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Scientists

## Brownfield Cleanup Program Application

Former Arroyo Cleaners  
13-20 – 13-26 Central Avenue & 13-25 Augustina Avenue  
Queens, New York

**Submitted to:**

Chief, Site Control Section  
New York State Department of Environmental Conservation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233-702

**Submitted by:**

GEI Consultants, Inc. DBA GEI Consultants Engineering,  
Geology, Architecture & Landscape Architecture  
1000 New York Avenue, Suite B  
Huntington Station, New York 11746  
631.760.9300

**For:**

Cruz Brothers Realty, LLC  
13-26 Central Avenue  
Queens, NY 11691  
917.723.8971

April 2026



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### **Separate Files (provided on thumb drive)**

- 1. 2014 Phase I ESA – Prepared by Federated Environmental Services, Inc.**

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- 2. 2014 Limited Subsurface testing Project/Test for VOCs/Tetrachloroethylene – Prepared by Federated Environmental Services, Inc.**

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- 3. 2018 Phase I ESA – Prepared by AECOM**

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- 4. 2018 Phase II ESA – Prepared by AECOM**

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SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
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. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
Application packages submitted through third-party file transfer services will not be accepted.

a. 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, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: Former Arroyo Cleaners, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME Former Arroyo Cleaners						
ADDRESS/LOCATION 13-20 - 13-26 Central Avenue and 13-25 Augustina Avenue						
CITY/TOWN Far Rockaway				ZIP CODE 11691		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City						
COUNTY Queens				SITE SIZE (ACRES) 0.220		
LATITUDE			LONGITUDE			
40	°	60	'	72.14	"	
				-73	°	
				75	'	
					01.06	
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.						
<b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b> <a href="#">see Attachment 1</a>						
Parcel Address		Section	Block	Lot	Acreage	
13-25 Augustina Avenue			15535	11	0.10	
13-20 Central Avenue & 13-22 Central Avenue			15535	58 & 5 <sub>p</sub>	0.06	
13-24 Central Avenue & 13-26 Central Avenue			15535	60 & 6 <sub>p</sub>	0.06	
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. <a href="#">see Attachment 1</a>					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) <a href="#">see Attachment 1</a>					Y	N
					<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): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information. <a href="#">see Attachment 1</a>					Y	N
					<input checked="" type="radio"/>	<input 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.					Y	N
					<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: _____					Y	N
					<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>241286</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.			<input type="radio"/>	<input checked="" type="radio"/>			
<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> </table>			<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			
<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):			<input type="radio"/>	<input checked="" type="radio"/>			
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>			<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>		
<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? see Attachment 1			<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.			Y	N			
			<input type="radio"/>	<input checked="" type="radio"/>			
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?			<input type="radio"/>	<input checked="" type="radio"/>			
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?			<input type="radio"/>	<input checked="" type="radio"/>			
<p><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.</p> <p><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></p> <p><b>Initials of each Requestor:</b></p> <p>_____</p>							

**SECTION II: Project Description**

1. The project will be starting at:  Investigation  Remediation

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).  
 Is this information attached?  Yes  No

[see Attachment 2](#)

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?  Yes  No  N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached?  Yes  No [see Attachment 2](#)

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

Yes  No

**SECTION III: Ecological Concerns**

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  
 N/A

**SECTION IV: Land Use Factors**

1. What is the property's current municipal zoning designation? <u>R7-1, with a C2-2 commercial overlay</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
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? <a href="#">see Attachment 3</a>	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? <a href="#">see Attachment 3</a>	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? <a href="#">see Attachment 3</a> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? <a href="#">see Attachment 3</a> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

