11 126th Street

**Municipality:** Queens

**County:** Queens

**DEC Region:** 2

**Site Size:** 9.993 Acres

**Tax Map Identification Number(s):** 1823-19, 1823-20, 1823-21, 1823-23, 1823-26, 1823-28, 1823-33, 1823-40, 1823-44, 1823-47, 1823-52, 1823-55, 1824-1, 1824-100, 1824-12, 1824-19, 1824-21, 1824-26, 1824-28, 1824-33, 1824-38, 1824-40, 1824-45, 1824-53, 1825-1, 1825-150, 1825-19, 1825-21, 1825-25, 1825-28, 1825-30, 1825-37, 1825-46, 1825-48, 1825-53, 1825-55, 1825-58, 1833-103

**Percentage of site located in an EnZone:** 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 0%.

Tangible Property Credit at the time of this COC issuance is 0%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2024000101649.

### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Sean Mahar  
Interim Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 5/01/2024

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

### **Legal Description of Environmental Easement Area**

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE, LYING BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE), DISTANT 585.00 FEET NORTHERLY FROM THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE NORTHERLY SIDE OF ROOSEVELT AVENUE (80 FEET WIDE), AND RUNNING THENCE;

NORTHERLY, ALONG SAID EASTERLY SIDE OF 126TH STREET, A DISTANCE OF 545.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE SOUTHERLY SIDE OF 36TH AVENUE (KNOWN AS COMAN STREET) (60 FEET WIDE), THENCE;

EASTERLY, ALONG SAID SOUTHERLY SIDE OF 36TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 140.00 FEET TO THE WESTERLY LINE OF BLOCK 1824 TAX LOT 100, THENCE;

NORTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1824 TAX LOT 100 AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 160.00 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;

NORTHERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF 35TH AVENUE (KNOWN AS BAYARD STREET) (60 FEET WIDE), THENCE;

EASTERLY, ALONG SAID SOUTHERLY SIDE OF 35TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 305.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF 35TH AVENUE WITH THE WESTERLY SIDE OF 127TH STREET (KNOWN AS HOLLAND STREET) (70 FEET WIDE), THENCE;

SOUTHERLY, ALONG SAID WESTERLY SIDE OF 127TH STREET, FORMING AN

INTERIOR ANGLE OF  $90^{\circ}00'00''$  WITH THE PREVIOUS COURSE, A DISTANCE OF 554.95 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID WESTERLY SIDE OF 127TH STREET WITH THE NORTHERLY SIDE OF WILLETS POINT BOULEVARD (80 FEET WIDE), THENCE;

SOUTHWESTERLY, ALONG SAID NORTHERLY SIDE OF WILLETS POINT BOULEVARD AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF  $138^{\circ}38'18''$  WITH THE PREVIOUS COURSE, A DISTANCE OF 333.15 FEET TO A POINT, THENCE;

