



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 30, 2025

Uri Kaufman
79 Arverne Development LLC
220-46 73rd Avenue
Bayside, NY 11364
urikaufman50@gmail.com

Re: Certificate of Completion
3-60 Beach 79th Street
Far Rockaway, Queens County
Site No. C241207

Dear Uri Kaufman:

Congratulations on having satisfactorily completed the remedial program at the 3-60 Beach 79th Street 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.
- 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 April 2027.

If you have any questions, please do not hesitate to contact Mandy Yau, NYSDEC's project manager, at (718) 482-7778.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, christine.vooris@health.ny.gov
J. Kenney – NYSDOH, julia.kenney@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
M. Gokey, matthew.gokey@tax.ny.gov
P. Takac, paul.takac@tax.ny.gov
M. Carrillo-Sheridan – Anchor QEA, mcarrillo-sheridan@anchoragea.com
J. Brien – Anchor QEA, jbrien@anchoragea.com
D. Desnoyers - Allen & Desnoyers LLP, dale@allendesnoyers.com

ec w/o enc.:

J. O'Connell, C. Maycock, M. Yau, H. Leibowitz, L. Schmidt, K. Lewandowski – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

79 Arverne Development LLC

Address

220-46 73rd Avenue, Bayside, NY 11364

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/18/18 **Agreement Execution:** 6/22/18

Agreement Index No.: C241207-04-18

Application Amendment Approval: 5/24/24

Agreement Amendment Execution: 5/24/24

Application Amendment Approval: 12/12/24

Agreement Amendment Execution: 12/12/24

SITE INFORMATION:

Site No.: C241207 **Site Name:** 3-60 Beach 79th Street

Site Owner: 79 Arverne Development LLC

Street Address: 350 Beach 79th Street

Municipality: Far Rockaway

County: Queens

DEC Region: 2

Site Size: 1.228 Acres

Tax Map Identification Number(s): 62-16100-18

Percentage of site located in an EnZone: 100 %

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: 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 25%.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24%.

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 2024000136891.

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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOT 18, LANDS NOW OR FORMERLY OF 79 ARVERNE DEVELOPMENT LLC, LOT 24, LANDS NOW OR FORMERLY OF BEACH CHANNEL DRIVE LAND ENTERPRISES, INC. AND LOT 29, LANDS NOW OR FORMERLY OF THE DEPARTMENT OF CITY WIDE ADMINISTRATIVE SERVICES (DCAS), ALSO KNOWN AS PARK LANDS PER CITY MAP NO. 3841, DATED JUNE 1, 1956, ADOPTED APRIL 9, 1957, SAID POINT BEING DISTANT THE FOLLOWING TWO COURSES FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (ALSO KNOWN AS BEACH CHANNEL DRIVE), 50 FEET WIDE WITH THE WESTERLY SIDE OF BEACH 77TH STREET (50 FEET WIDE)

A.) NORTH 13 DEGREES 08 MINUTES 14.9 SECONDS EAST, A DISTANCE OF 15.40 FEET TO THE NORTHERLY LINE OF LOT 29 (PARKS LAND) THENCE;

B.) CONTINUING ALONG SAID PARKS LAND WESTERLY 93.63 FEET TO THE ABOVE DESCRIBED POINT AND PLACE OF BEGINNING RUNNING THENCE;

NORTH 15 DEGREES 44 MINUTES 50 SECONDS EAST 325.45 FEET TO THE UNITED STATES PIERHEAD AND BULKHEAD LINE OF BARBADOES BASIN;

THENCE ALONG SAID LINE OF SAID BASIN NORTH 52 DEGREES 23 MINUTES 10 SECONDS WEST 162.82 FEET TO THE EASTERLY SIDE OF LOT 14;

THENCE ALONG SAID LOT LINE SOUTH 16 DEGREES 12 MINUTES 28.5 SECONDS WEST, 373.68 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14 AND THE NORTHEASTERLY CORNER OF LOT 33, THE FOLLOWING TWO COURSES THROUGH LOT 18;

THENCE SOUTH 63 DEGREES 20 MINUTES 01.5 SECONDS EAST, 40.67 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 12 MINUTES 28.5 WEST, 2.38 FEET;

THENCE SOUTH 63 DEGREES 19 MINUTES 06.9 SECONDS EAST, 18.11 FEET;

THENCE EASTERLY ON THE ARC OF A CIRCLE BEARING TO THE LEFT AND HAVING A RADIUS OF 240.061 FEET, A DISTANCE OF 97.07 FEET, TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING SAID AREAS OF LAND AND WATER LYING AT OR BELOW THE MEAN HIGH WATER ELEVATION.