**SECTION V: Current and Historical Property Owner and Operator Information**

CURRENT OWNER Cruz Brothers Realty, LLC		
CONTACT NAME Carlos Cruz		
ADDRESS 13-26 Central Avenue		
CITY Queens	STATE NY	ZIP CODE 11691
PHONE (917) 723-8971	EMAIL solrac2129@gmail.com	
OWNERSHIP START DATE 2016		
CURRENT OPERATOR Three Brothers Meat Market		
CONTACT NAME Carlos Cruz		
ADDRESS 13-26 Central Avenue		
CITY Queens	STATE NY	ZIP CODE 11691
PHONE (917) 723-8971	EMAIL solrac2129@gmail.com	
OPERATION START DATE 2007		

[see Attachment 4](#)

**SECTION VI: 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 (**please submit information requested in this section in electronic format ONLY**):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

YES       NO

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

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

Other: Furniture stripping/refinishing

see Attachment 5

SECTION VII: Requestor Information			
NAME Cruz Brothers Realty, LLC			
ADDRESS 13-26 Central Avenue			
CITY/TOWN Queens		STATE NY	ZIP CODE 11691
PHONE (917) 723-8971		EMAIL solrac2129@gmail.com	
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y <input checked="" 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? <a href="#">see Attachment 6</a>			N <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? <a href="#">see Attachment 6</a> N/A <input type="radio"/>			<input checked="" 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"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Carlos Cruz			
ADDRESS 13-26 Central Avenue			
CITY Queens		STATE NY	ZIP CODE 11691
PHONE (917) 723-8971		EMAIL solrac2129@gmail.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) William J. Fitchett / Gary Rozmus, P.E.			
COMPANY GEI Consultants, Inc.			
ADDRESS 1000 New York Avenue, Suite B			
CITY Huntington Station		STATE NY	ZIP CODE 11746
PHONE (631) 760-9300		EMAIL wfitchett@geiconsultants.com / grozmus@geiconsultants.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

**SECTION IX: 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 with supporting documentation.

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

**SECTION X: 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"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

**SECTION X: Requestor Eligibility (continued)**

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

**PARTICIPANT**

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.



**VOLUNTEER**

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.

**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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes

No

N/A

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

**SECTION XII: 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

see Attachment 7

**SECTION XIII: 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 owner (title) of Cruz Brothers Realty 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: 03/26/2026

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

Print Name: Carlos B. Cruz

**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 17**

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

- (l) “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
- 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.

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**BROWNFIELD CLEANUP PROGRAM (BCP)  
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

**SUBMITTAL INSTRUCTIONS – Revision 17 – October 2025**

- Compile the application package in the following manner:
  - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
  - one individual file (PDF) of each previous environmental report; and,
  - one file (PDF) of each work plan being submitted with the application, if applicable.
- \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

**Please select only ONE submittal method - do NOT submit both via dropbox and via ground mail.**

**VIA SITE CONTROL DROPBOX:**

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

**VIA GROUND MAIL:**

- Save the application file and cover letter to an external storage device (e.g., 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, 12th Floor  
Albany, NY 12233-7015

<b>SECTION I: Property Information</b>	
<b>PLEASE NOTE</b>	<b>If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.</b>
<b>Proposed Site Name</b>	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
<b>Site Address</b>	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
<b>Site Size</b>	Provide the approximate acreage of the site.
<b>GIS Information</b>	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
<b>Tax Parcel Information</b>	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
<b>Tax Map Boundaries</b>	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
<b>Site Map</b>	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
<b>En-zone</b>	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see <a href="#">DEC's website</a> . Note that new En-zone boundaries are effective January 1, 2023.
<b>Disadvantaged Communities</b>	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the <a href="#">Climate Leadership and Community Protection Act website</a> .

