



**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](mailto: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, 11<sup>th</sup> Floor  
Albany, NY 12233-7020

**PROPOSED SITE NAME:** Former George & Chris Cleaners

**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: C241274

☒

Yes

☐

No



BCP App Rev 15 – May 2023

**SECTION I: Property Information**

PROPOSED SITE NAME **Former George & Chris Cleaners**

ADDRESS/LOCATION **21-40 Mott Avenue**

CITY/TOWN **Far Rockaway**

ZIP CODE **11691**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **City of New York, borough of Queens**

COUNTY **Queens**

SITE SIZE (ACRES) **0.0310**

LATITUDE

LONGITUDE

40 ° 36 ' 19.00 " -73 ° 45 ' 16.00 "

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
21-40 Mott Avenue		15528	0044	0.0310

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 <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>972.02</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/> Y	<input type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/> Y	<input 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>241274</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?		<input checked="" type="radio"/>	<input type="radio"/>
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>			
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 type="radio"/>	<input checked="" 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 type="radio"/>
<b>NOTE:</b> 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. <b>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.</b> <b>Initials of each Requestor:</b> <u>M.M.</u> _____			



## 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

## SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R6 with C1 & C2 Overlay

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?

☒ ☐

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.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input 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 type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input checked="" 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:

**SECTION V: Requestor Information**

NAME The Markides Family Trust

ADDRESS 63 Durland Road

CITY/TOWN East Rockaway

STATE NY

ZIP CODE 11563

PHONE (516) 220-2148

EMAIL markides23@aol.com

	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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . 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?	<input type="radio"/>	<input checked="" 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 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 <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>	<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)

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"/> Y	<input checked="" type="radio"/> N
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:		
<b>PARTICIPANT</b> <input checked="" type="checkbox"/> 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.	<b>VOLUNTEER</b> <input type="checkbox"/> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.  NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.  <b>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.</b>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>		



**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 The Markides Family Trust

ADDRESS 63 Durland Road

CITY East Rockaway

STATE NY

ZIP CODE 11563

PHONE (516) 220-2148

EMAIL markides23@aol.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Thomas Melia

COMPANY P.W. Grosser Consulting, Inc.

ADDRESS 630 Johnson Avenue

CITY Bohemia

STATE NY

ZIP CODE 11716

PHONE (631) 589-6353

EMAIL thomasm@pwgrosser.com

REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke

COMPANY Connell Foley LLP

ADDRESS 875 Third Avenue, 21st Floor

CITY New York

STATE NY

ZIP CODE 10022

PHONE (212) 307-3700

EMAIL gduke@connellfoley.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? Refer to Supplemental Information attachment for Applicant agreement with NYSDEC	<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**

CURRENT OWNER The Markides Family Trust

CONTACT NAME Michelle Holquist

ADDRESS 63 Durland Road

CITY East Rockaway

STATE NY

ZIP CODE 11563

PHONE (516) 220-2148

EMAIL markides23@aol.com

OWNERSHIP START DATE 2/27/2008

CURRENT OPERATOR NAS Deli & Grill Corp

CONTACT NAME Mitchell Markides

ADDRESS 21-40 Mott Avenue

CITY Far Rockaway

STATE NY

ZIP CODE 11691

PHONE (347) 727-7245

EMAIL markides26@gmail.com

OPERATION START DATE 7/30/2020

**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
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____  Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.  <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

**SECTION 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.
- 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 authorized signatory (title) of The Markides Family Trust (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: 11/15/2024 Signature: Marilyn Markides

Print Name: Marilyn Markides, TTEE

**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR  
DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

## FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

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Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input checked="" 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 type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input 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.

**FORMER GEORGE & CHRIS CLEANERS  
21-40 MOTT AVENUE  
FAR ROCKAWAY, NEW YORK 11691  
NYC TAX MAP ID: BLOCK 15528, LOT 44**

**BROWNFIELD CLEANUP PROGRAM  
APPLICATION SUPPLEMENTAL  
INFORMATION**

**SUBMITTED TO:**



New York State Department of Environmental Conservation  
Site Control Section  
Division of Environmental Remediation  
625 Broadway, 11th Floor  
Albany, New York 12233-7020

**PREPARED FOR:**

The Markides Family Trust  
63 Durland Road  
East Rockaway, New York 11563

**PREPARED BY:**



P.W. Grosser Consulting  
630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Phone: 631-589-6353

Thomas Melia, PG, Vice President  
Michael Pecoraro, Project Manager

[thomasm@pwgrossex.com](mailto:thomasm@pwgrossex.com)  
[mpecoraro@pwgrossex.com](mailto:mpecoraro@pwgrossex.com)

PWGC Project Number: MFT2301

**JANUARY 2025**



BROWNFIELD CLEANUP PROGRAM APPLICATION  
SUPPLEMENTAL INFORMATION  
FORMER GEORGE & CHRIS CLEANERS, 21-40 MOTT AVENUE  
FAR ROCKAWAY, NEW YORK, 11691

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**BROWNFIELD CLEANUP PROGRAM APPLICATION  
SUPPLEMENTAL INFORMATION  
FORMER GEORGE & CHRIS CLEANERS, 21-40 MOTT AVENUE  
FAR ROCKAWAY, NEW YORK, 11691**

**FIGURES**

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Figure 1	Site Location Map
Figure 2	Site Plan
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Figure 5	Sample Location Map
Figure 6	Soil Analytical Results
Figure 7	Groundwater Analytical Results
Figure 8	Soil Vapor / Ambient Air Analytical Results

**APPENDICES**

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Appendix A	Corporation & Business Entity Information
Appendix B	Property Deeds



## SECTION I: PROPERTY INFORMATION

### Property Description and Environmental Assessment

#### *Location*

The Site is located in a mixed use (commercial/residential) urban area in the neighborhood of Far Rockaway, New York. The Site is located within the City of New York, Queens County. The property is bounded by commercial properties to the north, commercial and residential properties to the south, commercial properties and Mott Center (hospital) to the east, and commercial and residential to the west.

#### *Site Features*

The subject property measures approximately 0.0310 acres and is occupied by a delicatessen/convenience store operated by NAS Deli & Grill. The building consists of one single-story commercial space with a partial basement in the southern portion of the Site (the northern portion of the building is slab-on-grade). The northern end of the property contains a small (approx. 10 feet by 15 feet) concrete-paved yard outside the rear of the building.

#### *Current Zoning and Land Use*

The subject property is zoned R6 (Residential District) with a C1 & C2 Overlay (Commercial) and is surrounded by properties zoned as R6/R7 (Residential District) with similar commercial overlays (C1 through C5).

A Zoning and Land Use Map is included as Figure 4.

#### *Past Use of the Site*

Based on review of historic imagery (Sanborn fire insurance maps, city directories), the property was initially developed some between 1912 and 1933, which is the earliest available historical image of the Site (Sanborn map). Usage subsequent to 1933 is as follows:

- 1933 – 1967: Commercial, unspecified usage (Sanborn map).
- 1967 – 2020: Dry cleaner (city directory)
- 2020 – present: Delicatessen

#### *Site Geology and Hydrogeology*

Based on previous environmental investigation at the Site (see Section 3.0), stratigraphy at the property, from the surface down, consists of a concrete slab ranging from 2 inches in the basement to 7 inches in the northern yard, followed by tan to brown well sorted sand with some gravel. This interval appears to continue to the water table, after which the sand is largely coarse. Depth to water beneath the Site ranges from 17 to 19 feet below the ground surface. Groundwater flow appears to be to the northwest.