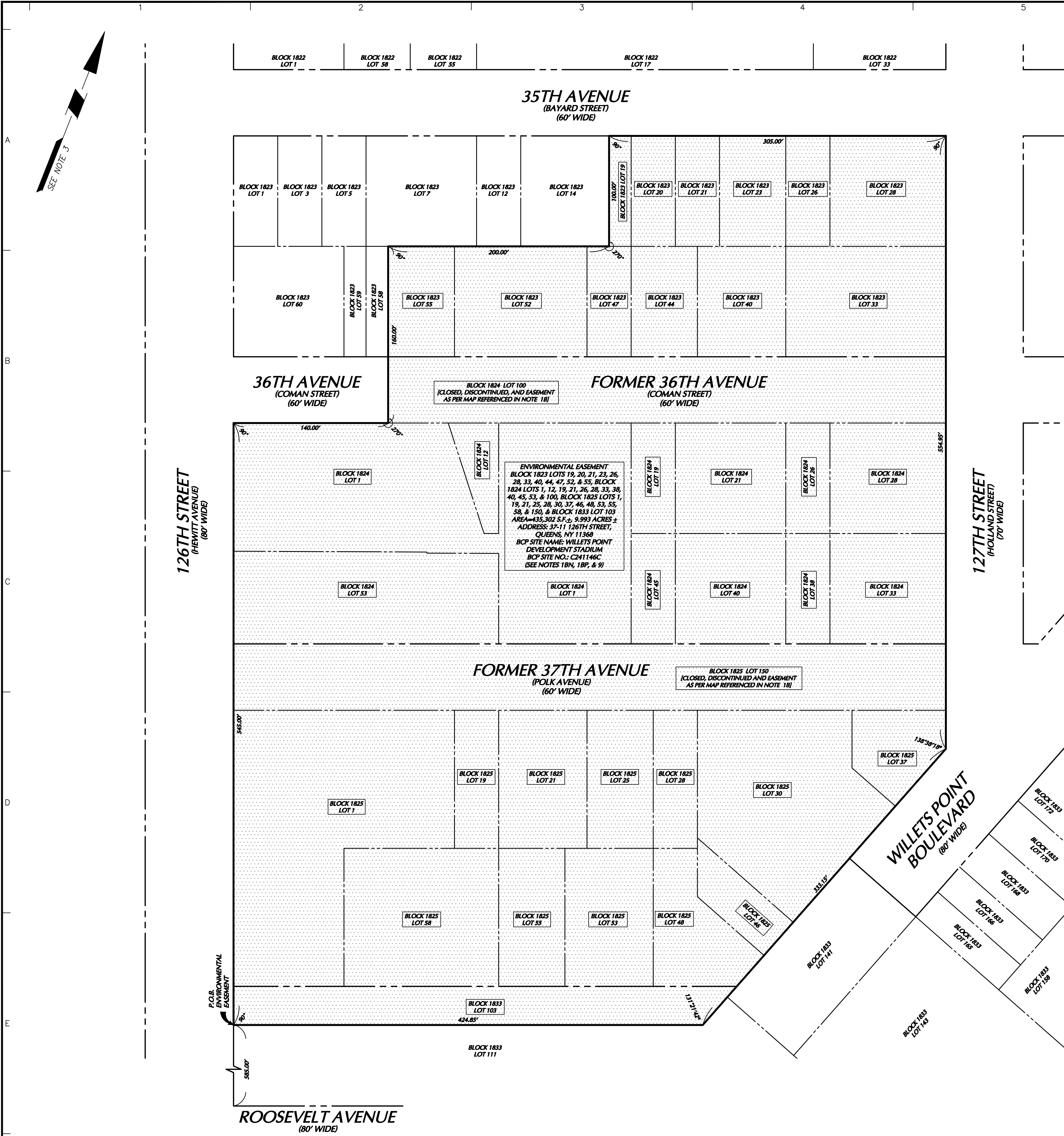
WESTERLY, FORMING AN INTERIOR ANGLE OF  $131^{\circ}21'42''$  WITH THE PREVIOUS COURSE, A DISTANCE OF 424.85 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 435,302 SQUARE FEET OR 9.993 ACRES, MORE OR LESS.

