



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “*BCP Application NEW - *Proposed Site Name**”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: 11-24 Wyckoff Avenue

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C241255

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **11-24 Wyckoff Avenue**

ADDRESS/LOCATION **11-24 Wyckoff Avenue**

CITY/TOWN **Ridgewood, NY**

ZIP CODE **11385**

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

COUNTY **Queens**

SITE SIZE (ACRES) **0.34**

LATITUDE

LONGITUDE

40 ° 41 ' 37 " 73 ° 54 ' 5 "

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
11-24 Wyckoff Avenue		3542	50	0.34

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"/> Y	<input type="radio"/> N
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/> Y	<input type="radio"/> N
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): 0% <input checked="" type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input type="radio"/>	<input type="radio"/> Y	<input checked="" type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input type="radio"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N

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: <u>241255</u> Class: <u>P</u>		<input checked="" type="radio"/>	<input 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. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? Appendix A		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input checked="" type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input checked="" 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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

Appendix B

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M1-4

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☐ Commercial ☐ Industrial ☒

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☒ Recreational ☐ Vacant ☐

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 ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☐ Commercial ☐ Industrial ☒

If residential, does it qualify as single-family housing?

N/A ☒ ☐ ☐

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

Appendix C

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

☐ ☒

8. Do current and/or recent development patterns support the proposed use?

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

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.

☒ ☐

SECTION IV: 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:

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.**

Appendix D

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input 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:

3. For each impacted medium above, include a site drawing indicating:

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Auto houses and a garage, auto laundry, and a knitting mill.

SECTION V: Requestor Information

NAME 1124 Wyckoff LLC

ADDRESS 2483 Coney Island Avenue

CITY/TOWN Brooklyn

STATE NY

ZIP CODE 11223

PHONE (917) 620-3598

EMAIL properties@telfar.net

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? Appendix E	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: 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"/>

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offense (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"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:		
PARTICIPANT <input type="checkbox"/> <p>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.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>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.</p> <p>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.</p> <p>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.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/> <div style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Appendix F</div>		

SECTION VI: Requestor Eligibility (CONTINUED)

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 VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Romola Lucas

ADDRESS 2483 Coney Island Avenue

CITY Brooklyn

STATE NY

ZIP CODE 11223

PHONE (347) 915-3703

EMAIL properties@telfar.net

REQUESTOR'S CONSULTANT (CONTACT NAME) Noelle Clarke

COMPANY Roux Environmental Engineering and Geology, D.P.C.

ADDRESS 209 Shafter St

CITY Islandia

STATE NY

ZIP CODE 11749

PHONE (631) 232-2600

EMAIL nclarke@rouxinc.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin

COMPANY Sive Paget Riesel

ADDRESS 560 Lexington Ave

CITY New York

STATE NY

ZIP CODE 10022

PHONE (646) 378-7210

EMAIL mbogin@sprlaw.com

SECTION VIII: 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 based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information

Appendix G

CURRENT OWNER 1124 Wyckoff LLC

CONTACT NAME Romola Lucas

ADDRESS 2483 Coney Island Avenue

CITY Brooklyn

STATE NY

ZIP CODE 11223

PHONE (347) 915-3703

EMAIL properties@telfar.net

OWNERSHIP START DATE September 2023

CURRENT OPERATOR 1124 Wyckoff LLC

CONTACT NAME Romola Lucas

ADDRESS 2483 Coney Island Avenue

CITY Brooklyn

STATE NY

ZIP CODE 11223

PHONE (347) 915-3703

EMAIL properties@telfar.net

OPERATION START DATE February 2023

SECTION X: 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 as an attachment.	<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"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
<p>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: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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> <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
<p>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: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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.</p>	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

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

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information. Appendix H
- 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.

SECTION XII: 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 General Counsel (title) of 1124 Wyckoff 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: Sep 24, 2024

Signature: romola lucas

 Digitally signed by romola lucas
Date: 2024.09.24 16:43:32 -04'00'

Print Name: romola lucas

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. Please refer to the application instructions.	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"/>
Appendix I Underutilized	<input checked="" type="radio"/>	<input 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*
- *Selecting this option will result in a “pending” status. The regulatory agreement 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.
- ☒ 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

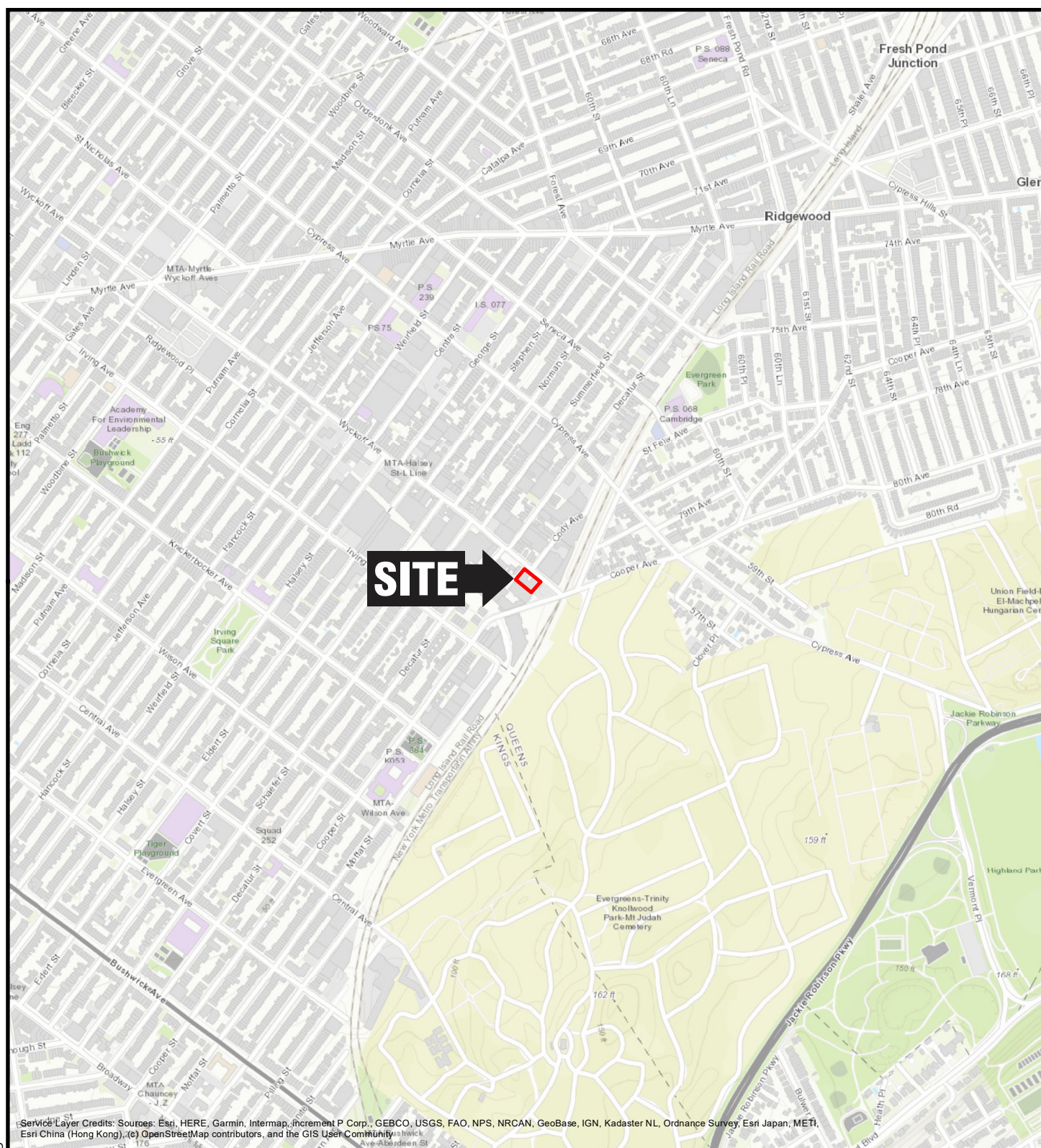
From ECL 75-0111 as of April 9, 2022:

(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.

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

FIGURES

1. Site Location Map
2. Tax Map
3. Subject Property Plan
4. Historical Soil And Groundwater Exceedances and
Soil Vapor Detections
5. Sub-Slab Depressurization System Layout Showing
Detections in Soil Vapor



QUADRANGLE LOCATION



A horizontal number line with tick marks at -1,000, 0, and 1,000. The segment between -250 and 250 is highlighted in white, while the segments from -1,000 to -250 and from 250 to 1,000 are black.

Title:

SITE LOCATION MAP

11-24 WYCKOFF AVENUE
QUEENS, NEW YORK

Prepared for:

1124 WYCKOFF LLC



Compiled by: S.S.

Date: 04/03/23

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: S.S.

Project: 4167.0001Y002

File: 4167.0001Y102.1.mxd

FIGURE

1



LEGEND

SUBJECT PROPERTY BOUNDARY




Title:

SUBJECT PROPERTY PLAN

11-24 WYCKOFF AVENUE
QUEENS, NEW YORK

Prepared for:

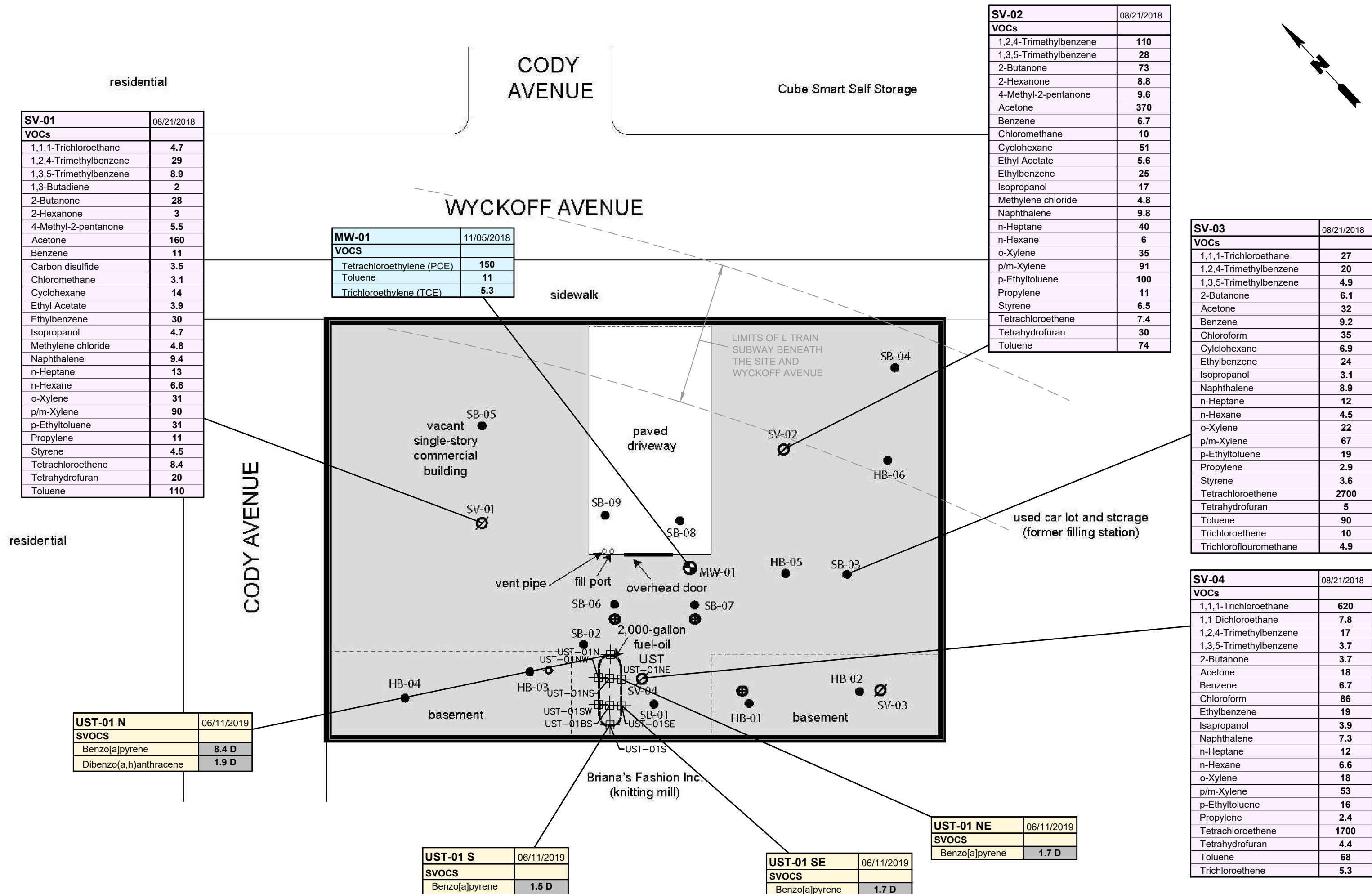
1124 WYCKOFF LLC

	Compiled by: A.N.	Date: 03/02/23	FIGURE 3
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: A.N.	Project: 4167.0001Y000	
	File: 4167.0001Y101.2.mxd		

V:\CAD\PROJECTS\4167Y000\11054467\2001Y105.01.DWG BCCIO

Legend: subject property border chain link fence
 sump
 floor drain
 boring locations
 soil vapor locations
 monitoring well location
 UST side/bottom sample

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.



SOIL DATA NOTES

Parameter	Standards* (mg/kg)
SVOCs	
Benzo[a]pyrene	1.1
Dibenzo(a,h)anthracene	1.1

Concentrations in mg/kg

mg/kg - Milligrams per kilogram

*NYSDEC Part 375 Industrial Soil Cleanup Objectives

NYSDEC - New York State Department of Environmental Conservation

SVOCs - Semivolatile Organic Compounds

D - Diluted

- Results shown in bold black with gray background exceed NYSDEC Part 375 Industrial Soil Cleanup Objectives

GROUNDWATER DATA NOTES

Parameter	Standards* (µg/L)
VOCs	
Tetrachloroethylene (PCE)	5
Toluene	5
Trichloroethylene (TCE)	5

Concentrations in µg/L

µg/L - Micrograms per liter

* - NYSDEC AWQSGVs

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water Quality Standards and Guidance Values

VOCs - Volatile Organic Compounds

SOIL VAPOR DATA NOTES

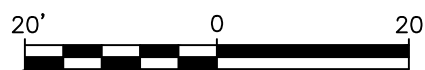
Concentrations in µg/m³

µg/m³ - Micrograms per cubic meter

VOCs - Volatile Organic Compounds

TYPICAL DATA BOX INFORMATION

SAMPLE ID#	MW-01	11/05/2018	SAMPLE DATE
ANALYTES	VOCs		CONCENTRATIONS
	Tetrachloroethylene (PCE)	150	
	Toluene	11	
	Trichloroethylene (TCE)	5.3	



Title:
HISTORICAL SOIL AND GROUNDWATER EXCEEDANCES AND SOIL VAPOR DETECTIONS
11-24 WYCKOFF AVENUE
QUEENS, NEW YORK













Prepared for:
1124 WYCKOFF LLC

Compiled by: V.S.	Date: 9/9/2024	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	4
Project Mgr: V.S.	Project: 4167.0001Y003	
File: 4167.0001Y105.01.DWG		

ROUX

V:\CAD\PROJECTS\4167Y000\11054467-000\1105.02.DWG B/C/C/O

LEGEND

-  OUTDOOR AMBIENT AIR SAMPLE
-  SUB-SLAB MONITORING POINT, SOIL VAPOR, AND INDOOR AIR SAMPLING LOCATION
-  SUB-SLAB MONITORING POINT
- GROUND FLOOR
-  3-INCH CAST IRON VERTICAL RISER
-  ACCESS PANEL TO BE PROVIDED FOR MONITORING PURPOSES
-  3-INCH SCHEDULE 40 PERFORATED PVC PIPING
-  4-INCH SCHEDULE 40 NON-PERFORATED PVC PIPING
-  SUCTION POINT
-  EXTENT OF 6-INCH CONTINUOUS GRAVEL BELOW SLAB
-  UNDERLYING BASEMENT AREA
- BASEMENT
-  3-INCH CAST IRON CEILING PIPE
-  SUCTION POINT

Base map provided by Cody & Wyckoff - Basement Level - Existing Floor Plan dated 6/17/20.
All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

TYPICAL DATA BOX INFORMATION

SAMPLE ID#	SSMP-8_IA	05/03/2023	SAMPLE DATE
ANALYTES	VOCs		
	1,2,4-Trimethylbenzene	2.32	
	Acetone	54.2	
	Benzene	0.693	
	Carbon Tetrachloride	0.453	
	Chloromethane	1.12	
	Dichlorodifluoromethane	2.35	
CONCENTRATIONS (µg/m³)			
µg/m³ - MICROGRAMS PER CUBIC METER			
VOCs - VOLATILE ORGANIC COMPOUNDS			

SSMP-1/SSMP-1_IA	05/03/2023	05/03/2023
	SSMP-1	SSMP-1_IA
VOCs		
1,2,4-Trimethylbenzene	1.4	1.31
2,2,4-Trimethylpentane	0.943	ND
Acetone	12.3	41.8
Benzene	0.671	ND
Carbon Tetrachloride	ND	0.484
Chloromethane	1.26	1.1
Dichlorodifluoromethane	2.35	2.37
Ethanol	25.8	13.6
Isopropanol	1.88	1.72
m,p-Xylene	2.52	ND
Methyl Ethyl Ketone (2-Butanone)	3.51	ND
N-Hexane	0.839	0.807
O-Xylene (1,2-Dimethylbenzene)	1.17	ND
Tetrachloroethylene (PCE)	ND	0.21
Toluene	2.79	1.9
Trichlorofluoromethane	1.19	1.2

SSMP-3/SSMP-3_IA	05/03/2023	05/03/2023
	SSMP-3	SSMP-3_IA
VOCs		
1,2,4-Trimethylbenzene	ND	1.74
Acetone	8.72	53.7
Carbon Disulfide	1.76	ND
Carbon Tetrachloride	ND	0.478
Chloromethane	ND	1.08
Dichlorodifluoromethane	2.32	2.28
Ethanol	71.8	31.1
Isopropanol	4.15	3.12
m,p-Xylene	2.68	ND
Methyl Ethyl Ketone (2-Butanone)	1.63	ND
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.86	ND
N-Hexane	ND	1.13
O-Xylene (1,2-Dimethylbenzene)	1.08	ND
Tetrachloroethylene (PCE)	ND	0.251
Toluene	3.35	2.47
Trichlorofluoromethane	1.17	1.12

SSMP-2/SSMP-2_IA	05/03/2023	05/03/2023
	SSMP-2	SSMP-2_IA
VOCs		
1,2,4-Trimethylbenzene	ND	1.95
Acetone	41.8	58.7
Benzene	0.722	ND
Carbon Disulfide	0.722	ND
Carbon Tetrachloride	ND	0.465
Chloromethane	1.05	1.16
Dichlorodifluoromethane	2.33	2.39
Ethanol	39.8	15.8
Isopropanol	2.7	2.19
m,p-Xylene	2.24	1.75
Methyl Ethyl Ketone (2-Butanone)	2.17	ND
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.41	ND
N-Hexane	0.733	0.899
O-Xylene (1,2-Dimethylbenzene)	0.921	ND
Tert-Butyl Alcohol	1.93	ND
Tetrachloroethylene (PCE)	ND	0.197
Toluene	2.86	2.11
Trichlorofluoromethane	1.21	1.23

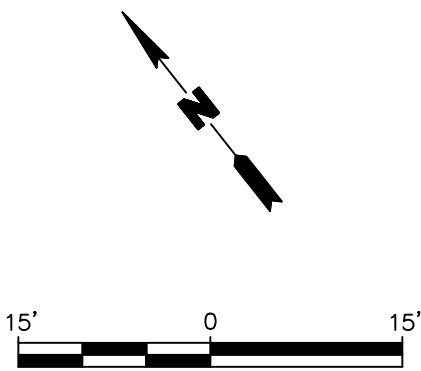
SSMP-7/SSMP-7_IA	05/03/2023	05/03/2023
	SSMP-7	SSMP-7_IA
VOCs		
1,1,1-Trichloroethane (TCA)	4.3	ND
1,2,4-Trimethylbenzene	ND	2.12
1,3-Dichlorobenzene	2.45	ND
1,3,5-Trimethylbenzene (Mesitylene)	ND	0.605
2-Hexanone	0.861	ND
4-Ethyltoluene	ND	0.551
Acetone	12.9	45.8
Benzene	ND	0.738
Carbon Tetrachloride	ND	0.54
Chloromethane	ND	1.1
Dichlorodifluoromethane	1.91	2.33
Ethanol	98.9	31.8
Ethylbenzene	1.02	0.556
Isopropanol	10.3	2.8
m,p-Xylene	3.4	1.82
Methyl Ethyl Ketone (2-Butanone)	2.34	ND
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.08	ND
O-Xylene (1,2-Dimethylbenzene)	1.58	0.747
Tert-Butyl Alcohol	2.51	ND
Tetrachloroethylene (PCE)	1.57	ND
Toluene	3.06	2.25
Trichloroethylene (TCE)	17	ND
Trichlorofluoromethane	1.21	1.17

SSMP-8/SSMP-8_IA	05/03/2023	05/03/2023
	SSMP-8	SSMP-8_IA
VOCs		
1,1,1-Trichloroethane (TCA)	3.4	ND
1,2,4-Trimethylbenzene	3.97	2.32
1,3,5-Trimethylbenzene (Mesitylene)	1.05	ND
Acetone	7.79	54.2
Benzene	ND	0.693
Carbon Tetrachloride	ND	0.453
Chloroform	1.62	ND
Chloromethane	ND	1.12
Dichlorodifluoromethane	ND	2.35
Ethanol	43.3	28.6
Ethylbenzene	1.52	ND
Isopropanol	3.12	2.85
m,p-Xylene	5.43	ND
N-Heptane	0.869	ND
N-Hexane	1.07	1
O-Xylene (1,2-Dimethylbenzene)	2.54	ND
Tetrachloroethylene (PCE)	18.6	0.244
Toluene	6.82	2.26
Trichlorofluoromethane	1.84	1.17

NOTES

- Visible expansion joints and slab cracks or openings greater than 1/16" throughout the area to be depressurized were properly sealed with Sikasil®-728 NS sealant.
- Sump pumps and utility enclosures throughout the area to be depressurized were evaluated by a qualified environmental consultant and the SSDS installer to determine proper sealing method.
- Six (6) suction points (SPs, 3" Ø x 12", SP-01 to SP-06) were constructed at the indicated locations, following suction pit detail.
- Piping materials above and below ground comply with materials specified in NYC DOB Mechanical Code, Section 512, latest edition. All exterior pipes are Schedule 40 PVC and all interior pipes are cast iron, unless otherwise noted.
- All PVC joints were sealed with plumber's cement (or similar product) applied according to the manufacturer's specifications. Cast iron no-hub couplers at all cast iron pipe unions.
- Horizontal piping is pitched down from the riser pipe towards suction points at 1/8" per foot (1% slope) to facilitate condensation drainage.
- Appropriate fire stop details were installed at any location in which piping penetrates a fire rated wall.
- Piping inside and outside the building is mounted to the nearest building column, beam or supporting structure with hangers, clamps, or brackets in accordance with all applicable code and/or manufacturer's recommendations.
- All overhead piping maintains a minimum distance of 6'-8" to floor.
- Discharge point (DP) extends a minimum of 20' above the roof. DPs are at least 10' from other buildings, HVAC intakes, windows or doors.
- A powered fan has been installed at each riser pipe, following construction details, by a licensed electrical contractor in accordance with NYC DOB construction code and any other applicable code and regulations utilizing a hard-wired electrical connection with a dedicated power switch and breaker.
- Sub-slab monitoring points (SSMPs) were installed for field testing and monitoring purposes in accordance with design document specification. Penetrations through vapor barrier and slab were sealed in accordance with manufacturer specifications. Adequate negative pressure at the SSMPs are defined as equal to or less than -0.004 in. w.c.
- U-manometers or equivalent pressure gauges were installed at each vertical pipe connected to a SP at visible locations as indicators of negative pressure.
- A warning alarm (voice dialer system, flashing light indicator, or approved equal) was installed by a licensed electrical contractor to indicate fan failure.
- A 4" butterfly valve (or approved equal, one per SP) was installed for system balancing purposes. Butterfly valve was installed at an accessible location along the pipe connecting the SP to the main overhead piping connecting multiple SPs.
- All U-manometers, visible SSDS piping in the exterior and interior portions of the building, and powered fans are clearly labeled as "Sub-Slab Venting System" by means of stickers, stencil or other approved marking directly on each item.