**SECTION I: Property Information (continued)**

<b>Brownfield Opportunity Area (BOA)</b>	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the <u>NYS DOS website</u> . Additional information on BOA conformance determinations can be found at the <u>Office of Planning and Development website</u> . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
<b>Multiple Applications</b>	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
<b>Previous BCP Applications</b>	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
<b>Registry Listing and P-site Status</b>	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

**SECTION I: Property Information (continued)**

**Property Description  
Narrative**

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location:

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified)

Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

**SECTION I: Property Information (continued)**

<p><b>Environmental Assessment</b></p>	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p><b>A typical Environmental Assessment would look like the following:</b></p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor &amp; Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
<p><b>Questions 15-17: New York City Sites</b></p>	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

**SECTION II: Project Description**

<p><b>Question 3: Inclusion of Work Plans</b></p>	<p>If a work plan is to be released for public comment concurrently with the BCP application, <u>the work plan must be submitted at the time of application submittal</u>. Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.</p>	
<p><b>Question 4: Post-Remediation Use and Project Schedule</b></p>	<p>As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, a full project schedule with <b>all</b> key milestones as outlined further below, and including, but not limited to, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated, and any interim or final funding deadlines with the corresponding BCP milestone(s).</p> <p><b>**Include in the project schedule any public or private funding source deadlines and the associated BCP milestone that you should be considering in order to meet your remedial work planning goals. The schedule should include appropriate review times for DEC/DOH staff for each submittal. Per 6 NYCRR Part 375-3.6(b), DEC will make best efforts to review submittals within 45 days. It is the applicant's responsibility to work all deadlines into a comprehensive BCP schedule.</b></p> <p>TIP – work backwards from the desired Certificate of Completion date to determine whether the schedule is feasible.</p> <p>*Note: if a document requires significant revisions, the DEC/DOH 45-day review clock resets.</p>	
<p><b>Questions 5-6: Green and Sustainable Remediation</b></p>	<p>As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.</p>	
	<p><b>Remedial Investigation/ Alternatives Analysis</b></p>	<p>The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.</p>
	<p><b>Remedial Design</b></p>	<p>The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.</p>
	<p><b>Remedial Action</b></p>	<p>The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.</p>
	<p><b>Site Management</b></p>	<p>The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.</p>

**SECTION II: Project Description (continued)**

<b>Questions 5-6: Green and Sustainable Remediation (continued)</b>	<b>Redevelopment</b>	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	<b>Climate Screening/ Climate Vulnerability Assessment</b>	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

**SECTION III: Ecological Concerns**

Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

**SECTION IV: Land Use Factors**

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

<b>Zoning and Current Use</b>	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
<b>Anticipated Use</b>	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.

**SECTION IV: Land Use Factors (continued)**

<p><b>Renewable Energy Facility Site</b></p>	<p>Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A "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. Section 66-p of the Public Service Law: "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. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.</p>
<p><b>Compliance with Zoning Laws, Recent Development, and Community Master Plans</b></p>	<p>Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.</p>

**SECTION V: Current and Historical Property Owner and Operator Information**

<p><b>Owner Information</b></p>	<p>Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.</p>
<p><b>Operator Information</b></p>	<p>Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.</p>
<p><b>Historical Owners and Operators</b></p>	<p>Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.</p>

## SECTION VI: Property's Environmental History

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

## SECTION VII: Requestor Information

<b>Requestor Name</b>	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the <u><i>NYS Department of State's Corporation &amp; Business Entity Database</i></u>. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
<b>Address, etc.</b>	Provide the requestor's mailing address, telephone number and e-mail.
<b>LLC Information</b>	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.
<b>Document Certification</b>	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of <u><i>DER-10</i></u>. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none"><li>• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;</li><li>• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;</li><li>• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or</li><li>• site owners, which are the owners of the property comprising the site at the time of the certification.</li></ul>

**SECTION VIII: Requestor Contact Information**

<b>Requestor's Representative</b>	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
<b>Requestor's Consultant and Requestor's Attorney</b>	Provide all requested information.