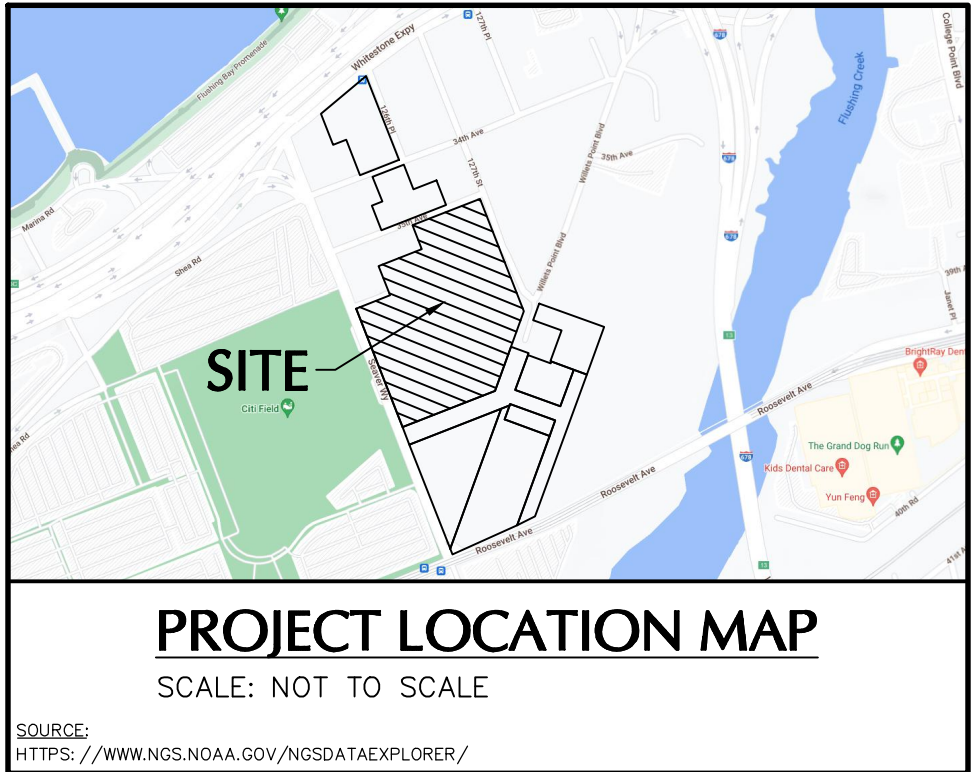
## **Exhibit B**

### **Site Survey**



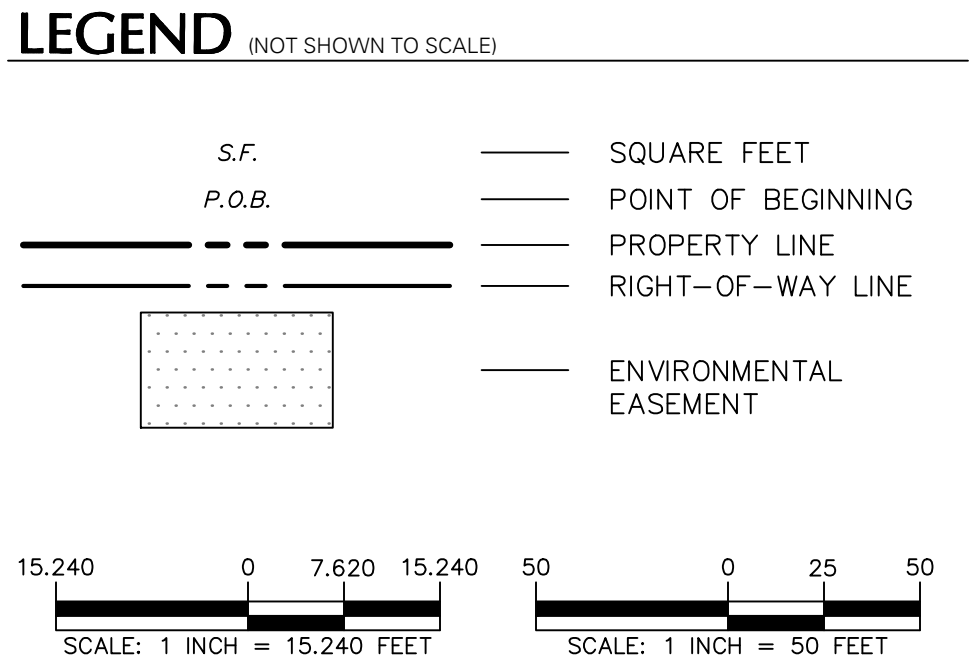


- ### NOTES
1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
- A. BOROUGH OF QUEENS, SECTIONAL MAP NOS. 39 & 40.  
B. BOROUGH OF QUEENS, ALTERATION MAP NO. 5000A.  
C. CURRENT NYC DEPARTMENT OF FINANCE TAX MAPS.  
D. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY, TITLED "MILLETTS POINT DEVELOPMENT", BY LANGAN, PROJECT NO. 170197601, DRAWING NO. V8101, DATED 10/14/2019, LAST REVISED 09/29/2022.  
E. DEED, CRN 201300010123, RECORDED 01/09/2013 [BLOCK 1826 LOT 1].  
F. DEED, CRN 200900010071, RECORDED 04/03/2009 [BLOCK 1826 LOTS 5 AND 14].  
G. DEED, CRN 2017000431256, RECORDED 11/24/2017 [BLOCK 1826 LOT 18 AND BLOCK 1833 LOT 117].  
H. DEED, CRN 2010000328858, RECORDED 09/30/2010 [BLOCK 1826 LOT 20].  
I. DEED, CRN 200900009914, RECORDED 04/06/2009 [BLOCK 1826 LOTS 31 AND 35- NO DESCRIPTION].  
J. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915300, EFFECTIVE DATE 02/28/2022.  
K. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915302, EFFECTIVE DATE 03/01/2022.  
L. DEED, CRN 202200026245, RECORDED 01/18/2022 [BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 44, 47, 52, AND 55].  
M. DEED, CRN 2011000409213, RECORDED 11/23/2011 [BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 44, 40, AND PART OF LOT 33].  
N. CORRECTION DEED, CRN 2015000262435, RECORDED 07/30/2015 [BLOCK 1823 PART OF LOT 33].  
O. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915298, EFFECTIVE DATE 02/20/2022.  
P. DEED, CRN 2009000287325, RECORDED 09/04/2009 [BLOCK 1833 LOTS 155, 158, AND 172].  
Q. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915301, EFFECTIVE DATE 02/15/2022.  
R. DEED, CRN 2009000109051, RECORDED 04/14/2009 [BLOCK 1827 LOT 1].  
S. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915305, EFFECTIVE DATE 03/01/2022.  
T. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915306, EFFECTIVE DATE 02/09/2022.  
U. DEED, CRN 2008000483019, RECORDED 12/31/2008 [BLOCK 1822 LOT 17].  
V. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915307, EFFECTIVE DATE 02/09/2022.  
W. DEED, CRN 2009000316243, RECORDED 09/30/2009 [BLOCK 1820 LOT 9].  
X. DEED, CRN 2009000109029, RECORDED 04/14/2009 [BLOCK 1820 LOT 18].  
Y. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915303, EFFECTIVE DATE 03/04/2022.  
Z. DEED, CRN 2010000355258, RECORDED 10/25/2010 [BLOCK 1824 LOTS 1 AND 12].  
AA. DEED, CRN 202200026245, RECORDED 01/18/2022 [BLOCK 1824 LOTS 19, 21, 26, 38, AND 40].  
AB. DEED, CRN 2009000211845, RECORDED 07/10/2009 [BLOCK 1824 LOT 28].  
AC. DEED, CRN 2012000460137, RECORDED 11/23/2012 [BLOCK 1824 LOT 33].  
AD. DEED, CRN 2016000035017, RECORDED 01/26/2016 [BLOCK 1824 LOT 45].  
AE. DEED, CRN 2014000197747, RECORDED 06/09/2014 [BLOCK 1824 LOT 53].  
AF. DEED, CRN 2018000059163, RECORDED 02/20/2018 [BLOCK 1824 LOT 100].  
AG. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 915304, EFFECTIVE DATE 03/01/2022.  
AH. DEED, CRN 2009000417937, RECORDED 12/21/2009 [BLOCK 1825 LOT 1].  
AI. DEED, CRN 2011000294599, RECORDED 08/19/2011 [BLOCK 1825 LOT 18].  
AJ. DEED, CRN 2014000298922, RECORDED 08/01/2014 [BLOCK 1825 LOT 21].  
AK. DEED, CRN 2010000432461, RECORDED 12/28/2010 [BLOCK 1825 LOTS 25, 28, AND 30].  
AL. DEED, CRN 2009000109008, RECORDED 04/14/2009 [BLOCK 1825 LOT 37 AND BLOCK 1833 LOT 180].  
AM. DEED, CRN 2009000389201, RECORDED 11/21/2009 [BLOCK 1825 LOT 46 AND 48].  
AN. DEED, CRN 2010000389537, RECORDED 11/19/2010 [BLOCK 1825 LOT 53].  
AO. DEED, CRN 2012000113102, RECORDED 03/21/2012 [BLOCK 1825 LOT 55].  
AP. DEED, CRN 2013000085410, RECORDED 03/01/2013 [BLOCK 1825 LOT 58].  
AQ. DEED, CRN 2014000299022, RECORDED 09/09/2014 [BLOCK 1825 LOT 21].  
AR. DEED, CRN 2009000395994, RECORDED 12/03/2009 [BLOCK 1833 LOTS 103 AND 151].  
AS. DEED, CRN 2010000315015, RECORDED 09/17/2010 [BLOCK 1833 PART OF LOT 120].  
AT. DEED, CRN 2009000287325, RECORDED 09/04/2009 [BLOCK 1833 PART OF LOT 120].  
AU. DEED, CRN 2009000237329, RECORDED 07/31/2009 [BLOCK 1833 LOT 141 AND PART OF LOT 120].  
AV. DEED, CRN 2011000294338, RECORDED 08/19/2011 [BLOCK 1833 LOT 143].  
AW. BOROUGH OF QUEENS, ALTERATION MAP NO. 4636.  
AX. TOPOGRAPHIC SURVEY, "MILLETTS POINT", BY LANGAN, PROJECT NO. 170504001, DRAWING NO. EX-0101, DATED 11/17/2017.  