SSMP-4/SSMP-4_IA	05/03/2023	05/03/2023
	SSMP-4	SSMP-4_IA
VOCs		
1,2,4-Trimethylbenzene	ND	1.96
1,3-Dichlorobenzene	1.51	ND
Acetone	41.8	56.1
Benzene	ND	0.716
Carbon Tetrachloride	ND	0.465
Chloromethane	1.06	1.15
Dichlorodifluoromethane	2.31	2.31
Ethanol	44.1	54.3
Isopropanol	3.91	4.84
m,p-Xylene	2.51	2.15
Methyl Ethyl Ketone (2-Butanone)	1.49	ND
N-Hexane	0.708	1.74
O-Xylene (1,2-Dimethylbenzene)	1.16	ND
Tetrachloroethylene (PCE)	ND	0.373
Toluene	2.69	2.95
Trichlorofluoromethane	1.14	1.16



Title:

SUB-SLAB DEPRESSURIZATION SYSTEM LAYOUT SHOWING DETECTIONS IN SOIL VAPOR

11-24 WYCKOFF AVENUE QUEENS, NEW YORK

Prepared for:

1124 WYCKOFF LLC

Compiled by: J.R.

Date: 9/10/2024

Prepared by: B.H.C.

Scale: APPROXIMATE

Project Mgr: S.S.

Project: 4167.0001Y002

File: 4167.0001Y105.02.DWG

FIGURE

5

APPENDICES

- A. Section I Property Information
- B. Section II Property Description
- C. Section III Land Use Factors
- D. Section IV Environmental History
(Previous Reports Provided as Separate Files)
- E. Section V Requestor Information
- F. Section VI Requestor Eligibility Volunteer
Statement
- G. Section IX Previous Owners
- H. Section XI Site Contact List
- I. Section XIII Underutilized Affidavit

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

APPENDIX A

Section I Property Information

Appendix A – Property Narrative Description

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section I, Question 14

Site Location

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 11-24 Wyckoff Avenue in the Ridgewood section of Queens, New York (Site), as shown on Figure 1. The Site consists of Tax Block 3542, Lot 50 in Queens County and encompasses approximately 0.34 acres. The Site is bounded to the north by a storage facility and single family residential buildings and the L-train subway (below grade), to the east by a parking lot and storage facility, to the west by single family residential homes, and to the south by an industrial/manufacturing building. It should be noted that a portion of the L-train subway runs beneath the northeastern portion of the building.

A Site Location Map is included on Figure 1. A tax map is included on Figure 2. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 3.

Site Features

The Site is presently developed with a 1-story industrial/manufacturing building, which is “U” shaped and has an asphalt paved parking area located in the center, as shown on Figure 3. The building contains two partial basements that are situated in the southwestern and southeastern corners of the building. The building has an active sub-slab depressurization system (SSDS) with sub-slab monitoring points installed throughout the building, three in-line fans located on the roof, and risers to the roof with vacuum gauges/alarms installed in closed utility boxes/chases (See Appendix D for additional information regarding the SSDS).

Current Zoning and Land Use

The Site is currently zoned for M1-4 manufacturing use. The surrounding area is currently also zoned for M1-4 and M1-4D (allowing residential use) and the surrounding parcels are currently used for a combination of commercial, light industrial, and residential. The existing building is currently used as the design studio, manufacturing facility, warehouse and office for the Requestor’s New York City-based fashion company. The proposed redevelopment plan includes renovating/updating the existing building and is anticipated to include a roof-top addition of between 1,500 and 2,000 square feet and required modifications to the foundation in that area.

Past Use of the Site

Based on Roux’s review of historical documents during the Phase I Environmental Site Assessment (ESA) prepared in March 2023, the Site was developed prior to 1902 with multiple sheds in the western portion, a stable in the northern portion and portions of a dwelling in the southeastern portion of the Site. By 1914, the Site was developed with three auto houses in the western portion, a garage in the northern portion and portions of the same dwelling in the southeastern portion. In 1936, the dwelling in the eastern portion was identified as an auto laundry. By 1980, the Site was operating as a knitting mill that remained until at least 2005. Telfar Holding Inc (an affiliate of the Requestor) leased the Site from February 2023 to September 2023. In September 2023, the Requestor purchased the Site and operates a fashion company.

Additionally, the Site was historically adjoined to the east with a gasoline filling station that was identified to have buried gasoline tanks, a gasoline filling station to the northwest, as well as additional industrial/manufacturing uses to the west with potential to adversely impact upon the Site. These surrounding uses were generally identified prior to 1980.

Appendix A – Property Narrative Description

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section I, Question 14

The Phase I ESA completed by WCD in 2018 identified an onsite 2,000-gallon fuel oil UST of unknown integrity. The PBS facility application and tank modification notice were submitted to and approved by NYSDEC, and the UST was cleaned and closed-in place in 2019. The Phase II ESA completed by WCD in December 2018 concluded that the Site may have historically used chlorinated solvents in the textile manufacturing/ knitting process, and it was recommended that a vapor barrier and SSDS be installed to control potential soil vapor intrusion in the indoor space at the Site. A SSDS Design Document was prepared by Gallagher Bassett Technical Services in July 2020. The vapor barrier and SSDS were installed during building renovations completed by In House Group, Inc. and its subcontractors between July 2020 and April 2022. A SSDS Monitoring and Soil Vapor Intrusion Investigation letter report issued in 2023 by Roux identified that the SSDS appeared to be sufficiently addressing the potential for soil vapor intrusion.

Site Geology and Hydrogeology

Subsurface soils at the Site generally consist of historic fill (well graded sands with gravel and minimal building debris) overlying native sand with larger gravel and cobble. The grade of the Site is generally flat. As noted in Roux's March 2023 Phase I ESA, the average elevation of the Site is approximately 78 feet above mean sea level (ft amsl), as shown in the USGS 7.5 Minute Series Topographic Map included with the Phase I ESA. In the Phase II ESA completed by WCD in December 2018, groundwater was observed at the Site at approximately 62 feet below ground surface. Groundwater flow direction is presumed to be generally towards the south in the direction of Jamaica Bay and the Atlantic Ocean. It is noted that the L-train subway, subsurface conduits, and nearby dewatering projects may influence local groundwater flow direction.

Environmental Assessment

Based on the results of previous environmental investigations conducted to date, the primary contaminants of concern for the Site include petroleum-related polycyclic aromatic hydrocarbons (PAHs) in soil and chlorinated solvents in groundwater and soil vapor. The L-train subway runs beneath the northeastern side of the Site and has impeded investigations in this area of the Site. Building access and overhead clearance limits the type of drilling and sampling equipment able to be used.

Soil

Soil analytical results were compared to New York State Department of Environmental Conservation (NYSDEC) Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Industrial Use Soil Cleanup Objectives (ISCOs).

Following closure of an underground storage tank (UST) in the southwestern portion of the Site, several semivolatile organic compounds (SVOCs), particularly polycyclic aromatic hydrocarbons (PAHs), were detected in soil endpoint samples above ISCOs. The PAHs included benzo(a)pyrene in four samples ranging from 1.5 D milligrams per kilogram (mg/kg) to 8.4 D mg/kg (ISCO 1.1 mg/kg) and dibenzo(a,h)anthracene in one sample at 1.9 D mg/kg (ISCO 1.1 mg/kg).

Groundwater

Groundwater analytical results were compared to NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). Three VOCs were detected above the AWQSGVs in the groundwater sample collected from MW-01 in the central portion of the Site. These VOCs included tetrachloroethylene (PCE) at 150 µg/L

Appendix A – Property Narrative Description

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section I, Question 14

(AWQSGV 5 µg/L), trichloroethylene (TCE) at 5.3 µg/L (AWQSGV 5 µg/L), and toluene at 11 µg/L (AWQSGV 5 µg/L).

Soil Vapor

Prior to the installation of the sub-slab depressurization system (SSDS), PCE concentrations in sub-slab soil vapor ranged from 7.4 micrograms per cubic meter (ug/m³) to 2,700 ug/m³ with elevated concentrations of PCE detected beneath the eastern side of the Site (2,700 ug/m³) and in the center of the Site (1,700 ug/m³). 1,1,1-trichloroethane (1,1,1-TCA) concentrations ranged from 4.7 ug/m³ to 620 ug/m³, with the highest concentration beneath the central portion of the Site. TCE concentrations ranged from non-detect to 10 ug/m³, with the highest concentration beneath the eastern side of the Site. Low-level concentrations of numerous other VOCs were detected in all samples. Sub-slab sampling completed after the installation of the SSDS detected lower concentrations of those VOCs than previously detected. PCE concentrations in sub-slab soil vapor ranged from non-detect to 18.6 ug/m³. 1,1,1-TCA concentrations in sub-slab soil vapor ranged from non-detect to 4.3 ug/m³. TCE was only detected in sub-slab soil vapor in one location (western basement) at a concentration of 17 ug/m³. Indoor air sampling completed after the installation of the SSDS detected low-level concentrations of VOCs, demonstrating the efficiency of the active SSDS.

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

APPENDIX B

Section II Property Description

Appendix B – Project Description

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 11-24 Wyckoff Avenue in the Ridgewood section of Queens, New York (Site), as shown on Figure 1. The Site consists of Tax Block 3542, Lot 50 in Queens County and encompasses approximately 0.34 acres. The Site is presently developed with a 1-story industrial/manufacturing building, which is “U” shaped and has an asphalt paved parking area located in the center, and contains two partial basements in the southwestern and southeastern corners of the building. It should be noted that a portion of the L-train subway runs beneath the northeastern portion of the building.

Proposed Development Plan

The existing building is currently used as the design studio, manufacturing facility, warehouse and office for the Requestor's New York City-based fashion company. The proposed redevelopment plan includes renovating/updating the existing building and is anticipated to include a roof-top addition of between 1,500 and 2,000 square feet and required modifications to the foundation in that area.

Projected Schedule

Anticipated Date	Description
September 2024	Submit BCP Application and RIWP
June 2025	Implement RI
October 2025	Submit RIR
November 2025	Submit RAWP
September 2026	Anticipated issuance of Certificate of Completion

Section III Land Use Factors

Appendix C – Land Use Factors

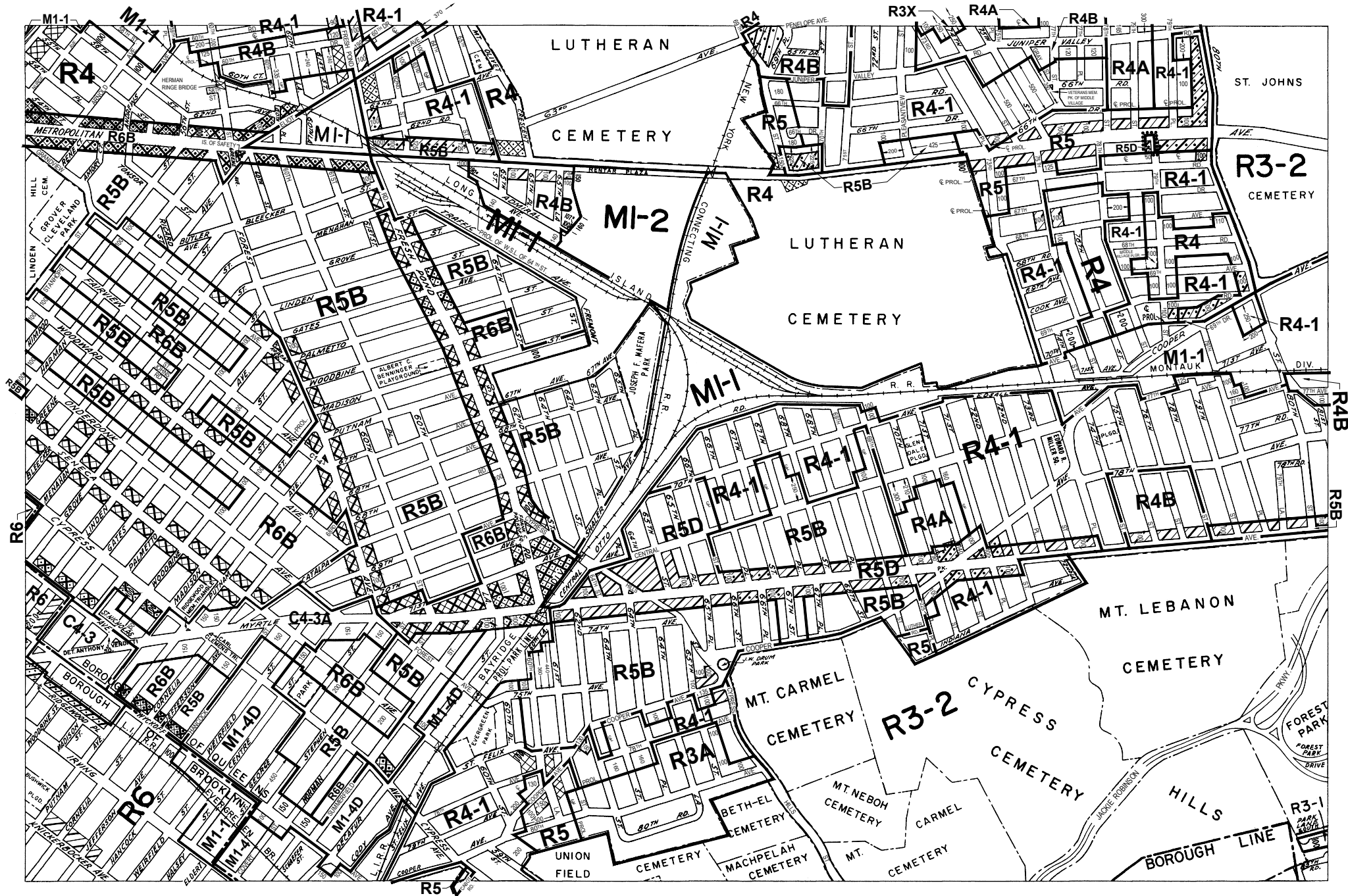
11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section III, Questions 4, 6, 9, and 10

Zoning – According to the New York City Planning Commission Zoning Map 13d, the Site is currently zoned for M1-4 manufacturing use. The Site is located in an urban area characterized by residential, commercial, industrial, and manufacturing buildings. A zoning change is not required for the intended future use of the Site.

Current Use – The Site was previously used as a knitting mill until approximately 2006. The existing building is currently used as the design studio, manufacturing facility, warehouse and office for the Requestor's New York City-based fashion company.

Post-Remediation Anticipated Use – The proposed redevelopment plan includes renovating/updating the existing building and is anticipated to include a roof-top addition of between 1,500 and 2,000 square feet and required modifications to the foundation in that area. The future use of the Site is consistent with the current property zoning.

Compliance with Applicable Zoning Laws, Recent Development, and Community Master Plans – According to the New York City Planning Commission Zoning Map 13d, the Site is located within a manufacturing district (M1-4). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.




ZONING MAP


THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on 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:

10-12-2022 C 220133 ZMQ

Special Requirements:

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

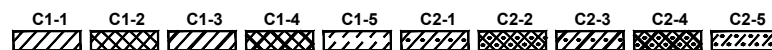
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

13a	13c	14a
13b	13d	14b
17a	17c	18a

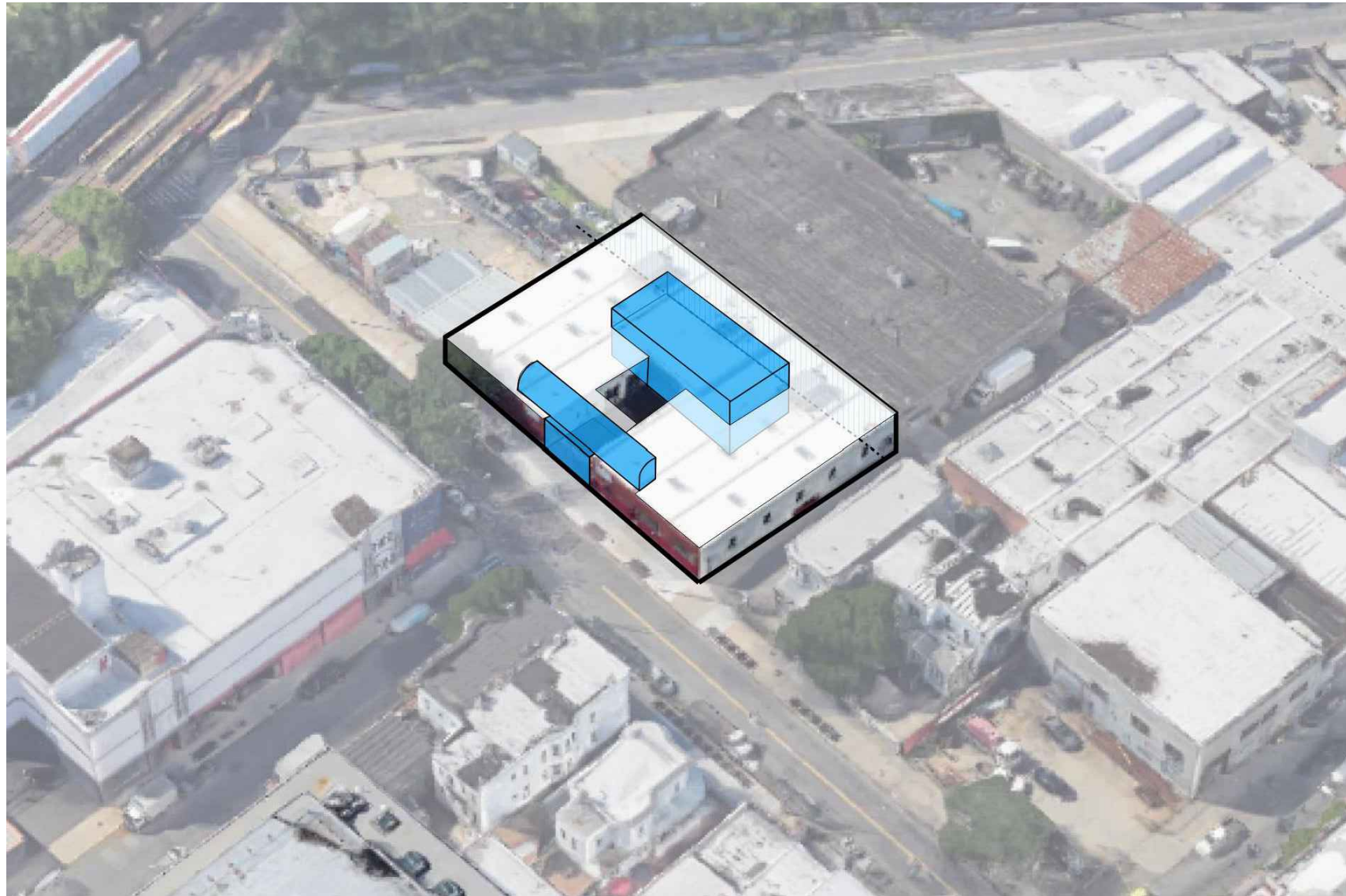
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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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.

ZONING MAP 13d



DEMOLITION & PROTECTIONS NOTES

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY BUILDING CODE RULES AND REGULATIONS.
- FIRE EXTINGUISHERS MUST BE LOCATED IN THE SPACE AT ALL TIMES DURING CONSTRUCTION PER NYC DEPARTMENT OF BUILDINGS CODE.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- ALL ADJOINING SPACES AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.
- ALL EXISTING SWITCHES/RECEPTACLES/LIGHT FIXTURES IN AREA OUTSIDE OF PROPOSED WORK AREA TO BE PROTECTED AND SECURED U.N.O.