#### *Environmental Assessment*

Based on previous environmental investigation at the Site (see Section 3.0), the primary contaminants of concern for the Site are as follows:

- Soil – soils beneath the northern portion of the site have been documented to contain CVOC impact exceeding Residential Use Soil Cleanup Objectives (RUSCO), but not exceeding Commercial Use. Tetrachloroethylene (PCE) was found in shallow soil (1 to 2 feet bgs) at 18 mg/kg and in deeper soil (17 to 18 feet bgs) at 8.7 mg/kg. The RUSCO for PCE is 5.5 mg/kg.
- Groundwater – groundwater beneath the Site has been documented to contain CVOC impact including PCE and TCE exceeding NYSDEC standards. PCE exceeded its groundwater quality standard of 5 µg/L in each of the three groundwater samples collected at 295 µg/L in the northernmost sample, 414 µg/L in the central sample, and 46.9 µg/L in the southernmost sample. TCE was detected above its standard of 5 µg/L in the central sample at 5.07 µg/L.
- Soil Vapor –soil vapor and ambient air samples have been compared to New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Soil Vapor Guidance) Soil Vapor/Indoor Air Decision Matrices. Analytical results indicate CVOC concentrations in the northern portion of the Site warrant mitigation. Concentrations for PCE in soil vapor were detected at 450,000 µg/m<sup>3</sup> in the northern yard, 90,000 µg/m<sup>3</sup> in the slab on grade south of the yard, and 1,100 µg/m<sup>3</sup> below the concrete slab in the southern basement, all of which exceed the NYSDOH Soil Vapor Decision Matrices upper threshold. The northern yard and slab on grade also yielded concentrations of TCE and cis-1,2-DCE in soil vapor at concentrations up to 2,800 µg/m<sup>3</sup> and 3,200 µg/m<sup>3</sup>, respectively.

A Site Plan showing sample locations at the Site is included as Figure 5. A Site Plan showing the most recent soil, groundwater and soil vapor/air results are included as Figures 6 through 8 and Figure 9.

## SECTION II: PROJECT DESCRIPTION

The project is seeking to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage for the property located at 21-40 Mott Avenue, Far Rockaway, Queens, New York (Site). Although some initial investigation has been completed, a Remedial Investigation (RI) will be completed to further delineate subsurface impact at the Site. The RI is anticipated to include, but not be limited to, soil and groundwater sampling to further delineate subsurface contamination, and soil vapor sampling to evaluate potential soil vapor intrusion.

The proposed plan for the project is to investigate and remediate the Site. There are no immediate plans to redevelop the Site by the property owner.

An Interim Remedial Measure (IRM) was developed under an Order on Consent with NYSDEC to address soil vapor intrusion at the Site. It is anticipated that the IRM will proceed concurrent with the BCP application process, however, remedial activities will continue under NYSDEC's oversight pursuant to the BCP.

PWGC anticipates an approximate schedule for the Site as follows:

Task	Estimated Duration	Estimated Completion Date
IRM – Planning for the IRM has already begun and will proceed during the BCP application process.	3 to 4 months	Early 2025
NYSDEC review of BCP Application, 30-day public comment period, acceptance into the BCP, and Brownfield Cleanup Agreement (BCA) execution	3 months	March 2025
RI Work Plan (RIWP) preparation, NYSDEC review and approval of the RIWP, and 30-day public comment period. RI field work, laboratory analysis, data validation, RI Report (RIR) preparation and NYSDEC review and approval of the RIR.	4 to 6 months	November 2025
Remedial Action Work Plan (RAWP) preparation, NYSDEC review and approval of the RAWP, 45-day public comment period, and NYSDEC issuance of a Decision Document (DD).	4 to 6 months	May 2026
Implement and complete remedial action (RA), preparation of Final Engineering Report (FER) and Site Management Plan (SMP), NYSDEC review and approval of FER/SMP, and NYSDEC issuance of a Certificate of Completion (COC)	TBD*	Late 2026*

\* This task is highly dependent on the findings of the RI and the scope of the RAWP and as such the estimated duration and completion date are very preliminary. However, based on the RI and RAWP timeline assumptions, and available environmental data for the site, it is likely that remedial action could be complete and a COC issued in late 2026.



### SECTION III: LAND USE FACTORS

#### *Zoning and Current Land Use:*

The Site is occupied by a delicatessen/convenience store operated by NAS Deli & Grill. The building consists of one single- story commercial space with a partial basement in the southern portion and is zoned R6 (Residential District) with a C1 & C2 Overlay (Commercial).

The surrounding properties are mostly utilized for residential and commercial purposes.

#### *Anticipated Use:*

Following completion of investigation and remediation, the property is not anticipated to be redeveloped by the current owner. The anticipated use is not expected to change.





#### SECTION IV: PROPERTY'S ENVIRONMENTAL HISTORY

The Site's environmental history, summarized below, is based upon a Site investigation performed by Preferred Environmental Services of North Merrick, New York (Preferred), between August 15 and August 17, 2023. The scope of work included:

- Six soil borings spaced throughout the Site with two soil samples collected from each.
- Installation of three monitoring wells with one groundwater sample collected from each.
- Collection of three soil vapor samples, two indoor air samples and one outdoor/ambient air sample.

Soil data are compared to the Soil Cleanup Objectives (SCOs) specified in 6 NYCRR Part 375-6, Remedial Program Soil Cleanup Objectives.

Groundwater data are compared to the Class GA Ambient Water Quality Standards (AWQS) as specified in the Technical Operation and Guidance Series (TOGS 1.1.1), Ambient Water Quality Standards and Guidance Values.

Soil vapor, indoor air and outdoor Air results will be compared to the Soil Vapor/Indoor Air Decision Matrices specified in NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

Findings of the report include the following:

- A total of 12 soil samples were collected from the Site and analyzed for volatile organic compounds (VOCs).
  - Tetrachloroethylene (PCE) impact exceeding its Residential Use SCO was detected in two soil samples, SB-1 (17'-18') and SB-4 (1'-2'), both of which were located in the northern portion of the Site.
  - PCE impact below Unrestricted Use SCOs was detected in two additional soil borings (SB-2 and SB-3) which are also located in the northern portion of the Site.
  - PCE impact was not detected above the laboratory detection limit in two soil borings collected from beneath the basement in the southern portion of the Site.
- Three groundwater samples were collected from the Site and analyzed for VOCs.
  - PCE impact exceeding its NYSDEC AWQS was detected each of the three groundwater samples. In addition, trichloroethylene (TCE) was detected above guidance values in MW-2.
  - PCE concentrations were an order of magnitude higher in samples collected from the two wells in the northern portion of the Site compared to the sample collected from the monitoring well in the southern portion of the Site.
- Three soil vapor, two indoor air and one outdoor air samples were collected from the Site.
  - The indoor air sample from within the northern portion of the building (within the deli) exceeded the NYSDOH Indoor Air Decision Matrices upper threshold for PCE. When compared to soil vapor data for this area, the NYDOH decision matrix for PCE indicates that soil vapor intrusion mitigation is necessary.
  - The highest PCE concentration in soil vapor at the Site was detected in a soil vapor sample collected from beneath the yard area at the rear of the subject property. NYSDEC and NYSDOH have not established guidance or screening values for exterior soil vapor samples.
  - PCE was not detected at an elevated concentration in the indoor air sample collected from the southern portion of the Site (within the basement). PCE concentrations in

- soil vapor in this area was one to two orders of magnitude less than PCE concentrations in soil vapor samples collected from the northern portion of the Site.
- PCE and TCE were detected at elevated concentrations in the outdoor/ambient air sample.

The PCE and TCE impact identified during this Site Investigation appears to be related to the long-term usage of the Site as a dry cleaner with documented onsite storage of chlorinated VOCs.



#### SECTION V: REQUESTOR INFORMATION

The application requestor is the Markides Family Trust. Ms. Michelle Holquist and Mr. Mitch Markides are the primary points of contact of the trust. See the attached authorization designating the authorized signatory.

A print-out of the entity information for the Markides Family Trust is included in **Appendix A**.

All documents will be certified in accordance with Section 1.5 of DER-10.





#### SECTION VIII: PROGRAM FEE

Pursuant to current Department policy an Applicant may be eligible for a program fee waiver if the Applicant and Department agree to a provision in the brownfield cleanup agreement which states that the Applicant, which is otherwise eligible for tangible property tax credits, waives its eligibility for tangible property tax credits under Section 21 of the Tax Law.