AY. CERTIFICATE OF TITLE, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910528, EFFECTIVE DATE 12/07/2017.  
AZ. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910527, EFFECTIVE DATE NOT PROVIDED.  
BA. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910526, EFFECTIVE DATE 12/13/2017.  
BB. CERTIFICATE OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 910529, EFFECTIVE DATE 12/07/2017.  
BC. MAP TITLED "QUEENS SEWER MAP", PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DATED 01/24/2007.  
BD. AS-BUILT SURVEY SEWER PLAN AND PROFILE, PREPARED BY CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE PDQ-003/11, PLAN AND PROFILE, DATED 2019/03/01.  
BE. AS-BUILT SURVEY STORM PLAN AND PROFILE-II, PREPARED BY CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS ENGINEERING, DIVISION OF REVIEW AND CONSTRUCTION COMPLIANCE PDQ-010/10, PLAN AND PROFILE, DATED 2017/11/20.  
BF. AS-BUILT STORM PLAN AND PROFILE-II, PREPARED BY STANTEC, R00-010/10, SHEET 5 OF 27.  
BG. TRIAL SURVEY, "MILLETTS POINT", BY LANGAN, PROJECT NO. 170368006, DRAWING NO. FS-0102, DATED 03/01/2018.  
BH. PRELIMINARY BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, "MILLETTS POINT / CITIFIELD REDEVELOPMENT PROJECT", BY GALLAS SURVEYING GROUP, DRAWING NO. 18-02092, AS OF 09/20/2012.  
BI. DEPARTMENT OF PUBLIC WORKS, APPROVAL OF SELECTION AND ACQUISITION OF PROPERTY ON ROOSEVELT AVENUE EAST OF 126TH STREET, QUEENS, REQUIRED FOR RECONSTRUCTION OF FOUNDATIONS OF ELEVATED COLUMNS AND ABUTMENTS OF WEST APPROACH OF ROOSEVELT AVENUE BRIDGE, CAL. NO. 177, DATED 10/03/1956.  
BJ. DEPARTMENT OF PUBLIC WORKS, SURRENDER OF PROPERTY ON ROOSEVELT AVENUE EAST OF MILLETTS POINT BOULEVARD AND EAST OF 126TH STREET, QUEENS, CAL. NO. 78, DATED 01/08/1960.  
BK. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY TITLED "MILLETTS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197601, DRAWING NO. V8102, DATED 04/22/2022.  
BL. TRIAL SURVEY TITLED "MILLETTS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197601, DRAWING NO. FS0101, DATED 05/25/2022, LAST REVISED 07/19/2022.  
BM. BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY TITLED "MILLETTS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197601, DRAWING NO. V8103, DATED 10/14/2019, LAST REVISED 04/26/2023.  
BN. NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION BROWNFIELD CLEANUP PROGRAM, IN THE MATTER OF A REMEDIAL PROGRAM FOR BROWNFIELD SITE CLEANUP AGREEMENT INDEX NO. C241460-09-23, MILLETTS POINT DEVELOPMENT STADIUM, DEC. SITE NO. C241460, SIGNED BY ANDREW GUGLIELMO, ENVIRONMENTAL REMEDIATION DIVISION OF ENVIRONMENTAL CONSERVATION, DATED 02/13/2023.  
BO. PARTIAL BOUNDARY SURVEY TITLED "MILLETTS POINT DEVELOPMENT" BY LANGAN, PROJECT NO. 170197601, DRAWING NO. SK-1, DATED 06/10/2022, LAST REVISED 07/24/2023.  
BP. LETTER TO: BROWNFIELD CLEANUP PROGRAM, SITE NAMES: MILLETTS POINT DEVELOPMENT PHASE 1 SENIOR HOUSING, STADIUM, SCA SCHOOL, TRIANGLE PARCEL, T-PARCEL, NORTHERN PARCEL, L-PARCEL, SITE NOS.: C241468, C241460, C241462, C241464, C241466, C241468, C241469, FROM SIVE, PAGE1, AND REESE, P.O. TO: ALEXANDRA SERVO-GETTINGER, NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 02/13/2024.  
C. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.  
D. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NY11 NAD 83 AS ESTABLISHED BY GPS METHODS.  
E. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1A. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1C.  
F. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.  
G. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.  
H. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CAUTION BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.  
I. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.  
J. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.  
K. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
L. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.  
M. RECORD EASEMENTS, LIMITING PLANES, AND/OR OTHER ENCUMBRANCES, IF ANY, NOT SHOWN.  
N. ADDRESS, BCP SITE NAME, AND BCP SITE NUMBER PER DOCUMENTS CITED IN NOTES 1BN AND 1BP.  
O. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.  
P. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.