GENERAL NOTES

- SCOPE OF WORK: RENOVATION TO AN EXISTING WAREHOUSE BUILDING OF APPROXIMATELY 13,300 S.F. AND AN ADDITION OF APPROXIMATELY 2,000 S.F.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICE.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR

PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL UNUSED PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL ARRANGE FOR THE DEPARTMENT OF BUILDINGS REQUIRED PROGRESS INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A SIGN-OFF.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ANY MINOR STRUCTURAL WORK WITH OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- IN THE CASE OF CONFLICT BETWEEN THE NOTES, DRAWINGS, AND SPECIFICATIONS, THE MOST RIGID REQUIREMENT SHALL GOVERN.
- ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE BASED UPON AVAILABLE INFORMATION AND SHALL NOT BE USED FOR ORDERING OR FABRICATING MATERIALS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING OR FABRICATING MATERIALS.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
- THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE AFFECTED CONSTRUCTION IS PUT IN PLACE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL

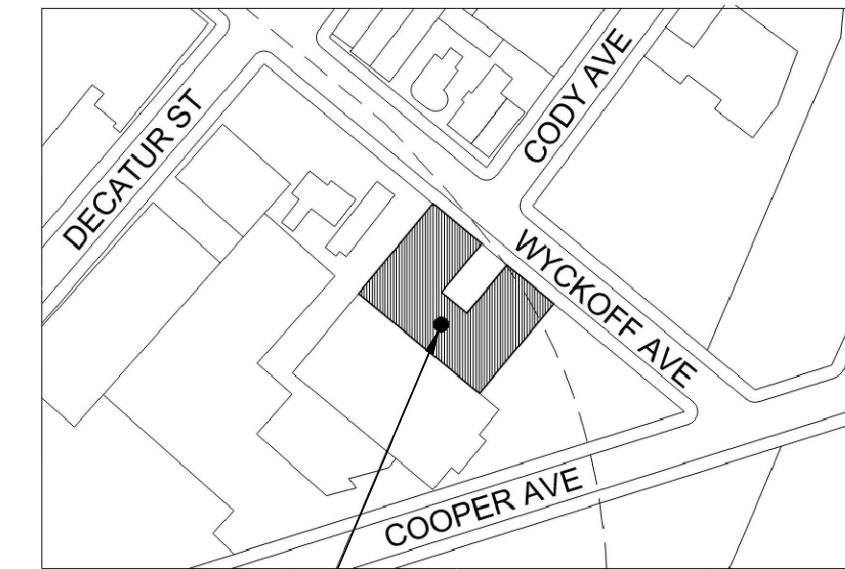
OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

- IF APPLICABLE, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE COMPLETE LAYOUT AND DETAILS OF WORK TO BE PERFORMED. THE CONTRACTOR MAY NOT PERFORM WORK UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.
- REMOVAL OF DEBRIS AND OTHER MATERIALS SHALL BE MADE AS OFTEN AS NECESSARY TO MAINTAIN A CLEAN, SAFE, AND ACCESSIBLE SITE UNDER NO CIRCUMSTANCES SHALL MORE THAN 2 CUBIC YARDS OF DEBRIS BE STORED IN THE AREA OF WORK.
- ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK, OR THE USE AND OPERATION OF THE EQUIPMENT, OR UNTIL THE EXPIRATION OF THE PERMIT.
- ALL CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODES FOR A TYPE III-B SPRINKLERED BUILDING.
- THE CONTRACTOR IS TO UTILIZE LOW V.O.C. AND ENVIRONMENTALLY COMPATIBLE PRODUCTS ON THIS PROJECT, INCLUDING BUT NOT LIMITED TO PAINTS, VARNISHES, SEALERS, STRIPPERS, AND ALL NON-NATURAL BUILDING/FINISH COMPONENTS SUCH AS MDF, ETC. ARCHITECT TO NOTE ON THE CONSTRUCTION DOCUMENTS.

1124 WYCKOFF DESIGN STUDIO

1124 WYCKOFF AVENUE
QUEENS, NEW YORK 11385

KEY PLAN



1124-1130 WYCKOFF AVENUE
AREA OF WORK: ALL FLOORS

SHEET LIST

Sheet Number	Sheet Title
General	
G-000	COVER SHEET
G-010	RENDERED VIEWS
Demolition	
DM-200	CELLAR DEMO PLAN
DM-201	FIRST FLOOR DEMO PLAN
DM-202	ROOF DEMO PLAN
DM-251	FIRST FLOOR REFLECTED CEILING DEMO PLAN
Construction	
A-200	CELLAR PLAN
A-201	FIRST FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-300	EXISTING EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-350	BUILDING SECTIONS
Mechanical	
M-201	FIRST FLOOR MECHANICAL PLAN
M-202	SECOND FLOOR MECHANICAL PLAN
Plumbing & Fire Protection	
P-201	FIRST FLOOR PLUMBING & FIRE PROTECTION PLAN
P-202	SECOND FLOOR PLUMBING & FIRE PROTECTION PLAN
Lighting	
LD-200	CELLAR LIGHTING PLAN
LD-201	FIRST FLOOR LIGHTING PLAN
LD-202	SECOND FLOOR LIGHTING PLAN

PROPERTY OVERVIEW

	EXISTING	PROPOSED
SITE ADDRESS	1124-1130 WYCKOFF AVENUE	
BOROUGH	QUEENS	
BLOCK	3542	
LOT	50	
ZONING DISTRICT	M1-4	
ZONING MAP	13D	
LANDMARK STATUS	-	
NUMBER OF STORIES	1-STORY, CELLAR	2-STORY, CELLAR
NUMBER OF RESIDENTIAL UNITS	0	
OVERALL BUILDING HEIGHT	16'-5" (FRONT ELEVATION) TO 17'-8" (REAR ELEVATION)	16'-5" (FRONT ELEVATION) TO 31-7 1/2" (REAR ADDITION ELEVATION)
COMMUNITY BOARD	405	
CONSTRUCTION CLASS	3: NON-FIREPROOF STRUCTURE	
NUMBER OF BUILDINGS ON LOT	1	
LOT SIZE	100' X 149' = 14,900 SF	
FLOOR AREA	(1) STY CMU BLOCK W/ CELLAR @ 100' X 149'=14,900 SF LOT AREA; 26.1' X 48.4' = 1290 SF COURTYARD AREA; 3' X 100'=300 SF EASEMENT; 13,311 SF TOTAL	(1) STY CMU BLOCK W/ CELLAR & ENCLOSED COURTYARD 100' X 149'=14,900 SF LOT AREA; 3' X 100'=300 SF EASEMENT; (1) STORY ADDITION 31' X 66.7' = 2068 SF 16,668 SF TOTAL
BUILDING OCC. GROUP CLASSIFICATION	A-2 ASSEMBLY: EATING AND DRINKING [PER NYC BUILDING]	B BUSINESS - TYPE VI
APPLICABLE CODES	1966 NYC BUILDING CODE 2014 NYC FUEL GAS CODE 2014 NYC MECHANICAL CODE 2014 NYC FIRE CODE ACCESSIBILITY: ANSI A117-1-2009 & NYC BUILDING CODE CHAPTER 11 2011 NYC ELECTRICAL CODE	2022 NYC BUILDING CODE 2014 NYC FUEL GAS CODE 2014 NYC MECHANICAL CODE 2014 NYC FIRE CODE ACCESSIBILITY: ANSI A117-1-2009 & NYC BUILDING CODE CHAPTER 11 2011 NYC ELECTRICAL CODE

FINISH THIS SIDE
SIZE FINISH OTHER SIDE
STC RATING

WALL TYPE LEGEND

FINISHES

- A. GWB W/ PTD. HOMASOTE PANEL
- B. GWB W/ TILE
- C. GWB W/ MIRROR

REFER TO ALTERNATE SCHEDULE FOR ADDITIONAL OPTIONS

FRAMING

- 1. METAL STUDS @ 16" O.C.
- 2. (2) METAL STUDS @ 16" O.C. W/ 1" AIR GAP
- X. EXTERIOR WALL

STC RATING

ATA_40	STC 40
ATA_45	STC 45
ETA_50	STC 50
E2B_60	STC 60+

FLOOR PLAN LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION ASSEMBLIES

SYMBOLS KEY

	NORTH ARROW
	EXTERIOR ELEVATION
	BUILDING/WALL SECTION
	DETAIL SECTION
	PLAN DETAIL
	INTERIOR ELEVATION
	SPOT ELEVATION
	ROOM NAME/NUMBER
	REVISION TAG
	WINDOW TAG
	DOOR TAG
	PARTITION TAG

NOT FOR CONSTRUCTION

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QUEENS, NEW YORK, 11385
PROJECT NO. 4316

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Date:
JULY 26, 2024

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Drawing History:

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CAD File Name:
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COVER SHEET

G-000

6

5

4

3

2

1

E

D

C

B

A



9 RENDERED VIEWS – EXTERIOR PERSPECTIVE ROOF ADDITION LOOKING SOUTH
G-010 N.T.S.



8 RENDERED VIEWS – NORTH CORRIDOR AT COURTYARD
G-010 N.T.S.



7 RENDERED VIEWS – 2ND FLOOR ADDITION LOOKING EAST
G-010 N.T.S.



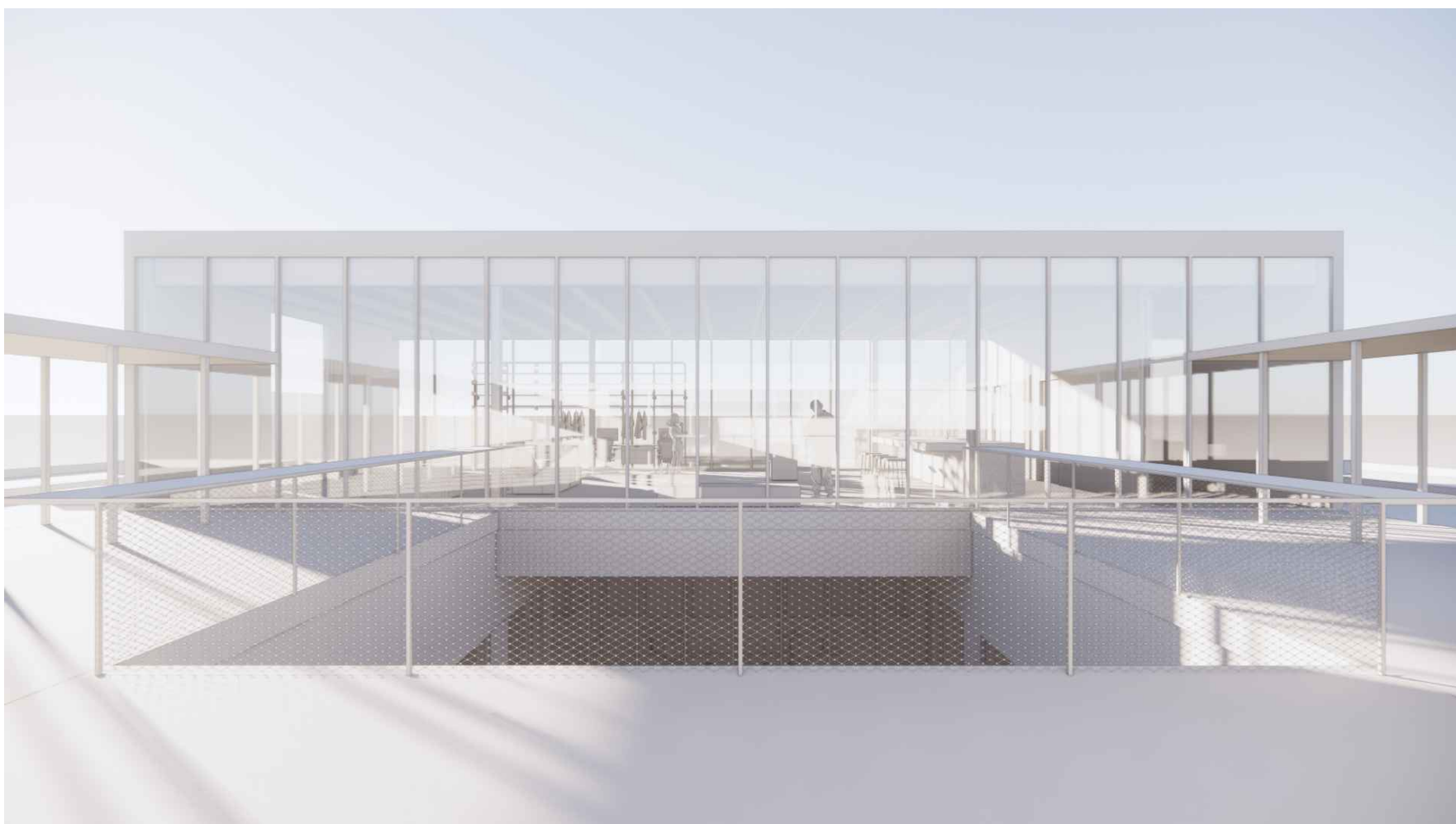
6 RENDERED VIEWS – EXTERIOR PERSPECTIVE FROM WYCKOFF AVE
G-010 N.T.S.



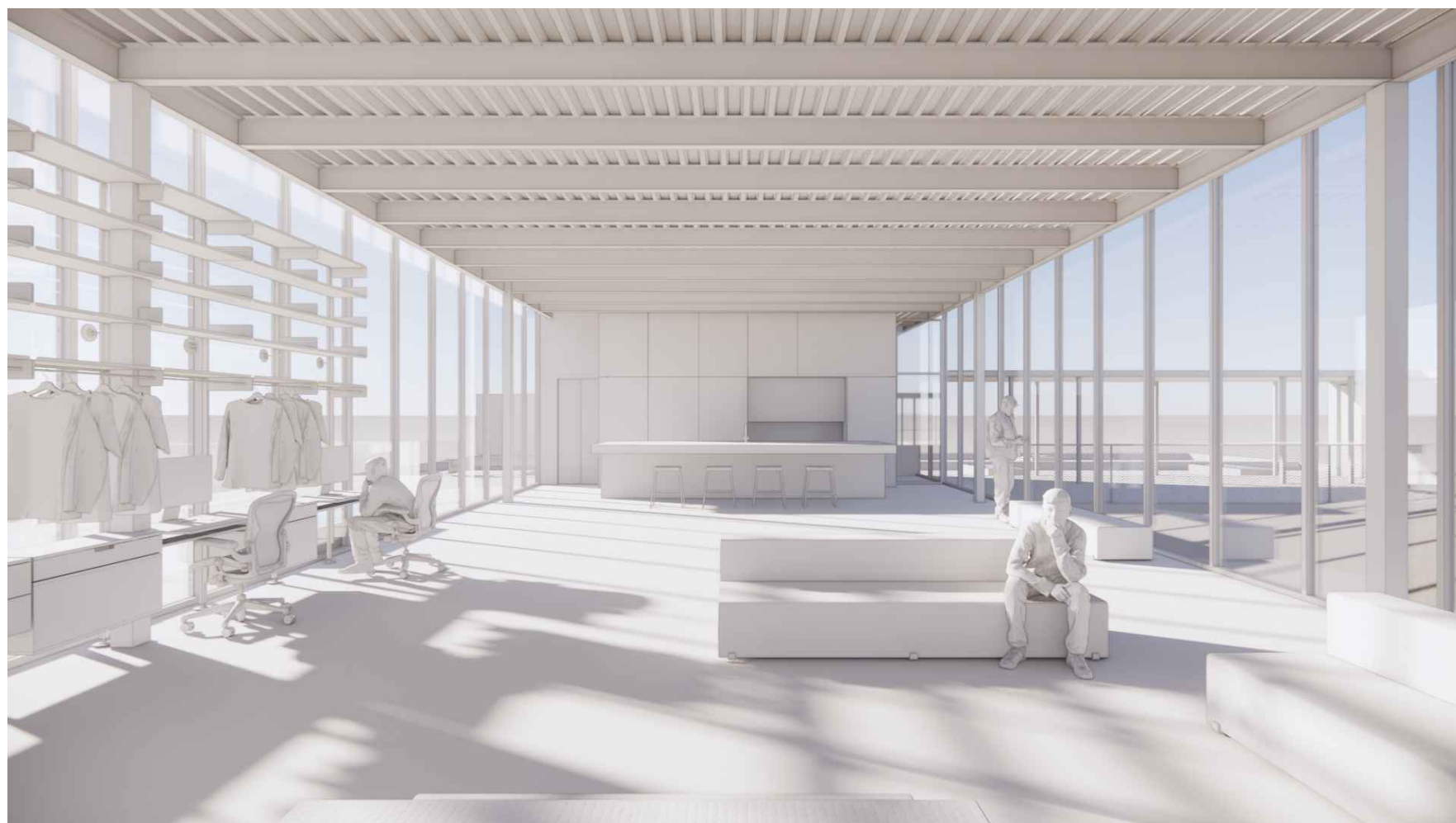
5 RENDERED VIEWS – BREAK ROOM LOOKING NORTH
G-010 N.T.S.



4 RENDERED VIEWS – ATELIER LOOKING WEST
G-010 N.T.S.



3 RENDERED VIEWS – EXTERIOR PERSPECTIVE FROM CODY AVE
G-010 N.T.S.



2 RENDERED VIEWS – BREAK ROOM LOOKING SOUTH
G-010 N.T.S.



1 RENDERED VIEWS – DESIGN REVIEW AREA
G-010 N.T.S.

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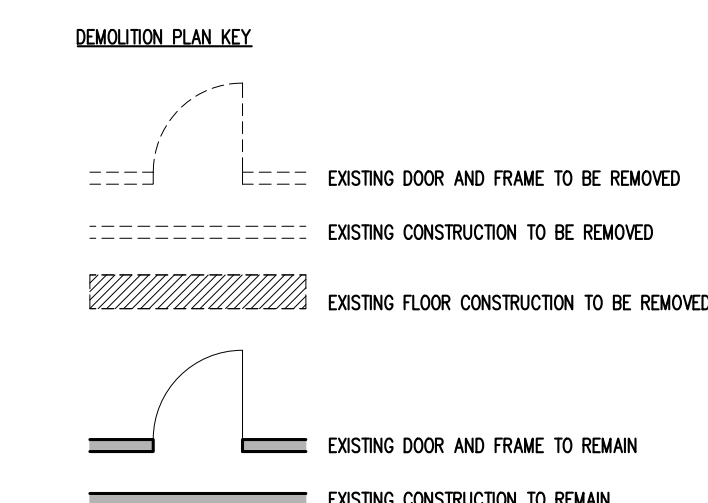
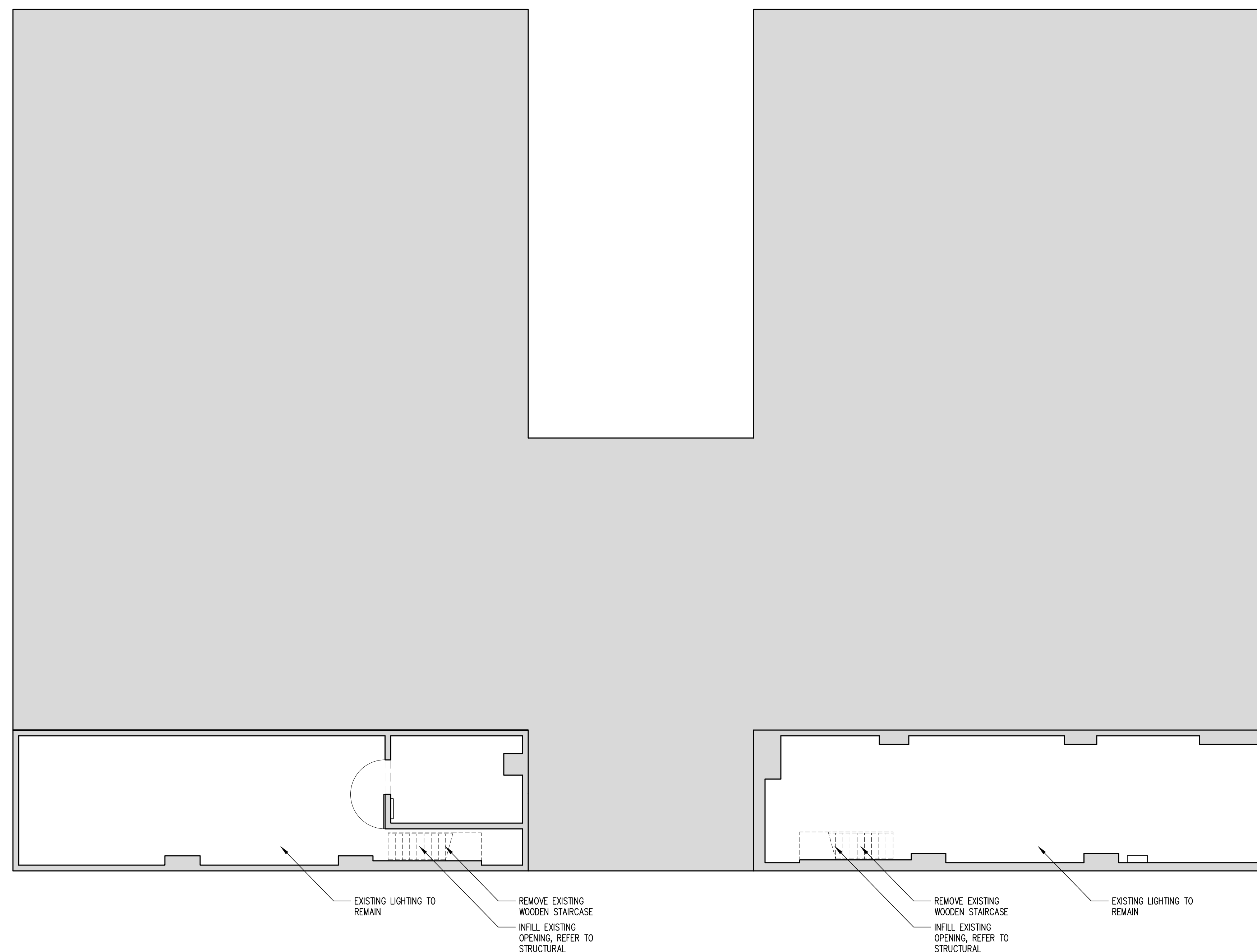
RENDERED VIEWS

G-010

SEAL

DEMOLITION GENERAL NOTES
SEE G-000 FOR ADDITIONAL NOTES

1. VERIFY AND CONFIRM ALL MATERIALS TO BE SALVAGED OR RECYCLED WITH OWNER AND ARCHITECT PRIOR TO ANY DEMOLITION WORK. SEE PROJECT MANUAL.
2. REFER TO ARCHITECTURAL PLANS FOR REQUIRED EXTENT OF WALL REMOVAL.
3. REFER TO STRUCTURAL AND MEP/FP DOCUMENTS FOR ADDITIONAL DEMOLITION SPEC.
4. ALL WALL, CEILING, AND FLOOR FINISHES TO BE REMOVED DOWN TO STRUCTURE, WITH THE EXCEPTION OF ASSEMBLIES AT COLUMNS.
5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPED OR PLUGGED.
6. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
7. REFER TO FACADE CONSULTANT'S BUILDING ENVELOPE SURVEY AND SO ENVELOPE NARRATIVE FOR ADDITIONAL DEMOLITION & REPAIR WORK.
8. RETAIN EXISTING SKYLIGHTS UNLESS OTHERWISE NOTED.
9. REMOVE ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE NOTED.