Here, the proposed brownfield Site is eligible for tangible property tax credits because it is located within a designated Environmental Zone (En-Zone) pursuant to Tax Law 21(b)(6) census tract 972.02.

Notwithstanding this eligibility, the Requestor, the Markides Family Trust, agrees to waive its eligibility for tangible tax credits in exchange for the NYSDEC waiving the \$50,000 program fee.



## SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner's Name:

The subject Site is owned by Markides Family Trust. Ms. Michelle Holquist and Mr. Mitch Markides are the primary points of contact of the trust.

Current Operator:

The Site is currently occupied by NAS Grill & Deli.

Previous Property Owners:

Based on available deeds to the property, the following parties had title to the Site:

Deed Date(s)	3/4/2008	5/1/1979
Years of Ownership	16	29
Deed Holder	The Markides Family Trust	Gus Markides
Relationship to Requestor	Requestor	Family
Operator(s)	NAS Grill & Deli	George & Chris Dry Cleaner
Years of Operation	2020 - present	1967 - 2020
Current/Last Known Address/Phone Number (if available)	63 Durland Rd, East Rockaway, NY 11518	(516) 662-7686
Relationship to Requestor	N/A	N/A

Last known addresses are based on deeds on file in the New York City Automated City Register Information System (ACRIS); copies of relevant portions are included in **Appendix B**.



## CONTACT LIST INFORMATION

### *Government Officials*

Queens County Executive  
Mr. Donovan Richards, President  
Office of Community Board  
120-55 Queens Boulevard One Claire Shulman Way  
Kew Gardens, New York 11424  
<https://queensbp.org/>

NYC Mayor's Office  
Mr. Eric Adams, Mayor  
250 Broadway  
New York, New York 10007  
[Contact the Mayor | City of New York](#)

NYC Planning and Development Department  
Ms. Vicky Garvey  
Queens County Planning Commission  
120-55 Queens Boulevard One Claire Shulman Way  
Kew Gardens, New York 11424  
<https://queensbp.org/>

NYC Department of City Planning  
Mr. Dan Garodnick, Director  
120-55 Queens Blvd., Room 201  
Kew Gardens, New York 11424  
718-520-2100  
[Email the Director - DCP](#)

### *Adjacent Properties*

#### North:

13 – 12 Beach Channel Drive  
Block 15528, Lot 5  
Owner Name: BCD Housing Development Fund Corporation  
Owner Address: 131 West 25<sup>th</sup> Street, 12<sup>th</sup> Floor, New York, NY 10001

#### South:

21-41 Mott Avenue  
Block 15709, Lot 109  
Owner Name: CHO & P Property Corp  
Owner Address: 120 West 31<sup>st</sup> Street, 6<sup>th</sup> Floor, New York, NY 10001

#### East:

21-38 Mott Avenue  
Block 15528, Lot 43  
Owner Name: 2138 Mott Realty Corp  
Owner Address: 21-38 Mott Avenue, Far Rockaway, NY 11691



West:

21-44 Mott Avenue

Block 15528, Lot 45

Owner Name: The Markides Family Trust

Owner Address: 63 Durland Road, East Rockaway, NY 11563

*Local News Media*

The Wave

P.O. Box 930097, Rockaway Beach, NY 11693

<https://www.rockawave.com/>

*Public Water Supplier*

New York City Department of Environmental Protection

1250 Broadway, New York, NY 10001

<https://www.nyc.gov/site/dep/>

*Requested*

None to date

*School or Day Care Facilities*

(Within Approx. 0.50 miles of Site)

P.S. 253

Joann Krudis, Principal

1307 Central Avenue, Queens, NY 11691

Challenge Charter High School

Mavgar Mondesir-Gordon, Principal

15-20 Central Avenue, Far Rockaway, NY 11691

Success Academy Charter School – NYC-4

Danielle Pena, Principal

10 -45 Nameoke St, Floor 3, Queens, NY 11691

Peninsula Preparatory Academy Charter School

Rachele Pierre, Principal

611 Beach 19<sup>th</sup> Street, Far Rockaway, NY 11691

Reihis Chockma Preschool

David Sitnick, Principal

1525 Central Avenue, Far Rockaway, NY 11691

MS 53 Brian Piccolo

Lucia Moffa, Dean

1045 Nameoke Street, Far Rockaway 11691





Village Academy  
Doris Lee, Principal  
10-45 Nameoke Street, Far Rockaway, NY 11691

*Document Repository*

Queens Community Board 14  
Dolores Orr, Chair  
1931 Mott Avenue  
Far Rockaway, New York 11691  
718-868-2657  
[cbrock14@nyc.rr.com](mailto:cbrock14@nyc.rr.com)

Queens Public Library at Far Rockaway  
Nicole Gordon, Community Library Manager  
1637 Central Avenue  
Far Rockaway, New York 11691  
718-327-2549  
[nicole.gordon@queenslibrary.org](mailto:nicole.gordon@queenslibrary.org)



## FIGURES





## SITE LOCATION

21-40 Mott Avenue  
Far Rockaway, NY



Project:	MFT2301
Date:	1/23/2024
Designed by:	MP
Drawn by:	JM
Approved by:	MP
Figure No:	1



**PWGC**  
CLIENT DRIVEN SOLUTIONS

P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwgros.com





Beach Channel Drive

Redfern Avenue

Mott Avenue

Tax Lot Boundary

Site Boundary



P.W. Grosser Consulting, Inc.

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Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwgros.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
DRAWING AND RELATED DOCUMENTS IS A VIOLATION  
OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS
----------	------	---------	----------

DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/1/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	MP

SITE PLAN

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:

2





P.W. Grosser Consulting, Inc.

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Bohemia, NY 11716  
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pwgc.info@pwggrosser.com

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DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/2/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	JM