ACREAGE	54,374 S.F.	OR	1.2482 ACRES
LESS AREA BELOW HIGH WATER	884± S.F.	OR	0.0203± ACRES
NET AREA	53,490± S.F.	OR	1.2280± ACRES

Exhibit B

Site Survey



5	REVISED PER CLIENT COMMENTS	A.J.B.	04-16-24
4	REVISED PER CLIENT COMMENTS	A.J.B.	03-28-24
3	REVISED PER CLIENT COMMENTS	A.J.B.	03-28-24
2	REVISED PER CLIENT COMMENTS	W.B.	03-22-24
1	REVISED PER TAX LOT CHANGES	A.J.B.	02-29-24
No.	DESCRIPTION OF REVISION	DRAWN:	DATE

GALLAS
SURVEYING
GROUP

2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

FILE NO.: G17145	DRAWING NAME/SHEET NO. G17145-EE.DWG 1 OF 1
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NOT VALID UNLESS EMBOSSED WITHIN NEW YORK STATE'S INK SEAL

GREGORY S. GALLAS

NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE 04-16-2024

REFERENCES:

1. MAP NO. 394: SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE Laid OUT WITHIN THE TERRITORY BOUNDED BY 84TH STREET, BARBADOES BASIN, ADMIST, BLVD., S. 89TH STREET; ROCKAWAY BEACH BLVD., S. 77TH STREET AND BEACH CHANNEL DRIVE INCLUDING THE LAYOUT OF PARKS IN THE CITY OF NEW YORK, PREPARED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED JUNE 1, 1906 ADJUSTED APRIL 5, 1907.

2. MAP NO. 802: SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE Laid OUT WITHIN THE TERRITORY BOUNDED BY BEACH 80TH STREET, BEACH CHANNEL DR., BEACH CHANNEL DR. (PROLONGED), FAR ROCKAWAY BEACH BLVD., L.I.R. BEACH 77TH ST. AND ROCKAWAY BEACH BLVD. AND A CHANGE IN LINES AND GRADES OF HAMMILLS BOULEVARD FROM BEACH 77TH ST. TO ADMIST AVE. IN THE FIFTH WARD, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED JULY 25, 1921.

3. MAP NO. 828: SHOWING A CHANGE IN THE STREET SYSTEM HERETOFORE Laid OUT WITHIN THE TERRITORY BOUNDED BY BEACH 80TH STREET, BEACH CHANNEL DR., BEACH CHANNEL DR. (PROLONGED), FAR ROCKAWAY BEACH BLVD., L.I.R. BEACH 77TH ST. AND ROCKAWAY BEACH BLVD. AND A CHANGE IN LINES AND GRADES HERETOFORE FOR THE ALIBURN ON HAMMILLS BOULEVARD, FROM BEACH 77TH ST. TO ADMIST AVE. IN THE FIFTH WARD, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED JULY 25, 1921.

4. MAP NO. 4857: SHOWING A CHANGE IN LEGAL GRADERS ON VAN DAM STREET BETWEEN THOMSON AVENUE AND 47TH AVENUE, WITH AVENUE BETWEEN 31ST STREET AND 44TH STREET AND DASHWOOD STREET BETWEEN 31ST STREET AND 47TH AVENUE, PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED JANUARY 30, 1902.

5. SECTION MAP NOS. 215, 216, 218 & 219 DATED PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF QUEENS, TOPOGRAPHICAL BUREAU, DATED JANUARY 30, 1902.

6. SURVEY OF PROPERTY, TITLE, LI-3184-G-12-S, TOWN BLOCK NO. 10100, LOT 14, 18 & 20, COUNTY OF QUEENS, AVERA, PREPARED BY BARRY M. FAHRER, DATED JANUARY 21, 2013, NOS. 20130203.