01 CELLAR DEMO PLAN
DM-200 1/8" = 1'-0"

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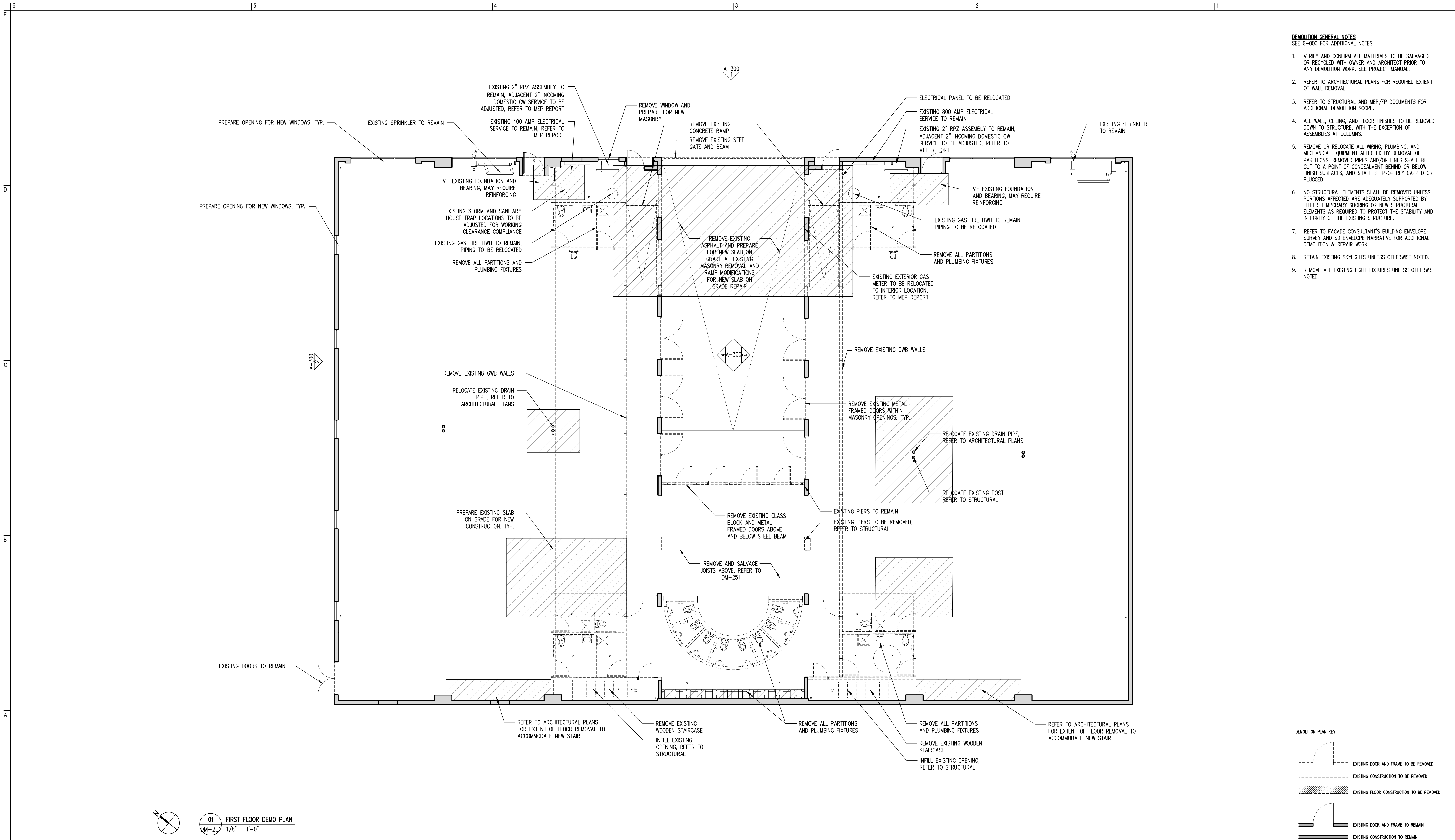
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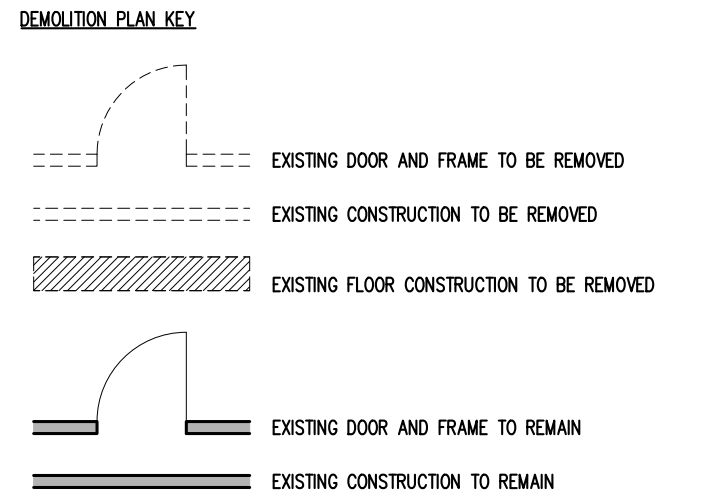
CELLAR DEMO PLAN

DM-200

NOT FOR CONSTRUCTION



- DEMOLITION GENERAL NOTES**
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 2. REFER TO ARCHITECTURAL PLANS FOR REQUIRED EXTENT OF WALL REMOVAL.
 3. REFER TO STRUCTURAL AND MEP/FP DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.
 4. ALL WALL, CEILING, AND FLOOR FINISHES TO BE REMOVED DOWN TO STRUCTURE, WITH THE EXCEPTION OF ASSEMBLIES AT COLUMNS.
 5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
 6. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
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 8. RETAIN EXISTING SKYLIGHTS UNLESS OTHERWISE NOTED.
 9. REMOVE ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE NOTED.



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1124 WYCKOFF DESIGN STUDIO
11-24 WYCKOFF AVE
QUEENS, NEW YORK, 11385
PROJECT NO. 4316

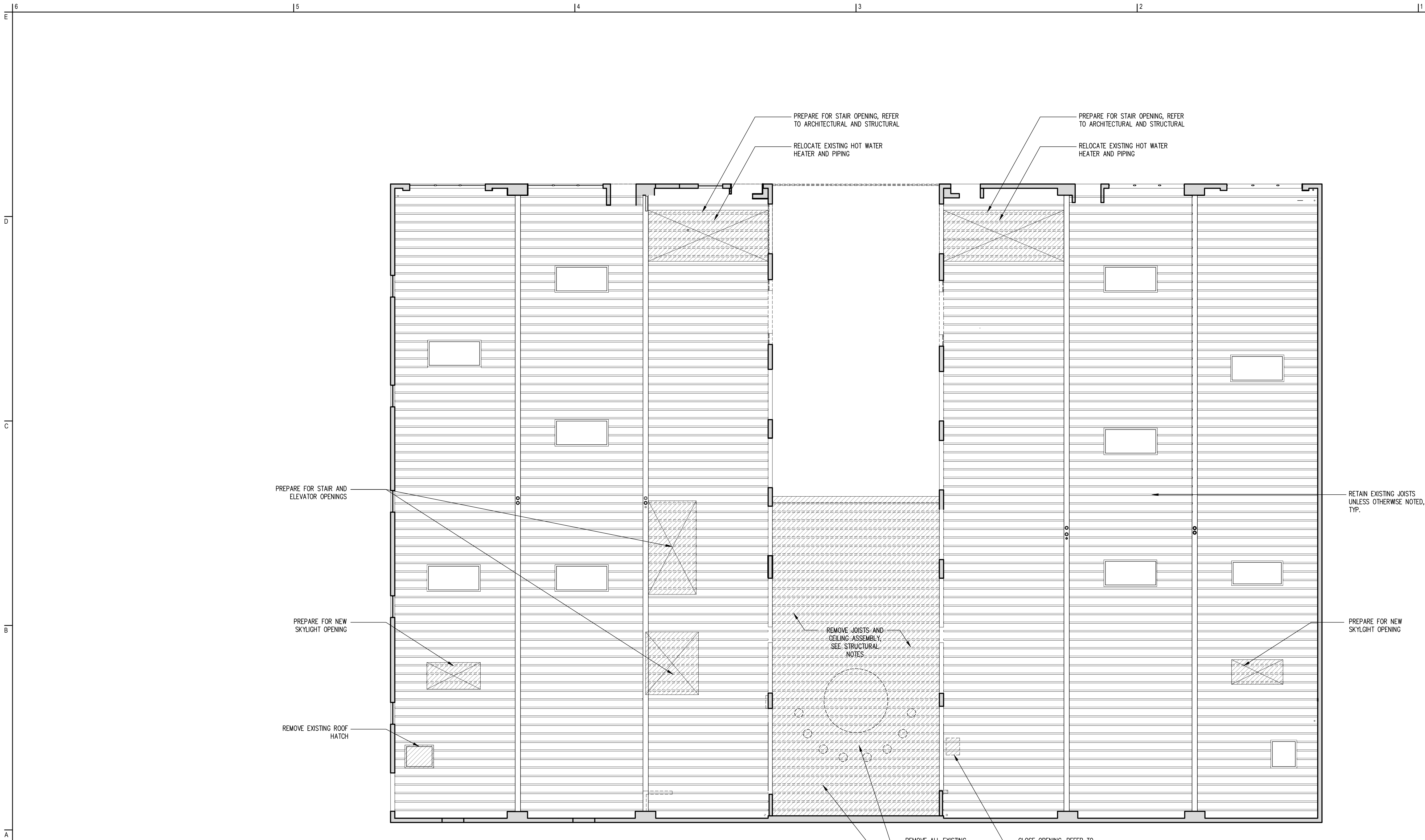
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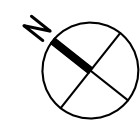
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DM-201.DWG

FIRST FLOOR DEMO PLAN
DM-201



- DEMOLITION GENERAL NOTES**
SEE G-000 FOR ADDITIONAL NOTES
1. VERIFY AND CONFIRM ALL MATERIALS TO BE SALVAGED OR RECYCLED WITH OWNER AND ARCHITECT PRIOR TO ANY DEMOLITION WORK. SEE PROJECT MANUAL.
 2. REFER TO ARCHITECTURAL PLANS FOR REQUIRED EXTENT OF WALL REMOVAL.
 3. REFER TO STRUCTURAL AND MEP/FP DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.
 4. ALL WALL, CEILING, AND FLOOR FINISHES TO BE REMOVED DOWN TO STRUCTURE, WITH THE EXCEPTION OF ASSEMBLIES AT COLUMNS.
 5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
 6. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
 7. REFER TO FACADE CONSULTANT'S BUILDING ENVELOPE SURVEY AND SD ENVELOPE NARRATIVE FOR ADDITIONAL DEMOLITION & REPAIR WORK.
 8. RETAIN EXISTING SKYLIGHTS UNLESS OTHERWISE NOTED.
 9. REMOVE ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE NOTED.



01 FIRST FLOOR REFLECTED CEILING DEMO PLAN
DM-251 1/8" = 1'-0"

DEMOLITION PLAN KEY

- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING CONSTRUCTION TO REMAIN

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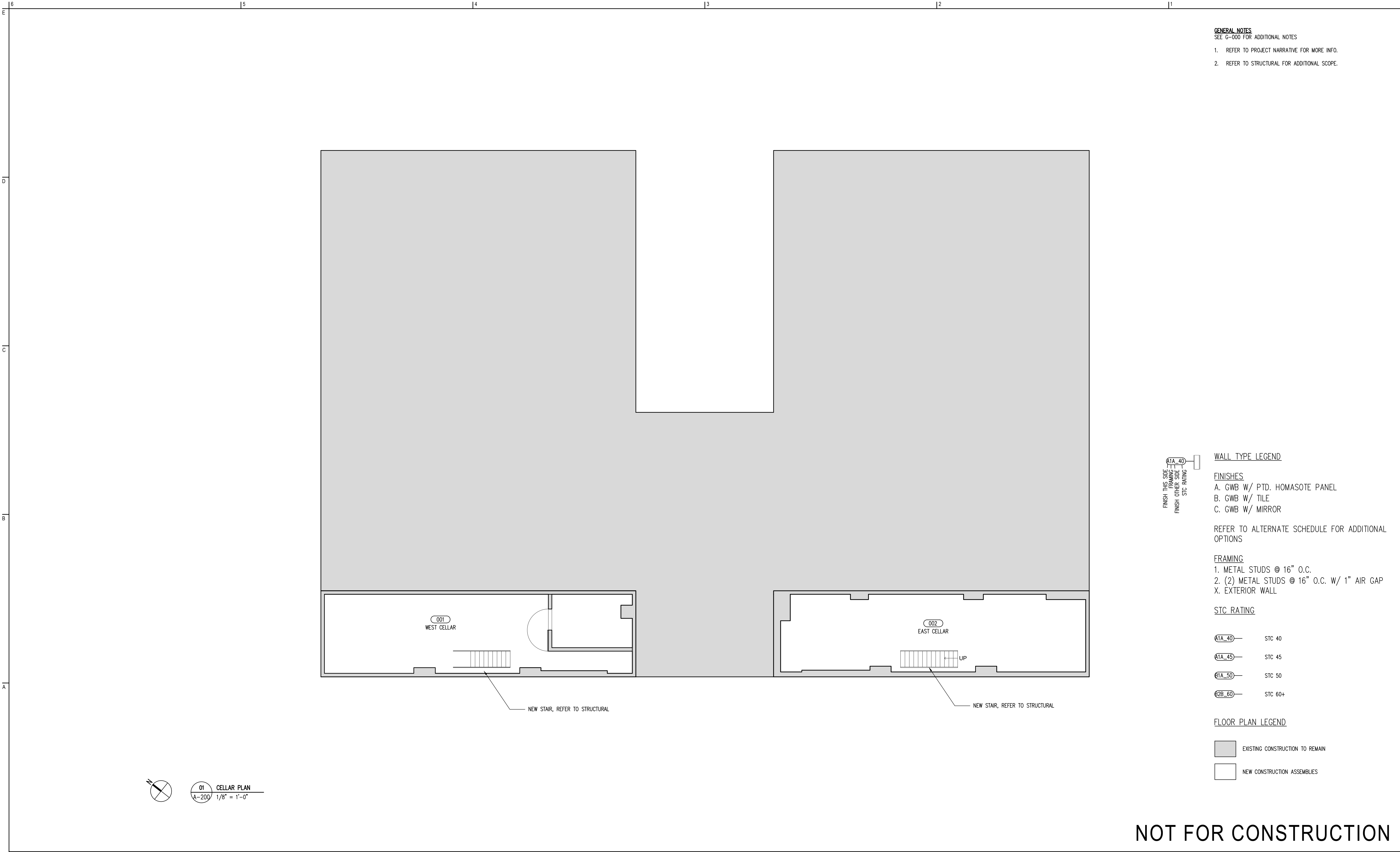
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**FIRST FLOOR REFLECTED CEILING
DEMO PLAN**

DM-251



- GENERAL NOTES**
SEE G-000 FOR ADDITIONAL NOTES
- REFER TO PROJECT NARRATIVE FOR MORE INFO.
 - REFER TO STRUCTURAL FOR ADDITIONAL SCOPE.

FINISH THIS SIDE
FRAMING
FINISH OTHER SIDE
STC RATING

- WALL TYPE LEGEND**
- FINISHES**
- GWB W/ PTD. HOMASOTE PANEL
 - GWB W/ TILE
 - GWB W/ MIRROR

REFER TO ALTERNATE SCHEDULE FOR ADDITIONAL OPTIONS

- FRAMING**
- METAL STUDS @ 16" O.C.
 - (2) METAL STUDS @ 16" O.C. W/ 1" AIR GAP
 - EXTERIOR WALL

- STC RATING**
- | | |
|--------|---------|
| Ⓐ1A_40 | STC 40 |
| Ⓐ1A_45 | STC 45 |
| Ⓐ1A_50 | STC 50 |
| Ⓐ2B_60 | STC 60+ |

- FLOOR PLAN LEGEND**
- | | |
|--|---------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | NEW CONSTRUCTION ASSEMBLIES |

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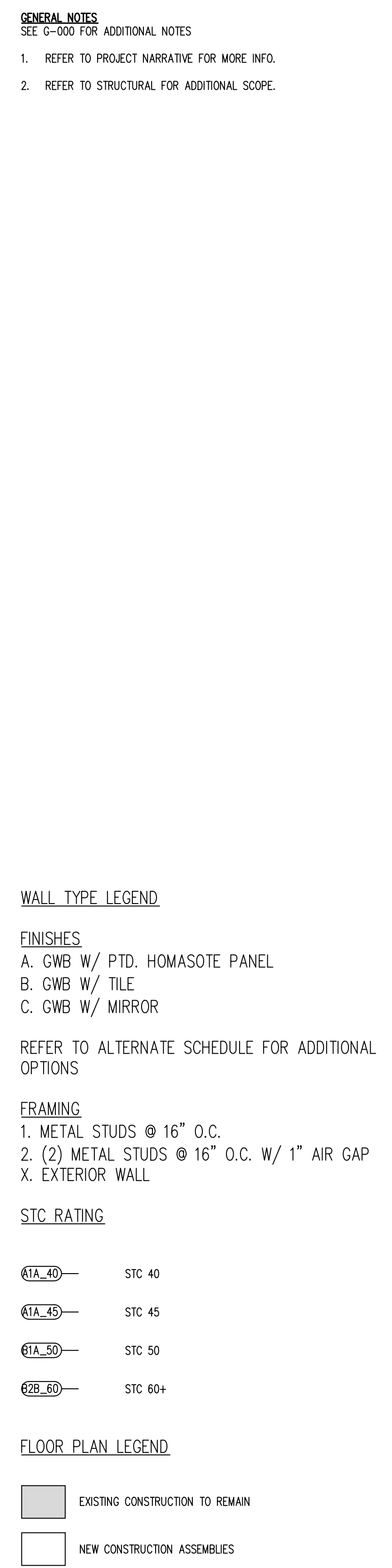
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CELLAR PLAN
A-200

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FIRST FLOOR PLAN

A-201

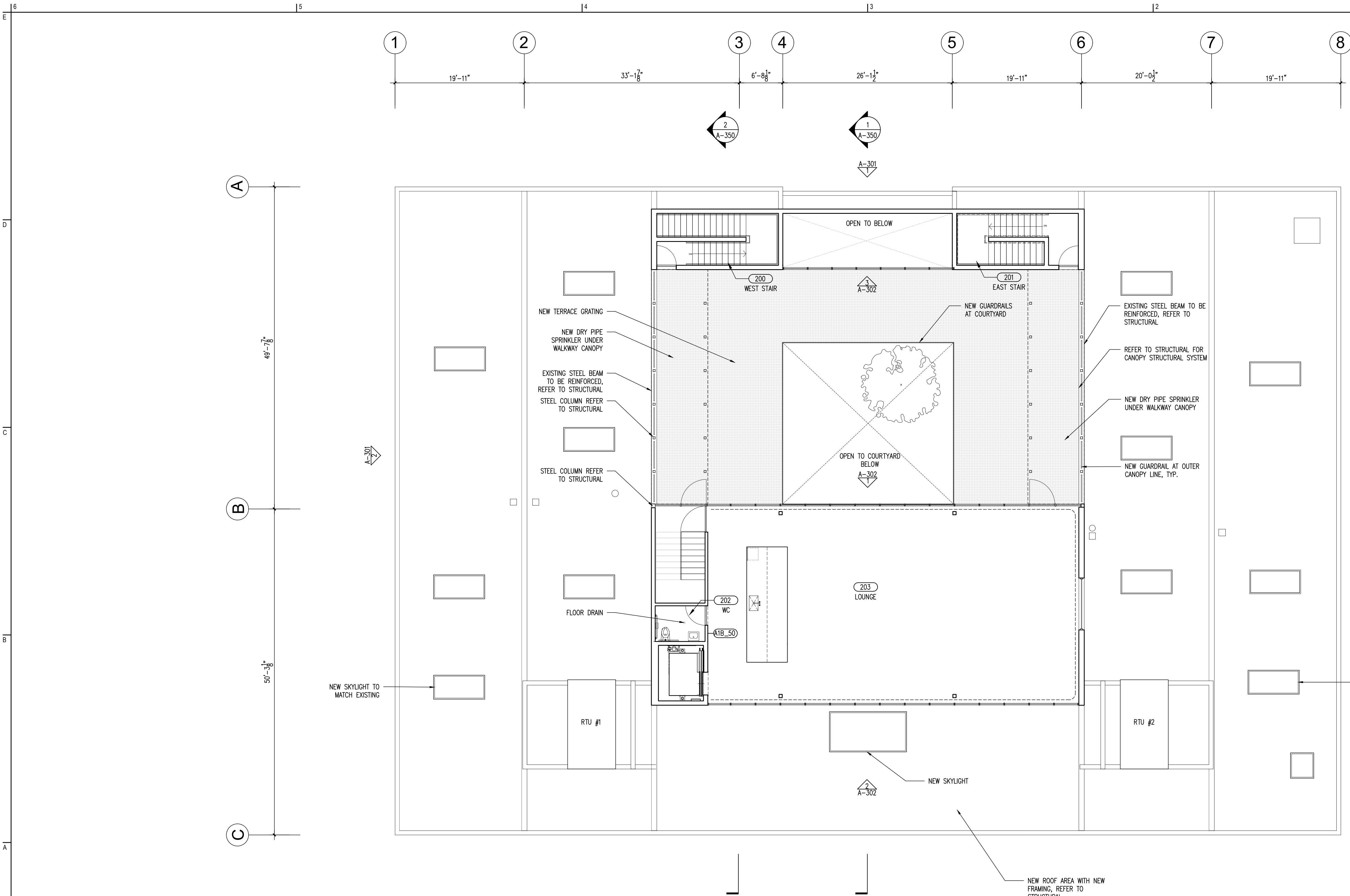
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FIRST FLOOR PLAN

A-201



- GENERAL NOTES**
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1. REFER TO PROJECT NARRATIVE FOR MORE INFO.
 2. REFER TO STRUCTURAL FOR ADDITIONAL SCOPE.