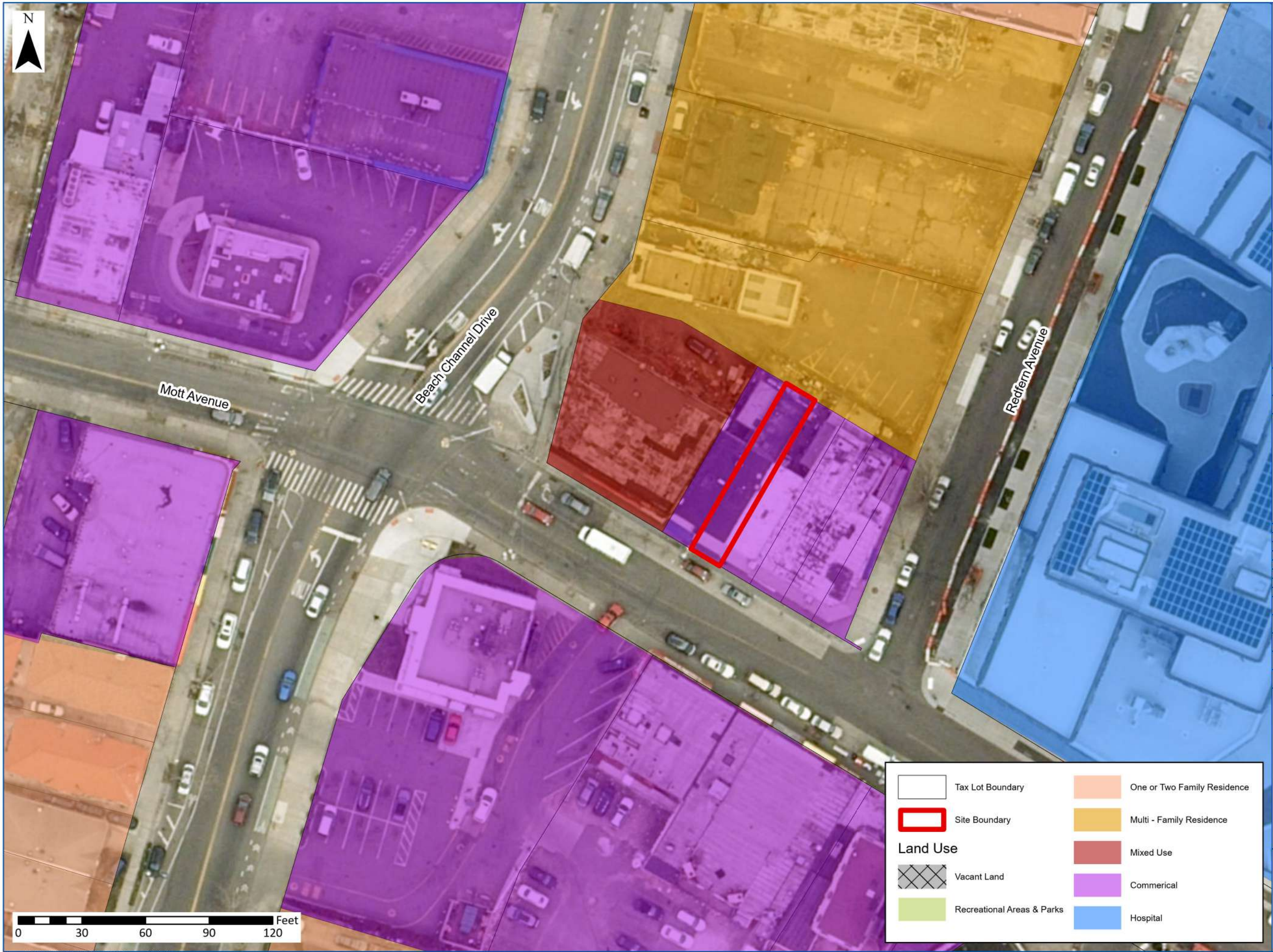
Tax Map

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:

3





P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
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pwgc.info@pwggrosser.com

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DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS
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DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/2/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	RM

Land Use Map

21-40 Mott Avenues  
Far Rockaway, NY

FIGURE NO:





P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwggrosser.com

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DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS
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DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/1/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	MP

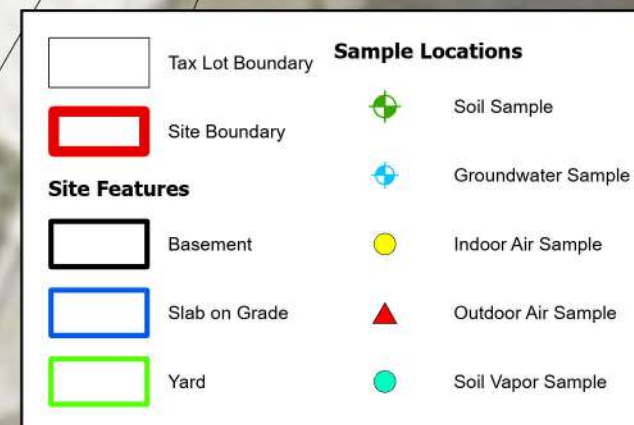
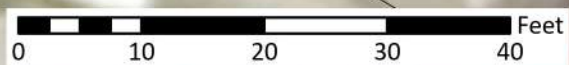
## Sample Locations

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:

5

Mott Avenue







Sample ID:	SB-1	SB-1
Sample Depth:	2-3'	17-18'
Sampling Date:	8/15/2023	8/15/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	0.00430 U
Tetrachloroethylene	0.0280	8.700 D
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	0.0023 J
Vinyl Chloride	ND U	ND U

Sample ID:	SB-2	SB-2
Sample Depth:	0-2'	9-10'
Sampling Date:	8/15/2023	8/15/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	ND U
Tetrachloroethylene	0.210	0.0120
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	ND U
Vinyl Chloride	ND U	ND U

Sample ID:	SB-3	SB-3
Sample Depth:	10-11'	17-18'
Sampling Date:	8/15/2023	8/15/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	ND U
Tetrachloroethylene	0.0760	0.00850
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	ND U
Vinyl Chloride	ND U	ND U

Sample ID:	SB-4	SB-4
Sample Depth:	1-2'	17-18'
Sampling Date:	8/15/2023	8/15/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	ND U
Tetrachloroethylene	18 D	0.00640
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	ND U
Vinyl Chloride	ND U	ND U

Sample ID:	SB-5	SB-5
Sample Depth:	1-2'	8-9'
Sampling Date:	8/16/2023	8/16/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	ND U
Tetrachloroethylene	ND U	ND U
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	ND U
Vinyl Chloride	ND U	ND U

Sample ID:	SB-6	SB-6
Sample Depth:	1-2'	8-9'
Sampling Date:	8/16/2023	8/16/2023
VOCs, 8260 MASTER in mg/kg		
1,1-Dichloroethane	ND U	ND U
1,1-Dichloroethylene	ND U	ND U
cis-1,2-Dichloroethylene	ND U	ND U
Tetrachloroethylene	ND U	ND U
trans-1,2-Dichloroethylene	ND U	ND U
Trichloroethylene	ND U	ND U
Vinyl Chloride	ND U	ND U

Compound	NYSDEC PART 375 Restricted Use Soil Cleanup Objectives- Residential
VOCs, 8260 MASTER in mg/kg	
1,1-Dichloroethane	19
1,1-Dichloroethylene	100
cis-1,2-Dichloroethylene	59
Tetrachloroethylene	5.5
trans-1,2-Dichloroethylene	100
Trichloroethylene	10
Vinyl Chloride	0.21

Notes:

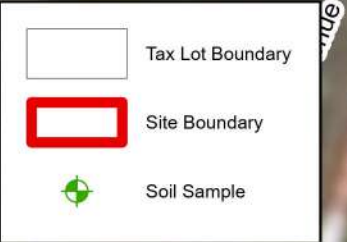
Shaded text indicates exceedance of the NYDEC Restricted Residential Use SCO

U - Not detected at the reported detection limit for the sample

D - Result was obtained from the analysis of a dilution

J - The value is less than the minimum calibration level but greater than the estimated detection limit (EDL)

ND - Non-detectable



P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwgros.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
DRAWING AND RELATED DOCUMENTS IS A VIOLATION  
OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/1/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	MP

Soil Analytical  
Results

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:





Sample ID:	MW-1		
Sampling Date:	8/17/2023		
VOA, 8260 LOW MASTER in ug/L			
1,1-Dichchloroethane	ND	U	
1,1-Dichchloroethylene	ND	U	
cis-1,2-Dichloroethylene	2.410		
Tetrachloroethylene	295	D	
Trichloroethylene	3.730		
Vinyl Chloride	ND	U	

Sample ID:	MW-2		
Sampling Date:	8/17/2023		
VOCs, 8260 MASTER in ug/L			
1,1-Dichchloroethane	ND	U	
1,1-Dichchloroethylene	ND	U	
cis-1,2-Dichloroethylene	3.430		
Tetrachloroethylene	414	D	
Trichloroethylene	5.070		
Vinyl Chloride	ND	U	

Sample ID:	MW-3	
Sampling Date:	8/17/2023	
VOCs, 8260 MASTER in mg/kg		
1,1-Dichchloroethane	ND	U
1,1-Dichchloroethylene	ND	U
cis-1,2-Dichloroethylene	ND	U
Tetrachloroethylene	46.900	
Trichloroethylene	ND	U
Vinyl Chloride	ND	U

Compound	NYSDEC TOGS Standards and Guidance Values - GA
VOA, 8260 LOW MASTER in ug/L	
1,1-Dichchloroethane	5
1,1-Dichchloroethylene	5
cis-1,2-Dichloroethylene	5
Tetrachloroethylene	5
Trichloroethylene	5
Vinyl Chloride	2

	Tax Lot Boundary
	Site Boundary
	Groundwater Samples

Notes:

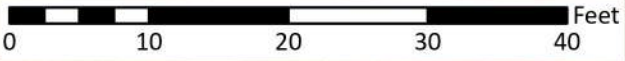
Shaded text indicates exceedance of the NYSDEC TOGS Standards and Guidance Values

U - Not detected at the reported detection limit for the sample

D - Result was obtained from the analysis of a dilution

J - The value is less than the minimum calibration level but greater than the estimated detection limit (EDL)

ND - Non-detectable



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DRAWING PREPARED FOR:

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS
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DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MP
Date:	2/1/2024	Drawn by:	JM
Scale:	AS SHOWN	Approved by:	MP

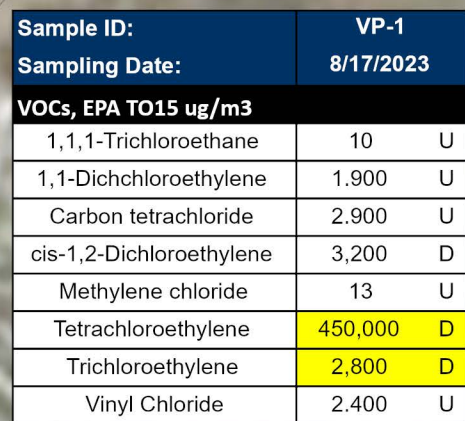
## Groundwater Analytical Results

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:

7





<b>Sample ID:</b>	<b>OA-1</b>
<b>Sampling Date:</b>	<b>8/17/2023</b>
<b>VOCs, EPA TO15 ug/m3</b>	
1,1,1-Trichloroethane	0.150 U
1,1-Dichloroethylene	0.0930 U
Carbon tetrachloride	0.240 D
cis-1,2-Dichloroethylene	1.200 D
Methylene chloride	0.650 U
Tetrachloroethylene	460 D
Trichloroethylene	2.100 D
Vinyl Chloride	0.220 D

<b>Sample ID:</b>	<b>IA-2</b>	
<b>Sampling Date:</b>	<b>8/17/2023</b>	
<b>VOCs, EPA TO15 ug/m3</b>		
1,1,1-Trichloroethane	0.510	U
1,1-Dichchloroethylene	0.0920	U
Carbon tetrachloride	0.290	D
cis-1,2-Dichloroethylene	0.0920	U
Methylene chloride	0.640	U
Tetrachloroethylene	9.500	D
Trichloroethylene	0.120	U
Vinyl Chloride	0.120	U

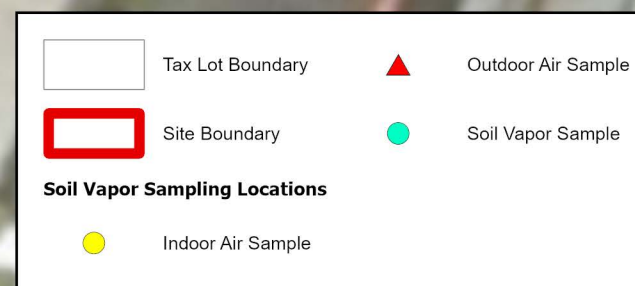
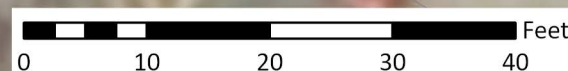
<b>Sample ID:</b>	<b>IA-1</b>
<b>Sampling Date:</b>	<b>8/17/2023</b>
<b>VOCs, EPA TO15 ug/m3</b>	
1,1,1-Trichloroethane	0.480
1,1-Dichloroethylene	0.0880
Carbon tetrachloride	0.280
cis-1,2-Dichloroethylene	0.0880
Methylene chloride	0.610
Tetrachloroethylene	95
Trichloroethylene	0.620
Vinyl Chloride	0.110

<b>Sample ID:</b>	<b>VP-2</b>
<b>Sampling Date:</b>	<b>8/17/2023</b>
<b>VOCs, EPA TO15 ug/m3</b>	
1,1,1-Trichloroethane	9
1,1-Dichloroethylene	1.600
Carbon tetrachloride	2.600
cis-1,2-Dichloroethylene	64
Methylene chloride	11
Tetrachloroethylene	90,000
Trichloroethylene	330
Vinyl Chloride	2.100

<b>Sample ID:</b>	<b>VP-3</b>
<b>Sampling Date:</b>	<b>8/17/2023</b>
<b>VOCs, EPA TO15 ug/m3</b>	
1,1,1-Trichloroethane	2
1,1-Dichloroethylene	0.370
Carbon tetrachloride	0.590
cis-1,2-Dichloroethylene	0.370
Methylene chloride	2.600
Tetrachloroethylene	1,100
Trichloroethylene	0.500
Vinyl Chloride	0.480

Compound	Soil Vapor Matrix Threshold		Indoor Air Matrix Threshold	
VOCs, EPA TO15 ug/m <sup>3</sup>	Lower	Upper	Lower	Upper
1,1,1-Trichloroethane	100	1,000	3	10
1,1-Dichloroethylene	6	60	0.2	1
Carbon Tetrachloride	6	60	0.2	1
cis-1,2-Dichloroethylene	6	60	0.2	1
Methylene Chloride	100	1,000	3	10
Tetrachloroethylene	100	1,000	3	10
Trichloroethylene	6	60	0.2	1
Vinyl Chloride	6	60	0.2	-

Notes:
Shaded text indicates NYSDOH Matrix Exceeds lower concentration threshold
Shaded text indicates NYSDOH Matrix exceeds upper concentration threshold
U - Not detected at the reported detection limit for the sample
D - Result was obtained from the analysis of a dilution
J - The value is less than the minimum calibration level but greater than the estimated detection limit (EDL)
ND - Non-detectable



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DRAWING PREPARED FOR

The Markides Family Trust  
63 Durland Road  
East Rockaway, NY 11563

REVISION	DATE	INITIAL	COMMENTS
----------	------	---------	----------

DRAWING INFORMATION:

Project:	MFT2301	Designed by:	MR
Date:	1/23/2025	Drawn by:	JMM
Scale:	AS SHOWN	Approved by:	MR

## Soil Vapor Results

21-40 Mott Avenue  
Far Rockaway, NY

FIGURE NO:

8

## APPENDIX A





## THE MARKIDES FAMILY TRUST AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being the Administrators of The Markides Family Trust, (the "Trust") hereby certify as of May 5, 2024, as follows and adopt the following resolutions and authorize the Trust to authorize and direct \_\_\_\_\_ (the "Authorized Signatory") to take the following actions on behalf of the Trust:

WHEREAS, the Trust desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 21-40 Mott Avenue, Far Rockaway, New York (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Trust has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Trust, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

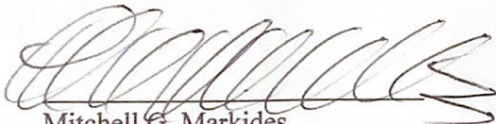
RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Trust as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

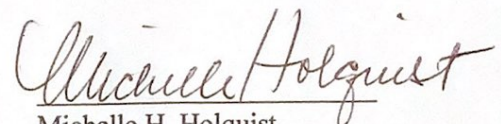
<u>Authorized Signatory</u>	<u>Signature</u>
Marilyn Markides for The Markides Family Trust	<i>Marilyn Markides</i>

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member  
Consent on May 5, 2024.