7. MAP OF ALPS PROPERTY (LAWD 16100 - LOT 1 & 8.8) SITUATED AT ROCKAWAY BEACH, QUEENS, COUNTY, CITY OF NEW YORK, SURVEYED BY ALBERTA C. BIANCO, JOS. R. FAHREZ AND DATED JANUARY 6, 2023.

8. ALPS PROPERTY LAND TITLE SURVEY: LOTS 14 & 18.8, LOT 16100, 350 BEACH 77TH STREET, ROCKAWAY, BOROUGHS AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED 12-23-2017, LAST REVISED 06-20-2023 AS REVISION NO. 6.

9. ALPS LAND TITLE SURVEY, LOT 14, LOT 16100, 350 BEACH 77TH STREET, ROCKAWAY, BOROUGHS AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED AUGUST 8, 2023, LAST REVISED DECEMBER 6, 2023.

10. ALPS LAND TITLE SURVEY, NEW LOT 18, LOT 16100, 350 BEACH 77TH STREET, ROCKAWAY, BOROUGHS AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED AUGUST 8, 2023, LAST REVISED DECEMBER 6, 2023.

[illegible]

LOT 10 DESCRIPTION:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LOT 18, LANDS NOW OR FORMERLY OF 79 ARVERNE DEVELOPMENT LLC, A CORP., LANDS NOW OR FORMERLY OF BEACH CHANNEL DRIVE, LAND ENTERPRISES INC. AND LOT 29, LANDS NOW OR FORMERLY OF THE DEPARTMENT OF CITY WIDE ADMINISTRATIVE SERVICES (OCAS), ALSO KNOWN AS PARKS LANDS PER CITY MAP NO. 3841, 34.27 FEET, THENCE EAST ALONG SAID DIVIDING LINE TO THE POINT OF BEGINNING OF THE FOLLOWING COURSE FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ROCKAWAY FREEWAY (ALSO KNOWN AS BEACH CHANNEL DRIVE), 50 FEET WIDE, WITH THE WESTERLY SIDE OF BEACH 77TH STREET (50' FEE WIDE):

A. NORTH 13 DEGREES - 08 MINUTES - 14.9 SECONDS EAST, A DISTANCE OF 15.40 FEET TO THE NORTHERLY LINE OF LOT 29 (PARKS LAND) THENCE;

B. CONTINUING ALONG SAID PARKS LAND WESTERLY, 93.63 FEET TO THE ABOVE DESCRIBED POINT AND PLACE OF BEGINNING;

RUNNING THENCE NORTH 15 DEGREES - 44 MINUTES - 50 SECONDS EAST, 325.65 FEET TO THE UNITED STATES PIERHEAD AND BULKHEAD LINE OF BARBADOS BASIN;

THENCE ALONG SAID LINE OF SAID BASIN, NORTH 52 DEGREES - 23 MINUTES - 10 SECONDS WEST, A DISTANCE OF 162.82 FEET;

THENCE ALONG A LINE COMMON TO LOT 18 AND LOT 14, BLOCK 16100, LANDS NOW OR FORMERLY OF ROCKAWAY REAL ESTATE LLC, SOUTH 16 DEGREES - 12 MINUTES - 28.5 SECONDS WEST, A DISTANCE OF 388.93 FEET TO THE NORTHERLY LINE OF ROCKAWAY FREEWAY;

THENCE ALONG SAID NORTHERLY LINE OF ROCKAWAY FREEWAY, SOUTH 63 DEGREES - 20 MINUTES - D1.5 SECONDS EAST, A DISTANCE OF 40.67 FEET;

THENCE NORTH 16 DEGREES - 12 MINUTES - 28.5 SECONDS EAST, A DISTANCE OF 12.88 FEET; CONTINUING THE FOLLOWING TWO COURSES ALONG THE NORTHERLY LINE OF LOT 29 PARKS LAND PER CITY MAP NO. 3841;

THENCE SOUTH 63 DEGREES - 19 MINUTES - 06.9 SECONDS EAST, A DISTANCE OF 18.11 FEET;