WALL TYPE LEGEND

- FINISHES**
- A. GWB W/ PTD. HOMASOTE PANEL
 - B. GWB W/ TILE
 - C. GWB W/ MIRROR

REFER TO ALTERNATE SCHEDULE FOR ADDITIONAL OPTIONS

- FRAMING**
1. METAL STUDS @ 16" O.C.
 2. (2) METAL STUDS @ 16" O.C. W/ 1" AIR GAP
 - X. EXTERIOR WALL

STC RATING

- ①1A_40 — STC 40
- ①1A_45 — STC 45
- ①1A_50 — STC 50
- ②2B_60 — STC 60+

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION ASSEMBLIES

01 SECOND FLOOR PLAN
A-202 1/8" = 1'-0"

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SECOND FLOOR PLAN

A-202



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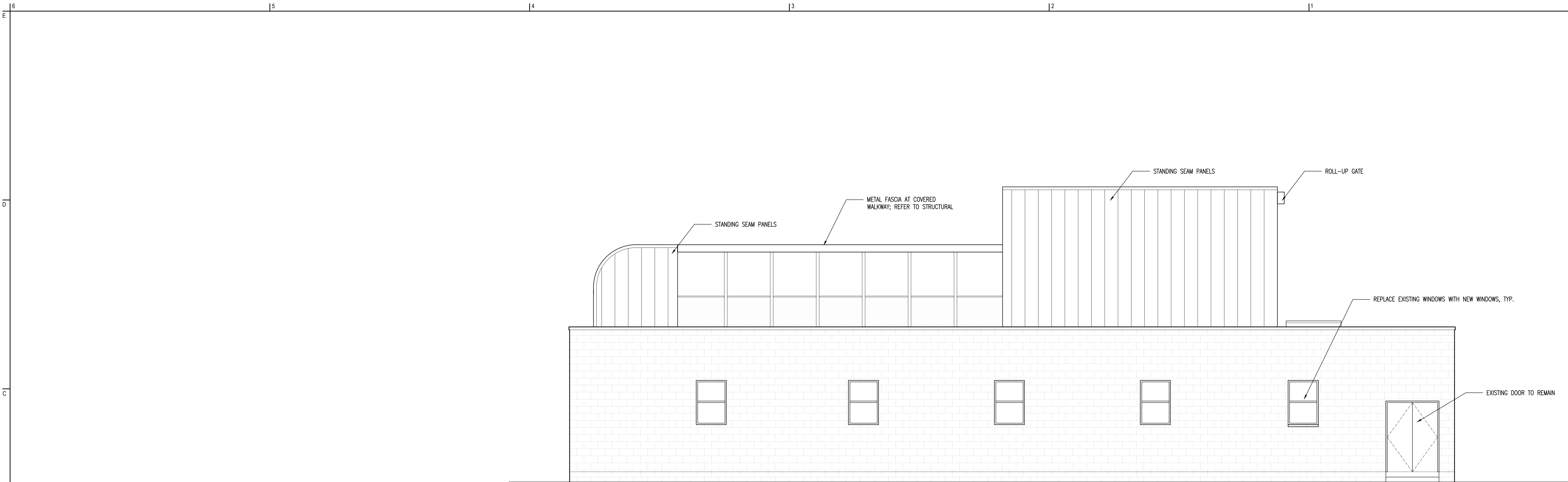
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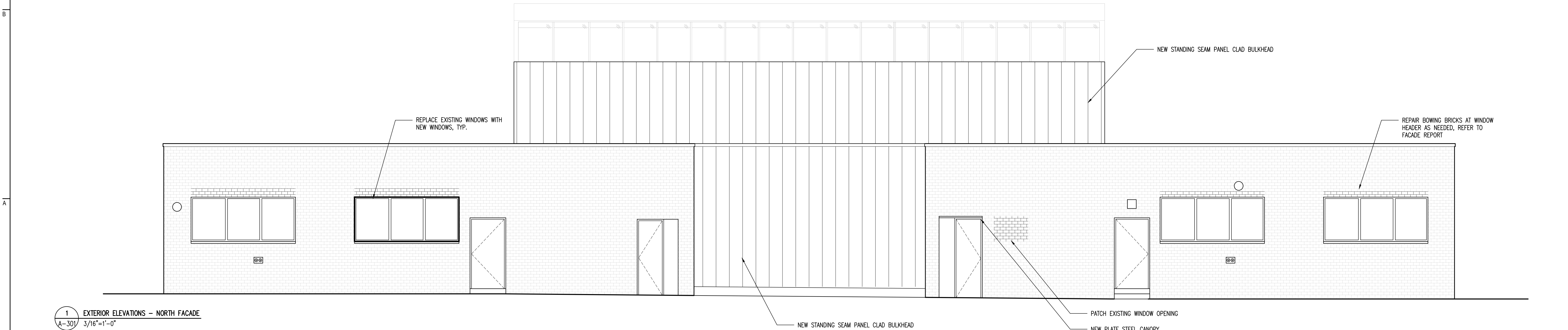
EXISTING EXTERIOR ELEVATIONS

A-300

SEAL



2 EXTERIOR ELEVATIONS – WEST FACADE
A-301 3/16"=1'-0"



1 EXTERIOR ELEVATIONS – NORTH FACADE
A-301 3/16"=1'-0"

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EXTERIOR ELEVATIONS

A-301



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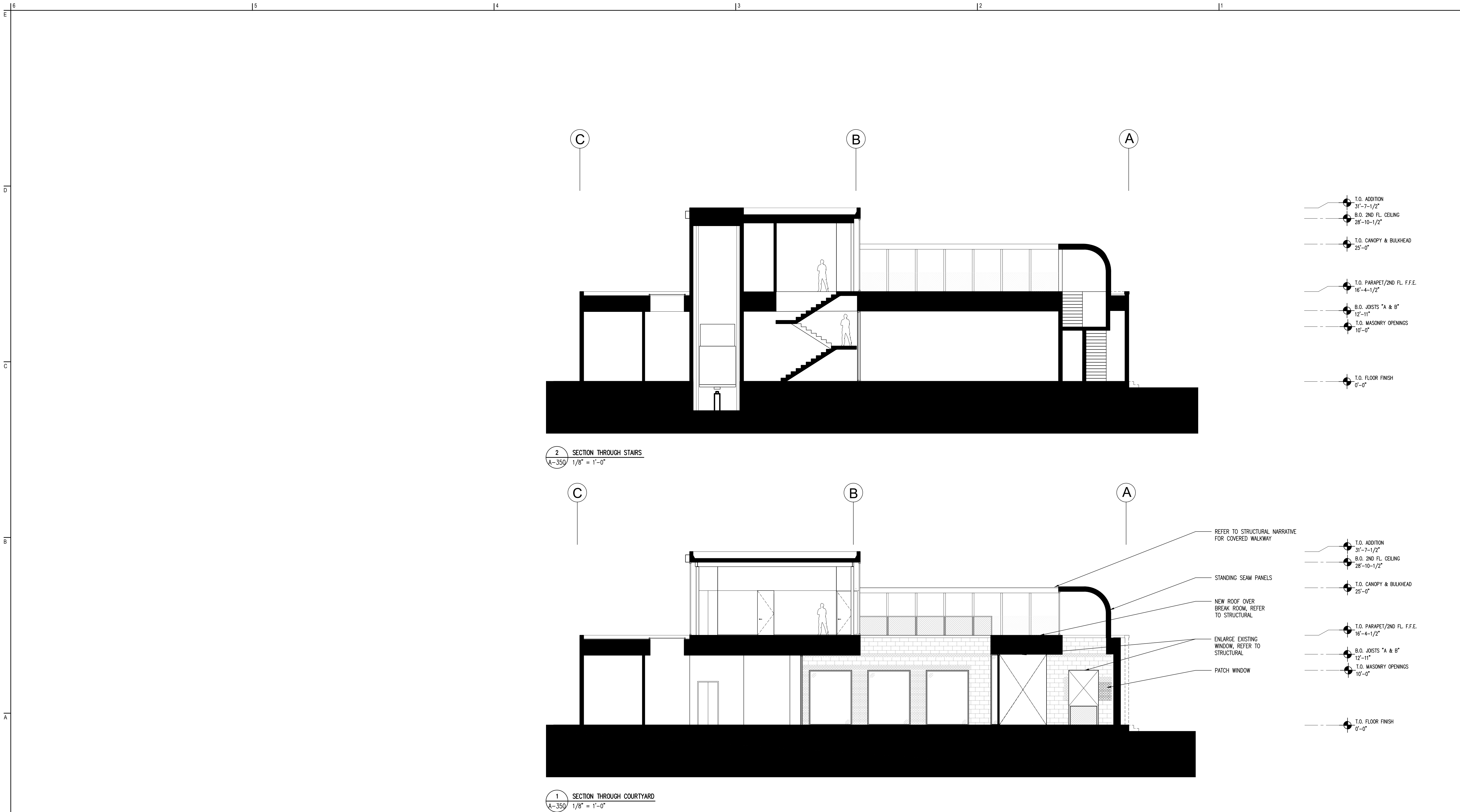
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EXTERIOR ELEVATIONS

A-302



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BUILDING SECTIONS

A-350

1124 WYCKOFF AVENUE DESIGN STUDIO
HVAC SCHEMATIC DESIGN SKETCHES
OLA CONSULTING ENGINEERS
07/26/2024

PROVIDE NEW ELECTRIC CABINET
HEATER. HEATER SHALL BE
SIMILAR TO VULCAN LBT.

NEW TOILET EXHAUST SYSTEM INCLUDING
DUCTWORK AND ROOFTOP EXHAUST FAN
SERVING TOILET ROOM.

PROVIDE NEW ELECTRIC CABINET
HEATER. HEATER SHALL BE
SIMILAR TO VULCAN LBT.

MECHANICAL SCOPE OF WORK:

- 1.) NEW RECTANGULAR DUCTWORK WITH INTERNAL LINING TO BE PROVIDED TO DISTRIBUTE AIR THROUGHOUT SPACE. ALL SPACES ARE TO BE PROVIDED WITH NEW SUPPLY REGISTERS.
- 2.) NEW VAV BOXES AND ASSOCIATED WIRING, CONTROLS AND THERMOSTATS TO BE PROVIDED FOR ZONE CONTROL.
- 3.) NEW TRANSFER DUCTS TO BE PROVIDED BETWEEN MEETING ROOMS, STORAGE ROOMS, DESIGN REVIEW AREA, UTILITY ROOMS AND OPEN WORK STATIONS FOR PROPER RETURN AIRFLOW TO RTU.
- 4.) NEW EXHASUT SYSTEMS INCLUDING DUCTWORK DISTRIBUTION AND ROOFTOP FANS SHALL BE PROVIDED FOR NEW TOILET ROOMS AND REAR FACILITIES ROOM.

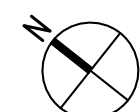
NEW RECTANGULAR SUPPLY
DUCTWORK WITH INTERNAL LINING.
DUCTWORK SHALL BE PRIMED AND
PAINTED, TYPICAL.

APPROX. LOCATION OF EX.
60x24 SUPPLY DUCT & 112x24
POINT RETURN, TYPICAL
FOR (2) SETS.

NEW VAV BOX. TYPICAL.
PROVIDE ALL ASSOCIATED
WIRING, THERMOSTATS AND
CONTROLS, TYPICAL.

NEW EXHAUST SYSTEM INCLUDING
DUCTWORK AND ROOFTOP EXHAUST FAN
SERVING FACILITIES ROOM.

PROVIDE NEW ELECTRIC CABINET
HEATER. HEATER SHALL BE
SIMILAR TO VULCAN LBT.



01 FIRST FLOOR MECHANICAL PLAN
M-201 1/8" = 1'-0"

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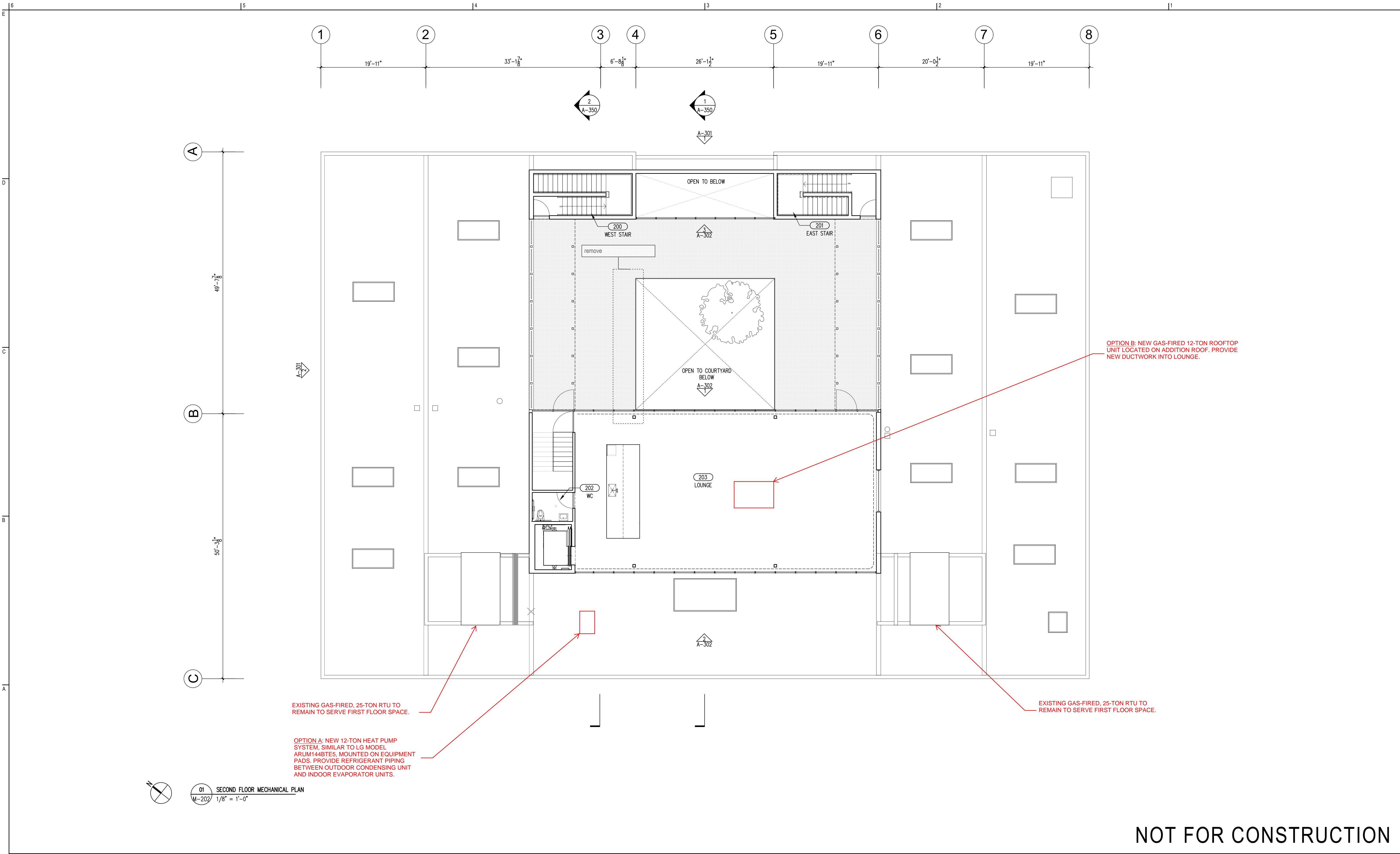
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FIRST FLOOR MECHANICAL PLAN

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Project:
1124 WYCKOFF DESIGN STUDIO
11-24 WYCKOFF AVE
QUEENS, NEW YORK, 11385
PROJECT NO. 4316

Drawing Status:
ISSUED FOR SD PRICING
Date:
JULY 26, 2024

Drawing History:

Scale:
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CAD File Name:
M-202.DWG

SECOND FLOOR MECHANICAL PLAN

M-202

1124 WYCKOFF AVENUE DESIGN STUDIO
FIRE PROTECTION SCHEMATIC DESIGN SKETCHES
OLA CONSULTING ENGINEERS
07/26/2024

1124 WYCKOFF AVENUE DESIGN STUDIO
PLUMBING SCHEMATIC DESIGN SKETCHES
OLA CONSULTING ENGINEERS
07/26/2024

EXISTING 2" DOMESTIC WATER SERVICE WITH RPZ BACKFLOW PREVENTER TO REMAIN. ALL DEP REQUIRED CLEARANCES ARE TO BE MAINTAINED.

EXISTING 4" FIRE SERVICE WITH DCDA TO REMAIN. ALL DEP REQUIRED CLEARANCES ARE TO BE MAINTAINED.

EXISTING GAS-FIRED DOMESTIC WATER HEATER AND ASSOCIATED PUMP, AND EXPANSION TANK TO REMAIN. EXISTING PIPING TO BE MODIFIED TO ACCOMMODATE NEW STAIR.

EXISTING GAS-FIRED DOMESTIC WATER HEATER AND ASSOCIATED PUMP, AND EXPANSION TANK TO REMAIN. EXISTING PIPING TO BE MODIFIED TO ACCOMMODATE NEW STAIR.

EXISTING 2" DOMESTIC WATER SERVICE WITH RPZ BACKFLOW PREVENTER TO REMAIN. ALL DEP REQUIRED CLEARANCES ARE TO BE MAINTAINED.

EXISTING 4" FIRE SERVICE WITH DCDA TO REMAIN. ALL DEP REQUIRED CLEARANCES ARE TO BE MAINTAINED.

PLUMBING ALTERNATE SCOPE OF WORK:
1.) IF REQUIRED DEP CLEARANCES CANNOT BE MAINTAINED ON RPZ BACKFLOW PREVENTERS, BACKFLOWS ARE TO BE RELOCATED TO UTILITY ROOM. NEW WATER SERVICE FROM WYCKOFF AVENUE MAY BE REQUIRED PENDING DETERMINATION OF DEP.
2.) IF REQUIRED WATER HEATER CLEARANCES CANNOT BE MAINTAINED, HOT WATER HEATER ARE TO BE DEMOLISHED. NEW GAS-FIRED WATER HEATER AND ASSOCIATED EXPANSION TANK, RECIRCULATION PUMPS AND WIRING TO BE INSTALLED.
3.) IF ACCESS TO HOUSE TRAPS CANNOT BE MAINTAINED, HOUSE TRAPS ARE TO BE RELOCATED TO MAINTAIN REQUIRED CLEARANCES. FLOOR SLAB SHALL BE SAW CUT/TRENCHED TO ALLOW FOR INSTALLATION OF HOUSE TRAPS BELOW SLAB.

FIRE PROTECTION SCOPE OF WORK:
1.) EXISTING AUTOMATIC WET PIPE SPRINKLER DISTRIBUTION TO REMAIN. SPRINKLER PIPING SHALL BE MODIFIED AS REQUIRED TO SERVE NEW LAYOUT AS PER NFPA 13-2016 REQUIREMENTS.
2.) NEW SPRINKLER RISER TO BE INSTALLED TO SERVE ROOF ADDITION.
3.) NEW DRY PIPE VALVE, ASSEMBLY AND PIPING SHALL BE INSTALLED TO PROVIDE SPRINKLER COVERAGE BELOW EGRESS CANOPY AT ROOF LEVEL.

NEW 1-1/4" CW, 1" HW, 3/4" HWR, 2" V AND 4" W TO BE PROVIDED FOR WC. SAW CUT/TRENCH FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW 4" W BELOW SLAB.

APPROX. LOCATION OF EXISTING STORM AND SANITARY HOUSE TRAPS. HOUSE TRAPS ARE TO REMAIN ACCESSIBLE FOR MAINTENANCE. A MINIMUM OF 18" TOP CLEARANCE TO BE PROVIDED.

APPROX. LOCATION OF EXISTING 3" GAS METER, GAS SERVICE AND METER TO BE RELOCATED TO UTILITY-105. NEW GAS SERVICE FROM WYCKOFF AVENUE TO BE PROVIDED (PENDING UTILITY COMPANY DETERMINATION).

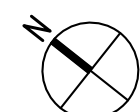
NEW 1" CW, 3/4" HW, 3/4" HWR, 2" V AND 4" W TO BE PROVIDED FOR WC. SAW CUT/TRENCH FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW 4" W BELOW SLAB.

APPROX. LOCATION OF EXISTING STORM AND SANITARY HOUSE TRAPS. HOUSE TRAPS ARE TO REMAIN ACCESSIBLE FOR MAINTENANCE. A MINIMUM OF 18" TOP CLEARANCE TO BE PROVIDED.

NEW HOSE BIBB IN COURTYARD

NEW SUMP PUMP AND BASIN LOCATED IN ELEVATOR PIT.

PROPOSED LOCATION OF NEW DRY VALVE ASSEMBLY SERVING ROOFTOP EGRESS CANOPY.
NEW FLOOR DRAIN AND HOSE BIBB IN FACILITIES 113.



01 FIRST FLOOR PLUMBING & FIRE PROTECTION PLAN
P-201 1/8" = 1'-0"

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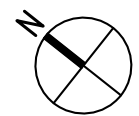
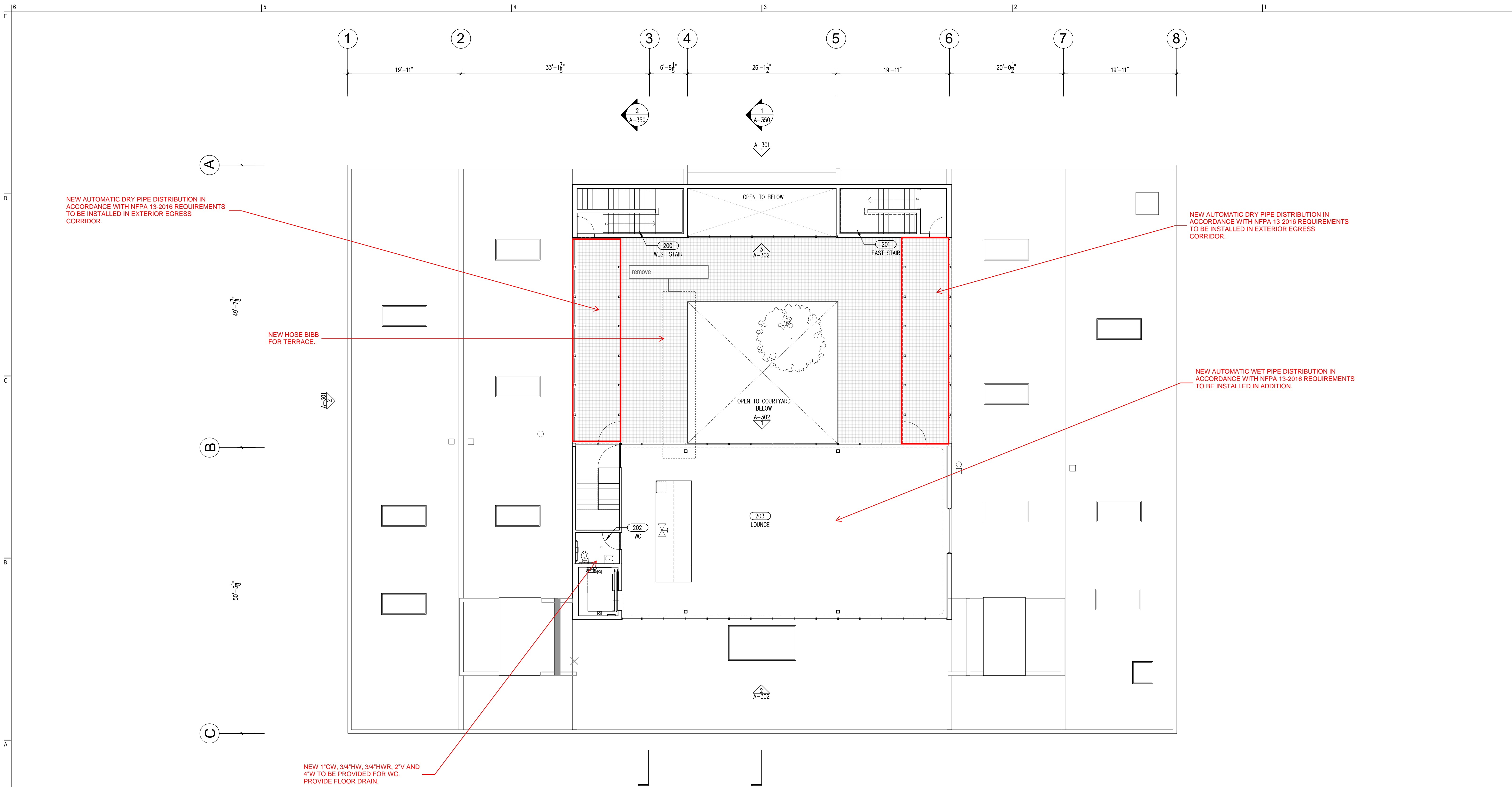
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**FIRST FLOOR PLUMBING
& FIRE PROTECTION PLAN**

