



**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:** 10-16 Beach 19th Street

**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: C241276

☒

Yes

☐

No



BCP App Rev 15 – May 2023

**SECTION I: Property Information**

PROPOSED SITE NAME **10-16 Beach 19th Street**

ADDRESS/LOCATION **10-16 Beach 19th Street**

CITY/TOWN **Far Rockaway**

ZIP CODE **11691**

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

COUNTY **Queens**

SITE SIZE (ACRES) **0.429**

LATITUDE

LONGITUDE

40°	36'	9.873"	73°	45'	5.735"
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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
<b>10-16 Beach 19th Street</b>	<b>Queens</b>	<b>15560</b>	<b>8</b>	<b>0.429</b>

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

SECTION I: Property Information (CONTINUED)		Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: <u>241276</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.  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):  <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>						
<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 checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input 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> AC _____									

## 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; C2-4 overlay; DFR Special District

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Historical garage with gasoline USTs; multiple historical automotive repair facilities, including collision work; nearby automotive repair facilities and services stations

**SECTION V: Requestor Information**

NAME 1016 Beach 19 Partners LLC

ADDRESS 5925 Broadway

CITY/TOWN Bronx

STATE NY

ZIP CODE 10463

PHONE (718) 865-1833

EMAIL [acordova@lemlewoff.com](mailto:acordova@lemlewoff.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 checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <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 checked="" type="radio"/>	<input 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> 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.	<input type="checkbox"/>	<b>VOLUNTEER</b> 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 checked="" type="radio"/> No <input type="radio"/> N/A <input 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 Anivelca Cordova

ADDRESS 5925 Broadway

CITY Bronx

STATE NY

ZIP CODE 10463

PHONE (718) 865-1833

EMAIL acordova@lemlewoff.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Richard Hooker

COMPANY Gallagher Bassett Technical Services

ADDRESS 22 IBM Road

CITY Poughkeepsie

STATE NY

ZIP CODE 12601

PHONE (845) 867-4715

EMAIL Richard\_hooker@gbtpa.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Dale A. Desnoyers

COMPANY Allen &amp; Desnoyers LLP

ADDRESS 120 Defreest Drive

CITY Troy

STATE NY

ZIP CODE 12180

PHONE (518) 426-2288

EMAIL Dale@allendesnoyers.com

**SECTION VIII: Program Fee**

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

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

**SECTION IX: Current Property Owner and Operator Information**

CURRENT OWNER 1016 Beach 19 Partners LLC

CONTACT NAME Anivelca Cordova

ADDRESS 5925 Broadway

CITY Bronx

STATE NY

ZIP CODE 10463

PHONE (718) 865-1833

EMAIL [acordova@lemlewoff.com](mailto:acordova@lemlewoff.com)

OWNERSHIP START DATE 11/9/2020

CURRENT OPERATOR None

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

**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)**

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: _____	<b>Y</b> <input type="radio"/>	<b>N</b> <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 1016 Beach 19 Partners LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 01/18/2024

Signature: \_\_\_\_\_

Digitally signed by Anivelca Cordova  
DN: cn=Anivelca Cordova, o=Lemle & Wolff Development Co., ou, email=acordova@lemlewoff, c=US  
Date: 2024.01.18 22:29:12 -05'00'

Print Name: Anivelca Cordova

**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.

**BCP App Rev 15**

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

**From ECL 27-1405(31):**

“Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

**From 6 NYCRR 375-3.2(I) as of August 12, 2016** (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  - (1) the proposed use is at least 75 percent for industrial uses; or
  - (2) at which:
    - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    - (iii) one or more of the following conditions exists, as certified by the applicant:
      - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      - (c) there are no structures.

“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

**FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)**

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

**Check appropriate box below:**

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available\*  
\*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.



TECHNICAL SERVICES

**NYSDEC Brownfields Cleanup Program (BCP)**

**ATTACHMENTS TO THE BCP APPLICATION FORM**

**10-16 Beach 19<sup>th</sup> Street**

**Far Rockaway, Queens County, New York**

**BCP ID: C241276**

**January 2024**

**GBTS Project: 21003-0004**

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22 IBM Road – Suite 101  
Poughkeepsie, NY 12601  
O: 845-452-1658  
[www.gallagherbassett.com](http://www.gallagherbassett.com)

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## List of Attachments

### A – Supplemental Information

### B – Exhibits

- Figure 1:     Site Location Map
- Figure 2:     Site Map
- Figure 3:     Zoning Map (3a: Overview, 3b: Detail)
- Figure 4:     Land Use Map
- Figure 5:     Topographic Map
- Figure 6:     FEMA Map
- Figure 7:     NYS Wetlands
- Figure 8:     Federal Wetlands
- Figure 9:     Soil Contamination
- Figure 10:    Groundwater Contamination
- Figure 11:    Vapor Contamination
- Figure 12:    Property Ownership Map
- Figure 13:    Tax Map
- Figure 14:    Site Development Plans

### C – Supplemental Records

- NYS Division of Corporations – Entity Information
- Letter to Document Repository

### D – Previous Environmental Reports (provided in Zip File)

1. *Phase I Environmental Site Assessment, Velocity Consulting Inc., November 2020*
2. *Phase II Subsurface Investigation Report, PSG Engineering and Geology, D.P.C., July 2020*
3. *Report of Geotechnical Exploration, GTA Engineering Services of New York, P.C., February 2023*
4. *Phase II Environmental Site Assessment, Gallagher Bassett Technical Services, February 2023*



## **Attachment A - Supplemental Information**

## **SECTION I: PROPERTY INFORMATION**

### **Property Description Narrative**

#### Location

The property is an 18,652 square feet (0.429-acre) developed commercial parcel located on the eastern side of Beach 19<sup>th</sup> Street. Surrounding-area properties typically contain residential and commercial uses. The Site is adjoined to the north by an apartment building with a ground floor church, to the east by churches, to the south by retail buildings, and to the West by Beach 19<sup>th</sup> Street followed by residential buildings and a parking lot. See Figure 1 (Site Location Map), Figure 12 (Property Ownership Map), and Figure 13 (Tax Map).

#### Site Features

The Site is primarily covered by a one-story, vacant commercial building (comprised of three distinct sections with common walls), formerly used as a garage, and for automotive sales and repair. The northern and north-central portion of the property contains exterior asphalt pavement. Other than monitoring wells installed during environmental investigations (see Figures 9 to 11), there are no currently existing direct pathways to the subsurface. The Site is secured by a fence, with access only granted to authorized users. See Figure 2 (Site Map) for the layout of existing buildings and exterior areas, based on a Land Title Survey (May 2023).

#### Current Zoning and Land Use

The Project Site is located in a Residential Use District (R-6) with paired C2-4 (commercial) designations (DFR Special District) that allows the planned residential development. See Figures 3a and 3b (Zoning Map), and Figure 14 (Site Development Plans). Adjoining uses include commercial, church and multifamily residential buildings. See Figure 4 (Land Use) and Figure 12 (Property Ownership).

#### Past Uses of the Site

Development occurred as early as circa 1900, and Site uses included historical automotive repair activities from circa 1933 to July 2021. Gasoline and other underground storage tanks (USTs) were identified at the western portion of the Site. See also Section IV, Property's Environmental History.

#### Site Geology and Hydrogeology

Local area topography is relatively level and the Site has a surface elevation of approximately 26 feet above sea level (see Figure 5). Soils encountered at the Site during previous environmental and geotechnical investigations (maximum boring depth of approximately 102 feet below ground surface [bgs]) generally consisted of fill (dry, silty sand with gravel, brick, concrete, and/or other debris) to depths ranging from 2 to 5 feet bgs, overlying native silty sand with gravel, clayey sand and clay (depths of 50+ feet), and sand with silt. Refusal occurred at several geotechnical borings from 7 to 17 feet bgs, likely due to cobbles or boulders. Based on published USGS reports, bedrock beneath the Site is likely to be at least 1,000 feet below the surface. Groundwater was encountered in geotechnical borings at approximately 23 feet bgs; direction of shallow groundwater flow, however, is unknown.

The Site is not in a flood hazard area (see Figure 6) and there are no surface waterbodies or wetlands on or near the Site (see Figures 7 and 8).

## Environmental Assessment

A summary of Site environmental conditions is presented below (a full description is presented in Section IV).

Initial Site investigations in 2020 identified four likely USTs (western portion of property) and potentially one or more inactive in-ground hydraulic lifts (northeastern portion of building); see Figures 9 to 11. Borings extended near the USTs and lift revealed limited field evidence of contamination and low-level impacts from acetone, lead and mercury. Groundwater sampling from temporary monitoring wells identified elevated levels of volatile organic compounds (VOCs; chloroform and several substituted benzenes related to gasoline), semi-volatile organic compounds (SVOCs), and metals. Vapor sampling in the southern portion of the building documented high levels of tetrachloroethene (PCE; maximum value 4,360 micrograms per cubic meter [ $\mu\text{g}/\text{m}^3$ ]). A follow-up subsurface investigation in January 2023 documented an absence of any significant VOC contamination in soil (maximum depth 13 feet bsg) and limited vapor impacts (maximum PCE value 93  $\mu\text{g}/\text{m}^3$ ). Fill soil (0-4 feet interval) contained polycyclic aromatic hydrocarbons (PAHs) and metals (lead, mercury, and cadmium) above NYSDEC Soil Cleanup Objectives (SCOs) for Restricted-Residential Use (RRU). An attempt to sample groundwater monitoring wells that were installed in borings during a previous geotechnical investigation was unsuccessful as the wells were dry. Contamination conditions are shown on Figures 9 to 11.

## SECTION II: PROJECT DESCRIPTION

### Purpose and Scope of the Project

The Requestor is seeking the acceptance of the proposed Site into the New York State Brownfield Cleanup Program (BCP). The purpose of the project is Site remediation to facilitate construction of a new building (see Figure 14, Site Development Plans). Site contamination exceeds RRU SCOs, and applicable Standards, Criteria and Guidance (SCG) for groundwater and vapor intrusion, and requires active remediation to accommodate the proposed Site use; the Site, therefore, qualifies as a Brownfield Site as defined at 6 NYCRR 375-1.2(b).

The Requestor is proposing to construct a new nine-story affordable housing senior residence with partial basement and ground-level parking, fronting on Beach 19<sup>th</sup> Street. The tax credits available under the Brownfield Cleanup Program will make the project more economically feasible and result in substantial public benefits such as construction jobs and full-time employees as well as facilitate the redevelopment of the area.

### Anticipated Project Schedule

Anticipated Date	Item/Task
December 2023	Submit application and RIWP to the NYSDEC Brownfield Cleanup Program
January 2023 – March 2024	Application and RIWP review, application approval and public comment period
April 2024	BCP Agreement executed; RIWP out for public comment
May – August 2024	Completion of investigation, submission of RIR and RAWP
November 2024	Approval of RAWP, issuance of Decision Document
December 2024 – March 2025	Remediation
May 2025	Submission of FER and SMP
August 2025	Certificate of Completion

### **SECTION III: LAND USE FACTORS**

#### **Zoning**

The current zoning is R-6 (residential) with paired C2-4 (commercial) designation (Figures 3a and 3b).

#### **Current and Anticipate Use**

The Site currently contains an unoccupied one-story building, formerly used as a garage and by automotive sales and repair facilities, which was vacated in July 2021, and a paved parking area (Figure 2). The building and exterior pavement will be demolished prior to the remedial investigation.

Development plans for the Project Site include construction of a new nine-story affordable housing senior residence with partial basement and ground-level parking, fronting on Beach 19<sup>th</sup> Street (Figure 14).

#### **Compliance with Zoning Laws, Recent Development, and Community Master Plans**

The current zoning is mixed residential and commercial (R-6 with C2-4 overlay), and the Site is within the “Special Downtown Far Rockaway District” (DFR Special District), which is part of a comprehensive plan to strengthen commercial areas by fostering a mix of uses on vacant and underutilized property. The existing zoning allows for the planned development, which meets all applicable bulk controls and is consistent with existing City and State plans and policies, as well as recent development in the Far Rockaway neighborhood and in other nearby areas of Queens. Zoning districts are shown on Figure 3a and 3b.

### **SECTION IV: PROPERTY’S ENVIRONMENTAL HISTORY**

The following environmental reports documenting Site history, and known and/or suspect contamination of media above applicable SCG, are submitted with this application as separate PDF files (see Attachment D):

- *Phase I Environmental Site Assessment*, Velocity Consulting Inc., November 2020
- *Phase II Subsurface Investigation Report*, PSG Engineering and Geology, D.P.C. (PSG), July 2020
- *Report of Geotechnical Exploration*, GTA Engineering Services of New York, P.C., February 2023
- *Phase II Environmental Site Assessment*, Gallagher Bassett Technical Services, February 2023

The Phase I Environmental Site Assessment identified historical automotive repair activities from circa 1933 to at least 2020, historical use of USTs (gasoline and other materials) at the western portion of the Site, and a fuel-oil spill event (No. 1702628) at a southwestern adjoining property as well as several historical nearby gasoline filling stations. Relevant information from the geotechnical report, and the combined findings from the Phase II subsurface investigations, are presented below.

#### **Narrative Description of Documented Site Contamination**

The following contamination has been documented above SCGs (see Figures 9 to 11, and the data summary tables provided below). Soil results were compared to NYSDEC Remedial Program RRU SCOs and groundwater results were compared to NYSDEC Class GA Ambient Water Quality Standards (AWQS; TOGS 1.1.1). There are no SCG for vapor in New York; data, therefore, were considered as a whole in relation to all investigative findings, and were additionally evaluated using the NYSDOH generic Decision Matrices for vapor intrusion.

### ***Relevant Site Geology and Hydrogeology***

Geotechnical and environmental investigation findings identified fill soil (dry, silty sand with gravel, brick, concrete, and other debris) to depths ranging from 2 to 5 feet bgs, overlying native silty sand with gravel, clayey sand and clay (depths of 50+ feet), and sand with silt. Refusal occurred at several geotechnical borings from 7 to 17 feet bgs, likely due to cobbles or boulders. Based on published USGS reports, bedrock beneath the Site is likely to be at least 1,000 feet below the surface. Groundwater was encountered in borings and monitoring wells ranging from approximately 18 to 23 feet bgs; direction of shallow groundwater flow, however, is unknown.

### ***Soil***

Note: Except as stated otherwise, all relevant detections of soil analytes occurred in the 0 to 4 feet boring intervals, generally in the upper 2 feet of fill. See Figure 9 for relevant soil data.

#### VOCs

With exception of a low level of acetone, no VOCs were detected above NYSDEC Part 375 Unrestricted Use (UU) SCOs. Trace levels of VOCs were reported in multiple samples, including PCE and gasoline compounds, and trace 1,1,1-trichloroethane was reported in one sample from the 11 to 13 feet interval.

#### SVOCs

PAHs were above RRU SCOs at boring B-4, including: benzo(a)anthracene (2.58 parts per million [ppm], RRU SCO 1 ppm); benzo(a)pyrene (2.27 ppm, RRU SCO 1 ppm); benzo(b)fluoranthene (2.46 ppm, RRU SCO 1 ppm); chrysene (2.51 ppm, UU SCO 1 ppm); dibenzo(a,h)anthracene (0.529 ppm, RRU SCO 0.33 ppm); and, indeno(1,2,3-cd)pyrene (0.529 ppm, RRU SCO 0.5 ppm). Trace- to low-levels of several other SVOCs, primarily PAHs, were reported in ten samples.