THENCE EASTERLY ON THE ARC OF A CIRCLE TO THE LEFT AND HAVING A RADIUS OF 240.061 FEET, A DISTANCE OF 97.07 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTES:

1. PROPERTY KNOWN AS LOT 18, IN BLOCK 16100 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2023.

2. AREA OF LOT 18 54.969 S.F. OR 1.2623 AC.

3. ACREAGE OF ENVIRONMENTAL EASEMENT: 54.374 S.F. OR 1.2482 AC.

4. AREA ABOVE MEAN HIGH WATER 54.374 S.F. OR 1.2482 AC.

5. NET AREA 53.4605 S.F. OR 1.2206 AC.

6. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

7. **THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT FOR TITLE INSURANCE (TN NO. RAN5-9226) WITH AN EFFECTIVE DATE OF OCTOBER 23, 2023, PREPARED BY REVERSE ASSURANCE, LLC AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED FOR BLOCK 16100, LOT 18, IN LOT NO. 712027 HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2023, PREPARED BY STEWART TITLE COMPANY, PREPARED FOR BLOCK 16100, LOT 18.**

8. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS 8 AND 9 IN 50 YEAR 24 HOUR FLOODING) AND FLOOD HAZARD ZONE X (BASE FLOOD ELEVATIONS 10 AND 11 IN AREAS OF 2% ANNUAL CHANCE FLOOD AND 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE). FLOOD HAZARD ZONE AE AREAS ARE LOCATED WITHIN THE FLOOD HAZARD ZONE X AREAS. FLOOD HAZARD ZONE AE FLOOD INSURANCE RATE MAP NO. 30494730S, EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA NFHL WEB SERVICE ON FEBRUARY 1, 2023.

9. AS ADVISED THAT FIRM HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 10 IN 50 YEAR FLOOD) AND ZONE AE (BASE FLOOD ELEVATION 11 IN 50 YEAR 80 DAY) MAP NUMBER 3049436S, DATED: DECEMBER 5, 2013.

10. EXCEPT AS SHOWN, THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.

11. BY THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

12. WETLANDS WERE DELINEATED BY CAPITAL ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY GALLAS SURVEYING GROUP ON JULY 12, 2017.

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

3-60 Beach 79th Street, Site ID No. C241207
350 Beach 79th Street, Far Rockaway, NY, 11693
Far Rockaway, Queens County, Tax Map Identification Number: 16100-18

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 79 Arverne Development LLC for a parcel approximately 1.228 acres located at 350 Beach 79th Street in Far Rockaway, 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 Action 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.

PLEASE TAKE NOTICE, provided that the Certificate is 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 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.

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 2024000136891.

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.

3-60 Beach 79th Street, C241207
350 Beach 79th Street, Far Rockaway, NY 11693

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 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 Region 2 Office located at 47-40 21st Street, Long Island City, NY, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241207/>.

3-60 Beach 79th Street, C241207
350 Beach 79th Street, Far Rockaway, NY 11693

WHEREFORE, the undersigned has signed this Notice of Certificate

79 Arverne Development LLC

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:
79 Arverne Development LLC
220-46 73rd Avenue
Bayside, NY 11364



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/10/2025



SITE DESCRIPTION

SITE NO. C241207

SITE NAME 3-60 Beach 79th Street

SITE ADDRESS: 350 Beach 79th Street **ZIP CODE:** 11693

CITY/TOWN: Far Rockaway

COUNTY: Queens

ALLOWABLE USE: 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: 04/30/2027

Description of Institutional Control

79 Arverne Development LLC

220-46 73rd Avenue

350 Beach 79th Street

Environmental Easement

Block: 16100

Lot: 18

Sublot:

Section: 62

Subsection:

S_B_L Image: 62-16100-18

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

79 Arverne Development LLC

220-46 73rd Avenue

350 Beach 79th Street

Environmental Easement

Block: 16100

Lot: 18

Sublot:

Section: 62

Subsection:

S_B_L Image: 62-16100-18

Cover System

Groundwater Treatment System

Monitoring Wells

Vapor Mitigation