P-201

NOT FOR CONSTRUCTION



01 SECOND FLOOR PLUMBING & FIRE PROTECTION PLAN
P-202 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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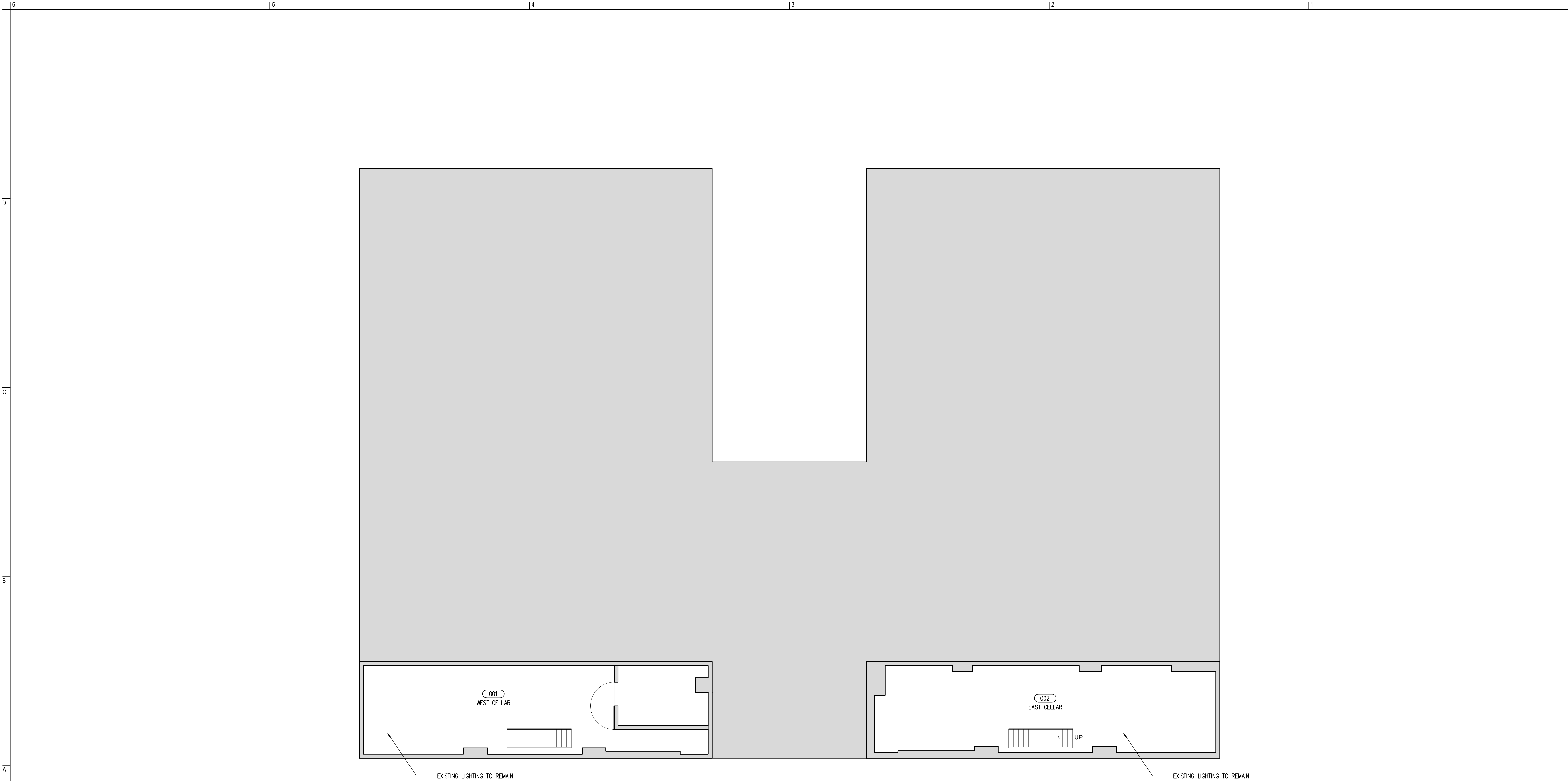
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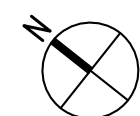
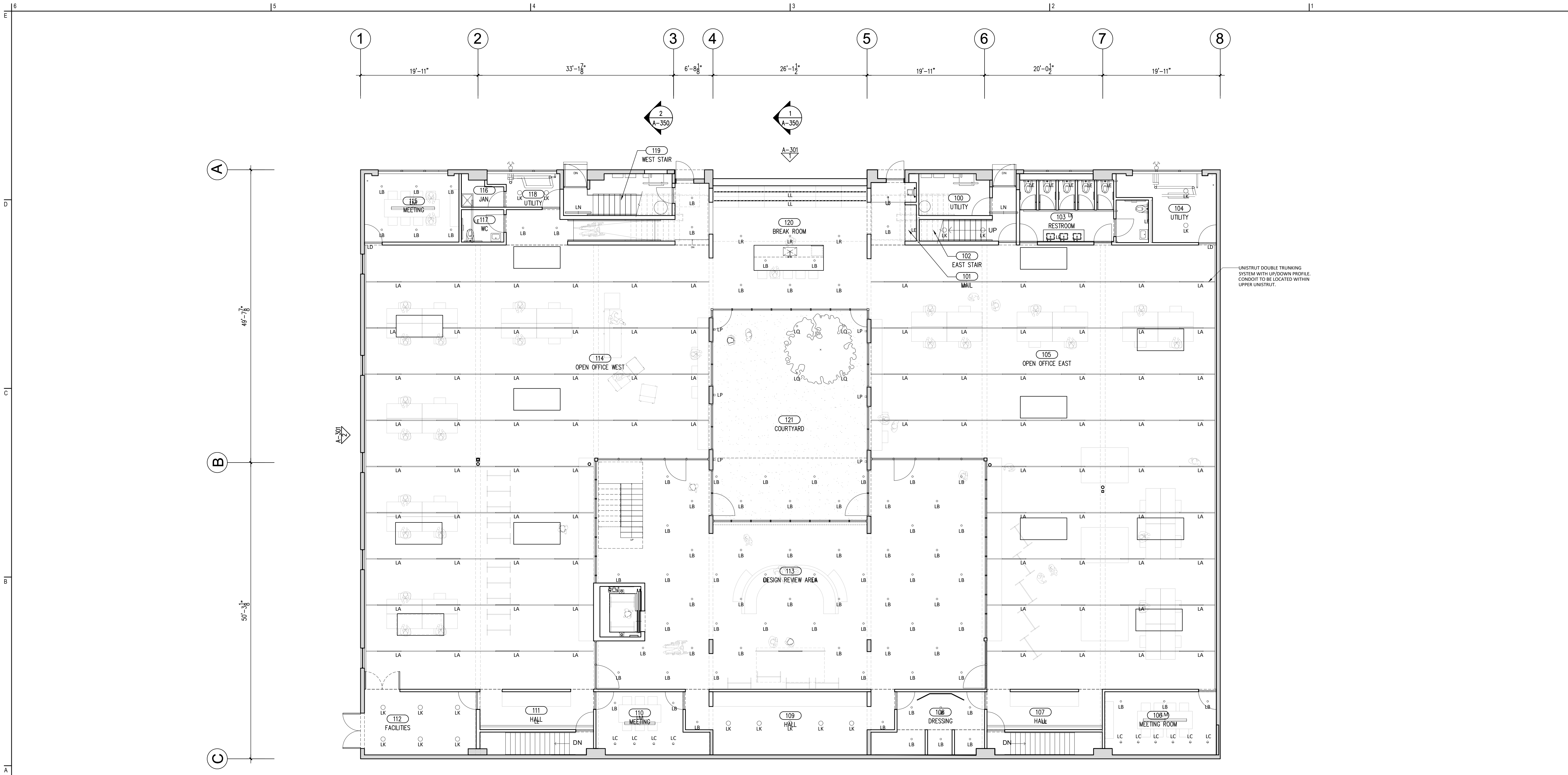
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**SECOND FLOOR PLUMBING
& FIRE PROTECTION PLAN**

P-202

SEAL





01 FIRST FLOOR LIGHTING PLAN
LD-201 1/8" = 1'-0"

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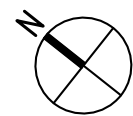
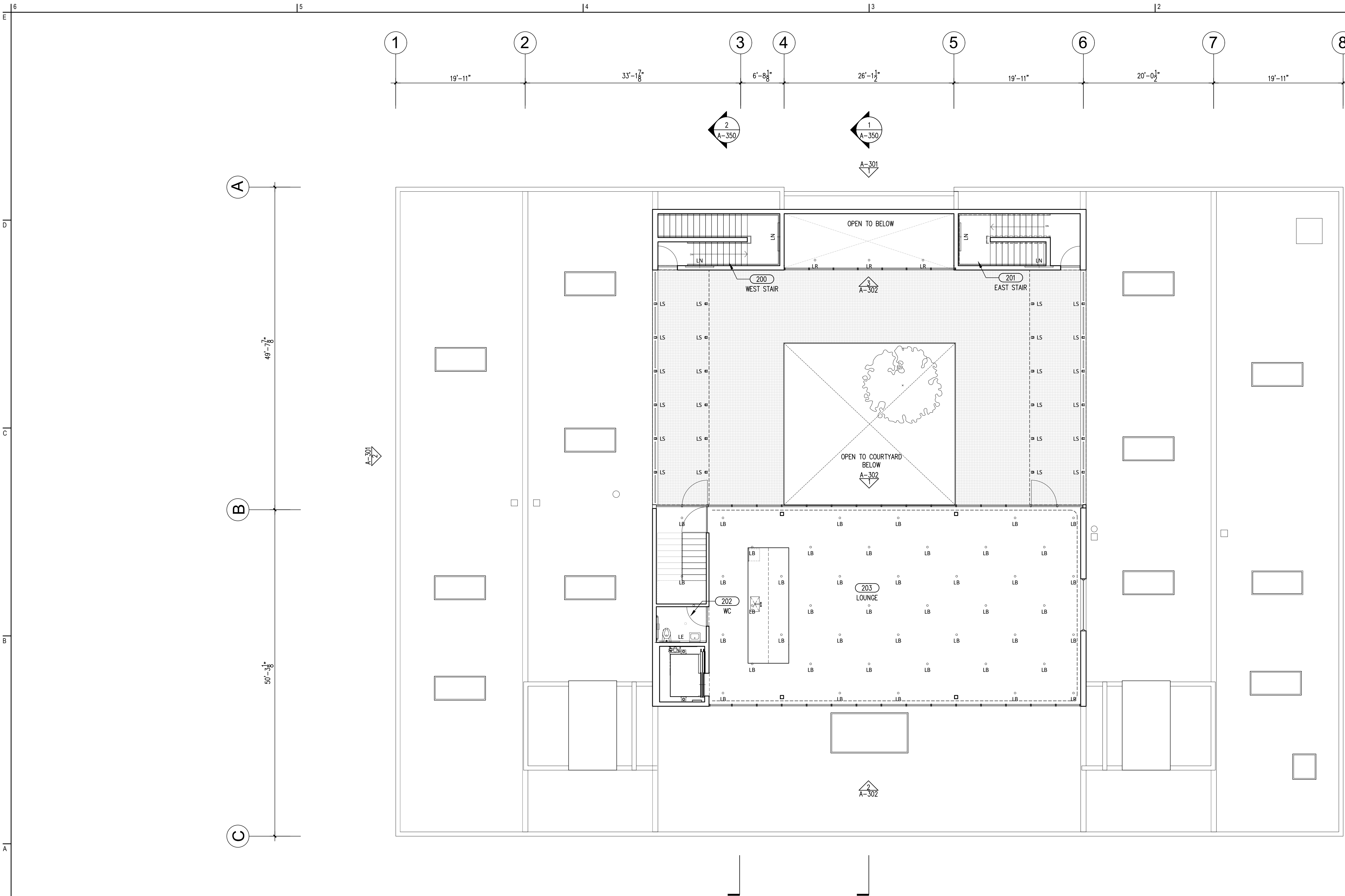
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FIRST FLOOR LIGHTING PLAN

LD-201



01 SECOND FLOOR LIGHTING PLAN
LD-202 1/8" = 1'-0"

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SECOND FLOOR LIGHTING PLAN

LD-202

Section IV Environmental History

Appendix D – Property’s Environmental History

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IV, Question 1

The following previous environmental investigations have been conducted at the Site are attached for review in Appendix D and on the enclosed CD:

- **Phase I Environmental Site Assessment (ESA)**, prepared by WCD Group (WCD), dated July 16, 2018;
- **Phase II ESA**, prepared by WCD, dated September 5, 2018 and **Phase II ESA**, prepared by WCD, dated December 19, 2018;
- **Tank Closure Report**, prepared by Gallagher Bassett Technical Services (GBTS), dated March 16, 2020;
- **Sub-Slab Depressurization System (SSDS) Completion Report**, prepared by GBTS, dated June 10, 2022;
- **Phase I ESA**, prepared by Roux Environmental Engineering and Geology, D.P.C. (Roux), dated March 31, 2023 ;
- **SSDS Monitoring and Soil Vapor Intrusion Investigation Letter**, prepared by Roux, dated May 30, 2023; and
- **Site Characterization Work Plan - Addendum** dated August 16, 2023 prepared by HRP Associates, Inc. and associated Soil Vapor & Groundwater Sampling letter/Property Access Voluntary Consent (Right of Entry) Form prepared by New York State Department of Environmental Conservation (NYSDEC) dated February 2, 2024.

A summary of the findings from the Site is provided below.

Phase I ESA, prepared by WCD, dated July 16, 2018

The WCD July 2018 Phase I ESA identified two Recognized Environmental Conditions (RECs) in connection with the Site which included the following:

1. Potential releases from the active 2,000-gallon underground storage tank (UST); and
2. Former industrial and commercial uses of the Site and the adjoining properties.

There were no Controlled Recognized Environmental Conditions (CRECs) or Historical RECs (HRECs) identified in the WCD Phase I ESA. Based upon these findings, WCD recommended the performance of a Phase II ESA. The Phase I ESA did identify the potential for asbestos-containing material (ACM) and lead-based paint (LBP), however, it is noted that these building material hazards are outside the scope of a Phase I ESA.

Phase II ESA, prepared by WCD, dated September 5, 2018 and Phase II ESA, prepared by WCD, dated December 19, 2018

Following completion of the Phase I ESA and identification of the RECs, a Phase II ESA was conducted at the Site by WCD in September 2018. As part of the Phase II, WCD advanced five soil borings and installed four temporary soil vapor implants. It is noted that groundwater was not investigated as part of the September Phase II ESA. The results of the sampling did not identify any soil contamination except for some Polycyclic Aromatic Hydrocarbon (PAH) detections below regulatory standards.

Soil vapor was identified to be impacted with chlorinated solvents including 1,1,1-trichloroethane, tetrachloroethylene (PCE), and trichloroethylene (TCE) at moderately elevated concentrations. The maximum detection of PCE was noted to be 2,700 µg/m³. Soil vapor was also identified to have detections of petroleum related compounds; however, these compounds were detected at concentrations much lower than those of the chlorinated solvents. Based upon the results of the Phase II, WCD identified that the UST

Appendix D – Property’s Environmental History

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IV, Question 1

did not appear to have leaked and no further investigation was recommended to that end. WCD recommended that the UST be removed or closed-in-place and appropriately registered with the NYSDEC.

A second Phase II was completed by WCD in December 2018 that expanded upon the scope of their first Phase II conducted in September 2018. This Phase II consisted of the installation and sampling of thirteen soil borings, four temporary soil vapor implants and a single permanent groundwater well. The results of this investigation identified both petroleum related and chlorinated solvents in the groundwater sample; with PCE identified at a concentration of 150 µg/L, which exceeds the NYSDEC standard of 5 µg/L. Trace concentrations of PCE and 1,1,1-trichloroethane (1,1,1-TCA) were also identified in the soil samples collected from approximately 5-feet below grade. The Phase II concluded that the compounds identified in soil were below NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs); however, their presence suggests onsite usage of these compounds and there is still potential a source is located in the soil that has not yet been identified.

Tank Closure Report, prepared by GBTS, dated March 16, 2020

A tank closure report completed by GBTS in March 2020 indicated that the UST at the Site was accessed from the surface, pumped and pressure washed clean, filled with a concrete slurry and closed-in-place. A total of eight endpoint soil samples were collected from around and underneath the tank through holes cut in the tank shell prior to abandonment. These samples did not show any concentrations of volatile organic compounds (VOCs) that would suggest a release and the report concluded that the abandoned UST is no longer considered an environmental concern for the Site. The sampling around the tank did identify concentrations of semi-volatile organic compounds (SVOCs), specifically PAHs, above regulatory standards; however, the report concluded that these compounds were likely associated with poor quality historic fill material placed at the Site for development purposes and not associated with historical Site uses.

Sub-Slab Depressurization System (SSDS) Completion Report, prepared by GBTS, dated June 10, 2022

Due to the elevated concentrations in soil vapor identified at the Site, WCD recommended the installation of a vapor barrier/SSDS to control the potential for soil vapor intrusion into the indoor air space at the Site. According to the SSDS Completion Report, GBTS broke up the entire ground floor slab to facilitate installation of both a vapor barrier system (VBS) and SSDS. The SSDS consists of three loops; Loops 1 and 2 serve the eastern and western building wings, respectively. Loop 3 services both of the basements as well as the slab-on-grade area between each wing. Permanent sub-slab monitoring points were installed to measure pressure beneath the slab. According to the report, pressure readings indicated that the SSDS was functioning normally with the exception of a single monitoring point (SSMP-5 – south central area) reading exactly -0.004 inches water column (IWC), which is considered the minimum value for demonstrating sub-slab depressurization.

Phase I ESA, prepared by Roux, dated March 31, 2023

Roux was retained by the Requestor to complete a Phase I ESA for the Site in 2023. Based on the information gathered during the Phase I ESA process, Roux has identified the following RECs:

- **Presence of Chlorinated Solvents in Soil, Groundwater, and Soil Vapor and Historical Site Usage:** Based on the compounds were detected in soil, groundwater, and soil vapor in the Phase II ESAs completed by WCD, there is potential that chlorinated solvents were used at the Site historically as part of the knitting mill, textile, and auto laundry operations. There is still potential that there is a source of chlorinated solvents in the soil that has not been identified. There is an active SSDS in place and operating at the Site, for mitigation of potential soil vapor intrusion. Therefore the identified contamination in soil, groundwater, and soil vapor and the operation of the SSDS is considered a REC.
- **Surrounding Industrial and Manufacturing Usage:** The Site was historically adjoined to the east with a gasoline filling station that was identified to have buried gasoline tanks. An additional gasoline

Appendix D – Property's Environmental History

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IV, Question 1

filling station appeared to be located approximately 115-feet to the northwest in the 1936-1950 Sanborn Maps at 1102 Wyckoff Avenue. Additional industrial/ manufacturing uses were identified in close proximity to the Site to the west with potential to adversely impact upon the Site and include: auto repair/ duco paint spraying, brass casting, paper tube and cardboard manufacturing, wood box manufacturing, and soap manufacturing. These uses were generally identified before 1980 and the area to the west was noted as unspecified manufacturing after 1980 until the most recent 2006 Sanborn Map. The surrounding industrial/manufacturing uses have the potential to adversely impact upon the environmental quality of the Site and the surrounding area.

Roux did not identify any HRECs or CRECs in connection with the Site.

Roux has identified the following Business Environmental Risks (BERs) in connection with the Site:

- **Presence of Historic Fill Material:** The Site was identified to have poor quality fill material with elevated concentrations of SVOCs characterized as PAHs from the samples collected in the vicinity and underneath the closed-in-place UST. The presence of the fill material and SVOCs does not appear to be related to historical Site usage but historical developments and demolitions that may have imported fill materials from unknown origins. The presence of this material should be considered during any future soil disposal and redevelopment scenarios.
- **Presence of an Abandoned 2,000-gallon UST:** The Site currently has a closed-in-place UST in the southern portion of the building. The UST was investigated in a tank closure report prepared by GBTS in March 2020 and samples collected from underneath and around the tank did not identify any releases from the UST. The tank itself and interior contents (concrete) are still considered a BER as any future redevelopment that disturbs the tank area may require its removal and subsequent disposal in accordance with local, state and federal laws.

SSDS Monitoring and Soil Vapor Intrusion Investigation Letter, prepared by Roux, dated May 30, 2023

Roux was retained by the Requestor to complete monitoring of the existing SSDS and to conduct a soil vapor intrusion investigation. Roux collected vacuum measurements from the existing soil vapor monitoring points and inspected SSDS piping to confirm that the SSDS was operating properly. Additionally, six soil vapor samples, six indoor air samples, and one outdoor air sample were collected. Results showed that petroleum related VOCs including benzene, toluene, ethylbenzene, and xylenes were detected at relatively low concentrations in all samples collected. Additionally, chlorinated VOCs (CVOCs) were also detected at relatively low concentrations in the soil vapor and indoor air samples. CVOCs detected in indoor air included carbon tetrachloride and PCE. CVOCs detected in soil vapor included TCE, PCE, and 1,1,1-TCA. Based on the available data and comparison to NYSDOH guidance values, it was determined that the SSDS was working properly and appears to be adequately addressing the potential for SVI into the building. Roux recommended continuing to run the SSDS and to conduct SSDS inspections/vacuum readings, as well as conducting annual soil vapor and indoor air sampling.

Site Characterization Work Plan - Addendum dated August 16, 2023 prepared by HRP Associates, Inc. and associated Soil Vapor & Groundwater Sampling letter/Property Access Voluntary Consent (Right of Entry) Form prepared by NYSDEC dated February 2, 2024

On May 16, 2022, HRP was authorized to complete NYSDEC Work Assignment (WA) No. 35 (D009808-35) for Site Characterizations (SC) at P-Sites located in Region 2 (New York, New York). HRP prepared the Site Characterization Work Plan - Addendum dated August 16, 2023 for the Site (SC Work Plan Addendum). The SC Work Plan Addendum identifies the Site as P-Site No. 241255 and proposes the installation of 16 shallow and deep soil borings to characterize soils and fill material beneath the slab of the building and in the loading dock area and to determine if an onsite source of CVOC impacts exists. HRP also proposed five groundwater monitoring wells and five soil vapor points to be installed in the off-Site areas surrounding the Site to delineate CVOC impacts, determine if impacts may be related to an off-site source, and identify potential impacts to offsite receptors. The work plan noted that a portion of the L-train subway line runs beneath the northeastern

Appendix D – Property’s Environmental History

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IV, Question 1

portion of the Site and that the New York City Transit Authority (NYCTA) /Metropolitan Transportation Authority (MTA) would need to review the proposed scope of work and determine if it had the potential to impact their facilities. The NYSDEC letter requested that the application voluntarily provide NYSDEC and it's subcontractors access to perform the above-referenced SC work.