#### Metals

Metals were above RRU SCOs at B-1W, B-2W, and/or B-7, including (maximum values shown): lead (1,190 ppm, RRU SCO 400 ppm); mercury (0.843 ppm, RRU SCO 0.81 ppm); and cadmium (7.92 ppm, RRU SCO 4.3 ppm). Chromium, copper, lead, mercury, selenium and/or zinc were detected above UU SCOs in at least one soil sample.

#### Pesticides/PCBs

Low-grade contamination by pesticides (4,4'-DDT; 0.004 ppm, UU SCO 0.0033) and PCBs (0.402 ppm, UU SCO 0.1 ppm) was reported at B-1W 2-4 and B-1W 0-2, respectively. PCBs were reported below the UU SCO in B-1W 2-4. Trace PCBs were detected in one sample. No pesticides were detected in any other sample.

#### Per- and polyfluoroalkyl substances (PFAS)

Low to trace levels of N-EtFOSA (1.43 ppb) and N-MeFOSA (0.336 ppb) were detected in B-8W 2-4. No other PFAS were detected in the soil sample.

### ***Groundwater***

Groundwater was sampled at temporary wells installed in borings in 2020; an attempt to sample groundwater from wells installed during the geotechnical investigation, however, was unsuccessful as the wells were dry.

Elevated VOCs were reported at B-1GW, including chloroform (22 parts per billion [ppb]) and several substituted benzenes related to gasoline (from 8.6 to 22 ppb); two of the substituted benzenes were also reported at elevated levels (15 and 17 ppb) at B-2GW, near the former in-ground lift. Additional contamination included elevated levels of PAHs (up to 0.06 ppb) and multiple metals (dissolved contamination limited to iron, manganese, and sodium). See Figure 10 for relevant groundwater data.

#### Vapor

Four (4) sub-slab vapor implants, installed in the southern portion of the building in 2020, documented high levels of PCE, ranging from 949 to 4,360 µg/m<sup>3</sup>; lower levels of PCE, however, were reported in five (5) additional vapor samples collected in 2023, ranging from 1.2 to 93 µg/m<sup>3</sup>. Trichloroethylene (TCE) was found at several locations at low levels (2.2 to 6.5 µg/m<sup>3</sup>). Multiple other VOCs were reported in all samples, generally at trace to low levels typical of commercial settings. See Figure 11 for PCE and TCE data.

#### **Tabular Summary of Site Contamination**

Table: Soil Contamination Greater Than Restricted-Residential Use SCOs

Soil Analytes > RRU SCOs	Detections > RRU SCOs	Maximum Detection (ppm)	RRU SCO (ppm)	Depth (ft bgs)
benzo(a)anthracene	2	2.58	1	0 - 4
benzo(a)pyrene	2	2.27	1	0 - 4
benzo(b)fluoranthene	2	2.46	1	0 - 4
dibenzo(a,h)anthracene	2	0.529	0.33	0 - 4
indeno(1,2,3-cd)pyrene	2	1.7	0.5	0 - 4
cadmium	1	7.92	400	0 - 2
lead	3	1,190	400	0 - 2
mercury	1	8.43	0.81	2 - 4

Table: Contamination in Groundwater

Groundwater Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
1,2,4,5-tetramethylbenzene	2	17	5
chloroform	1	22	7
n-butylbenzene	1	12	5
sec-butylbenzene	2	15	5
benzo(a)anthracene	2	0.05	0.002
benzo(a)pyrene	2	0.04	0.002
benzo(b)fluoranthene	2	0.06	0.002
benzo(k)fluoranthene	2	0.03	0.002
chrysene	4	0.06	0.002
indeno(1,2,3-cd)pyrene	2	0.03	0.002
arsenic (total)	1	27.7	25
beryllium (total)	4	12.3	3
chromium (total)	4	1,605	50
cobalt (total)	4	250	5
cobalt (dissolved)	3	32.9	5
iron (total)	4	227,000	300
iron (dissolved)	4	13,000	300



Groundwater Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
lead (total)	4	672	25
manganese (total)	4	3,548	300
manganese (total)	3	876	300
mercury (total)	2	2.36	0.7
nickel (total)	4	624	100
selenium (total)	4	27.5	10
sodium (total)	4	207,000	20,000
sodium (total)	2	215,000	20,000
thallium (total)	2	0.89	0.5
vanadium (total)	4	206	14

Table: VOC Contamination in Vapor (inclusive of all chlorinated VOC detections)

VOC	Detections	Maximum Detection (µg/m <sup>3</sup> )	Sample Type(s)
1,1,1-trichloroethane	1	1.19	Sub-slab/soil
1,4-dichlorobenzene	1	0.98	Sub-slab/soil
carbon tetrachloride	1	0.31	Sub-slab/soil
chloromethane	4	1.8	Sub-slab/soil
chloroform	4	8.4	Sub-slab/soil
dichlorodifluoromethane	8	3.39	Sub-slab/soil
methylene chloride	6	3.9	Sub-slab/soil
tetrachloroethene (PCE)	9	4,360	Sub-slab/soil
trichloroethene (TCE)	2	6.5	Sub-slab/soil
trichlorofluoromethane	5	3.2	Sub-slab/soil

## SECTION V: REQUESTOR INFORMATION

Contact information and the names of members/owners of the applicant(s) are set forth below:

Applicant	Contact Information	Members/Owners
1016 BEACH 19 PARTNERS LLC	1016 BEACH 19 PARTNERS LLC c/o Anivelca Cordova 5925 Broadway Bronx, New York 10463 acordova@lemlewoff.com shira@truedevelopmentny.com	<ul style="list-style-type: none"> <li>• FOXY DEV VI LLC (Members: Sheldon Fox; Jeffery Fox)</li> <li>• LW 1016 BEACH 19 PARTNERS LLC (Members: Joseph J. Zitolo; Anivelca Cordova; Angela Colon; Patrick J. Logan; Kevin Thurman)</li> <li>• 1016 BEACH LLC (Members: FP BEACH LLC – Tristan Nadal; JC BEACH LLC – Jeremy Conway; LONGHOUSE PROPERTIES LLC – Clint Olsen)</li> </ul>

The New York State Department of State's Corporation and Business Entity Database information for the requestor is included in Attachment C.

## **SECTION VI – REQUESTOR ELIGIBILITY**

### **Bulk Storage Tanks**

NYSDEC petroleum bulk storage (PBS) database records list the Site as an active facility (ID: 2-609946) containing a 275-gallon waste-oil aboveground storage tank; the Site, however, contains several inactive USTs. All Site tanks will be removed during remediation activities and the PBS registration will be updated based on encountered conditions.

### **Volunteer Statement**

Requestor seeks to enter into the Brownfield Cleanup Program as a Volunteer. Under ECL § 27-1405(1)(b) and 6 NYCRR §375-3.2(c)(2), a Volunteer is defined as an applicant other than a participant, including without limitation a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants, provided however, such person exercises appropriate care with respect to contamination found at the facility by taking reasonable steps to:

- i. Stop any continuing release;
- ii. Prevent any threatened future release; and,
- iii. Prevent or limit human, environmental, or natural resource exposure to any previously released contamination.

As described below, the Requestor qualifies as volunteer because (i) the Requestor performed reasonable and prudent due diligence measures during acquisition of the property; (ii) all disposals of hazardous substances have occurred prior to the date the Requestor acquired title (there is no evidence of a release occurring since acquisition of the site by the Requestor); and (iii) the Requestor does not have any affiliation with any responsible party.

Immediately upon acquiring the property the Requestor took steps to terminate the auto-repair activities. Specifically, the site was acquired via tax lien foreclosure on November 9, 2020 and the owner sent a 30-day notice of termination of tenancy on November 20, 2020. Thereafter, the Requestor visited the site weekly to confirm that no auto-repair activities were taking place. An eviction proceeding was filed and the Requestor expediently prosecuted that action and a court order/stipulation of settlement was issued on May 3, 2021 and the former tenant vacated the site during July 2021.

Phase II investigations had been performed both prior to and subsequent to the Requestor taking ownership (see Section IV). The PSG Phase II Subsurface Investigation Report, conducted prior to the Requestor taking ownership, documented PCE in soil vapor sample at 4,360 µg/m<sup>3</sup> while the subsequent Phase II Investigation by GBTS, performed in 2023 while the Requestor was owner, documented a peak PCE concentration of 93 µg/m<sup>3</sup>; at a minimum a comparison of the 2020 and 2023 data support the conclusion that subsurface vapor conditions at the site had not deteriorated during the Requestor's ownership. More plausibly, that the Requestor forced the cessation of auto-repair activities as soon as it was legally possible for them to do so after taking ownership, removed the possibility of any release that could have negatively impacted the Site. Data from the February 23, 2023 Phase II support this conclusion.

The Requestor's liability would arise solely as a result of its ownership or involvement with the redevelopment of the Site subsequent to the disposal of hazardous substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

### **Proof of Site Access**

The Requestor owns the Site, has full access to all areas of the property, and has the ability to place an environmental easement on the Site if a Track 1 cleanup has not been achieved after remediation is complete.

## **SECTION IX: CURRENT PROPERTY OWNER AND OPERATOR INFORMATION**

### **Current and Past Property Owners**

Information regarding current and past property owners is presented below. Unless explicitly stated, contact information for owners/operators (last known address, telephone, email, etc.) is not known/readily available.

Deed information from Automated City Register Information System (ACRIS, <https://a836-acris.nyc.gov/CP/>).

<b>Deed Recorded</b>	<b>Owner</b>	<b>Requestor's Relationship</b>
2020-11-09	10-16 BEACH 19 PARTNERS LLC 5925 Broadway, Bronx, New York 10463 acordova@lemlewoff.com [Note: Acquired from the City of New York; the property was subject to a tax lien foreclosure in 2019]	Requestor
1988-05-31	Rizzo, Arthur E. 212 Elm Street S. Williamsport, PA 17702-6913	none
1969-02-03	Kathleen E Rizzo 336 Walnut Street Williamsport, PA 17701-5949	none
unknown	Kilgallon John A (address unknown)	none

Operator data from the Requestor (for latest tenant), historical city directories provided in Phase I ESA, and from signs posted at on-site building. NY Department of State (DOS) Corporation and Business Entity Database information, identified for several operators (as noted), is provided in Attachment C. All last known mailing addresses are 10-16 or 10-18 Beach 19<sup>th</sup> Street, which all correspond to the Site.

<b>Operator</b>	<b>Date of Operations, if known</b>
Roberto A. Linares d/b/a TONY'S AUTO REPAIR, INC. (DOS information in Attachment C) Last known contact information: 646-251-3323 (718-337-3694 from sign in Phase I ESA photograph) DOS "Service of Process" address: 13-28 Beach Channel Drive, Far Rockaway, NY, 11691	Start date potentially circa 2006; operated at the Site through July 2021, after which vacated property
AUTO MAVEN/DENT DR. INC. (DOS information in Attachment C) Last Known contact information: 728-327-8630 DOS "Service of Process" address: Site address	Name on existing building sign, apparently present on structure as early as 2012
CARSMART AUTO MAIDEN No known contact information	2006

ARROW LINER COLLISION Last known contact information: 2216 New Haven Ave, Far Rockaway, NY 11691	1990-2000
M & M AUTOTRONICS No known contact information	1990
M & M TOWING No known contact information	1990
CAR-O-LINER COLLISION LTD. (DOS information in Attachment C) No known contact information DOS "Service of Process" address: Site address	1985
JNC AUTO REPAIR No known contact information	1985
BOB'S AUTO SERVICE No known contact information	1979
EXPRESSWAY TOWING No known contact information	1979
RIZZO AUTO COLLISION No known contact information	1979
L & H COLLISION No known contact information	1971-1973
RIZZO PACKAGE No known contact information	1971-1973
FAR-RON AUTOMOTIVE REPAIR SERVICE No known contact information	1971
ANDRIAKOS GUS & SON INC. – BODY & FENDER WORK No known contact information	1965
NADLER SANDY INC. – MERCURY SALES & SERVICE No known contact information	1956
MANN AUTO SALES CORP – SERVICE No known contact information	1951
JAMES STREET GARAGE No known contact information	1937-1943
Kase, Joseph – blacksmith No known contact information	1937

No other Site ownership or operator history is available for review. Additional information regarding the historical operations at the Site obtained from Sanborn maps, local records, and city directories is provided in previous reports (Attachment D).

Other than for the current owner and most recent previous operator (see above), no reasonably ascertainable contact information for former on-site commercial and/or residential occupants is available to Requestor.

## SECTION XI: SITE CONTACT LIST

### Local Officials

**NYC Mayor** - Eric Adams  
City Hall, New York, NY 10007  
Phone: 212-788-1400

**Mayor's Office of Environmental Coordination**  
Director: Hilary Semel  
100 Gold Street - 2nd Floor, New York, NY 10038  
Phone: 212-788-6801

**NYS Assembly District 23** – Stacey Pheffer Amato  
9516 Rockaway Beach Blvd, Rockaway Beach NY 11693  
Phone: 718-945-9550

**Queens Borough President** – Donovan Richards, Jr.  
120-55 Queens Blvd, Kew Gardens, NY 11424  
Phone: 718-286-3000

**Queens Community Board 14**  
Chairperson: Dolores Orr  
District Manager: Jonathan Gaska  
1931 Mott Avenue, Room 311, Far Rockaway, NY 11691  
Phone: 718-471-7300 Email: gn14@cb.nyc.gov

**NYS Senate District 10** – James Sanders Jr.  
142-01 Rockaway Blvd, South Ozone Park, NY 11436  
Phone: 718-523-3670

### Residents, Owners, and Occupants of Property and Adjoining Properties (see Figure 12)

Site Address and Tax ID	Site Owner Name and Address	Occupant(s)/Current Use
10-16 Beach 19 <sup>th</sup> Street Block 15560, Lot 8	1016 BEACH 19 PARTNERS LLC 5925 Broadway, Bronx, NY 10463	vacant
Address and Tax ID	Adjoining Properties - Owner Name and Address	Occupant(s)/Current Use
10-60 Cornaga Avenue Block 15560, Lot 1	SEA WORLD ASSOCIATES 54 Fern Road, East Brunswick NJ 08816	office building
18-58 Cornaga Avenue Block 15560, Lot 54	CORNAGA AVENUE HOLDINGS LLC 634 Van Dam Street, Valley Stream, NY 11581	retail store
18-54 Cornaga Avenue Block 15560, Lot 52	CORNAGA AVENUE HOLDINGS LLC 634 Van Dam Street, Valley Stream, NY 11581	retail store
18-40 Cornaga Avenue Block 15560, Lot 50	NYC PARKS 830 5 <sup>th</sup> Avenue, New York, NY 10065	beach club
18-36 Cornaga Avenue Block 15560, Lot 45	GODS PENTECOSTAL CHURCH 1835 Mott Avenue, Far Rockaway, NY 11691	school
18-37 Mott Avenue Block 15560, Lot 24	REFUGE CHURCH OF CHRIST 1837 Mott Avenue, Far Rockaway NY 11691	church
18-41 Mott Avenue Block 15560, Lot 23	REFUGE CHURCH OF CHRIST 1837 Mott Avenue, Far Rockaway NY 11691	church
10-32 Beach 19 <sup>th</sup> Street Block 15560, Lot 12	BEACH 19TH REALTY LLC 464 Avenue U 2R, Brooklyn, NY 11223	multi-dwelling with stores
10-29 Beach 19th Street Block 15561, Lot 43	Nunez, Justina 10-29 Beach 19 <sup>th</sup> Street, Far Rockaway, NY 11691	two family residence
10-27 Beach 19th Street Block 15561, Lot 44	Martinez, Franciso 10-27 Beach 19th Street, Far Rockaway, NY 11691	two family residence
10-25 Beach 19th Street Block 15561, Lot 435	Morales, Yaqueline 10-25 Beach 19th Street, Far Rockaway, NY 11691	two family residence
10-23 Beach 19th Street Block 15561, Lot 46	1023 BEACH 19 LLC 4 Beechwood Drive, Lawrence, NY 11559	two family residence
10-21 Beach 19th Street Block 15561, Lot 47	Jiang, Culyun 1011 Nameoke Street, Far Rockaway, NY 11691	two family residence
10-25 Beach 20th Street Block 15561, Lot 10	ABE ROSENTHAL, LLC 77 Cuttermill Road, Great Neck NY 11201	vacant