**SECTION IX: Program Fee**

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

**SECTION X: Requestor Eligibility**

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

<b>Volunteer Statement</b>	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took 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. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
----------------------------	--

**SECTION X: Requestor Eligibility (continued)**

<b>Proof of Site Access</b>	If a requestor is not the current owner of the entirety of the site, a site access agreement <b>must be provided</b> that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.
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**SECTION XI: Property Eligibility Information**

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

<b>CERCLA / NPL Listing</b>	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
<b>Registry Listing</b>	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) <a href="#">website</a> for a database of sites with classifications.
<b>RCRA Listing</b>	Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
<b>Registry/RCRA Sites Owned by Volunteers</b>	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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
<b>Existing Order</b>	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
<b>Pending Enforcement Actions</b>	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

## **SECTION XII: Site Contact List**

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

## **SECTION XIII: Statement of Certification and Signatures**

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

## DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs <sup>a</sup>	Detections > SCOs <sup>b</sup>	Max. Detection (ppm) <sup>c</sup>	SCO (ppm) <sup>d</sup>	Depth (ft bgs)
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Groundwater Table:

Analytes > AWQS <sup>e</sup>	Detections > AWQS <sup>f</sup>	Max. Detection (ppb) <sup>c</sup>	AWQS (ppb) <sup>g</sup>
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Soil Gas Table:

Analytes <sup>h</sup>	Total Detections	Max. Detection (ug/m3) <sup>c</sup>	Type <sup>i</sup>
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<sup>a</sup> Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

<sup>b</sup> Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

<sup>c</sup> Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

<sup>d</sup> List the respective SCO. Specify which SCOs are being compared to in column header.

<sup>e</sup> Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

<sup>f</sup> Number of detections over AWQS.

<sup>g</sup> List the respective AWQS.

<sup>h</sup> Include all chlorinated volatile organic compound (VOCs) detections.

<sup>i</sup> Specify type: soil vapor, sub-slab or indoor air.

### Example Data Summary Tables

#### Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

#### Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

#### Soil Gas Table:

Analytes	Total Detections	Max. Detection ( $\mu\text{g}/\text{m}^3$ )	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**DETERMINATION OF A COMPLETE APPLICATION**

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
  - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
  - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
    - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
    - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
  - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
  - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

## DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
  - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
  - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
  
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
  - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
  - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
  - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
  - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
    - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
    - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
    - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 1**

**SECTION I: Property Information**

***Item 14. Property Description and Environmental Assessment***

***Property Description Narrative***

**Location:** The Former Arroyo Cleaners Site consists of five tax lots (Block 15535, Lots 11, 58, 59, 60 and 61) and is located in an urban area of the Far Rockaway section of Queens, New York. The project site has frontage along the western side of Central Avenue, and the eastern side of Augustina Avenue, between Wheatley Street to the north and Nameoke Avenue to the south.

**Site Features:** The Site comprises 9,548 square feet. Lot 11 is utilized as paved parking lot. Lots 59 to 61 are improved with a contiguous single-story commercial building occupied by Three Brothers Meat Market. Lot 58 is occupied by a vacant single-story commercial building.

**Use:** The Site is located within a R7-1 district, with a C2-2 commercial overlay and is located within a DFR special purpose district. The Site is currently occupied by the Three Brothers Meat Market and a vacant commercial space. To the east of the Site (across Central Avenue) is a multi-story residential apartment building and parking lot. A church is located immediately to the north of the Site. Two-story residential homes are located to the west of the Site (across Augustina Avenue). A two-story commercial building and associated parking lot is located to the south of the Site.

**Past Use of the Site:** The Site was first developed as early as 1931 as a group of commercial stores. 13-20 Central Avenue was occupied by Arroyo Cleaners (a dry cleaner) from 1992 to 2003. In addition, the presence of a furniture stripping/refinishing company operating on-site in the 1960s was also identified.

**Site Geology and Hydrogeology:** According to previous environmental assessments, the site is underlain by widely graded sand with varying amounts of gravel. Urban fill material was not noted in previous assessments. Groundwater was identified at approximately 21 ft. bgs. and is assumed to flow in a northwesterly direction. Bedrock was not encountered during previous environmental assessments.