On August 8, 2024, NYSDEC, the Requestor, the Requestor's attorney, and Roux participated in a Brownfield Cleanup Program (BCP) Pre-application Meeting to discuss next steps at the Site. The Requestor is applying as a volunteer for the BCP and will conduct a remedial investigation (in lieu of HRP's SC) upon acceptance into the BCP and approval of the RIWP being submitted concurrently with this BCP Application.

SOIL INDUSTRIAL SOIL CLEANUP OBJECTIVE (ISCO) EXCEEDANCE SUMMARY

The existing building is currently used as the design studio, manufacturing facility, warehouse and office for the Requestor's New York City-based fashion company. The proposed redevelopment plan includes renovating/updating the existing building and is anticipated to include a roof-top addition of between 1,500 and 2,000 square feet and required modifications to the foundation in that area. Therefore, the available soil data was compared to the NYSDEC Industrial Soil Cleanup Objectives (ISCOS). Based on the existing and proposed post-redevelopment Site use, soil exceedances of ISCOs are presented below for evaluation of the Site's entry into the NYSDEC BCP. Additional soil sampling and analysis is planned as part of the Remedial Investigation upon acceptance into the NYSDEC Brownfields Cleanup Program. Exceedances of the ISCOs within the boundaries of the proposed BCP Site are graphically depicted on Figure 4.

SVOCs

Exceedances of ISCOs for SVOCs are summarized below with the maximum concentration and location noted.

Analyte	Number of ISCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	ISCO (mg/kg or ppm)
Benzo(a)pyrene	4	UST-01 N	8.4 D	1.1
Dibenzo(a,h)anthracene	1	UST-01 N	1.9 D	1.1

D = Diluted

GROUNDWATER AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (AWQSGV) EXCEEDANCE SUMMARY

VOCs

The exceedances of AWQSGVs for VOCs are summarized below with the maximum concentration and location noted, and shown on Figure 4.

Analyte	Number of AWQSGV Exceedances	Location of AWQSGV Exceedance	Concentrations (ug/L or ppb)	AWQSGV (ug/L or ppb)
PCE	1	MW-01	150	5
Toluene	1	MW-01	11	5
TCE	1	MW-01	5.3	5

Appendix D – Property's Environmental History

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IV, Question 1

SOIL VAPOR DETECTIONS SUMMARY

VOCs

Detections of CVOCs are summarized below with the maximum concentration and location noted, and are shown on Figures 4 and 5.

Analyte	Number of Detections	Location of Detection	Max Concentration (ug/L or ppb)	Type
1,1,1-TCA	5	SV-04	620	Sub-Slab Soil Vapor
Carbon Tetrachloride	6	SSMP-7_IA	0.54	Indoor Air
Cis-1,2-Dichloroethylene (c-1,2-DCE)	1	OA-1	0.083	Outdoor Air
Methylene Chloride	3	SV-01 and SV-02	4.8	Sub-Slab Soil Vapor
PCE	12	SV-03	2700	Sub-Slab Soil Vapor
TCE	4	SV-03	10	Sub-Slab Soil Vapor

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

APPENDIX E

Section V Requestor Information

Appendix E – Requestor Information

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section V, Question 3

LLC Members/Owners

11-24 Wyckoff Avenue Project

• **The Members/Owners of 1124 Wyckoff LLC are as follows:**

Telfar Clemens43.48%

Babak Radboy43.48%

Avena Gallagher2.17%

Donald Hearn 10.87%

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 1124 WYCKOFF LLC

DOS ID: 6938182

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 07/17/2023

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/17/2023

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: QUEENS

NEXT STATEMENT DUE DATE: 07/31/2025

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: ODIS MANAGEMENT

Address: 2483 CONEY ISLAND AVE, BROOKLYN, NY, UNITED STATES, 11223

Electronic Service of Process on the Secretary of State as agent: 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

**RESOLUTION ADOPTED BY
1124 WYCKOFF LLC**

The undersigned hereby certifies that he is a Member of 1124 WYCKOFF LLC, a domestic limited liability company ("**Company**"), and further certifies as follows:

WHEREAS, Company has applied to be admitted as a Volunteer in the New York State Brownfield Cleanup Program in connection with property occupying Tax Lot 50 of Tax Block 3542 in Queens, New York ("**Site**"); and

WHEREAS, Company deems it advisable and in the best interests of Company to authorize, approve and ratify the submission of the Brownfield Cleanup Program Application ("**Application**");

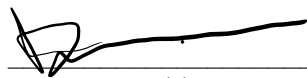
NOW, THEREFORE, BE IT RESOLVED, Company's General Counsel, Romola Lucas, is authorized to sign the Application and execute the Brownfield Site Cleanup Agreement ("**BSCA**") once the Site is accepted into the BCP on behalf of Company, and to undertake all measures necessary to fulfill the obligations under the Application, the BSCA and BCP (the "**Consent**"); and it is further

RESOLVED, a facsimile copy of a signature shall be deemed an original signature under this Consent.

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as-of this 4th day of September 2024.

1124 WYCKOFF LLC
a New York limited liability company

By:

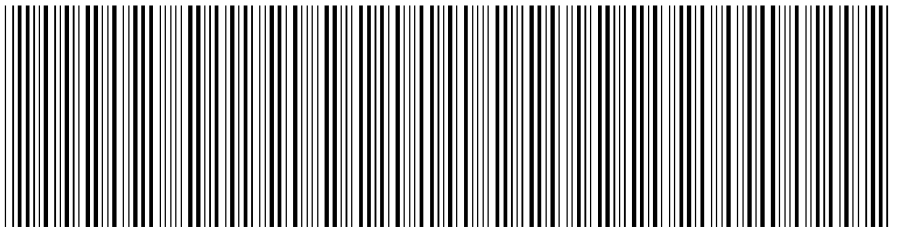


Name: Donald Hearn

Title: Authorized Signatory

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.



2023091500565001001E2629

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2023091500565001

Document Date: 09-12-2023

Preparation Date: 09-15-2023

Document Type: DEED

Document Page Count: 3

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916448)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
lriviera@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916448)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
lriviera@ROYALABSTRACT.COM

PROPERTY DATA

Borough

Block Lot

Unit

Address

QUEENS

3542 50 Entire Lot

11-24 WYCKOFF AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WHITLOCK GROUP LLC
C/O GERSTEIN STRAUSS & RINALDI LLP, 57 WEST
38TH STREET, 9TH FLOOR
NEW YORK, NY 10018

GRANTEE/BUYER:

1124 WYCKOFF LLC
C/O ODIS MANAGEMENT, 2483 CONEY ISLAND
AVENUE
BROOKLYN, NY 11223

☒ 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:

\$ 310,406.25

NYS Real Estate Transfer Tax:

\$ 76,862.50

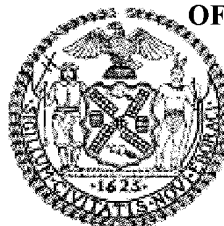
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 09-20-2023 10:31

City Register File No.(CRFN):

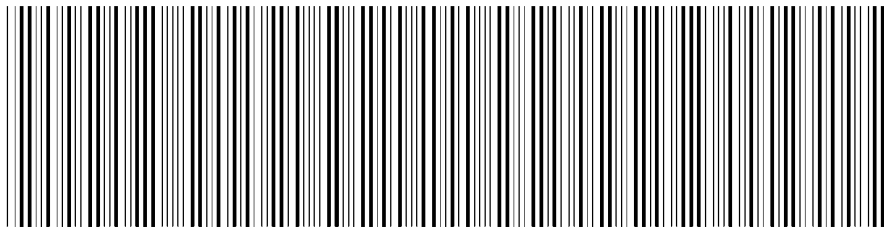
2023000239584



Colette McChia-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2023091500565001001C24A9

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2023091500565001

Document Date: 09-12-2023

Preparation Date: 09-15-2023

Document Type: DEED

PARTIES

GRANTOR/SELLER:

WHITLOCK GROUP, LLC
C/O GERSTEIN STRAUSS & RINALDI LLP, 57 WEST
38TH STREET, 9TH FLOOR
NEW YORK, NY 10018

BARGAIN AND SALE DEED WITH COVENANTS**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT****THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**THIS INDENTURE, made as of the 12th day of Sept, 2023

a/k/a Whitlock Group, LLC

BY AND BETWEEN WHITLOCK GROUP LLC, c/o Gerstein Strauss & Rinaldi LLP, 57 West 38th Street, 9th Floor, New York, New York 10018, party of the first part, and **1124 WYCKOFF LLC**, c/o Odis Management, 2483 Coney Island Avenue, Brooklyn, New York 11223, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$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 Queens, State of New York more particularly described on Schedule A annexed hereto and made a part hereof, being the premises known as 1124 Wyckoff Avenue, Ridgewood, New York 11385.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

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

BEING the same premises described in the Deed to the Grantor from M.F.H Realty Corp. dated 9/28/2018 and recorded 10/4/2018 as CRFN 2018000330662.

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:

WHITLOCK GROUP LLC
AKA
Whitlock Group, LLC

By: 

Lawrence Ben Pomeroy
Authorized Representative

SCHEDULE A

(Description of the Land)

AS TO P/O OLD LOT 50, NOW P/O CURRENT LOT 50:

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

BEGINNING at a point on the southwesterly side of Wyckoff Avenue, distant 215 feet 6 inches northwesterly from the corner formed by the intersection of the southwesterly side of Wyckoff Avenue with the northwesterly side of Cooper Avenue;

RUNNING THENCE northwesterly along the southwesterly side of Wyckoff Avenue, 74 feet 6 inches;

THENCE southwesterly at right angles to Wyckoff Avenue, 100 feet;

THENCE southeasterly and parallel with Wyckoff Avenue, 74 feet 6 inches;

THENCE northeasterly, again at right angles to Wyckoff Avenue, 100 feet to the southwesterly side of Wyckoff Avenue, at the point or place of BEGINNING.

TOGETHER with the benefits and SUBJECT to the burdens of easements recorded in Liber 7010 cp. 386 and 388.

AS TO P/O OLD LOT 50, NOW P/O CURRENT LOT 50:

ALL that certain plot, piece or parcel of land situate, lying and 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 southwesterly side of Wyckoff Avenue, distant 141 feet northwesterly from the corner formed by the intersection of the southwesterly side of Wyckoff Avenue with the northwesterly side of Cooper Avenue;

RUNNING THENCE northwesterly along the southwesterly side of Wyckoff Avenue, 74 feet 6 inches;

THENCE southwesterly at right angles to Wyckoff Avenue, 100 feet;

THENCE southeasterly, parallel with Wyckoff Avenue, 74 feet 6 inches;

THENCE northeasterly, again at right angles to Wyckoff Avenue, 100 feet to the southwesterly side of Wyckoff Avenue, at the point or place of BEGINNING.

FOR INFORMATION ONLY: Premises also known as 1124-1130 Wyckoff Avenue, Ridgewood, NY
Block 3542 Lot 50

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York

ss:

County of New York

On the 30th day of August in the year 2023, before me, the undersigned, personally appeared Lawrence Ben Pomeroy, 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

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

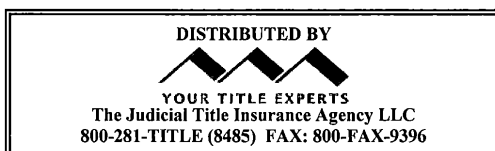
to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No. D7405-01031Q

**WHITLOCK GROUP LLC
TO
1124 WYCKOFF LLC**



**ACKNOWLEDGEMENT TAKEN IN NEW YORK
STATE**

State of New York, County of , ss:

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

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

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION:

BLOCK: 3542

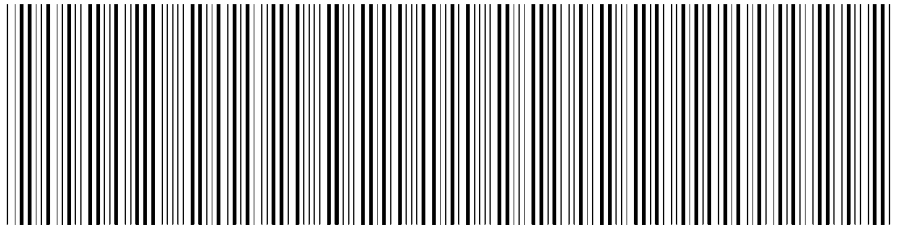
LOT: 50

COUNTY OR TOWN: Ridgewood, Queens

RETURN BY MAIL TO:

Romola Lucas, Esq.
c/o Odis Management
2483 Coney Island Avenue
Brooklyn, New York 11223

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2023091500565001001SE8A8

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2023091500565001
Document Type: DEED

Document Date: 09-12-2023

Preparation Date: 09-15-2023

ASSOCIATED TAX FORM ID: 2023082900097

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
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 11-24 WYCKOFF AVENUE QUEENS 11385
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1124 WYCKOFF LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

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

8. Seller Name WHITLOCK GROUP LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 7 / 26 / 2023
 Month Day Year

11. Date of Sale / Transfer 9 / 12 / 2023
 Month Day Year

12. Full Sale Price \$ 1 1 8 2 5 0 0 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 F 5 16. Total Assessed Value (of all parcels in transfer) 5 7 4 6 5 0

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

QUEENS 3542 50

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	
X <u>DM</u>		<u>LUCAS</u>	
C/O ODIS MANAGEMENT 2483 CONEY ISLAND AVENUE		<u>ROMOZA</u>	
<u>DONALD HEARN</u>		<u>347</u>	
STREET NUMBER		AREA CODE	
STREET NAME (AFTER SALE)		TELEPHONE NUMBER	
BROOKLYN		SELLER	
STATE		DATE	
CITY OR TOWN		ZIP CODE	
NY		11223	
SELLER SIGNATURE		DATE	

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE C/O ODIS MANAGEMENT 2483 CONEY ISLAND AVENUE		DATE		LAST NAME		FIRST NAME	
STREET NUMBER BROOKLYN		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
CITY OR TOWN		STATE NY		ZIP CODE 11223		SELLER 8.30.23	
				SELLER SIGNATURE		DATE	

2023082900097201



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: QUEENS BLOCK: 3542 LOT: 50
- (2) Property Address: 11-24 WYCKOFF AVENUE, QUEENS, NY 11385
- (3) Owner's Name: 1124 WYCKOFF 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: Donald Hearn

Signature: X [Signature] 09/12/2023 Date (mm/dd/yyyy)

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

Section VI Requestor Eligibility Volunteer Statement

Appendix F – Land Use Factors

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section VI, Question 13

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 commissioned a Phase I ESA for purposes of conducting all appropriate inquiry prior to purchase and intends to address any Site contamination via the BCP. Since acquiring the property, the Requestor has taken 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 as continuing to operate the active sub-slab depressurization system, 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).

Section IX Previous Owners

Appendix G – Previous Property Owners and Operators

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IX

PREVIOUS OWNERS INFORMATION FROM NEW YORK CITY TAX RECORDS
11-24 Wyckoff Avenue
Block 3452, Lot 50

Period	Owner	Source ¹	Contact (address or phone number if available) ²	Relationship to Requestor
Unknown- 9/30/1957 and 10/4/1957 ^{3,4}	Owner not listed	NYC ACRIS	None	None
9/30/1957 and 10/4/1957- 12/15/1978 ⁴	Rich-Lynn Realty Corp.	NYC ACRIS	No phone numbers available. 11-24 to 11-30 Wyckoff Avenue, Ridgewood, NY	None
Unknown- 3/29/1974 ⁴	Donning Realty Corp.	NYC ACRIS	None	None
3/29/1974- 12/15/1978 ⁴	Val-Bee Knitting Mills, Inc.	NYC ACRIS	No phone numbers available. 11-24 to 11-30 Wyckoff Avenue, Ridgewood, NY	None
12/15/1978- 10/4/2018	M.F.H. Realty Corp.	NYC ACRIS	MHF Realty Corp. (718) 821-1062 (out of service) 1124-1130 Wyckoff Ave, Brooklyn, NY	None
10/4/2018- 9/20/2023	Whitlock Group, LLC	NYC ACRIS	No Phone number available. 215 East 79 th Street, New York, NY	None
9/20/2023- present	1124 Wyckoff LLC	NYC ACRIS	See application.	Requestor

¹ ACRIS includes transactions records from 1966 to present. If no other records are shown, it is assumed that additional property transactions occurred before 1966.

² Contact information obtained from Google search and property deeds.

³ The date of the previous property transfer is noted on the deed from 12/15/1978, but the previous owner is not listed.

⁴ It appears from notations on several of the older deeds that Lot 50 had previously been two separate lots that were combined. That is why there are two deeds dated 12/15/1978.

Appendix G – Previous Property Owners and Operators

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section IX

PREVIOUS OPERATOR'S INFORMATION
11-24 Wyckoff Avenue
Block 3542, Lot 50

Dates	Operator	Source¹	Contact (address or phone number if available)²	Relationship to Requestor
1945	Hofmann Auto Club Svce	City Directory/ Phase I ESA	None	None
1950	Cals Svce Sta, ESCO Fuel Oil Co	City Directory/ Phase I ESA	None	None
1962, 1967, 1970	Cody Knitg Mill	City Directory/ Phase I ESA	None	None
1999, 2000	H&C Knitting Incorporated	City Directory/ Phase I ESA	(718) 417-8403 (out of service)	None
2004	H&C Knitting Inc, Occupant Unknown, Pupu Phupe LPD	City Directory/ Phase I ESA	See above for H&C Knitting Inc. No contact information for the other entities.	None
2005	H&C Knitting Inc, Private Residence	City Directory/ Phase I ESA	See above for H&C Knitting Inc. No contact information for the other entities.	None
2009, 2014	H&C Knitting Inc, MFH Realty Corp	City Directory/ Phase I ESA	See above for H&C Knitting Inc. MHF Realty Corp. (718) 821-1062 (out of service)	None
2017	H&C Knitting Inc, MFH Realty Corp, Knitwork Apparel Inc	City Directory/ Phase I ESA	See above for H&C Knitting Inc. and MFH Realty Corp. No contact information for Knitwork Apparel Inc.	None
February 2023- present	Telfar Holding Inc ³ /1124 Wyckoff LLC	N/A	See application	Requestor

¹ A City Directory Abstract of the property was obtained from EDR during the 2023 Phase I Environmental Site Assessment (Phase I ESA). Records reviewed from 1922 to 2017 were sourced from New York Telephone, New York Telephone Directory, Cole Information Services, and NYNEX Information Resource Company.

² Contact information obtained from Google search.

³ Telfar Holding Inc and 1124 Wyckoff LLC are affiliates.

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

APPENDIX H

Section XI Site Contact List

Appendix H - Site Contact List

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section XI

i. Local and State Officials

Mayor of the City of New York
Hon. Eric Adams
City Hall
260 Broadway Ave
New York, NY 10007
Tel: 212-788-3000

NYC Comptroller
Hon. Brad Lander
1 Centre Street
New York, NY 10007
Tel: 212-669-3916
Fax: 212-669-8878

NYC Public Advocate
Hon. Jumaane D. Williams
1 Centre Street
New York, NY 10007
Tel: 212-669-7200

Queens Brough President
Hon. Donovan Richards
120-55 Queens Boulevard
Kew Gardens, NY 11424
Tel: 718-286-2870
Fax: 718-286-2916

Queens District Attorney
Hon. Melida Katz
125-01 Queens Boulevard
Kew Gardens, NY 11415
Tel: 718-286-6000

Borough of Queens, Community Board 5
Vincent Arcuri Jr., Chairperson
61-23 Myrtle Avenue
Glendale, NY 11385
Tel: 718-366-1834

NYC Council Member
Hon. Jennifer Gutierrez 34th CD
244 Union Avenue
Brooklyn, NY 11211
Tel: 718-963-3141
Fax: 718-963-4527

NY State Governor
Hon. Kathy Hochul
NYC Office
633 Third Avenue, 38th Flr
New York, NY 10017
Tel: 212-681-4580
Fax: 212-681-4640

NY State Senator
Hon. Michael Gianaris 12th SD
31-19 Newtown Avenue, Suite 402
Astoria, NY 11102
Tel: 718-728-0960
Fax: 718-728-0963

NYS State Assembly Member
Hon. Jenifer Rajkumar 38th AD
83-91 Woodhaven Boulevard
Woodhaven, NY 11421
Tel: 718-805-0950
Fax: 718-805-0953

NY US Senator
Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017
Tel: 212-486-4430
Fax: 212-228-2838

NY US Senator
Hon. Kirsten E. Gillibrand
780 Third Avenue, Suite 2601
New York, NY 10017
Tel: 212-688-6262
Fax: 212-824-6340

NY US Congresswoman
Hon. Nydia Velazquez 7th CD
266 Broadway, Suite 201
Brooklyn, NY 11211
Tel: 718-599-3658
Fax: 718-599-4537

Appendix H - Site Contact List

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section XI

ii. Current Site Owner/Operator

Subject Site

Block 3542, Lot 50

1124 WYCKOFF LLC
2483 Coney Island Avenue
Brooklyn, NY 11223
and
11-24 Wyckoff Ave
Ridgewood, NY 11385

iii. Current Owners and Occupants of Adjacent Sites

Adjacent Properties to the North

Block 3557, Lot 4

U-STORE-IT, L.P.
11-25 Wyckoff Avenue
Queens, NY 11385

Block 3556, Lot 1

TORRES, MIREYA
11-15 Wyckoff Avenue
Queens, NY 11385

Block 3556, Lot 2

197 JOHNSON REALTY LLC
11-13 Wyckoff Avenue
Queens, NY 11385

L-train Subway in Wyckoff Ave. and Beneath Lot 50

Metropolitan Transportation Authority
347 Madison Avenue
New York, NY 10017

Adjacent Properties to the South

Block 3542, Lot 64

PAIDGE GROUP LLC
56-23 Cooper Avenue
Queens, NY 11385

Block 3542, Lot 70

PAIDGE GROUP LLC
56-03 Cooper Avenue
Queens, NY 11385

Adjacent Properties to the West

Block 3542, Lot 46

ZAVALA, MANUEL
11-16 Wyckoff Avenue
Queens, NY 11385

Block 3542, Lot 44

1121 HOLDINGS, LLC
11-12 Wyckoff Avenue
Queens, NY 11385

Adjacent Properties to the East

Block 3542, Lot 57

LOT 57 QUEENS, LLC
Irving Avenue
Queens, NY 11385

iv. Community, Religious, Civic and other Authorities

NYPD 104th Precinct and Community Council
64-02 Catalpa Avenue
Ridgewood, NY 11385