Property information source(s): ACRIS, <https://a836-acris.nyc.gov/CP/>

## **News Media**

Local	<b>Queens Times</b> 11-20 154 <sup>th</sup> Street Queens, NY 11357 Phone: 718-592-2196		
General Circulation	<b>NY Daily News</b> 450 West 33rd Street New York, NY 10001 212-949-2000	<b>NY Post</b> 1211 Avenue of Americas New York, NY 10036 212-930-8000	<b>NY Times</b> 620 Eight Avenue New York, NY 10018 212-930-8000

## **Public Water Supplier**

New York City Water Department  
5917 Junction Boulevard  
Elmhurst, New York

## **Persons requesting to be placed on the contact list**

None to date

## **Administrator for any nearby school or day care facility**

Gods Pentecostal Church  
1835 Mott Avenue  
Far Rockaway, NY 11691

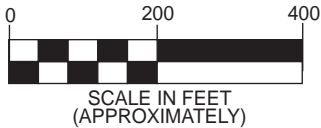
## **Document Repositories**

**Queens Public Library**  
Far Rockaway Branch  
1003 Beach 20<sup>th</sup> Street  
Far Rockaway, New York 11691  
718-327-2549

**Queens Community Board 14**  
1931 Mott Avenue, Room 311  
Far Rockaway, NY 11691  
718-471-7300 Email: gn14@cb.nyc.gov



## **Attachment B – Exhibits**



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

**Figure 1: Site Location Map**

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

— BCP Site Boundary

Longitude = -73° 45' 5.735" West  
Latitude = 40° 36' 9.873" North

File: 21003-0004

January 2024

Scale as shown

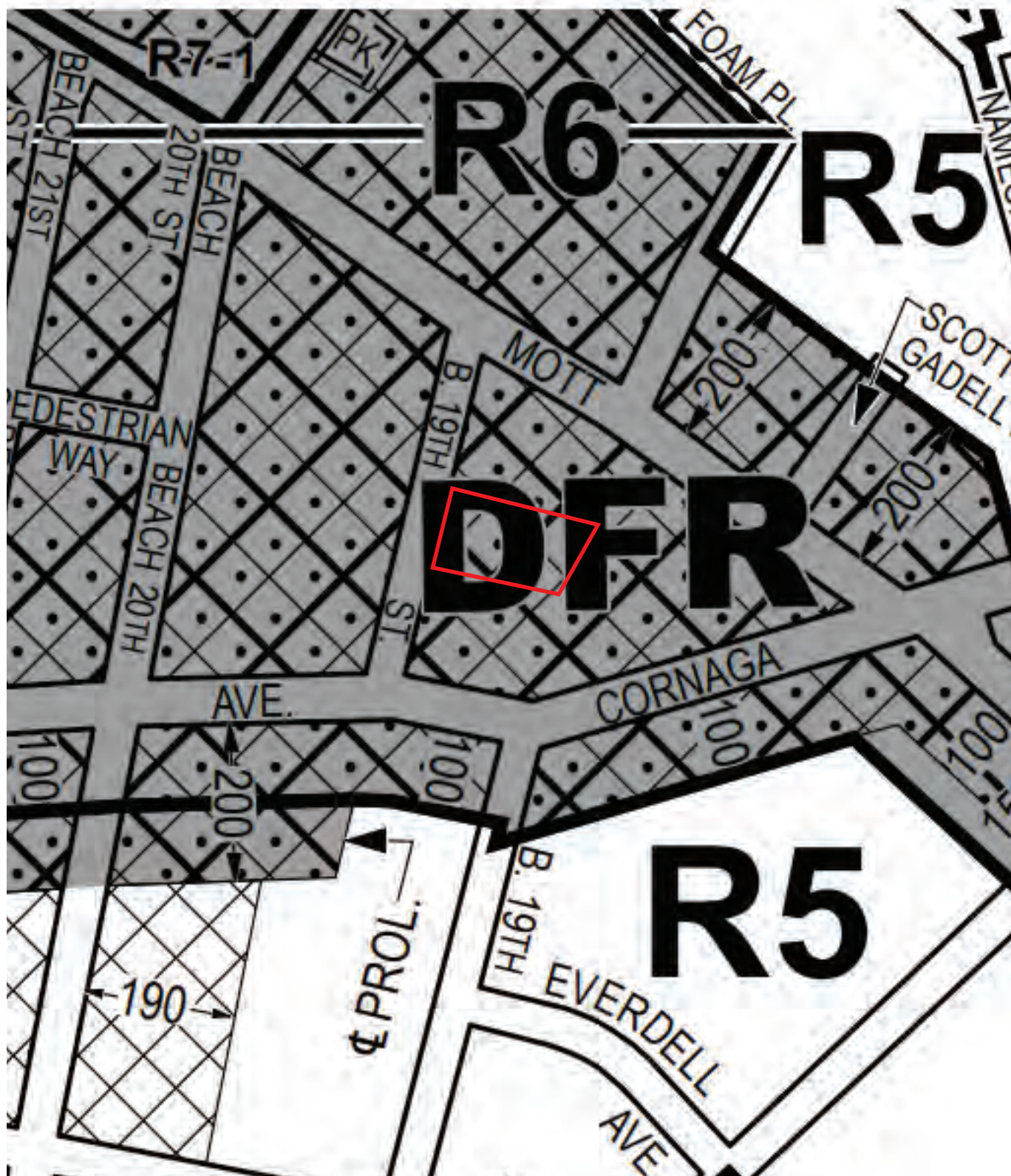
Attachment B









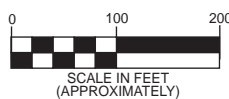


**Figure 3b: Zoning Map Detail**

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

BCP Site Boundary

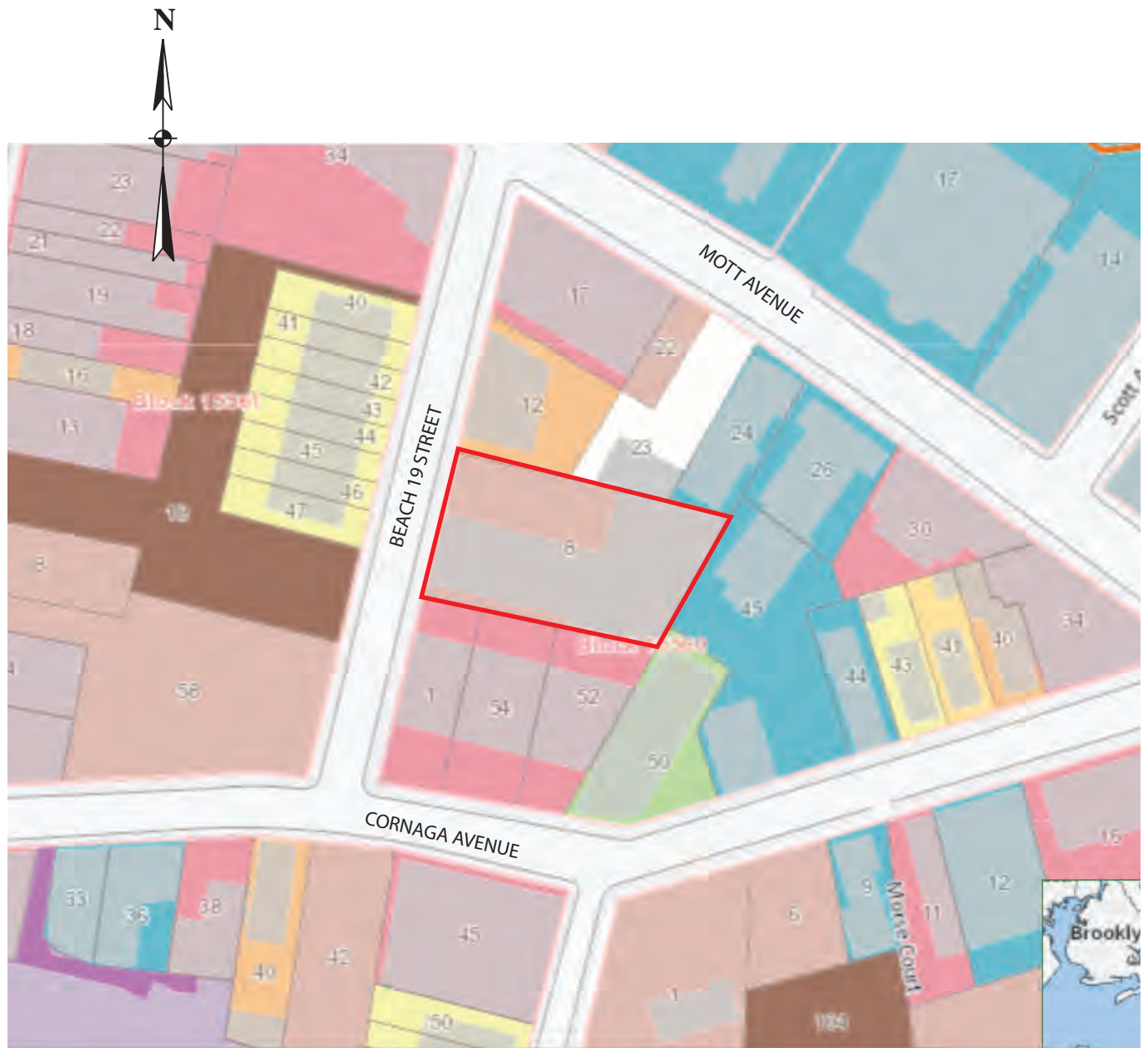


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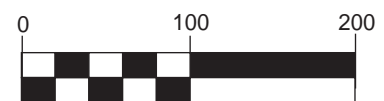
January 2024

Scale as shown

Attachment B



- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



SCALE IN FEET  
(APPROXIMATELY)

Source: <http://www.oasisnyc.net/map.aspx>

## Figure 4: Land Use Map

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

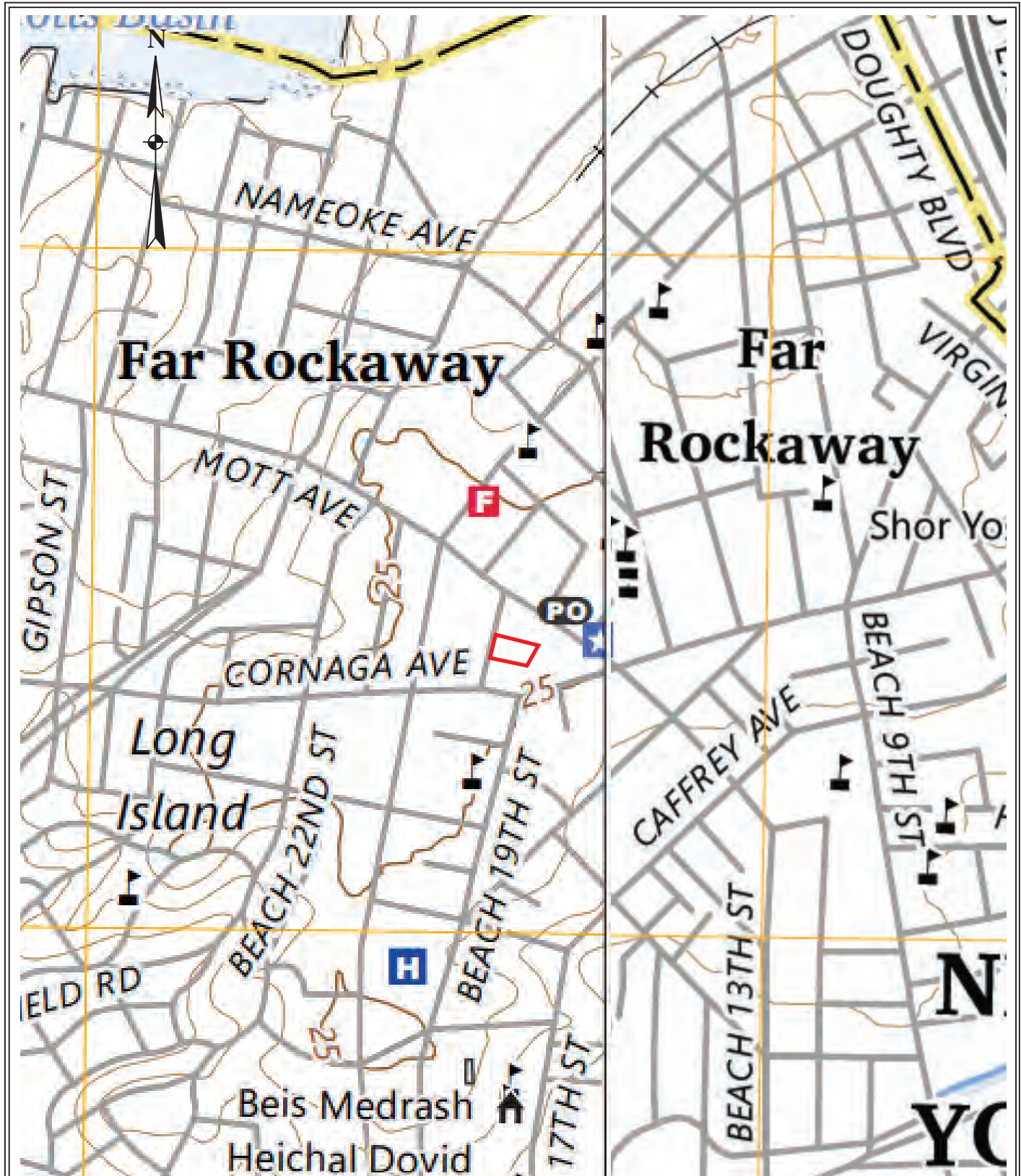
— BCP Site Boundary

File: 21003-0004

January 2024

Attachment B



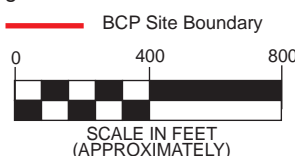


Source: USGS Topographic Map of the Far Rockaway and Lawrence New York Quadrangles dated 2023 digital image provided by <https://ngmdb.usgs.gov/topoview>

## Figure 5: Topographic Map

10-16 Beach 19th Street  
Borough of Queens, New York

### Legend:



File: 21003-0004

January 2024

Attachment B



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE9
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/18/2023 at 11:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## Figure 6: FEMA Map