***Environmental Assessment***

Previous investigations performed at the site include *Phase I Environmental Site Assessment (ESAs)* performed in October 2014 by Federated Environmental Associates, Inc. (Federated) and June 2018 (revised August 2018) performed by AECOM. The AECOM Phase I was performed on a larger site area encompassing the proposed NYSDEC BCP Site (including 13-28 Central Avenue, 13-38 – 13-42 Central Avenue, 13-27 Augustina Avenue, and 1337 Augustina Avenue in connection with a potential redevelopment project. A Limited Subsurface Testing Project/Test for VOCs/Tetrachloroethylene was performed in December 2014 by Federated. A Phase II ESA was performed in November/December 2018 by AECOM (completed on the proposed NYSDEC BCP Site and surrounding properties). Overall, historical usage of the site as a dry cleaner was found to have impacted groundwater and soil vapor at the Site. Widespread soil vapor detections of VOCs were noted, although

**Former Arroyo Cleaners**  
**13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue**  
**Far Rockaway, New York 11691**  
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not at elevated levels. Tetrachloroethene (PCE) was identified in groundwater above applicable standards. Additional pertinent details from the previous investigations are summarized below.

The *October 2014 Phase I ESA – Prepared by Federated* identified the following RECs:

- **(1) Possible historical dry cleaners on-site:** *Federated Environmental identified information concerning the subject property's possible historical operations as a dry cleaner. Certain historical sources, including city directories and neighboring property occupants, identify a dry-cleaners (Arroyo Dry Cleaners) on-site during the 1990s.*
  - a. *Federated Environmental inspection personnel contacted the adjoining property Church of God employee Jacquelin Godette by telephone [(718) 471-7880] who specifically stated that the laundromat unit operated as a dry cleaner in the 1990s.*
  - b. *Other documents identifying the site as a dry-cleaners include the historic city directories for the years 1991-2000 note Arroyo Dry Cleaners operating at the 1324 Central Avenue address.*
  - c. *The current environmental database lists the target property identified as "Arroyo Dry Cleaners" listed at the 1324 Central Avenue address for the years 1999 to 2001, as a "dry-cleaner" with facility ID: 2-6308-00434 with inspection date November 18, 2003 and is listed as "shutdown."*
  - d. *Internet searches for Arroyo Dry Cleaners places such a business at the subject property address (1324 Central Avenue)*
- **(2) Historical furniture/stripping operations on-site:** *Specific occupants also included Henry Katz furniture refinishing/stripping in 1967 at the 1326 Central /avenue address as revealed in the research of historical city directories for the subject property.*

The *June 2018 (Revised August 2018) Phase I ESA – Prepared by AECOM* identified the following REC in connection with the NYSDEC BCP Site:

- *Arroyo Dry Cleaners located at 1322-1324 Central Avenue formerly conducted dry-cleaning operations on the northeastern portion of the property. A 2014 subsurface investigation indicated tetrachloroethylene (PCE) is present in groundwater collected from two borings/temporary wells above applicable standards with the highest concentration of 1,710 micrograms per liter ( $\mu\text{g/L}$ ) which exceeds the NYSDEC standard of 5  $\mu\text{g/L}$ . The presence of PCE in groundwater above standards is considered a REC and a VEC.*

Additional RECs were noted by AECOM on surrounding properties.