**ADMINISTRATORS:**



Mitchell G. Markides



Michelle H. Holquist



## APPENDIX B





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

10  
JMM  
THIS INDENTURE, made the ~~1st~~ day of ~~April~~, nineteen hundred and seventy-nine  
BETWEEN GEORGE MARKIDES, residing at 2253 Loretta Road, Far Rockaway,  
County of Queens, City and State of New York 11691,

REEL 1159 PAGE 588

party of the first part, and GUS MARKIDES, residing at 63 Durland Road, East  
Rockaway, County of Nassau, State of New York 11518,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE DOLLAR and 00/100—

----- (\$1.00) dollars,

lawful money of the United States,

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~~ at Far Rockaway, in the County and Borough of Queens,  
City and State of New York, bounded and described as follows:

BEGINNING at a point on the present northerly side of Mott Avenue,  
distant 77.60 feet easterly from the corner formed by the intersection  
of said northerly side of Mott Avenue and the easterly side of Beach  
Channel Drive (as legally opened;—formerly known as Regina Blvd. and  
as Sheridan Blvd.); running thence in an easterly direction along said  
northerly side of Mott Avenue, 15.57 feet; running thence northerly  
and at right angles to said northerly side of Mott Avenue, and part of  
the distance through a party wall, 90 feet; running thence westerly  
and parallel with said northerly side of Mott Avenue, 15.57 feet;  
running thence in a southerly direction and at right angles to said  
northerly side of Mott Avenue, and part of the distance through a  
party wall, 90 feet to said northerly side of Mott Avenue at the  
point or place of BEGINNING. The premises conveyed herein being  
known as 21-42 Mott Avenue, Far Rockaway, New York.

Together with a 10 foot right of way along the rear of the premises  
adjoining the above described premises on the southeast, and along a  
10 foot strip running from the said Right of Way in the rear to Mott  
Avenue, with right of ingress and egress to the public highway;  
subject to the restricted use imposed by the provisions of Section 35  
of the General City, Law, Recorded in Liber 5946 of Conveyances,  
Page 648, in the Office of the City Register, County of Queens.

SUBJECT to a 10 foot Right of Way over the northeasterly portion of  
the above described premises for purpose of ingress and egress to  
the rear of the abovementioned premises and the rear of premises  
21-34 to 21-44 inclusive, Mott Avenue, Far Rockaway, New York.  
Recorded in Liber 5946 of Conveyances, Page 648, in the Office of  
the City Register, County of Queens.

SUBJECT to a .17 feet encroachment on the Right of Way, created in favor of adjoining owners and over the proposed widening area of Redfern Avenue, by the southwesterly wall of the extension of premises 21-34 Mott Avenue, Far Rockaway, New York.

SUBJECT to an encroachment as follows: Final map line of the City of New York is northeast of the southwesterly record line, and eaves on one (1) story stucco store on premises project 3.50 feet, more or less, over said area.

SUBJECT to and together with Sewer Easement in and to rear of premises 21-34 to 21-44 Mott Avenue, Far Rockaway, New York.

SUBJECT to unpaid water and sewer taxes, if any.

SUBJECT to any state of facts an accurate survey may show.

**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.

RECEIVED  
1153  
530

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

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN PRESENCE OF:

GEORGE MARKIDES

STATE OF NEW YORK, COUNTY OF QUEENS

On the 14 day of May 1979, before me personally came GEORGE MARKIDES

to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.

MURRAY FOX  
NOTARY PUBLIC, State of New York  
No. 88-8372750  
Qualified in Nassau County  
Commission Expires March 30, 1980

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

REC 1159 PAGE 501

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S AGENTS

TITLE NO.

GEORGE MARKIDES

TO

GEORGE MARKIDES

SECTION

BLOCK 15528

LOT 40-1/1

COUNTY OR TOWN QUEENS

Recorded At Request of The Title Guarantee Company  
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
THE TITLE GUARANTEE COMPANY

MURRAY Fox 158  
103 GROVE AVENUE  
CEDARHOPST, N.Y. Zip No. 11516

OFFICE OF CITY REGISTER  
Queens County  
RECORDED

Witness my hand  
and official seal

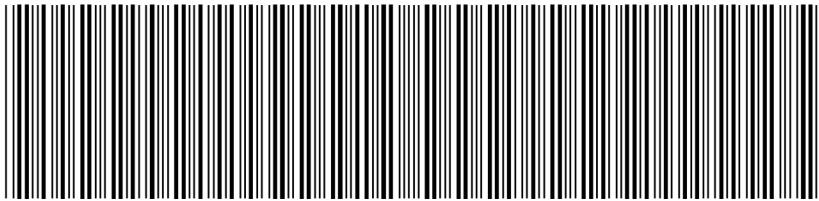
Matthew P. Dwyer  
CITY REGISTER

RECEIVED  
REAL ESTATE  
MAY 3 1979  
TRANSFER TAX  
QUEENS COUNTY

6853

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OFFICE OF THE CITY REGISTER**

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2008022700630001001E8ABF

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2008022700630001**

Document Date: 03-04-2008

Preparation Date: 02-27-2008

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

LAW OFFICES OF JEFFREY BLANKSTEIN  
400 POST AVENUE  
SUITE 201  
WESTBURY, NY 11590  
516-334-1100  
bryn@blanksteinlaw.com

**RETURN TO:**

LAW OFFICES OF JEFFREY BLANKSTEIN  
400 POST AVENUE  
SUITE 201  
WESTBURY, NY 11590  
516-334-1100  
bryn@blanksteinlaw.com

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	15528	44	Entire Lot	21-40 MOTT AVENUE
<b>Property Type:</b> 1-3 FAMILY WITH STORE / OFFICE				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

GUS MARKIDES  
63 DURLAND ROAD  
EAST ROCKAWAY, NY 11518

**GRANTEE/BUYER:**

THE MARKIDES FAMILY TRUST, DATED 03/04/2008  
63 DURLAND ROAD  
EAST ROCKAWAY, NY 11518

☒ 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:**

\$ 165.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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



Recorded/Filed 03-26-2008 15:00

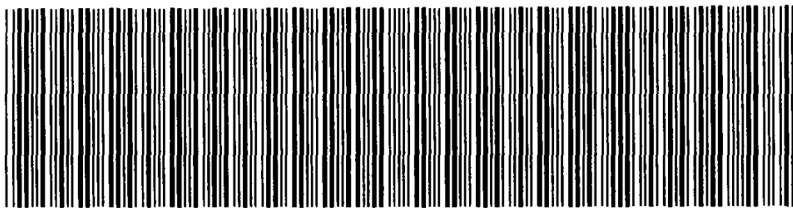
City Register File No.(CRFN):

**2008000121675**

*Gina M. Hill*

*City Register Official Signature*

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2008022700630001001C883F

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2008022700630001**

Document Date: 03-04-2008

Preparation Date: 02-27-2008

Document Type: DEED

**PARTIES**

**GRANTEE/BUYER:**

GUS MARKIDES, TRUSTOR AND/OR TRUSTEE  
63 DURLAND ROAD  
EAST ROCKAWAY, NY 11518

**GRANTEE/BUYER:**

MARILYN MARKIDES, TRUSTOR AND/OR TRUSTEE  
63 DURLAND ROAD  
EAST ROCKAWAY, NY 11518



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

**THIS INDENTURE**, made the 4th day of March in the year 2008,  
**BETWEEN**

GUS MARKIDES, residing at 63 Durland Road, East Rockaway, New York 11518,

party of the first part, and

THE MARKIDES FAMILY TRUST, DATED MARCH 4, 2008, GUS MARKIDES, TRUSTOR  
AND/OR TRUSTEE and MARILYN MARKIDES, TRUSTOR AND/OR TRUSTEE, with an  
address of 63 Durland Road, East Rockaway, New York 11518,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the 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 at Far Rockaway, in the County and Borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the present northerly side of Mott Avenue, distant 77.60 feet easterly from the corner formed by the intersection of said northerly side of Mott Avenue and the easterly side of Beach Channel Drive (as legally opened; - formerly known as Regina Blvd. and as Sheridan Blvd.); running thence in an easterly direction along said northerly side of Mott Avenue, 15.57 feet; running thence northerly and at right angles to said northerly side of Mott Avenue, and part of the distance through a party wall, 90 feet; running thence westerly and parallel with said northerly side of Mott Avenue, 15.57 feet; running thence in a southerly direction and at right angles to said northerly side of Mott Avenue, and part of the distance through a party wall, 90 feet to said northerly side of Mott Avenue at the point or place of BEGINNING.