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

BCP Site Boundary

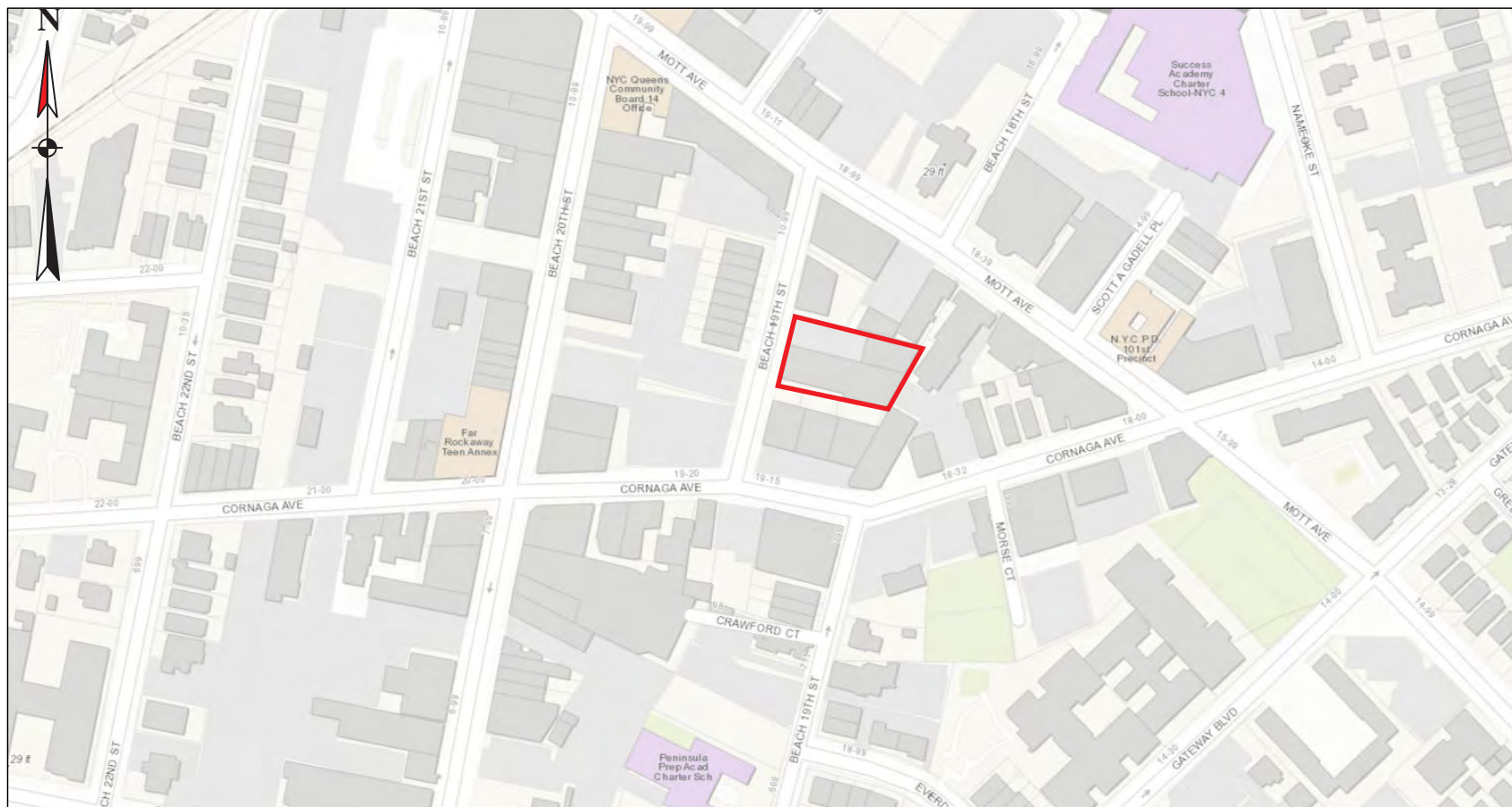
File: 21003-0004

January 2024

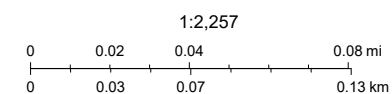
Scale as shown

Attachment B





September 15, 2023



NYC OpenData, Nassau County, Esri, HERE, Garmin, INCREMENT  
P, USGS, EPA, USDA

NYS Department of Environmental Conservation  
Not a legal document

## Figure 7: NYS Wetlands

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

— BCP Site Boundary

File: 21003-0004

January 2024

Scale as shown

Attachment B



**U.S. Fish and Wildlife Service**  
**National Wetlands Inventory**



September 15, 2023

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## Figure 8: Federal Wetlands

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

BCP Site Boundary

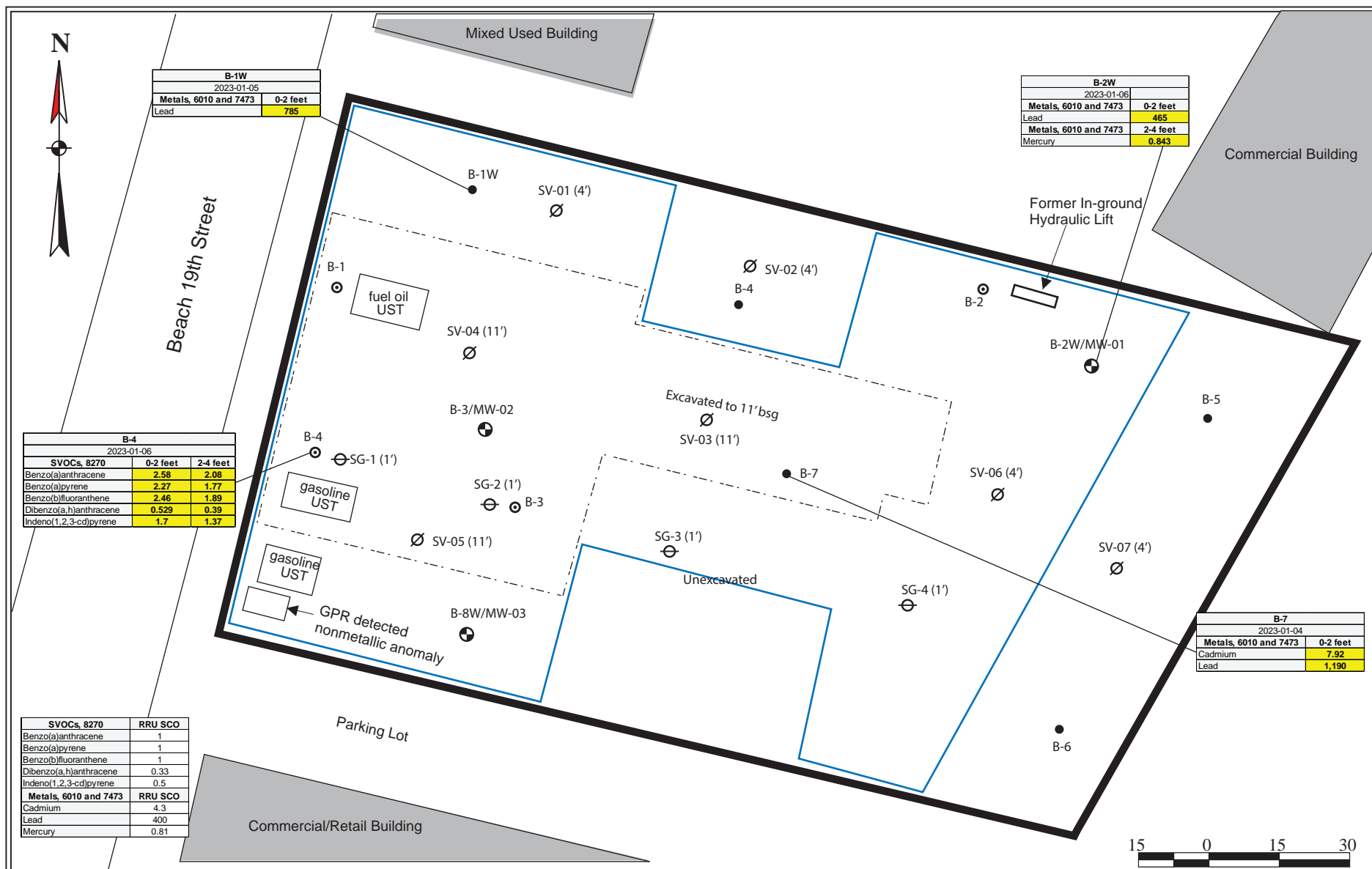
File: 21003-0004

January 2024

Scale as shown

Attachment B





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

## Figure 9: Soil Contamination

10-16 Beach 19th Street  
Borough of Queens, New York

### Legend:

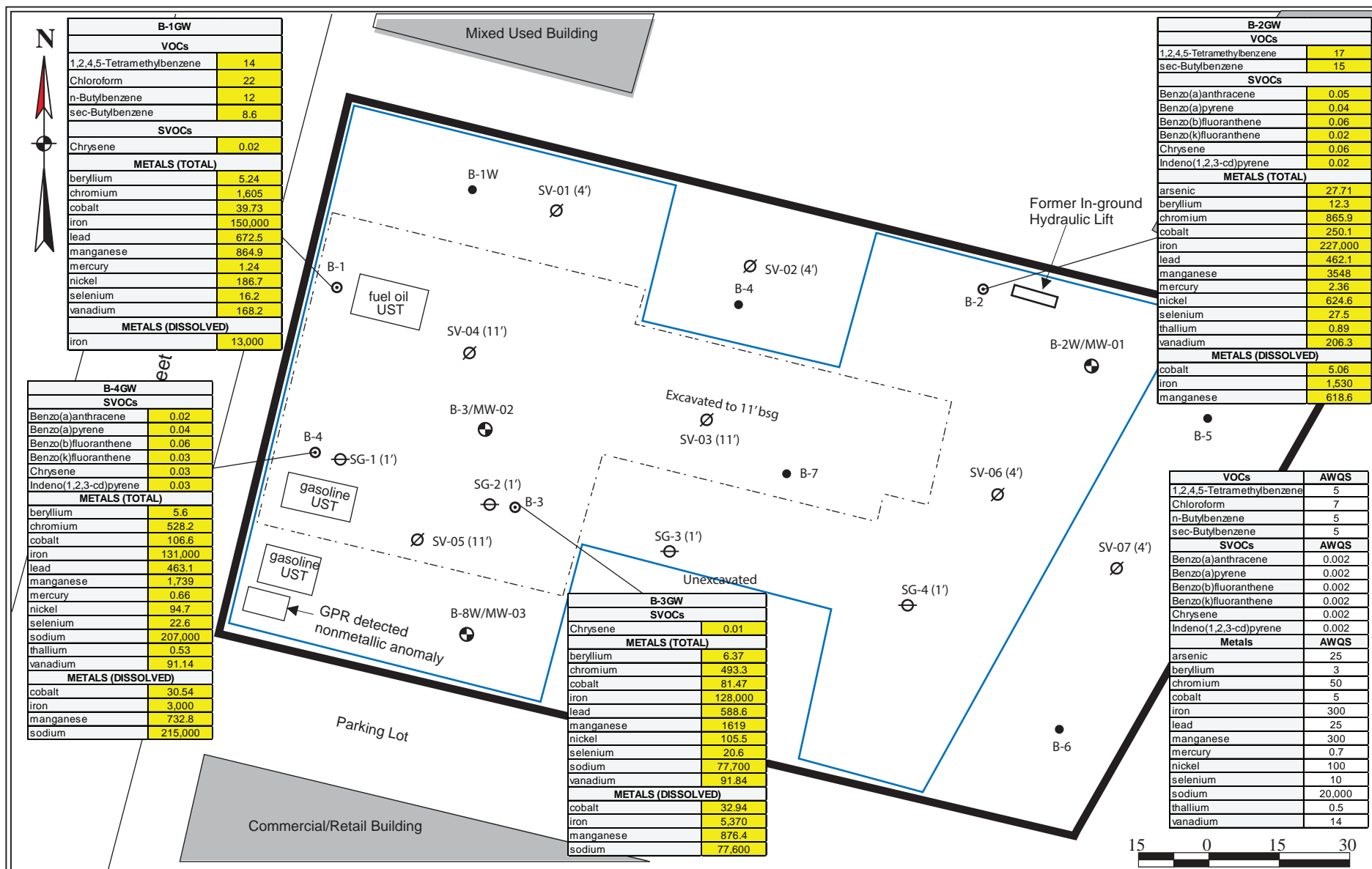
- BCP Site Boundary
  - proposed building footprint
  - proposed cellar outline
  - soil boring location
  - soil boring and groundwater monitoring well location
  - 2023 soil vapor location
  - soil/groundwater sample location
  - 2020 soil vapor location
- All data in mg/Kg (ppm)  
Analyte Above RRU SCO

File: 21003-0004

January 2024

Scale as shown

Attachment B



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

**Figure 10: Groundwater Contamination**

10-16 Beach 19th Street  
Borough of Queens, New York

**Legend:**

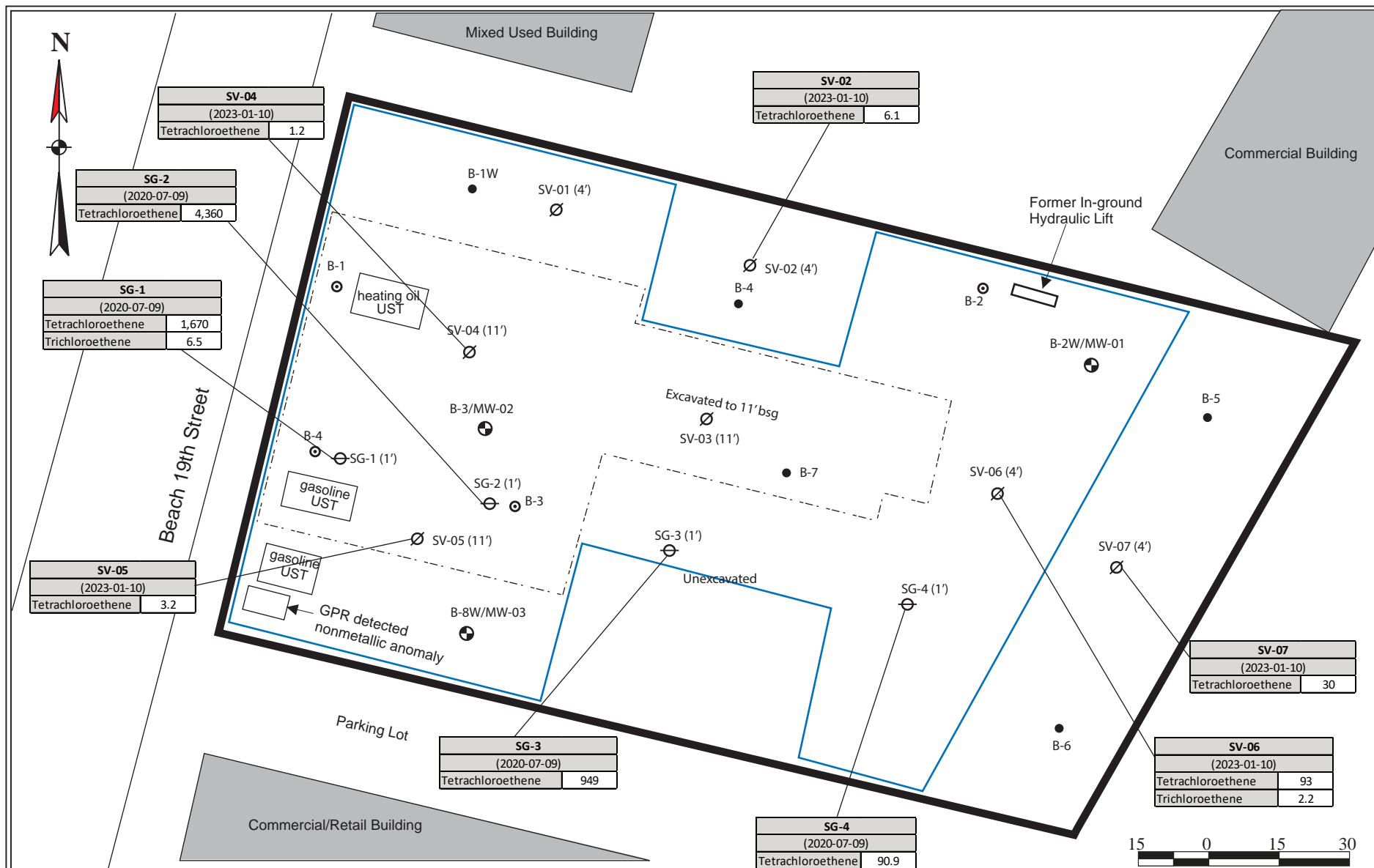
- BCP Site Boundary
  - proposed building footprint
  - proposed cellar outline
  - soil boring location
  - soil boring and groundwater monitoring well location
  - 2023 soil vapor location
  - soil/groundwater sample location
  - 2020 soil vapor location
- Data in µg/L (parts per billion, ppb)  
Concentrations above AWQS