104th Precinct Civilian Observation Patrol
PO Box 790115
Middle Village, NY 11379

Catalpa YMCA
69-02 64th Street
Ridgewood, NY 11385

Friendly Connections Social Senior Care Center
60-87 Myrtle Avenue
Ridgewood, NY 11385

Greater Ridgewood Historical Society
The Vander-Ende Onderdonk House
1820 Flushing Avenue

Appendix H - Site Contact List

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section XI

Ridgewood, NY 11385

Greater Ridgewood Restoration Corp
68-56 Forest Avenue
Ridgewood, NY 11385

Greater Ridgewood Youth Council
59-03 Summerfield Street
Ridgewood, NY 11385

Neighborhood WIC, A Program of Public Health
Solutions
55-05 Myrtle Avenue, 3rd Floor
Ridgewood, NY 11385

Polonians Organized to Minister to Community
66-58 Fresh Pond Road, 2nd Floor
Ridgewood, NY 11385

Salvation Army, Ridgewood Corps
69-23 Cypress Hills Street
Ridgewood, NY 11385
Ridgewood Volunteer Ambulance Corporation
503 Onderdonk Avenue
Ridgewood, NY 11385

FDNY Engine 308/Battalion 51
107-12 Lefferts Blvd
South Richmond Hill, NY 11419

St. Martin of Tours Roman Catholic Church
1288 Hancock St
Brooklyn, NY 11221

Lifefhouse Community Church
460 Irving Ave
Brooklyn, NY 11237

Transformation Church
16-40 Hancock St
Ridgewood, NY 11385

Mt Olive Church of God
277 Elder St
Brooklyn, NY 11207

Celestial Church of Christ New York Parish
1380 Jefferson Ave
Brooklyn, NY 11237

Bethel Evangelical Church, Inc.
215 Cooper St 2nd Floor
Brooklyn, NY 11207

St. Mathias Roman Catholic Church
58-25 Catalpa Ave
Ridgewood, NY 11385

Masjid and Islamic Center of Ridgewood
10-19 Wyckoff Ave
Flushing, NY 11385

Joy Way Church
17-15 Weirfield St
Ridgewood, NY 11385

Mount Moriah Seventh-Day Adventist Church
18-34 Decatur St
Ridgewood, NY 11385

v. Parks and Recreation

NYC Parks and Recreation
Irving Square Park
Knickerbocker Avenue, Weirfield St
Brooklyn, NY 11207

NYC Parks and Recreation
Highland Park Playground Highland Blvd. and
Heath Place
Brooklyn, NY 11207

vi. Day Cares and School

James Thorbs, Principal
P.S. 075Q – Robert E. Peary School
16-66 Hancock Street
Ridgewood, NY 11385

Romy Diamond, Principal
P.S. 81Q – Jean Paul Richter School
559 Cypress Avenue
Ridgewood, NY 11385

Appendix H - Site Contact List

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section XI

Patrick Cooper, Principal
The Brooklyn School for Social Justice
And Academy for Excellence in Leadership
400 Irving Ave
Brooklyn, NY 11237

Linda Oshaughnessy, Principal
P.S. 88 – Seneca School
60-85 Catalpa Avenue
Ridgewood, NY 11385

Anne Marie Snadecky, Principal
P.S. 068 - Cambridge
59-09 Saint Felix Avenue
Queens, NY 11385

Dr. Nina Morris, Principal
P.S. 239 – P.O. Ramon Suarez School
17-15 Weirfield Street
Ridgewood, NY 11385

Gina Pluviose, Principal
I.S. 77 - Joseph F Quinn Intermediate School
976 Seneca Avenue
Ridgewood, NY 11385

Edward Santos, Principal
I.S. 93 - Ridgewood Intermediate School
66-56 Forest Avenue
Ridgewood, NY 11385

Lauren Reiss, Principal
Evergreen Middle School for Urban Exploration
125 Covert St
Brooklyn, NY 11207

Julie Dent, Educational Director
Audrey Johnson Day Care Center
272 Moffat St
Brooklyn, NY 11207

Sonia Mejia, Director
Childcare My First Steps Daycare
58-64 78th Ave
Glendale, NY 11385

Ms. Natalie S. Ortega, Founder
Little Hearts Daycare
60-41 75th Ave
Ridgewood, NY 11385

Margarita Genao, On-Site Provider
MG Sunshine Daycare, Inc.
1109 Wyckoff Ave
Ridgewood, NY 11385

Cecilia M. Galvez, On-Site Provider
Caterpillar Day Care
1615 Summerfield St
Ridgewood, NY 11385

Attention to Administrator
Kidz Haven Daycare
1114 Cypress Ave
Ridgewood, NY 11385

Attention to Administrator
Child's Little Steps Daycare
58-19 79th Ave
Ridgewood, NY 11385

Teresa Almanzar, On-Site Provider
Almanzar Family Group Day Care
1199 Decatur St
Brooklyn, NY 11207

Maria A. Reyes De Moncion, On-Site Provider
Creative Minds Group Family Day Care Inc
196 Covert St
Brooklyn, NY 11207

Attention to Administrator
Meli's Little Royalties
212 Eldert St
Brooklyn, NY 11207

Jayne Hunt, Principal
PS 151 - Lyndon B Johnson
763 Knickerbocker Avenue
Brooklyn, NY 11207

Shery Spina, I. A. Principal
P.S./I.S. 384 – Frances E Carter
242 Cooper St.
Brooklyn, NY 11207

Inan Barrett, Principal
Bushwick Ascend Charter School
751 Knickerbocker Ave.
Brooklyn, NY 11207

Appendix H - Site Contact List

11-24 Wyckoff Avenue
11-24 Wyckoff Avenue, Ridgewood, Queens, New York 11385
BCP Application – Section XI

vii. Local Water Supply

NYCDEP
Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

viii. Local News and Media

Local Newspaper
Ridgewood Times
6071 Woodbine St.
Ridgewood, NY 11385

Local television
Queens Public Television
41-61 Kissena Blvd #2077
Queens, NY 11355

El Diario
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

ix. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be placed on the contact list

No persons have requested to be on the Site Contact List.

x. Document Repositories

Queens Public Library – Ridgewood Branch
20-12 Madison Street
Ridgewood, NY 11385
Tel: 718-821-4770
edebourbon@queenslibrary.org

Borough of Queens, Community Board 5
61-23 Myrtle Ave
Glendale, NY 11738
Tel: 718-366-1834
qn05@cb.nyc.gov

See attached documentation confirming acceptance as document repositories in Appendix H.



Document Repository Request

From Valerie Sabatasso <vsabatasso@rouxinc.com>

Date Wed 9/4/2024 3:36 PM

To qn05@cb.nyc.gov <qn05@cb.nyc.gov>

Good afternoon,

My name is Valerie Sabatasso and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 11-24 Wyckoff Avenue, Ridgewood, New York and are required to have the nearest library and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Borough of Queens Community Board 5 to be one of the document repositories for the 11-24 Wyckoff Avenue project. Please respond via email to confirm the Community Board can be a repository. Do not hesitate to reach out with any questions.

Thanks,

Valerie Sabatasso | Senior Scientist

252 W 37th Street, 18th Floor, New York, NY 10018

Main: 631.232.2600 | Direct: 631.630.2364 | Mobile: 516.509.9852

Email: vsabatasso@rouxinc.com | Website: www.rouxinc.com



Please consider the environment before printing this email.

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From: [Giordano, Gary \(CB\)](#)
To: [Valerie Sabatasso](#)
Cc: [Arcuri, Vincent](#); [Arcuri, Jr., Vincent \(CB\)](#); [QN05@cb.nyc.gov \(CB\)](#); [Maier, John \(CB\)](#)
Subject: Fw: [EXTERNAL] RE: Document Repository Request
Date: Friday, September 13, 2024 4:19:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

This message originated outside your organization. Please use caution!



For: Valerie Sabatasso, Senior Scientist
Roux Environmental Engineering and Geology, D.P.C.

The office of Community Board 5, Queens, located at 61-23 Myrtle Avenue in Glendale, Queens, NY 11385 can be a document depository for the planned project at 11-24 Wyckoff Avenue.

Sincerely,
Gary Giordano, District Manager
Community Board 5, Queens

From: QN05@cb.nyc.gov (CB) <qn05@cb.nyc.gov>
Sent: Friday, September 13, 2024 12:56 PM
To: Giordano, Gary (CB) <ggiordano@cb.nyc.gov>
Subject: Fw: [EXTERNAL] RE: Document Repository Request

From: Valerie Sabatasso <vsabatasso@rouxinc.com>
Sent: Friday, September 13, 2024 12:15 PM
To: QN05@cb.nyc.gov (CB) <qn05@cb.nyc.gov>
Subject: [EXTERNAL] RE: Document Repository Request

You don't often get email from vsabatasso@rouxinc.com. [Learn why this is important](#)

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Good afternoon,

I'm following up on our phone call earlier. Please see the email request below and confirm if the community board may be a document repository. Thank you in advance.

Thanks,

Valerie Sabatasso | Senior Scientist

252 W 37th Street, 18th Floor, New York, NY 10018

Main: 631.232.2600 | Direct: 631.630.2364 | Mobile: 516.509.9852

Email: vsabatasso@rouxinc.com | Website: www.rouxinc.com

From: Valerie Sabatasso

Sent: Wednesday, September 4, 2024 3:36 PM

To: qn05@cb.nyc.gov

Subject: Document Repository Request

Good afternoon,

My name is Valerie Sabatasso and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 11-24 Wyckoff Avenue, Ridgewood, New York and are required to have the nearest library and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Borough of Queens Community Board 5 to be one of the document repositories for the 11-24 Wyckoff Avenue project. Please respond via email to confirm the Community Board can be a repository. Do not hesitate to reach out with any questions.

Thanks,

Valerie Sabatasso | Senior Scientist

252 W 37th Street, 18th Floor, New York, NY 10018

Main: 631.232.2600 | Direct: 631.630.2364 | Mobile: 516.509.9852

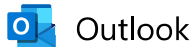
Email: vsabatasso@rouxinc.com | Website: www.rouxinc.com



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Document Repository Request

From Valerie Sabatasso <vsabatasso@rouxinc.com>

Date Wed 9/4/2024 3:33 PM

To edebourbon@queenslibrary.org <edebourbon@queenslibrary.org>

Cc ekern@queenslibrary.org <ekern@queenslibrary.org>; zbofill@queenslibrary.org <zbofill@queenslibrary.org>

Good afternoon,

My name is Valerie Sabatasso and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 11-24 Wyckoff Avenue, Ridgewood, New York and are required to have the nearest library, and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Queens Public Library at Ridgewood to be one of the document repositories for the 11-24 Wyckoff Avenue project. Please respond via email to confirm the library can be a repository. Do not hesitate to reach out with any questions.

Thanks,

Valerie Sabatasso | Senior Scientist

252 W 37th Street, 18th Floor, New York, NY 10018

Main: 631.232.2600 | Direct: 631.630.2364 | Mobile: 516.509.9852

Email: vsabatasso@rouxinc.com | Website: www.rouxinc.com



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From: [Brandone, Michelle D](#)
To: [Valerie Sabatasso](#); [Olson, Maryanne D](#)
Subject: Re: Document Repository Request
Date: Friday, September 13, 2024 12:07:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

This message originated outside your organization. Please use caution!



Hi Valerie,

Your request is approved.

Best,
Michelle

Michelle Brandone
she/her
Assistant Community Library Manager
Queens Public Library at Ridgewood

Phone: 718-821-4770
Email: mbrandone@queenslibrary.org

From: Valerie Sabatasso <vsabatasso@rouxinc.com>
Sent: Friday, September 13, 2024 11:59 AM
To: Olson, Maryanne D <Maryanne.D.Olson@queenslibrary.org>; Brandone, Michelle D <Michelle.D.Brandone@queenslibrary.org>
Subject: Document Repository Request

Good morning MaryAnne and Michelle,

My name is Valerie Sabatasso and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 11-24 Wyckoff Avenue, Ridgewood, New York and are required to have the nearest library, and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Queens Public Library at Ridgewood to be one of the document repositories for the 11-24 Wyckoff Avenue project. Please respond via email to confirm the library can be a repository. Do not hesitate to reach

out with any questions.

Thanks,

Valerie Sabatasso | Senior Scientist

252 W 37th Street, 18th Floor, New York, NY 10018

Main: 631.232.2600 | Direct: 631.630.2364 | Mobile: 516.509.9852

Email: vsabatasso@rouxinc.com | Website: www.rouxinc.com



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The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

Brownfield Cleanup Program (BCP) Application
11-24 Wyckoff Avenue, Ridgewood, New York 11385

APPENDIX I

Section XIII Underutilized Affidavit

AFFIDAVIT OF UNDERUTILIZATION

STATE OF NEW YORK)
) ss.:
COUNTY OF Queens)

Romola O. Lucas, being duly sworn, deposes and says:

1. I am the authorized representative of 1124 Wyckoff LLC, the current owner (“Owner”) of certain land consisting of one approximately 0.34-acre lot, identified as Block 3542, Lot 50 on the Tax Map of the Borough of Queens and more commonly referred to as 11-24 Wyckoff Ave (the “Site”).

2. The Site area is approximately 14,900 square feet. The Property is zoned for Industrial Use as M1-4, with a permitted Floor Area Ratio (“FAR”) of 2.0.

3. The permissible floor area under applicable zoning for a building or buildings on the Property is 29,800 square feet. It has been so zoned as such for at least 23 years prior to the date of this application.

4. The Site is currently developed with a 1-story industrial/manufacturing building, which is “U” shaped, encompassing approximately 13,300 square feet of gross floor area.

5. The currently developed gross floor area of 13,300 square feet represents only 44.6% of the permissible floor area under the applicable base zoning.

6. Accordingly, for at least the last three years prior to this application, under the applicable base zoning in effect for that period, less than 50% of the permissible floor area of the Property has been used.

7. The existing building is currently used as the design and media production studio, manufacturing facility, warehouse and office for the Requestor's New York City-based fashion company. The proposed redevelopment plan includes renovating/updating the existing building and is anticipated to include a roof-top addition of between 1,500 and 2,000 square feet and required modifications to the foundation in that area. This is an industrial use under the New York City Building Code and will occupy approximately 84% of the building. Ancillary production services and business operations will occupy the remaining building area. Therefore, the proposed Site use will be over 75% industrial.

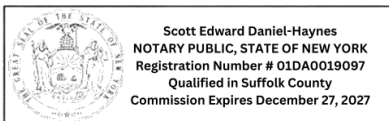


Name: Romola O. Lucas
Title: General Counsel
1124 Wyckoff LLC

Sworn and subscribed to before me this

26th day of September, 2024





This remote notarial act involved the use of communication technology.

FORMER OWNER AFFIDAVIT OF UNDERUTILIZATION

STATE OF NEW YORK)

COUNTY OF New York, ss:

I, Lawrence Ben Pomeroy, being duly sworn, depose and say:

1. I am an authorized representative of Whitlock Group LLC ("Whitlock"), the former owner of Block 3542, Lot 50 on the Tax Map of the Borough of Queens and more commonly referred to as 11-24 Wyckoff Ave (the "Site").

2. Based on my relationship with Whitlock I am familiar with the use and occupancy of the Site between in or about September, 2018, when the Site was purchased, and September, 2023, when the Site was sold.

3. The Site, including the entire building on the Site, remained vacant from in or about September, 2018, when it was purchased by Whitlock, to in or about February, 2023, when 1124 Wyckoff LLC began occupancy.

4. I am submitting this Affidavit in my capacity as a representative of Whitlock, and not personally.

WHITLOCK GROUP LLC

By: [Signature]
Lawrence Ben Pomeroy
Authorized Signatory

Sworn and subscribed to before
me this 18 day of February, 2025

[Signature]
Notary Public



11-24 WYCKOFF AVE - BCP APPLICATION

**UNDERUTILIZED APPLICATION
ATTACHMENTS**

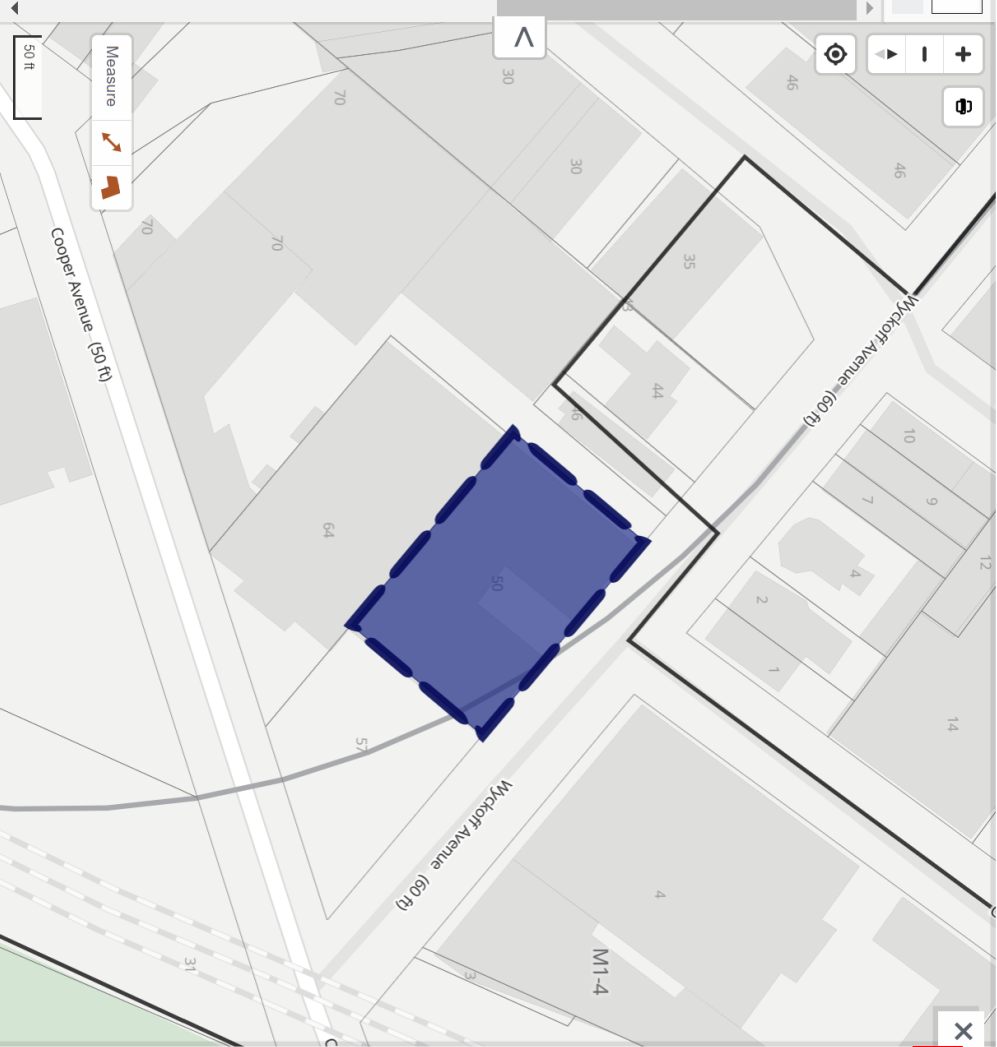
1124 WYCKOFF AVENUE, Ridge X

▼ BBL Lookup

⊕ Toggle All Map Layers Off

Zoning and Land Use 3

- ☒ Tax Lots
 - ☐ Show Land Use Colors
 - ☒ Zoning Districts
 - ☒ Commercial Districts
 - ☒ Manufacturing Districts
 - ☒ Residence Districts
 - ☒ Parks
 - ☒ Battery Park City
 - ☒ Commercial Overlays
 - ☒ C1-1 through C1-5
 - ☒ C2-1 through C2-5
 - ☐ Zoning Map Amendments
 - ☐ Pending Zoning Map Amendments
 - ☐ Special Purpose Districts
 - ☐ Special Purpose Subdistricts
- Supporting Zoning Layers**
- ☐ Mandatory Inclusionary Housing Areas
 - ☐ Inclusionary Housing Designated Areas
 - ☐ Transit Zones



Zoning District: **M1-4**

INTERSECTING MAP LAYERS 1:

- ☒ FRESH Zone
- ☒ Appendix J Designated M District

ZONING DETAILS:

- ☒ Digital Tax Map
- ☒ Zoning Map: 13d (PDF)
- ☒ Historical Zoning Maps (PDF)

Owner	Show Owner
Land Use	Commercial & Office Buildings
Lot Area	14,900 sq ft
Lot Frontage	74.5 ft
Lot Depth	149 ft
Year Built	1958
Building Class	Office Buildings - Office Only - 1 Story (O1)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	13,300 sq ft
Total # of Units	1
Building Info 3	<input checked="" type="checkbox"/> BISWEB
Property Records 3	<input checked="" type="checkbox"/> View ACRIS
Housing Info 3	<input checked="" type="checkbox"/> View HPD's Building, Registration & Violation Records

Neighborhood Information

Community District	<input checked="" type="checkbox"/> Queens Community District 5
City Council District	<input checked="" type="checkbox"/> Council District 34
School District	24
Police Precinct	104
Fire Company	E286
Sanitation Borough	4
Sanitation District	05
Sanitation Subsection	2C

Enter Search



Article I
General Provisions

Article II
Residence District Regulations

Article III
Commercial District Regulations

Article IV
Manufacturing District Regulations

Article V
Non-Conforming Uses and Non-Complying Buildings

Article VI
Special Regulations Applicable to Certain Areas

Article VII

Administration

115-21 Floor Area Ratio, Open Space and Lot Coverage

LAST AMENDED 10/7/2021 HISTORY ↕ ⌵ ⌶

(a) Maximum *floor area ratio* for *zoning lots* containing non-*residential uses*

In C6-2 and C6-3 Districts, the underlying *floor area ratio* and *open space* provisions shall not apply. In lieu thereof, the maximum *floor area ratio* permitted for *commercial* and *community facility uses*, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, the underlying *floor area ratio* provisions shall apply to *community facility uses*. For *commercial uses*, the maximum *floor area ratio* shall be 12.0.

In M1-4 Districts, the maximum *floor area ratio* permitted for *commercial*, *community facility* or *manufacturing uses*, separately or in combination, shall be 2.0.

For *developments* or *enlargements* on *qualifying transit improvement sites*, a *floor area* bonus for *mass transit station* improvements may be granted by the City Planning Commission pursuant to the provisions of Section **66-51** (Additional Floor Area for Mass Transit Station Improvements). No other *floor area* bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section **66-11** (Definitions).

AERIAL PHOTOGRAPHS FROM NEARMP INDICATING NO CHANGE IN PERMISSIBLE FLOOR AREA OF BUILDING OVER THE PAST THREE YEARS