Together with a 10 foot right of way along the rear of the premises adjoining the above described premises on the southeast, and along a 10 foot strip running from the said Right of Way in the rear to Mott Avenue, with right of ingress and egress to the public highway; subject to the restricted use imposed by the provisions of Section 35 of the General City, Law, Recorded in Liber 5946 of Conveyances, Page 648, in the Office of the City Register, County of Queens.

SUBJECT to a 10 foot Right of Way over the northeasterly portion of the above described premises for the purpose of ingress and egress to the rear of the abovementioned premises and the rear of premises 21-34 to 21-44 inclusive, Mott Avenue, Far Rockaway, New York. Recorded in Liber 5946 of Conveyances, Page 648, in the Office of the City Register, County of Queens.

SUBJECT to a .17 feet encroachment on the Right of Way, created in favor of adjoining owners and over the proposed widening area of Redfern Avenue, by the southwesterly wall of the extension of premises 21-34 Mott Avenue, Far Rockaway, New York.

SUBJECT to an encroachment as follows: Final map line of the City of New York is northeast of the southwesterly record line, and eave on one (1) story stucco store on premises project 3.50 feet, more or less, over said area.

SUBJECT to and together with Sewer Easement in and to rear of premises 21-34 to 21-44 Mott Avenue, Far Rockaway, New York.

SUBJECT to unpaid water and sewer taxes, if any.

SUBJECT to any state of facts an accurate survey may show.

SAID PREMISES being known as Block 15528, and Lot 44, County of Queens.

SAID PREMISES being known as and by street address at 21-40 Mott Avenue, Far Rockaway, New York.

No Consideration.

Queens

Block  
15528

Lot  
44

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of NASSAU, ss:

On the 4 day of March in the year 2008,  
before me, the undersigned, personally appeared

GUS MARKIDES, 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.



JEFFREY BLANKSTEIN  
Notary Public, State of New York  
No. 30-4930762  
Qualified in Nassau County  
Commission Expires April 18, 2011  
**SEAL**

**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

**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).

**Warranty Deed  
with full covenants**

Title No. \_\_\_\_\_

GUS MARKIDES

TO

THE MARKIDES FAMILY TRUST, DATED  
MARCH 4, 2008

DISTRICT

SECTION

BLOCK 15528

LOT 44

COUNTY OR TOWN QUEENS

**RETURN BY MAIL TO:**

**The Law Offices of Jeffrey Blankstein  
400 Post Avenue, Suite 201  
Westbury, New York 11590**

BEING THE SAME PREMISES as conveyed to the Grantor herein by virtue of a deed dated May 1, 1979, and recorded on May 3, 1979 in the Office of the City Register of the City of New York, Queens County, in Reel 1159, Page 588.

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

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

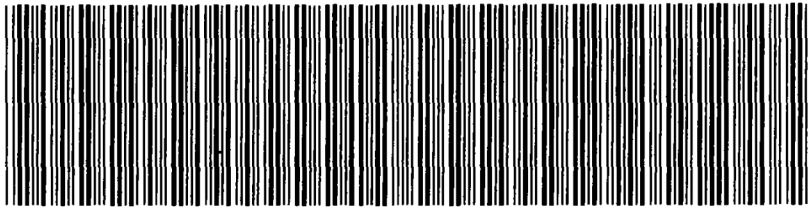
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

  
GUS MARKIDES

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2008022700630001001S443E

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2008022700630001**

Document Date: 03-04-2008

Preparation Date: 02-27-2008

Document Type: DEED

**ASSOCIATED TAX FORM ID: 2008022700251**

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2


SMOKE DETECTOR AFFIDAVIT

1

**REMARKS:**

NO CONSIDERATION. TRANSFER INTO TRUST.

FOR CITY USE ONLY		REAL PROPERTY TRANSFER REPORT	
C1. County Code		C2. Date Deed Recorded	
		Month / Day / Year	
C3. Book OR C5. CRFN		C4. Page	



**STATE OF NEW YORK**  
**STATE BOARD OF REAL PROPERTY SERVICES**  
**RP - 5217NYC**  
 (Rev 11/2002)

<b>1. Property Location</b>	12-40	MOTT AVENUE	QUEENS	11691
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
<b>2. Buyer Name</b>	THE MARKIDES FAMILY TRUST, DATED 03/04/2008			
	LAST NAME / COMPANY		FIRST NAME	
	GUS MARKIDES, TRUSTOR AND/OR TRUSTEE			
	LAST NAME / COMPANY		FIRST NAME	
<b>3. Tax Billing Address</b>	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)			
	Markides		Gus	
	LAST NAME / COMPANY		FIRST NAME	
	63 Durand Road		East Rockaway	
	STREET NUMBER AND STREET NAME		CITY OR TOWN	
			N.Y. 11518	
			STATE ZIP CODE	
<b>4. Indicate the number of Assessment Roll parcels transferred on the deed</b>	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">1</div> <div style="margin: 0 5px;"># of Parcels OR</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;"> <input type="checkbox"/> </div> <div style="margin-left: 5px;">Part of a Parcel</div> </div>			
<b>5. Deed Property Size</b>	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 100px; height: 20px; margin-right: 5px;"></div> <div style="margin-right: 5px;">X</div> <div style="border: 1px solid black; width: 100px; height: 20px; margin-right: 5px;"></div> <div style="margin-right: 5px;">OR</div> <div style="border: 1px solid black; width: 100px; height: 20px; margin-right: 5px;"></div> <div style="margin-right: 5px;">ACRES</div> <div style="text-align: center;">•</div> </div>			
	FRONT FEET		DEPTH	
<b>8. Seller Name</b>	MARKIDES		GUS	
	LAST NAME / COMPANY		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
<b>9. Check the box below which most accurately describes the use of the property at the time of sale:</b>				
A <input type="checkbox"/>	One Family Residential	C <input type="checkbox"/>	Residential Vacant Land	E <input checked="" type="checkbox"/>
B <input type="checkbox"/>	2 or 3 Family Residential	D <input type="checkbox"/>	Non-Residential Vacant Land	F <input type="checkbox"/>
				G <input type="checkbox"/>
				H <input type="checkbox"/>
				I <input type="checkbox"/>
				J <input type="checkbox"/>
				K <input type="checkbox"/>
				L <input type="checkbox"/>
				M <input type="checkbox"/>
				N <input type="checkbox"/>
				O <input type="checkbox"/>
				P <input type="checkbox"/>
				Q <input type="checkbox"/>
				R <input type="checkbox"/>
				S <input type="checkbox"/>
				T <input type="checkbox"/>
				U <input type="checkbox"/>
				V <input type="checkbox"/>
				W <input type="checkbox"/>
				X <input type="checkbox"/>
				Y <input type="checkbox"/>
				Z <input type="checkbox"/>

10. Sale Contract Date 3 / 4 / 2008  
Month / Day / Year

11. Date of Sale / Transfer 3 / 4 / 2008  
Month / Day / Year

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

13. Indicate the value of personal property included in the sale \_\_\_\_\_ 0

☐ 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

*No consideration. Transfer to Trust.*

15. Building Class K, 1 16. Total Assessed Value (of all parcels in transfer) 9 1 8 0 0

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

QUEENS 15528 44

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 I 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.