File: 21003-0004

January 2024







Scale as shown

Attachment B



**Figure 11: Vapor Contamination**  
10-16 Beach 19th Street  
Borough of Queens, New York

Legend:

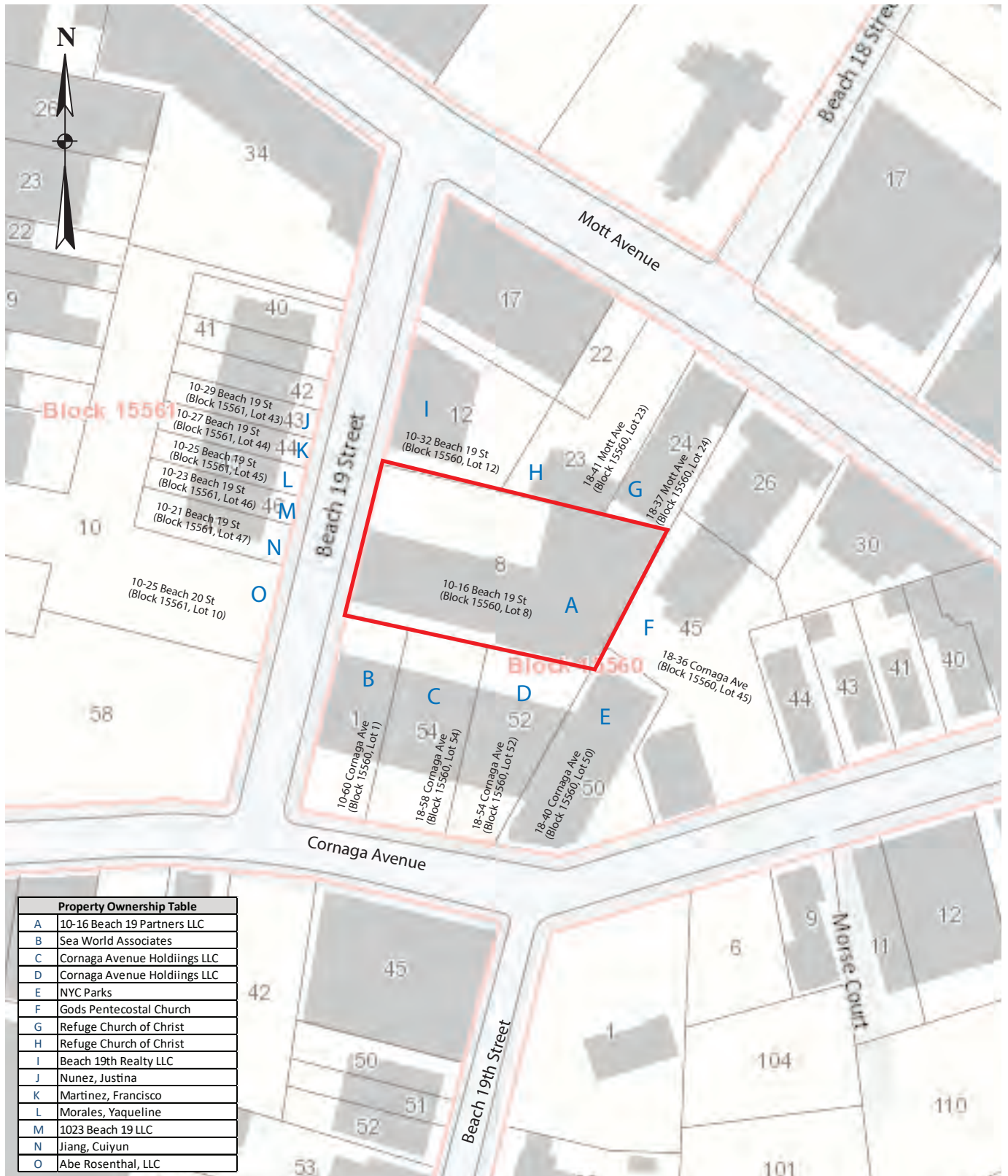
-  BCP Site Boundary  
 proposed building footprint  
 proposed cellar outline  
 soil/groundwater sample location  
 2020 soil vapor location  
 soil boring location  
 soil boring and groundwater monitoring well location  
 2023 soil vapor location
- All soil vapor data in  $\text{ug}/\text{m}^3$

File: 21003-0004

January 2024

Scale as shown

Attachment B

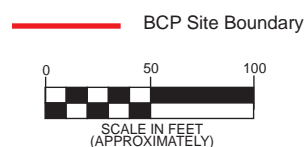


Source: <http://www.oasisnyc.net/map.aspx>

**Figure 12: Property Ownership Map**

10-16 Beach 19th Street  
Borough of Queens, New York

Legend:



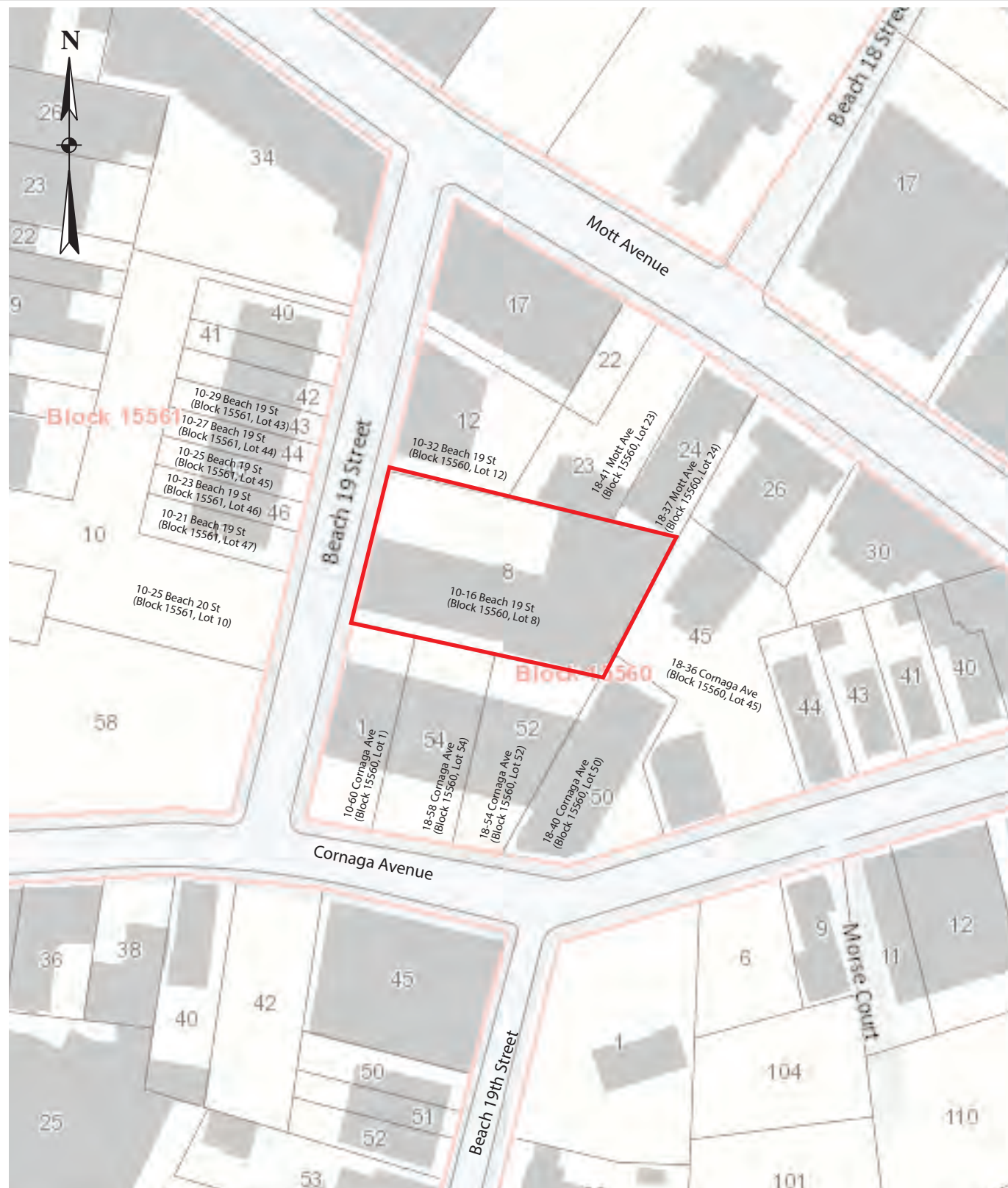
File: 21003-0004

January 2024

Scale as shown

Attachment B

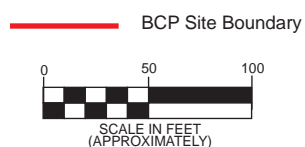




Source: <http://www.oasisnyc.net/map.aspx>

**Figure 13: Tax Map**  
10-16 Beach 19th Street  
Borough of Queens, New York

Legend:



File: 21003-0004

January 2024

Scale as shown

Attachment B

## **Figure 14: Site Development Plans**



10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-28-2021  
JOB#: 21-06

Images are for graphical purposes, and dimensions  
are subject to normal construction deviation, not to scale.

SITE DATA:	DWELLING UNITS:
ADDRESS: 10-16 BEACH 19TH STREET QUEENS, NY 11691  BLOCK: 15560 LOT: 8 TOTAL LOT AREA: ± 18,649 SF  ZONING MAP: 31A ZONE: R6 (AIRS) / C2-4	ZR 23-22 MAX. NUMBER OF DWELLING UNITS: FOR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS, THERE SHALL BE NO APPLICABLE DWELLING UNIT FACTOR.  PROPOSED NUMBER OF DWELLING UNITS = 178 D.U. SEE CHART BELOW
ZONING NOTES:	PARKING:
ZR 136-222 MAX BASE HT 55' ZR 136-223/ MAP 4 MAX BUILDING HEIGHT 95' MAX NUMBER OF STORIES 9	ZR 25-252 RESIDENTIAL (AIRS) PARKING: 10% OF THE TOTAL NUMBER OF DWELLING UNITS IN AN AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS.  RESIDENTIAL PARKING = 10% (178 D.U.) = 18 REQUIRED SPACES PROVIDED = 18 SPACES  ZR 25-811 BIKE PARKING - RESIDENTIAL USE GROUP AIRS 1 BICYCLE PARKING SPACE PER 10,000 SQ.FT. OF FLOOR AREA 91,107 SF / 10,000 SF = 10 SPACES
LOT COVERAGE:	FLOOR AREA CALCULATIONS:
MAX LOT COVERAGE: SEE DIAGRAM  LOT 8: INTERIOR LOT 65% COVERAGE = 65% (18,649 SF) = 12,122 SF  LOT 1: CORNER LOT: 100% COVERAGE = 4,357 SF INTERIOR LOT: 65% COVERAGE = 65% (1,513 SF) = 983 SF  MAX ALLOWABLE LOT COVERAGE: = 17,462 PROPOSED: = 17,243 SF <u>COMPLIES</u>  30' REQUIRED REAR YARD SETBACK: <u>COMPLIES</u>	ZR 23-155 MAX RESIDENTIAL (AIRS) F.A.R.: = 3.9 MAX ALLOWABLE FLOOR AREA: = 72,731 SF  TRANSFER DEVELOPMENT RIGHTS FROM LOT 1: TOTAL LOT AREA = 5,870 SF MAX RESIDENTIAL (AIRS) F.A.R.: = 3.9 MAX ALLOWABLE FLOOR AREA: = 18,393 SF  TOTAL MAX ALLOWABLE FLOOR AREA(72,731 SF + 18,393 SF) = 91,124 SF PROVIDED = 91,107 SF <u>COMPLIES</u>

FLOOR AREA SUMMARY						
BUILDING		RESIDENTIAL				
FLOOR	BLDG GROSS	GROSS RES. AREA	QUALITY HOUSING DEDUCTIONS	RECREATION	MECH. DEDUCTIONS	NET F.A
C	5,308					
1	6,754	6,754	830	1,378	230	4,316
2	12,742	12,742	718	0	230	11,794
3	12,742	12,742	718	0	230	11,794
4	12,742	12,742	718	0	230	11,794
5	12,742	12,742	718	0	230	11,794
6	11,204	11,204	663	1,629	230	8,682
7	11,204	11,204	663	0	230	10,311
8	11,204	11,204	663	0	230	10,311
9	11,204	11,204	663	0	230	10,311
TOTAL	107,846	102,538	6,354	3,007	2,070	91,107

TOTAL AIRS PROVIDED 4% ACCESSORY SPACES (4% MAY INCLUDE RECREATION AREAS):	
1ST FLOOR ACCESSORY SPACE PROVIDED	1,045
+ RECREATION PROVIDED	3,007
TOTAL AIRS REQUIRED	3,644
TOTAL AIRS PROVIDED	4,052

UNIT DISTRIBUTION				
FLOOR	STUDIO	1 BEDROOM	SUPT.	TOTAL UNITS
1	0	0	1	1
2	22	3	0	25
3	22	3	0	25
4	22	3	0	25
5	22	3	0	25
6	14	3	0	17
7	14	6	0	20
8	14	6	0	20
9	14	6	0	20
TOTAL	144	33	1	178