**SURVEY DESCRIPTION**  
**ENVIRONMENTAL EASEMENT**  
**BLOCK 1823 LOTS 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, & 55, BLOCK 1824 LOTS 1, 12, 19, 21, 26, 28, 33,38, 40, 45, 53, & 100, BLOCK 1825 LOTS 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, & 150, & BLOCK 1833 LOT 103**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE), DISTANT 585.00 FEET NORTHERLY FROM THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE NORTHERLY SIDE OF ROOSEVELT AVENUE (80 FEET WIDE), AND RUNNING THENCE;  
NORTHERLY, ALONG SAID EASTERLY SIDE OF 126TH STREET, A DISTANCE OF 545.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID EASTERLY SIDE OF 126TH STREET WITH THE SOUTHERLY SIDE OF 36TH AVENUE (KNOWN AS COMAN STREET) (60 FEET WIDE), THENCE;  
EASTERLY, ALONG SAID SOUTHERLY SIDE OF 36TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 140.00 FEET TO THE WESTERLY LINE OF BLOCK 1824 TAX LOT 100, THENCE;  
NORTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1824 TAX LOT 100 AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 27°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 160.00 FEET TO A POINT, THENCE;  
EASTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;  
NORTHERLY, FORMING AN INTERIOR ANGLE OF 27°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF 35TH AVENUE (KNOWN AS BAYARD STREET) (60 FEET WIDE), THENCE;  
EASTERLY, ALONG SAID SOUTHERLY SIDE OF 35TH AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 305.00 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF 35TH AVENUE WITH THE WESTERLY SIDE OF 127TH STREET (KNOWN AS HOLLAND STREET) (70 FEET WIDE), THENCE;  
SOUTHERLY, ALONG SAID WESTERLY SIDE OF 127TH STREET, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 554.95 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID WESTERLY SIDE OF 127TH STREET WITH THE NORTHERLY SIDE OF MILLETTS POINT BOULEVARD (80 FEET WIDE), THENCE;  
SOUTHWESTERLY, ALONG SAID NORTHERLY SIDE OF MILLETTS POINT BOULEVARD AND ITS PROLONGATION, FORMING AN INTERIOR ANGLE OF 138°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 333.15 FEET TO A POINT, THENCE;  
WESTERLY, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 424.85 FEET TO THE POINT OR PLACE OF BEGINNING.  
ENCOMPASSING AN AREA OF 435,302 SQUARE FEET OR 9.993 ACRES, MORE OR LESS.



THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov).

02/14/24	Revised Zip Code Only	1
Date	Description	No.
REVISIONS		

I hereby state that this plan is based on a field survey made by me or under my direct supervision in accordance with NYSPL and NYSDEC Rules, Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property.

SIGNATURE: [Signature] DATE SIGNED: 3-05-2024  
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 [www.langan.com](http://www.langan.com)

Project  
37-11 126TH STREET, QUEENS, NY 11368  
BCP SITE NAME: WILLETS POINT DEVELOPMENT STADIUM  
BCP SITE NO.: C241146C  
BLOCK No. 1823, LOT Nos. 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, & 55; BLOCK No. 1824, LOT Nos. 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53, & 100; BLOCK No. 1825, LOTS 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, & 150, & BLOCK No. 1833, LOT No. 103  
BOROUGH OF QUEENS  
CITY OF NEW YORK  
QUEENS COUNTY  
NEW YORK

Drawing Title  
**ENVIRONMENTAL EASEMENT SURVEY**

Project No.  
**170197605**  
Date  
**12/18/2023**  
Drawn By  
**LB**  
Checked By  
**PDF**  
Drawing No.  
**DEC103**  
Sheet 01 of 01



**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**Willeys Point Development Stadium, Site ID No. C241146C**  
**37-11 126th Street, Queens, NY, 11368**  
**Queens, Queens County, Tax Map Identification Numbers:**  
**Block 1823 Lots: 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55**  
**Block 1824 Lots: 1, 100, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53**  
**Block 1825 Lots: 1, 150, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, and**  
**Block 1833 Lot 103**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to QDG 126th Street Partners, LLC, QDG Hotel Partners, LLC, QDG Parking Partners, LLC, QDG Retail Partners, LLC, and Queens Development Group, LLC for a parcel approximately 9.993 acres located at 37-11 126th Street in Queens, Queens County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as 2024000101649.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise

**Willeys Point Development Stadium, C241146C**  
**37-11 126th Street, Queens, NY, 11368**

occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's s Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241146C>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

City of New York  
c/o New York City Economic Development Corporation

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 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(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
Glenn Goldstein  
QDG 126th Street Partners, LLC  
c/o Related Companies  
30 Hudson Yards, 72<sup>nd</sup> Floor  
New York, NY 10001



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
3/13/2024



**SITE DESCRIPTION**

**SITE NO.** C241146C

**SITE NAME** Willets Point Development Stadium

**SITE ADDRESS:** 37-11 126th Street **ZIP CODE:** 11368

**CITY/TOWN:** Queens

**COUNTY:** Queens

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

**SITE MANAGEMENT PLAN INCLUDES:** YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 08/30/2025

**Description of Institutional Control**

**City of New York c/o NYC Econ. Dev. Corp**

110 Williams Street

**126-02 36th Avenue**

Environmental Easement

Block: 1824

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-17 36th Avenue**

Environmental Easement

Block: 1823

Lot: 55

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-55

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-17 38th Avenue**

Environmental Easement

Block: 1825

Lot: 58

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-58

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-20 37th Avenue**

Environmental Easement

Block: 1825

Lot: 19

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-19

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

## Soil Management Plan

### **126-21 38th Avenue**

Environmental Easement

Block: 1825

Lot: 55

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-55

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

### **126-22 36th Avenue**

Environmental Easement

Block: 1824

Lot: 12

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-12

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

### **126-23 37th Avenue**

Environmental Easement

Block: 1824

Lot: 53

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-53

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-25 36th Avenue**

Environmental Easement

Block: 1823

Lot: 52

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-52

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-27 36th Avenue**

Environmental Easement

Block: 1823

Lot: 47

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-47

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-30 36th Avenue**

Environmental Easement

Block: 1824

Lot: 28

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-28  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-30 37th Avenue**