Blankstein | Jeffrey

LAST NAME FIRST NAME

516 | 334-1100

AREA CODE TELEPHONE NUMBER

SELLER

1. Gus Markides 03/04/08

SELLER SIGNATURE DATE

Gus Markides

**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		DATE		LAST NAME		FIRST NAME	
				516		334-1100	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
						<b>SELLER</b>	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	

2008022700251201



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

State of New York       )  
                                  ) SS.:  
County of Nassau       )

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

21-40 MOTT AVENUE

Street Address		Unit/Apt.
<u>QUEENS</u>	New York, <u>15528</u>	<u>44</u>
<u>Borough</u>	<u>Block</u>	<u>Lot</u>

(the "Premises");

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

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

GUS MARKIDES  
Name of Grantor (Type or Print)  
[Signature]  
Signature of Grantor

THE MARKIDES FAMILY TRUST,  
DTD. 3/4/2008, GUS MARKIDES &  
MARILYN MARKIDES, TRUSTEES and/or  
Name of Grantee (Type or Print) TRUSTEES  
[Signature] [Signature]  
Signature of Grantee Gus Markides Marilyn Markides

Sworn to before me  
this 4th date of March 2008  
[Signature]  
JEFFREY BLANKSTEIN  
Notary Public, State of New York  
No. 30-4930762  
Qualified in Nassau County  
Commission Expires April 18, 2010

**SEAL**

Sworn to before me  
this 4th date of March 2008  
[Signature]  
JEFFREY BLANKSTEIN  
Notary Public, State of New York  
No. 30-4930762  
Qualified in Nassau County  
Commission Expires April 18, 2010

**SEAL**

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

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



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

### Customer Registration Form for Water and Sewer Billing

#### Property and Owner Information:

- (1) Property receiving service is located in the Borough of **QUEENS**  
Block: **15528** Lot: **44**
- (2) Account Number (if applicable):  
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:  
Street **21-40 MOTT AVENUE** City **NY** State **NY** Zip **11691**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:  
(please provide information on owner ONLY; do NOT give information on property manager or tenant):  
Owner's Name Business: **THE MARKIDES FAMILY TRUST, DATED 03/04/2008**  
or Individual:  
(Last Name) (First Name) (MI)  
Street **63 DURLAND ROAD** City **EAST ROCKAWAY** State **NY** Zip **11518**  
Home Phone(Numbers only): **516-599-3736** Business Phone(Numbers only):

#### 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.
- B. 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, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.
- (5) If you would like a duplicate copy of bills sent to another party, please check here ☐ and fill out the following information:  
Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent ☐ Mortgagee ☐  
Tenant ☐ Other (please explain):

#### 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, C 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.

- (8) E-mail:
- (9) Name of Owner: **Gus Markides, Trustee**
- (10) Signature: **X [Signature]**  
Name and Title of Person Signing for Owner, if applicable:  
Date(mm/dd/yyyy): **03/04/2008**

---

**RE: [EXTERNAL] NYSDEC Brownfield Cleanup Program**

---

**From** QN14 (CB) <QN14@cb.nyc.gov>  
**Date** Mon 1/6/2025 6:32 PM  
**To** Michael Pecoraro <mpecoraro@pwgrosser.com>

You don't often get email from qn14@cb.nyc.gov. [Learn why this is important](#)

Queens Community Board will be the document repository for this matter. Do you need a formal letter from this office? I am the new District Manager.

*Felicia Johnson, District Manager*  
*CB #14Q*  
*718-471-7300*

---

**From:** Michael Pecoraro <mpecoraro@pwgrosser.com>  
**Sent:** Friday, January 3, 2025 2:45 PM  
**To:** GaskaJonathan <cbrock14@nyc.rr.com>  
**Cc:** Thomas Melia <thomasm@pwgrosser.com>  
**Subject:** [EXTERNAL] NYSDEC Brownfield Cleanup Program

You don't often get email from [mpecoraro@pwgrosser.com](mailto:mpecoraro@pwgrosser.com). [Learn why this is important](#)

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

Good morning,

PWGC is currently working on a Brownfield Cleanup Program (BCP) application for the property located at 21-40 Mott Avenue in Far Rockaway. As part of this process, the New York State Department of Environmental Conservation (NYSDEC) requires that we set up a document repository so that interested members of the public can easily access and review documents related to the environmental investigation and cleanup at the site.

The purpose of this email is to formally request permission to utilize Queens Community Board 14 located at 1931 Mott Avenue in Far Rockaway as a document repository during the investigation and remediation of this site. We anticipate that over the course of the next two to four years, several documents (hard copies or electronic versions on CD, whichever you prefer) related to the environmental investigation and remediation of the property will be delivered to be available for public review as needed. The proposed investigation and remediation will be done in coordination with NYSDEC input and comment under the BCP.

Upon delivery, it is requested that these documents be stored and be made available for public review if requested. We will provide the documents in electronic format (CDs) for space saving measures, unless you would prefer hard copies.

Please respond if Queens Community Board 14 can be utilized as a document repository for

this matter.

Thanks for your understanding and please contact me with any questions.

Mike

---

**Re: NYSDEC Brownfield Cleanup Program**

---

**From** Gordon, Nicole <Nicole.Gordon@queenslibrary.org>

**Date** Thu 1/30/2025 12:43 PM

**To** Michael Pecoraro <mpecoraro@pwgrosser.com>; Wallace, Bridget <Bridget.Q.Wallace@queenslibrary.org>

Good afternoon,

Far Rockaway Library will hold documents. Please send documents in hard copy.

Nicole Gordon  
Community Library Manager  
Far Rockaway Community Library  
718-327-2549

---

**From:** Michael Pecoraro <mpecoraro@pwgrosser.com>

**Sent:** Thursday, January 30, 2025 11:22 AM

**To:** Gordon, Nicole <Nicole.Gordon@queenslibrary.org>; Wallace, Bridget <Bridget.Q.Wallace@queenslibrary.org>

**Subject:** Re: NYSDEC Brownfield Cleanup Program

Good morning,

I wanted to follow up with you on the below request:

PWGC is currently working on a Brownfield Cleanup Program (BCP) application for the property located at 21-40 Mott Avenue in Far Rockaway. As part of this process, the New York State Department of Environmental Conservation (NYSDEC) requires that we contact the local library for permission to set up a document repository so that interested members of the public can easily access and review documents related to the environmental investigation and cleanup at the site.

The purpose of this email is to formally request permission to utilize the Queens Public Library at Far Rockaway as a document repository during the investigation and remediation of this site. We anticipate that over the course of the next two to four years, several documents (hard copies or electronic versions on CD, whichever you prefer) related to the environmental investigation and remediation of the property will be delivered to the Library to be available for public review as needed. The proposed investigation and remediation will be done in coordination with NYSDEC input and comment under the BCP.

Upon delivery, it is requested that these documents be stored in the reference section of the library and be made available for public review if requested. We will provide the documents in electronic format (CDs) for space saving measures, unless you would prefer hard copies.

Please respond if the Queens Public Library at Far Rockaway can be utilized as a document repository for this matter.

Thanks for your understanding and please contact me (631-664-8881) with any questions.

Mike

---

**From:** Michael Pecoraro

**Sent:** Tuesday, October 29, 2024 9:30 AM

**To:** nicole.gordon@queenslibrary.org <nicole.gordon@queenslibrary.org>

**Cc:** Thomas Melia <thomasm@pwgrosser.com>

**Subject:** NYSDEC Brownfield Cleanup Program

Good morning,

PWGC is currently working on a Brownfield Cleanup Program (BCP) application for the property located at 21-40 Mott Avenue in Far Rockaway. As part of this process, the New York State Department of Environmental Conservation (NYSDEC) requires that we contact the local library for permission to set up a document repository so that interested members of the public can easily access and review documents related to the environmental investigation and cleanup at the site.

The purpose of this email is to formally request permission to utilize the Queens Public Library at Far Rockaway as a document repository during the investigation and remediation of this site. We anticipate that over the course of the next two to four years, several documents (hard copies or electronic versions on CD, whichever you prefer) related to the environmental investigation and remediation of the property will be delivered to the Library to be available for public review as needed. The proposed investigation and remediation will be done in coordination with NYSDEC input and comment under the BCP.

Upon delivery, it is requested that these documents be stored in the reference section of the library and be made available for public review if requested. We will provide the documents in electronic format (CDs) for space saving measures, unless you would prefer hard copies.

Please respond if the Queens Public Library at Far Rockaway can be utilized as a document repository for this matter.

Thanks for your understanding and please contact me with any questions.

Mike

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.