ZONING DATA

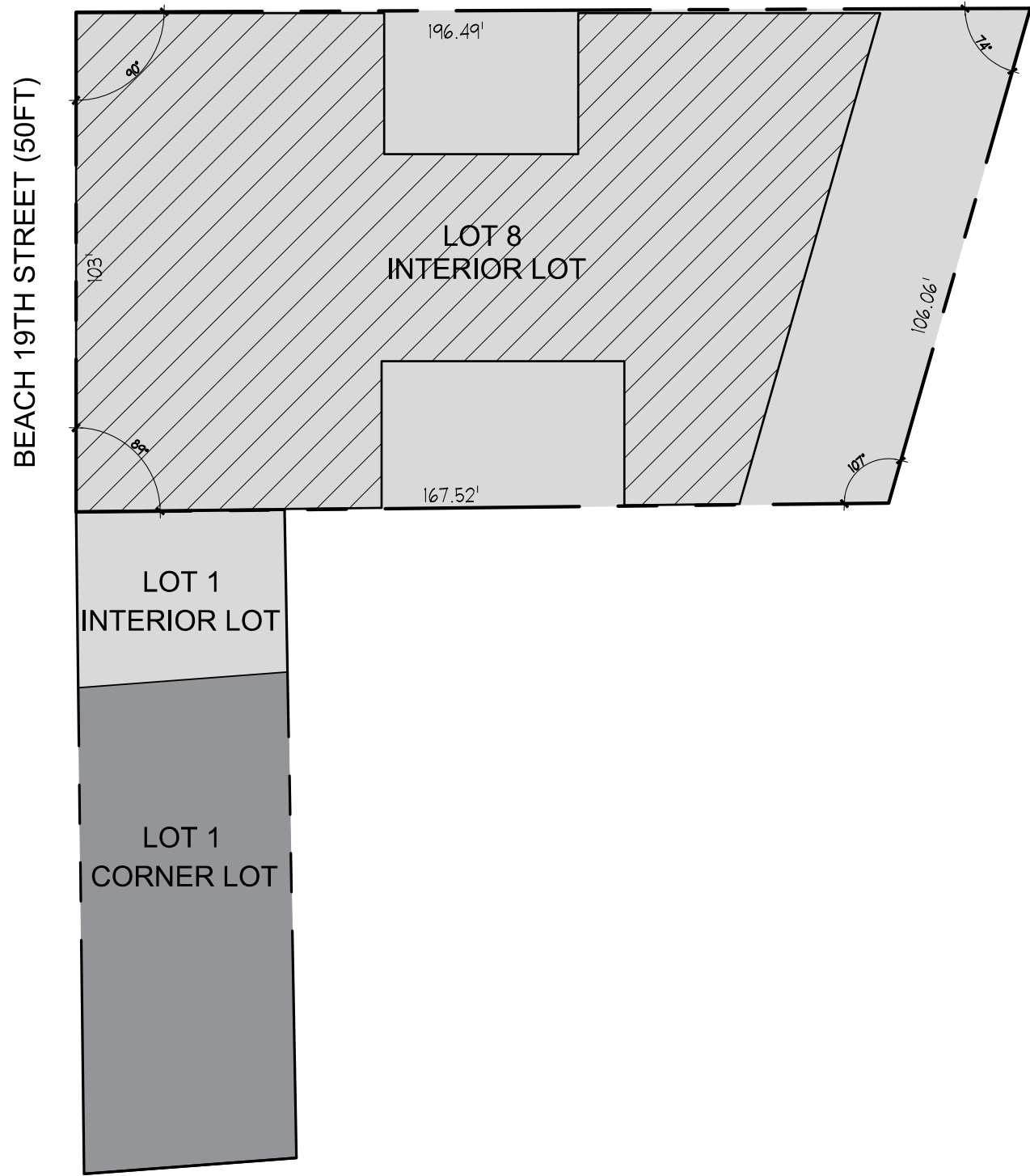


ARCHITECTURE • URBAN PLANNING  
210 West Rogues Path • Cold Spring Hills, NY 11743

10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021  
JOB#: 21-06

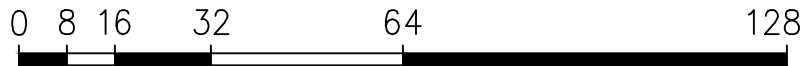
Images are for graphical purposes, and dimensions  
are subject to normal construction deviation, not to scale.



MAX LOT COVERAGE:		
LOT 8: INTERIOR LOT		
65% COVERAGE = 65% (18,649 SF)	= 12,122 SF	
LOT 1:		
CORNER LOT: 100% COVERAGE	= 4,357 SF	
INTERIOR LOT: 65% COVERAGE = 65% (1,513 SF)	= 983 SF	
MAX ALLOWABLE LOT COVERAGE:	= 17,462	
PROPOSED:	= 17,243 SF	<u>COMPLIES</u>



LEGEND	
	CORNER LOT
	INTERIOR LOT
	BUILDING



LOT COVERAGE



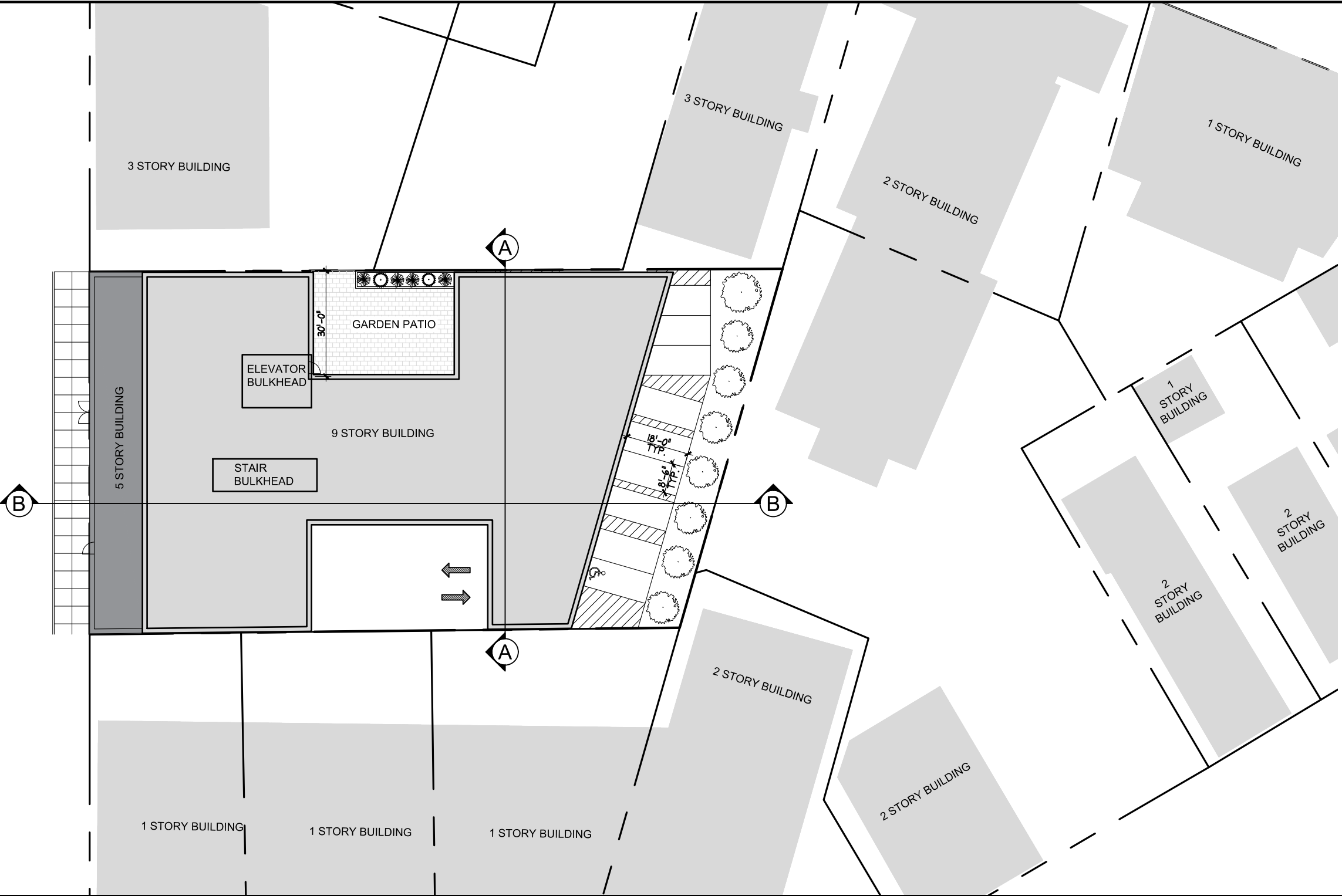
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210 West Rogues Path • Cold Spring Hills, NY 11743

10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021  
JOB#: 21-06

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BEACH 19TH STREET (50FT)



LEGEND:  
--- PROPERTY LINE  
EXISTING BUILDING

0 8 16 32 64 128

SITE PLAN



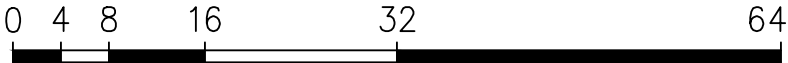
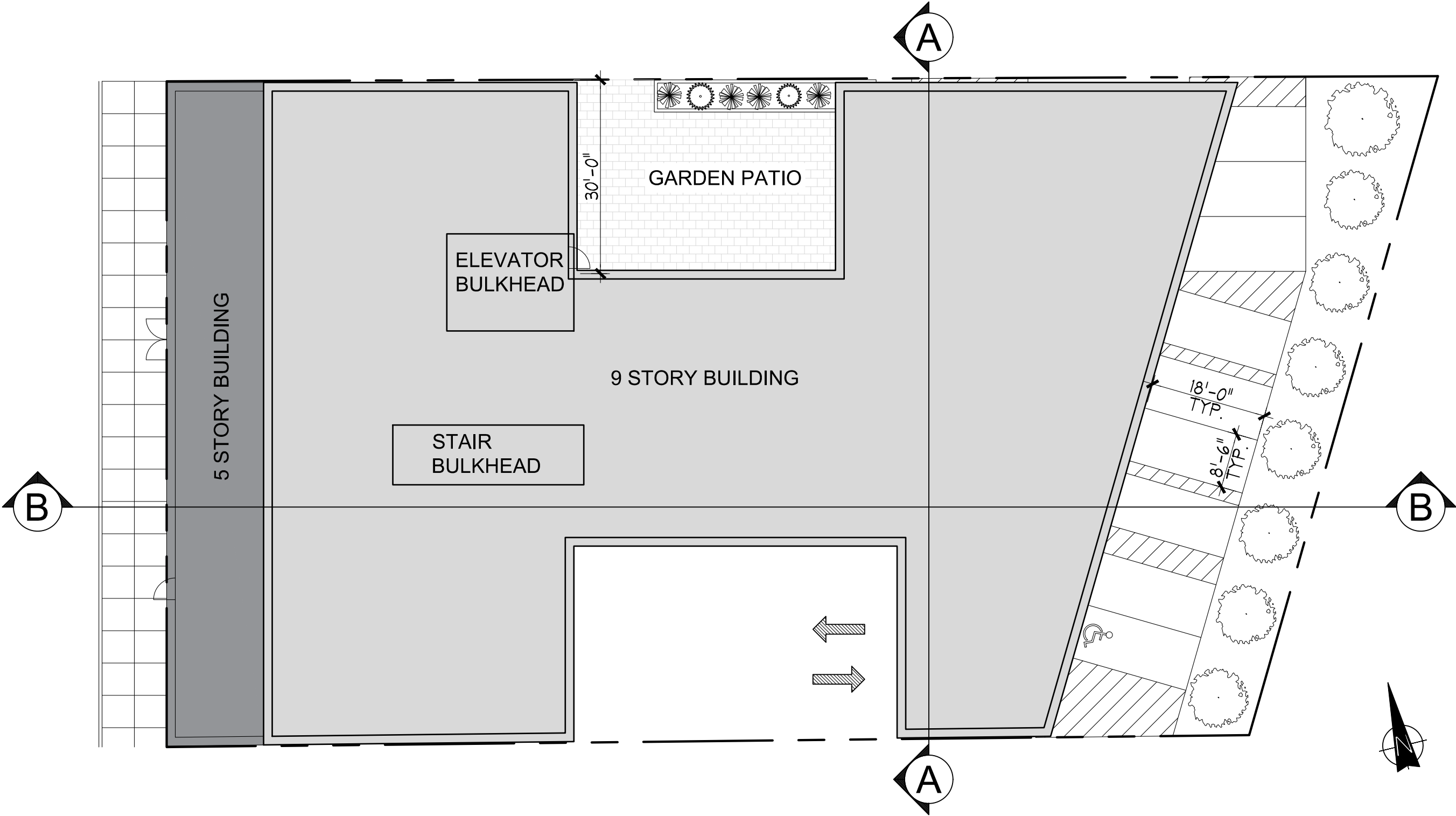
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10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021  
JOB#: 21-06

Images are for graphical purposes, and dimensions  
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BEACH 19TH STREET (50FT)



SITE PLAN

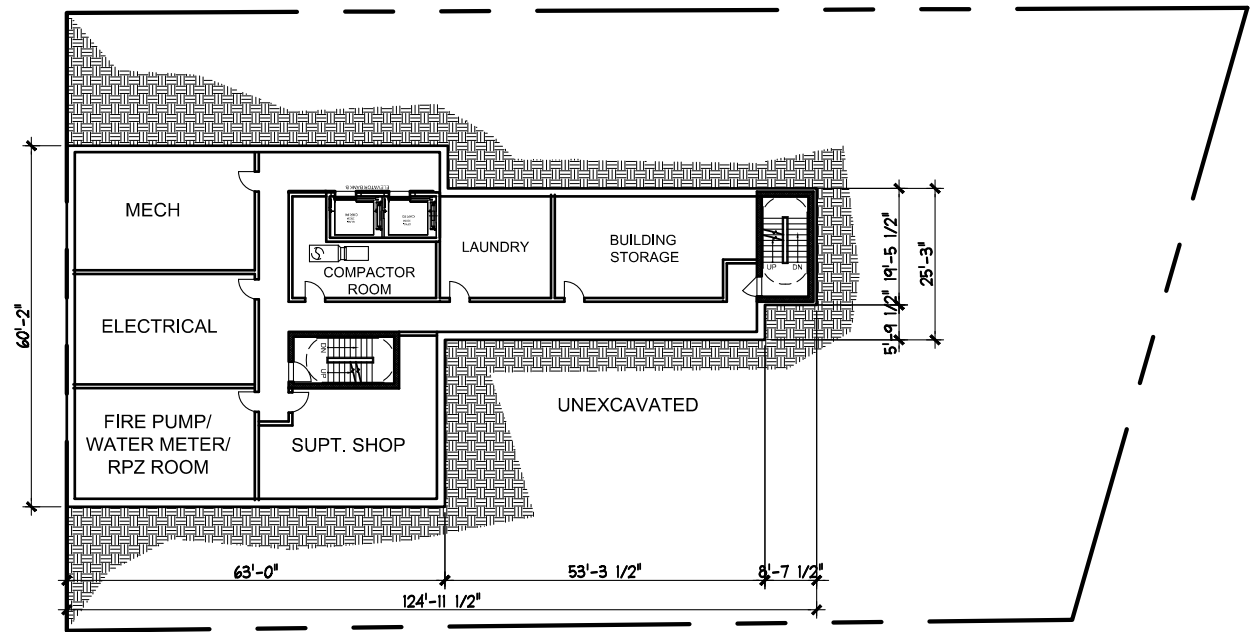


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210 West Rogues Path • Cold Spring Hills, NY 11743

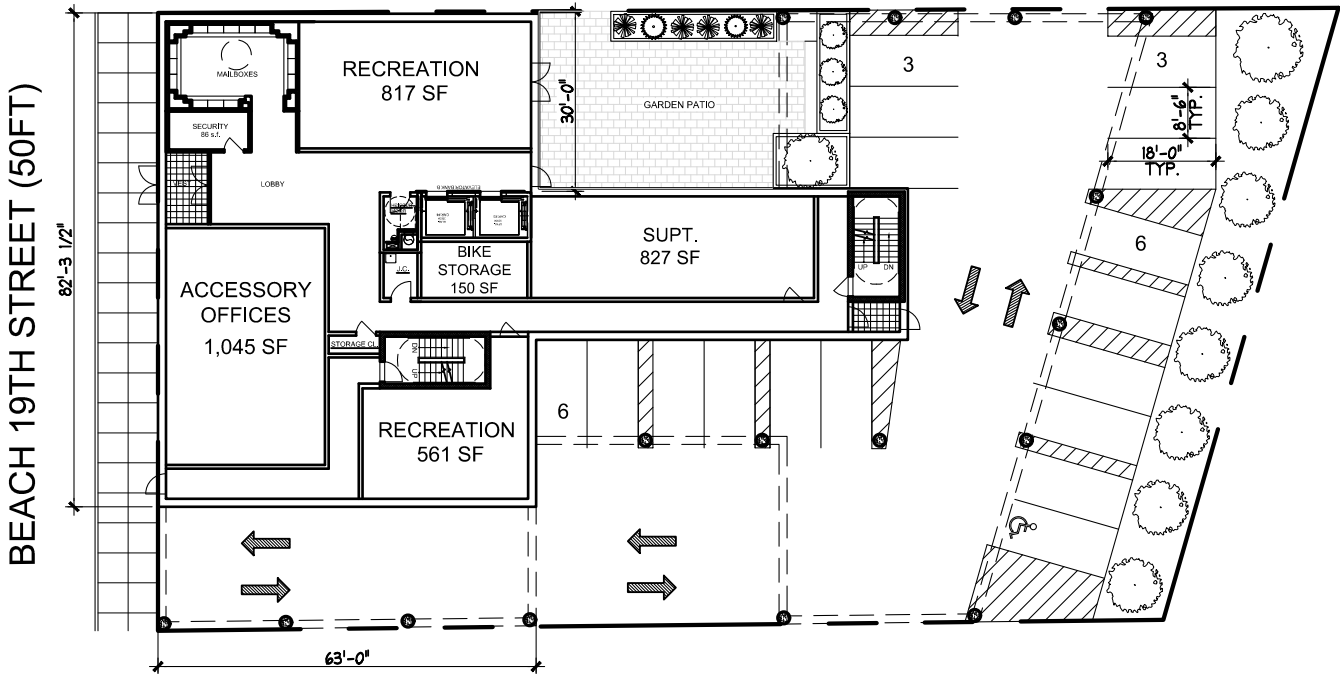
10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021  
JOB#: 21-06

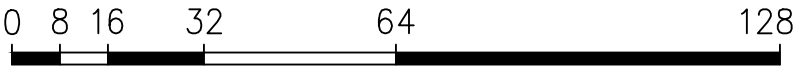
Images are for graphical purposes, and dimensions  
are subject to normal construction deviation, not to scale.