Environmental Easement

Block: 1825

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-21

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-31 38th Avenue**

Environmental Easement

Block: 1825

Lot: 53

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-53

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-37 37th Avenue**

Environmental Easement

Block: 1824



Lot: 45  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1824-45  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-40 36th Avenue**

Environmental Easement  
Block: 1824  
Lot: 19  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1824-19  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-42 35th Avenue**

Environmental Easement  
Block: 1823  
Lot: 21  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-21  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-43 37th Avenue**

Environmental Easement

Block: 1824

Lot: 40

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-40

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-44 35th Avenue**

Environmental Easement

Block: 1823

Lot: 23

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-23

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-49 36th Avenue**

Environmental Easement

Block: 1823

Lot: 40

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-40

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-50 35th Avenue**

Environmental Easement

Block: 1823

Lot: 26

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-26

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-50 36th Avenue**

Environmental Easement

Block: 1824

Lot: 26

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-26

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-53 37th Avenue**

Environmental Easement

Block: 1824

Lot: 38

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-38

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-59 36th Avenue**

Environmental Easement

Block: 1823

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-33

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-63 37th Avenue**

Environmental Easement

Block: 1824

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-33

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**126-71 Willets Point Blvd**

Environmental Easement

Block: 1825

Lot: 48

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-48  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-75 Willets Point Blvd**

Environmental Easement

Block: 1825

Lot: 46

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-46  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-83 37th Avenue**

Environmental Easement

Block: 1825

Lot: 30

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-30  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**126-93 Willets Point Blvd**

Environmental Easement

Block: 1825

Lot: 37  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-37  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**1824-100**

Environmental Easement  
Block: 1824  
Lot: 100  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1824-100  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**1825-150**

Environmental Easement  
Block: 1825  
Lot: 150  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-150  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**37-11 126th Street**

Environmental Easement

Block: 1825

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**N/A 35th Avenue**

Environmental Easement

Block: 1823

Lot: 19

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-19

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

Lot: 20

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-20

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

Lot: 28  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-28  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

**N/A 36th Avenue**

Environmental Easement  
Block: 1823  
Lot: 44  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-44  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan

Block: 1824  
Lot: 21  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1824-21  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan  
O&M Plan



**N/A 37th Avenue**

Environmental Easement

Block: 1825

Lot: 25

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-25

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**N/A 37th Avneue**

Environmental Easement

Block: 1825

Lot: 28

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-28

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

**N/A Roosevelt Avenue**

Environmental Easement

Block: 1833

Lot: 103

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-103

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

O&M Plan

### Description of Engineering Control

#### City of New York c/o NYC Econ. Dev. Corp

110 Williams Street

##### **126-02 36th Avenue**

Environmental Easement

Block: 1824

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-1

Cover System

Monitoring Wells

Vapor Mitigation

##### **126-17 36th Avenue**

Environmental Easement

Block: 1823

Lot: 55

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-55

Cover System

Monitoring Wells

Vapor Mitigation

##### **126-17 38th Avenue**

Environmental Easement

Block: 1825

Lot: 58

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-58

Cover System

Monitoring Wells

Vapor Mitigation

##### **126-20 37th Avenue**

Environmental Easement

Block: 1825

Lot: 19

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-19

Cover System

Monitoring Wells

Vapor Mitigation

**126-21 38th Avenue**

Environmental Easement

Block: 1825

Lot: 55

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-55

Cover System

Monitoring Wells

Vapor Mitigation

**126-22 36th Avenue**

Environmental Easement

Block: 1824

Lot: 12

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-12

Cover System

Monitoring Wells

Vapor Mitigation

**126-23 37th Avenue**

Environmental Easement

Block: 1824

Lot: 53

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-53

Cover System

Monitoring Wells

Vapor Mitigation

**126-25 36th Avenue**

Environmental Easement

Block: 1823

Lot: 52

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-52

Cover System

Monitoring Wells

Vapor Mitigation

**126-27 36th Avenue**

Environmental Easement

Block: 1823

Lot: 47

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-47

Cover System

Monitoring Wells

Vapor Mitigation

**126-30 36th Avenue**

Environmental Easement

Block: 1824

Lot: 28

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-28

Cover System

Monitoring Wells

Vapor Mitigation

**126-30 37th Avenue**

Environmental Easement

Block: 1825

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-21

Cover System

Monitoring Wells

Vapor Mitigation

**126-31 38th Avenue**

Environmental Easement

Block: 1825

Lot: 53

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-53

Cover System

Monitoring Wells

Vapor Mitigation

**126-37 37th Avenue**

Environmental Easement

Block: 1824

Lot: 45

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-45

Cover System

Monitoring Wells

Vapor Mitigation

**126-40 36th Avenue**

Environmental Easement

Block: 1824

Lot: 19

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-19

Cover System

Monitoring Wells

Vapor Mitigation

**126-42 35th Avenue**

Environmental Easement

Block: 1823

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-21

Cover System

Monitoring Wells

Vapor Mitigation

**126-43 37th Avenue**

Environmental Easement

Block: 1824

Lot: 40

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-40

Cover System

Monitoring Wells

Vapor Mitigation

**126-44 35th Avenue**

Environmental Easement

Block: 1823

Lot: 23

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-23

Cover System

Monitoring Wells

Vapor Mitigation

**126-49 36th Avenue**

Environmental Easement

Block: 1823

Lot: 40

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-40

Cover System

Monitoring Wells

Vapor Mitigation

**126-50 35th Avenue**

Environmental Easement

Block: 1823

Lot: 26

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-26

Cover System  
Monitoring Wells  
Vapor Mitigation

**126-50 36th Avenue**

Environmental Easement

Block: 1824

Lot: 26

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-26

Cover System

Monitoring Wells

Vapor Mitigation

**126-53 37th Avenue**

Environmental Easement

Block: 1824

Lot: 38

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-38

Cover System

Monitoring Wells

Vapor Mitigation

**126-59 36th Avenue**

Environmental Easement

Block: 1823

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 1823-33

Cover System

Monitoring Wells

Vapor Mitigation

**126-63 37th Avenue**

Environmental Easement

Block: 1824

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-33

Cover System

Monitoring Wells

Vapor Mitigation

**126-71 Willets Point Blvd**

Environmental Easement

Block: 1825

Lot: 48

Sublot:

Section:

Subsection:  
S\_B\_L Image: 1825-48  
Cover System  
Monitoring Wells  
Vapor Mitigation

**126-75 Willets Point Blvd**

Environmental Easement  
Block: 1825  
Lot: 46  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-46  
Cover System  
Monitoring Wells  
Vapor Mitigation

**126-83 37th Avenue**

Environmental Easement  
Block: 1825  
Lot: 30  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-30  
Cover System  
Monitoring Wells  
Vapor Mitigation

**126-93 Willets Point Blvd**

Environmental Easement  
Block: 1825  
Lot: 37  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-37  
Cover System  
Monitoring Wells  
Vapor Mitigation

**1824-100**

Environmental Easement  
Block: 1824  
Lot: 100  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1824-100  
Cover System  
Monitoring Wells  
Vapor Mitigation

**1825-150**

Environmental Easement  
Block: 1825  
Lot: 150

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-150  
Cover System  
Monitoring Wells  
Vapor Mitigation

**37-11 126th Street**

Environmental Easement

Block: 1825

Lot: 1

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1825-1  
Cover System  
Monitoring Wells  
Vapor Mitigation

**N/A 35th Avenue**

Environmental Easement

Block: 1823

Lot: 19

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-19  
Cover System  
Monitoring Wells  
Vapor Mitigation

Lot: 20

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-20  
Cover System  
Monitoring Wells  
Vapor Mitigation

Lot: 28

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-28  
Cover System  
Monitoring Wells  
Vapor Mitigation

**N/A 36th Avenue**

Environmental Easement

Block: 1823

Lot: 44

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1823-44



Cover System  
Monitoring Wells  
Vapor Mitigation

Block: 1824

Lot: 21

Sublot:

Section:

Subsection:

S\_B\_L Image: 1824-21

Cover System

Monitoring Wells

Vapor Mitigation

**N/A 37th Avenue**

Environmental Easement

Block: 1825

Lot: 25

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-25

Cover System

Monitoring Wells

Vapor Mitigation

**N/A 37th Avenue**

Environmental Easement

Block: 1825

Lot: 28

Sublot:

Section:

Subsection:

S\_B\_L Image: 1825-28

Cover System

Monitoring Wells

Vapor Mitigation

**N/A Roosevelt Avenue**

Environmental Easement

Block: 1833

Lot: 103

Sublot:

Section:

Subsection:

S\_B\_L Image: 1833-103

Cover System

Monitoring Wells

Vapor Mitigation