**CELLAR**  
GROSS AREA = 5,308 S.F.



**FIRST FLOOR**  
GROSS AREA = 6,754 S.F.



FLOOR PLANS



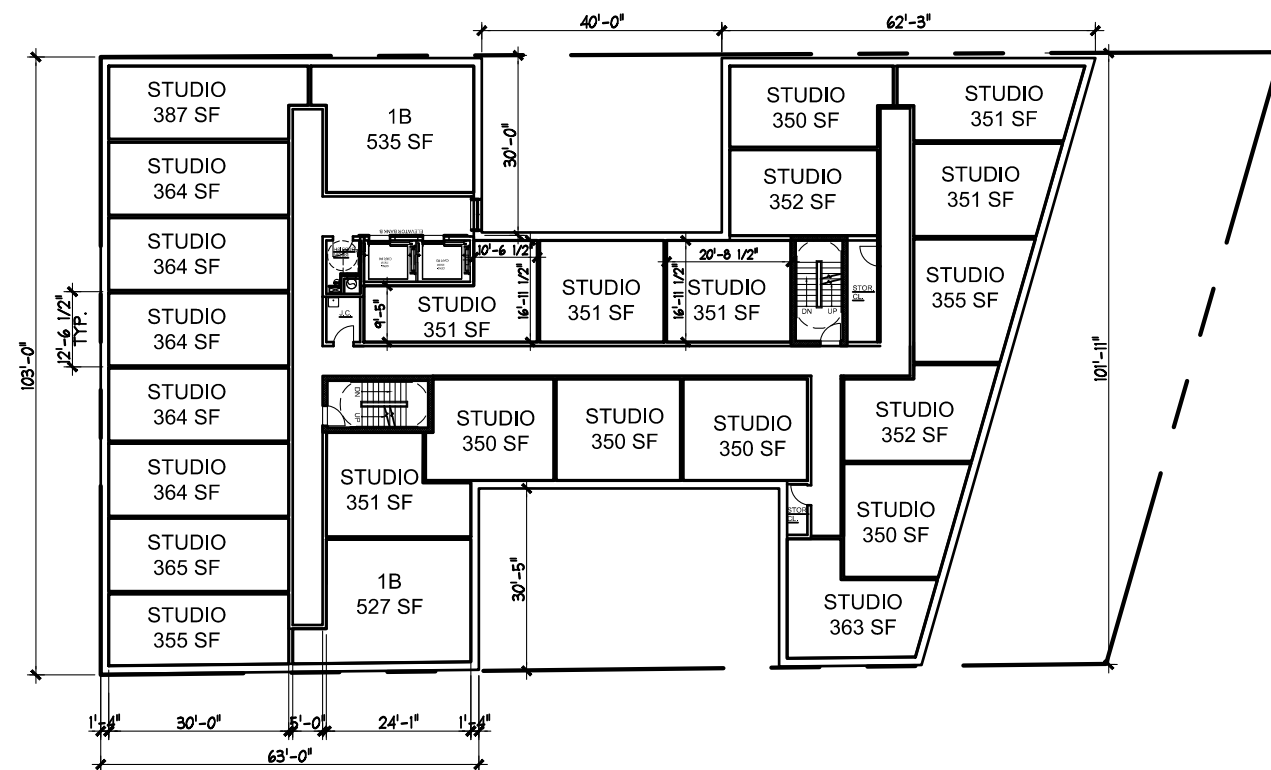
ARCHITECTURE • URBAN PLANNING  
210 West Rogues Path • Cold Spring Hills, NY 11743

10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021

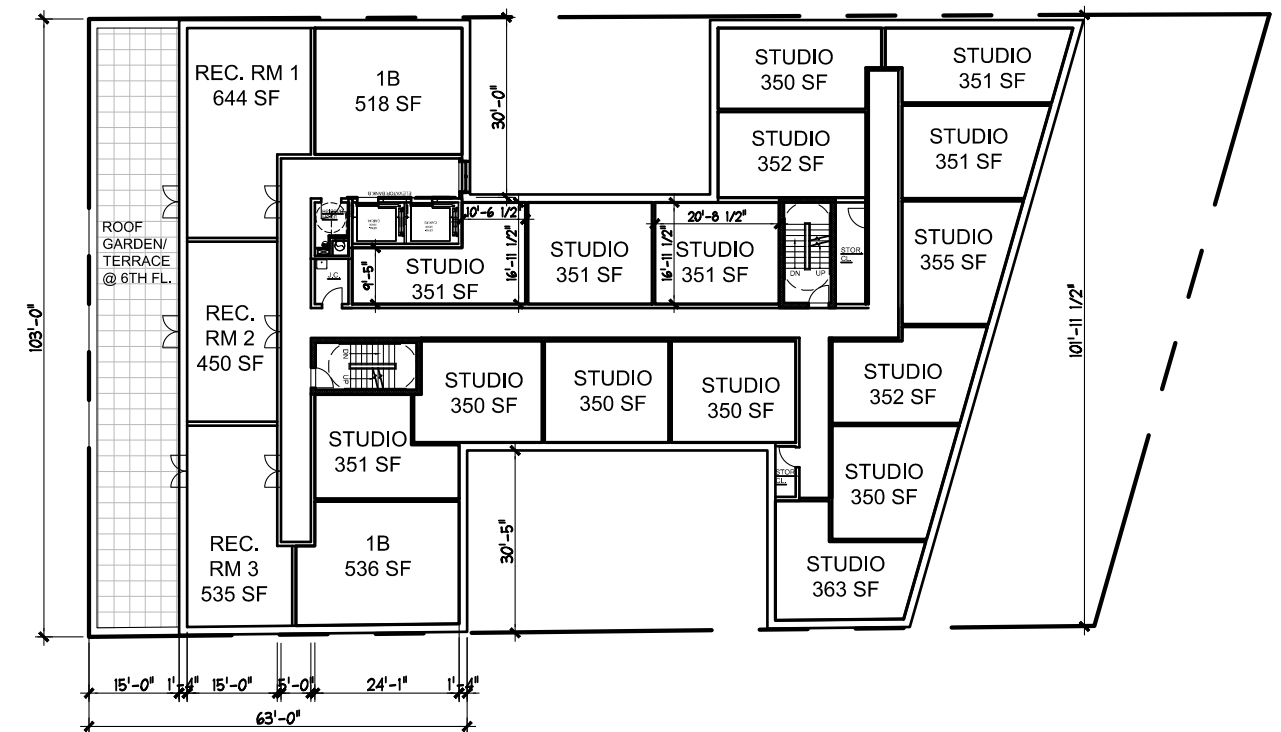
JOB#: 21-06

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.



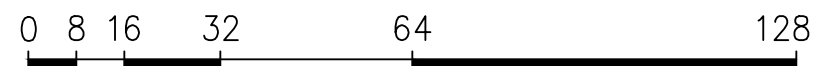
## 2ND -5TH FLOOR

GROSS AREA = 12,742 S.F.



## 6TH FLOOR

GROSS AREA =11,204 S.F.



## FLOOR PLANS



NEWMAN  
DESIGN

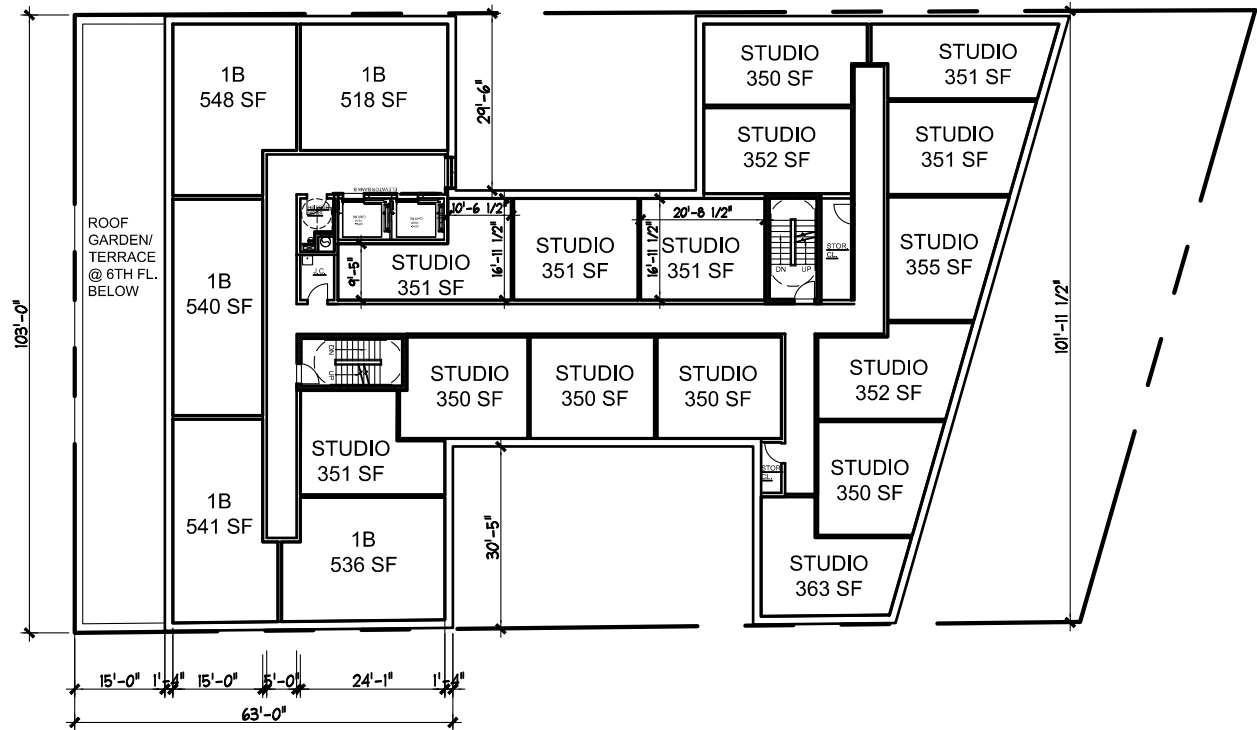
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210 West Roques Path • Cold Spring Hills, NY 11743

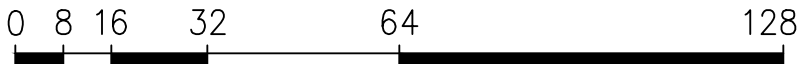
10-16 BEACH 19TH STREET  
QUEENS, NEW YORK

DATE: 05-11-2021  
JOB#: 21-06

Images are for graphical purposes, and dimensions  
are subject to normal construction deviation, not to scale.



**7TH -9TH FLOOR**  
GROSS AREA = 11,204 S.F.



FLOOR PLANS



ARCHITECTURE • URBAN PLANNING  
210 West Rogues Path • Cold Spring Hills, NY 11743

## **Attachment C - Supplemental Records**



# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** 1016 BEACH 19 PARTNERS LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 10/19/2020  
**EFFECTIVE DATE INITIAL FILING:** 10/19/2020  
**FOREIGN FORMATION DATE:**  
**COUNTY:** BRONX  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 5859551  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** CURRENT  
**NEXT STATEMENT DUE DATE:** 10/31/2022  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC  
**Address:** 5925 BROADWAY, BRONX, NY, UNITED STATES, 10463

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**  
**Address:**

#### Entity Primary Location Name and Address

**Name:**  
**Address:**

#### Farmcorpflag

**Is The Entity A Farm Corporation:** NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** FOXY DEV VI LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 02/21/2020  
**EFFECTIVE DATE INITIAL FILING:** 02/21/2020  
**FOREIGN FORMATION DATE:**  
**COUNTY:** BRONX  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 5713125  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** CURRENT  
**NEXT STATEMENT DUE DATE:** 02/28/2022  
**NFP CATEGORY:**

ENTITY DISPLAY    NAME HISTORY    FILING HISTORY    MERGER HISTORY    ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC  
**Address:** 500 TRINITY AVENUE, SUITE 1B, BRONX, NY, UNITED STATES, 10455

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**  
**Address:**

#### Entity Primary Location Name and Address

**Name:**  
**Address:**

#### Farmcorpflag

**Is The Entity A Farm Corporation:** NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** LW 1016 BEACH 19 PARTNERS LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 10/19/2020  
**EFFECTIVE DATE INITIAL FILING:** 10/19/2020  
**FOREIGN FORMATION DATE:**  
**COUNTY:** BRONX  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 5859548  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** CURRENT  
**NEXT STATEMENT DUE DATE:** 10/31/2022  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC  
**Address:** 5925 BROADWAY, BRONX, NY, UNITED STATES, 10463

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**  
**Address:**

#### Entity Primary Location Name and Address

**Name:**  
**Address:**

#### Farmcorpflag

**Is The Entity A Farm Corporation:** NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

ENTITY NAME: 1016 BEACH LLC	DOS ID: 5736619
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 04/09/2020	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 04/09/2020	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: NEW YORK	NEXT STATEMENT DUE DATE: 04/30/2022
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:

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

#### Service of Process on the Secretary of State as Agent

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

Name: THE LLC

Address: 1325 AVENUE OF THE AMERICAS,, 15TH FLOOR, NEW YORK, NY, UNITED STATES, 10019

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

Name:

Address:

#### Principal Executive Office Address

Address:

#### Registered Agent Name and Address

Name:

Address:

#### Entity Primary Location Name and Address

Name:

Address:

#### Farmcorpflag

Is The Entity A Farm Corporation: NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** FP BEACH LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 04/02/2020  
**EFFECTIVE DATE INITIAL FILING:** 04/02/2020  
**FOREIGN FORMATION DATE:**  
**COUNTY:** NEW YORK  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 5734591  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** CURRENT  
**NEXT STATEMENT DUE DATE:** 04/30/2022  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

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

**Name:** FB BEACH LLC  
**Address:** 111 3RD AVENUE, #7G, NEW YORK, NY, UNITED STATES, 10003

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**  
**Address:**

#### Entity Primary Location Name and Address

**Name:**  
**Address:**

#### Farmcorpflag

**Is The Entity A Farm Corporation:** NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

<b>ENTITY NAME:</b> JC BEACH LLC	<b>DOS ID:</b> 5736606
<b>FOREIGN LEGAL NAME:</b>	<b>FICTITIOUS NAME:</b>
<b>ENTITY TYPE:</b> DOMESTIC LIMITED LIABILITY COMPANY	<b>DURATION DATE/LATEST DATE OF DISSOLUTION:</b>
<b>SECTIONOF LAW:</b> 203 LLC - LIMITED LIABILITY COMPANY LAW	<b>ENTITY STATUS:</b> ACTIVE
<b>DATE OF INITIAL DOS FILING:</b> 04/09/2020	<b>REASON FOR STATUS:</b>
<b>EFFECTIVE DATE INITIAL FILING:</b> 04/09/2020	<b>INACTIVE DATE:</b>
<b>FOREIGN FORMATION DATE:</b>	<b>STATEMENT STATUS:</b> CURRENT
<b>COUNTY:</b> NEW YORK	<b>NEXT STATEMENT DUE DATE:</b> 04/30/2022
<b>JURISDICTION:</b> NEW YORK, UNITED STATES	<b>NFP CATEGORY:</b>

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

#### Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC

**Address:** 61 EAST 11TH STREET, 5TH FLOOR, NEW YORK, NY, UNITED STATES, 10003

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**

**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**

**Address:**

#### Entity Primary Location Name and Address

**Name:**

**Address:**

#### Farmcorpflag

Is The Entity A Farm Corporation: NO

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** LONGHOUSE PROPERTIES LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 04/26/2018  
**EFFECTIVE DATE INITIAL FILING:** 04/26/2018  
**FOREIGN FORMATION DATE:**  
**COUNTY:** WESTCHESTER  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 5330460  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**NEXT STATEMENT DUE DATE:** 04/30/2020  
**NFP CATEGORY:**

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

#### Service of Process on the Secretary of State as Agent

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

**Name:** UNITED CORPORATE SERVICES, INC.  
**Address:** 10 BANK STREET, SUITE 560, WHITE PLAINS, NY, UNITED STATES, 10606

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:** UNITED CORPORATE SERVICES, INC.  
**Address:** 10 BANK STREET, SUITE 560, WHITE PLAINS, NY, 10606

#### Entity Primary Location Name and Address

**Name:**  
**Address:**

#### Farmcorpflag

**Is The Entity A Farm Corporation:** NO

**CONSENT  
TO THE ADOPTION OF RESOLUTIONS  
BY  
1016 BEACH 19 PARTNERS LLC**

The undersigned, being a Member of 1016 BEACH 19 PARTNERS LLC, a New York limited liability company (the "Company"), authorized to do business in New York State, hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

**BE IT RESOLVED**, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located in Far Rockaway, Queens, New York 11691, and identified as 10-16 Beach 19<sup>th</sup> Street (Block 15560, Lot 8) and more particularly described on Attachment "A" (the "Property"); and it is further

**RESOLVED**, that the individual specified on Schedule 1 attached hereto, is an "Authorized Person", is authorized to act alone, and is hereby authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement, and Environmental Easement and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement an resolutions set forth herein; and it is further

**RESOLVED**, that any act of the Authorized Person, acting alone, on behalf of the Company, and/or taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent as of this        day of        2023.

1016 BEACH 19 PARTNERS LLC

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

Name:

Title:



Schedule 1

Authorized Person

Anivelca Cordova  
Jeff Fox

## Attachment A

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Beach 19th Street (James Street) distant 136.50 feet northerly from the corner formed by the intersection of the easterly side of Beach 19th Street and the northerly side of Cornaga Avenue;

RUNNING thence northerly along the easterly side of Beach 19th Street, 103.00 feet;

THENCE easterly and at right angles to Beach 19th Street, 196.49 feet to land now or formerly of Roach;

THENCE southerly and along a line forming an interior angle of 74 degrees 08' 50" with the last mentioned course and along the land now or formerly of Roach, 106.06 feet to land now or formerly of William E. Hammond;

THENCE westerly and along a line forming an interior angle of 106 degrees 10' 50" with the last mentioned course and along the land now or formerly of William E Hammond, 167.52 feet to the point or place of BEGINNING

**CONSENT  
TO THE ADOPTION OF RESOLUTIONS  
BY  
1016 BEACH 19 PARTNERS LLC**

The undersigned, being Members of 1016 BEACH 19 PARTNERS LLC, a New York limited liability company (the "Company"), authorized to do business in New York State, hereby consent to and approve the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

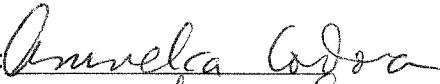
**BE IT RESOLVED**, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located in Far Rockaway, Queens, New York 11691, and identified as 10-16 Beach 19<sup>th</sup> Street (Block 15560, Lot 8) and more particularly described on Attachment "A" (the "Property"); and it is further

**RESOLVED**, that the individuals specified on Schedule 1 attached hereto, are each an "Authorized Person", authorized to act alone, and hereby authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement, and Environmental Easement and/or any other instrument, document and/or agreement as the NYSDEC and an Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement and resolutions set forth herein; and it is further

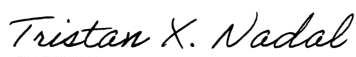
**RESOLVED**, that any act of an Authorized Person, acting alone, on behalf of the Company, and/or taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

**IN WITNESS WHEREOF**, the undersigned have executed this Consent as of this            day of November, 2023.

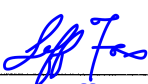
LW 1016 BEACH 19 PARTNERS LLC

By:   
Name: Arivelca Cordova  
Title: Authorized Signatory

1016 BEACH LLC

By:   
Name: Tristan X. Nadal  
Title: Authorized Signatory

FOXY DEV VI LLC

By:   
Name: Jeff Fox  
Title: Principal

Schedule 1

Authorized Person

Anivelca Cordova  
Jeff Fox

## Attachment A

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway, Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Beach 19th Street (James Street) distant 136.50 feet northerly from the corner formed by the intersection of the easterly side of Beach 19th Street and the northerly side of Cornaga Avenue;

RUNNING thence northerly along the easterly side of Beach 19th Street, 103.00 feet;

THENCE easterly and at right angles to Beach 19th Street, 196.49 feet to land now or formerly of Roach;

THENCE southerly and along a line forming an interior angle of 74 degrees 08' 50" with the last mentioned course and along the land now or formerly of Roach, 106.06 feet to land now or formerly of William E. Hammond;

THENCE westerly and along a line forming an interior angle of 106 degrees 10' 50" with the last mentioned course and along the land now or formerly of William E Hammond, 167.52 feet to the point or place of BEGINNING

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

Entity Details



**ENTITY NAME:** TONY'S AUTO REPAIR, INC.  
**DOS ID:** 2331297  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 01/05/1999  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 01/05/1999  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 01/31/2001  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY    NAME HISTORY    FILING HISTORY    MERGER HISTORY    ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

**Name:** THE CORPORATION  
**Address:** 13-28 BEACH CHANNEL DRIVE, FAR ROCKAWAY, NY, UNITED STATES, 11691

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

**Name:**  
**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details

**ENTITY NAME:** TONY'S AUTO REPAIR, INC.  
**DOS ID:** 2331297  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 01/05/1999  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 01/05/1999  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 01/31/2001  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
01/05/1999	01	CERTIFICATE OF INCORPORATION		4	990105000554

Rows per page: 5 1-1 of 1 < >

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** AUTO MAVEN/DENT DR. INC.  
**DOS ID:** 2985181  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 12/05/2003  
**REASON FOR STATUS:** DISSOLVED BY PROCLAMATION  
**EFFECTIVE DATE INITIAL FILING:** 12/05/2003  
**INACTIVE DATE:** 01/26/2011  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 12/31/2005  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

**Name:** THE CORPORATION  
**Address:** 1016 BEACH 19TH ST, FAR ROCKAWAY, NY, UNITED STATES, 11691

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

**Name:**  
**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**



# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details

**ENTITY NAME:** AUTO MAVEN/DENT DR. INC.  
**DOS ID:** 2985181  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 12/05/2003  
**REASON FOR STATUS:** DISSOLVED BY PROCLAMATION  
**EFFECTIVE DATE INITIAL FILING:** 12/05/2003  
**INACTIVE DATE:** 01/26/2011  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 12/31/2005  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
01/26/2011	04	DISSOLUTION BY PROCLAMATION		0	DP-1941396
12/11/2003	27	CERTIFICATE OF CHANGE	SERVICE OF PROCESS	2	031211000661
12/05/2003	01	CERTIFICATE OF INCORPORATION		5	031205000003

Rows per page: 5 1-3 of 3 < >

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** CAR-O-LINER COLLISION LTD.  
**DOS ID:** 970798  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** -  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 01/31/1985  
**REASON FOR STATUS:** DISSOLVED BY PROCLAMATION  
**EFFECTIVE DATE INITIAL FILING:** 01/31/1985  
**INACTIVE DATE:** 06/23/1993  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 01/31/1987  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY    NAME HISTORY    FILING HISTORY    MERGER HISTORY    ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

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

**Name:** CAR-O-LINER COLLISION LTD.  
**Address:** 1016 BEACH 19TH ST., FAR ROCKAWAY, NY, UNITED STATES, 11691

Electronic Service of Process on the Secretary of State as agent: Not Permitted

#### Chief Executive Officer's Name and Address

**Name:**  
**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**

# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details

**ENTITY NAME:** CAR-O-LINER COLLISION LTD.  
**DOS ID:** 970798  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** -  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 01/31/1985  
**REASON FOR STATUS:** DISSOLVED BY PROCLAMATION  
**EFFECTIVE DATE INITIAL FILING:** 01/31/1985  
**INACTIVE DATE:** 06/23/1993  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 01/31/1987  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
06/23/1993	04	DISSOLUTION BY PROCLAMATION		0	DP-893320
01/31/1985	01	CERTIFICATE OF INCORPORATION		0	B188420-5

Rows per page: 5 1-2 of 2 < >

## Scott Spitzer

---

**From:** Gordon, Nicole <Nicole.Gordon@queenslibrary.org>  
**Sent:** Tuesday, November 7, 2023 11:07 AM  
**To:** Natalie Conklin  
**Subject:** Re: Brownfield Site documents for the property located at 10-16 Beach 19th Street

[EXTERNAL]

Confirmed.

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

---

**From:** Natalie Conklin <natalie\_conklin@gbtpa.com>  
**Sent:** Tuesday, November 7, 2023 10:48 AM  
**To:** Gordon, Nicole <Nicole.Gordon@queenslibrary.org>  
**Subject:** FW: Brownfield Site documents for the property located at 10 16 Beach 19th Street

Ms. Gordon,

Thank you for taking my call. This email is confirming that The Far Rockaway Branch of the Queens Public Library will act as the document repository for the potential Brownfield Site located at 10 16 Beach 19th Street, Far Rockaway NY. Our office is submitting a Brownfield Cleanup Program Application to the New York State Department of Environmental Conservation (NYSDEC) for that property. The NYSDEC requires that all documents and reports pertaining to that property be placed in a document repository for the public to access during public comment periods. Documents will be on CD and sent to the branch at:

Queens Public Library – Far Rockaway  
1003 Beach 20th Street  
Far Rockaway, NY 11691

Thank you.

**Natalie Conklin** | Executive Assistant | Gallagher Bassett Technical Services Division  
22 IBM Road, Suite 101, Poughkeepsie, NY 12601  
**D:** 845-867-4713 | **O:** 845-452-1658  
**E:** [natalie\\_conklin@gbtpa.com](mailto:natalie_conklin@gbtpa.com)  
Alternate Point of Contact: [richard\\_hooker@gbtpa.com](mailto:richard_hooker@gbtpa.com) | 845-867-4715

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## Natalie Conklin

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**From:** QN14 (CB) <QN14@cb.nyc.gov>  
**Sent:** Tuesday, November 28, 2023 5:27 PM  
**To:** Natalie Conklin  
**Subject:** RE: [EXTERNAL] RE: NYS Brownfield Document Repository for 10-16 Beach 19th Street- Site No. C241276

[EXTERNAL]

Ms. Conklin-

We received both a paper copy and a flash drive and we will be the document repository for the Brownfield at 10-16 Beach 19<sup>th</sup> Street – Site No. C241276.

Regards,  
Dolores Orr  
Chair – CB14Q

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**From:** Natalie Conklin <natalie\_conklin@gbtpa.com>  
**Sent:** Tuesday, November 28, 2023 4:41 PM  
**To:** QN14 (CB) <QN14@cb.nyc.gov>  
**Subject:** [EXTERNAL] RE: NYS Brownfield Document Repository for 10-16 Beach 19th Street- Site No. C241276

You don't often get email from [natalie\\_conklin@gbtpa.com](mailto:natalie_conklin@gbtpa.com). [Learn why this is important](#)

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Attached is the formal letter regarding Queens Community Board 14 acting as document repository for the above-referenced site. Thank you.

**Natalie Conklin** | Executive Assistant | Gallagher Bassett Technical Services Division  
22 IBM Road, Suite 101, Poughkeepsie, NY 12601  
D: 845-867-4713 | O: 845-452-1658  
E: [natalie\\_conklin@gbtpa.com](mailto:natalie_conklin@gbtpa.com)  
Alternate Point of Contact: [richard\\_hooker@gbtpa.com](mailto:richard_hooker@gbtpa.com) | 845-867-4715

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**From:** Natalie Conklin  
**Sent:** Tuesday, November 21, 2023 11:23 AM  
**To:** [qn14@cb.nyc.gov](mailto:qn14@cb.nyc.gov)  
**Subject:** NYS Brownfield Document Repository for 10-16 Beach 19th Street- Site No. C241276

Mr. Gaska,

Our office is submitting a Brownfield Cleanup Program Application to the New York State Department of Environmental Conservation (NYSDEC) for the property located at 10-16 Beach 19<sup>th</sup> Street, Far Rockaway, New York. The NYSDEC requires that all documents and reports pertaining to that property be placed in a document repository for the public to access. The NYSDEC has requested that the Queens Community Board 14 act as that document repository for this Site. If the Queens Community Board 14 is able to act as that repository, please reply to this email with your acknowledgement and agreement. Thank you.

**Natalie Conklin** | Executive Assistant | Gallagher Bassett Technical Services Division

22 IBM Road, Suite 101, Poughkeepsie, NY 12601

**D:** 845-867-4713 | **O:** 845-452-1658

**E:** [natalie\\_conklin@gbtpa.com](mailto:natalie_conklin@gbtpa.com)

Alternate Point of Contact: [richard\\_hooker@gbtpa.com](mailto:richard_hooker@gbtpa.com) | 845-867-4715

## **Attachment D - Previous Environmental Reports**

**(Provided in Zip file)**