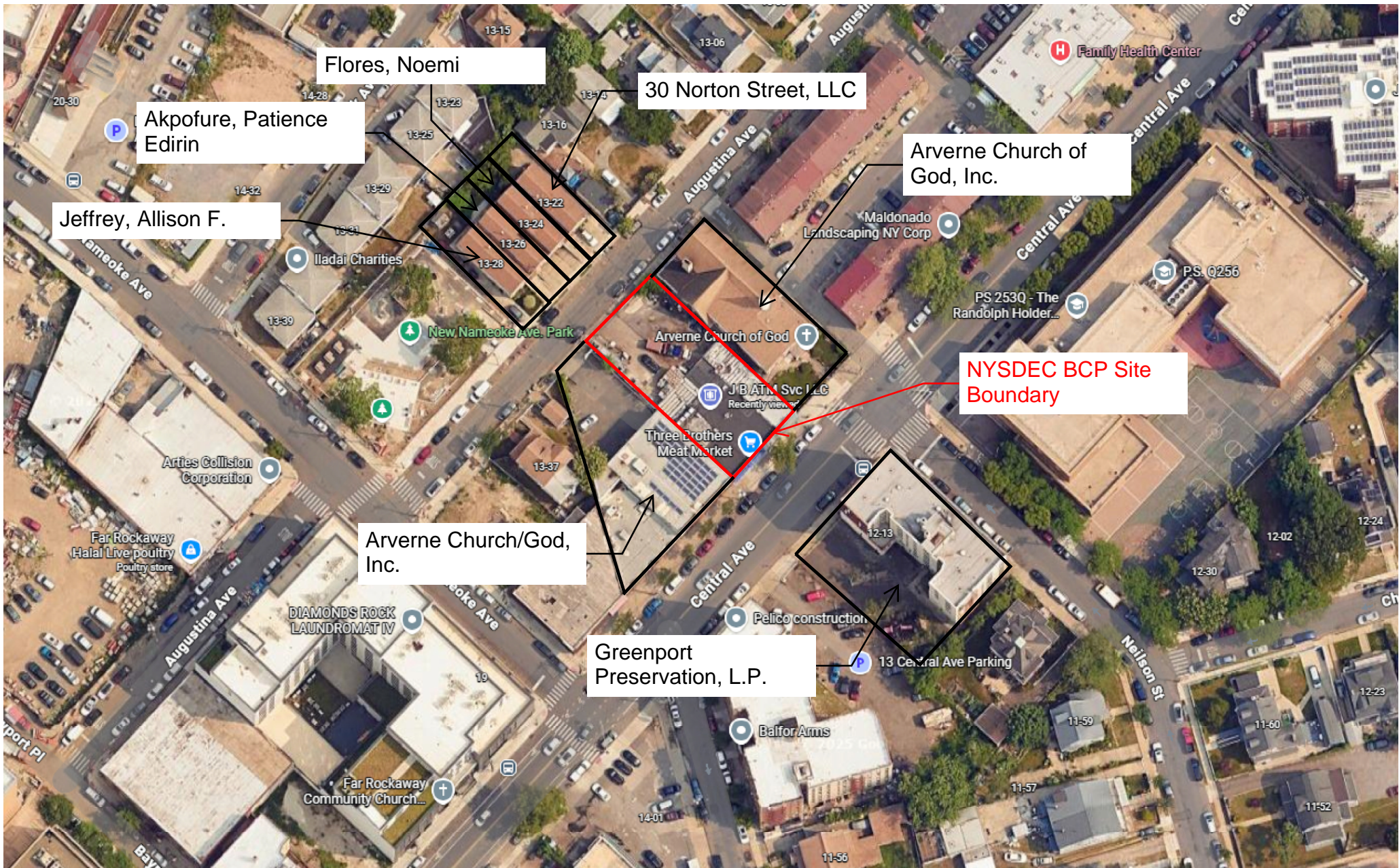
Based on the on-site investigations conducted to date (*December 2014 Limited Subsurface Testing Project/Test for VOCs/Tetrachloroethylene prepared by Federated and November/December 2018 Phase II ESA prepared by AECOM*), the main contaminants of concern for the site include chlorinated VOCs (primarily PCE). Spider diagrams depicting exceedances of standards, guidance and criteria (SGCs) for soil, groundwater, and soil vapor are attached.

**Former Arroyo Cleaners**  
**13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue**  
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**Soil:** There were no exceedances of any compounds above NYSDEC part 375 Restricted Commercial Use Soil Cleanup Objectives (CUSCOs)

**Soil Vapor:** Widespread soil vapor detections of VOCs were noted in the Phase II conducted at the Site in November/December 2018 by AECOM, although not at elevated levels. The maximum detection of PCE was 3.3  $\mu\text{g}/\text{m}^3$  and the maximum detection of TCE was 6.3  $\mu\text{g}/\text{m}^3$ .

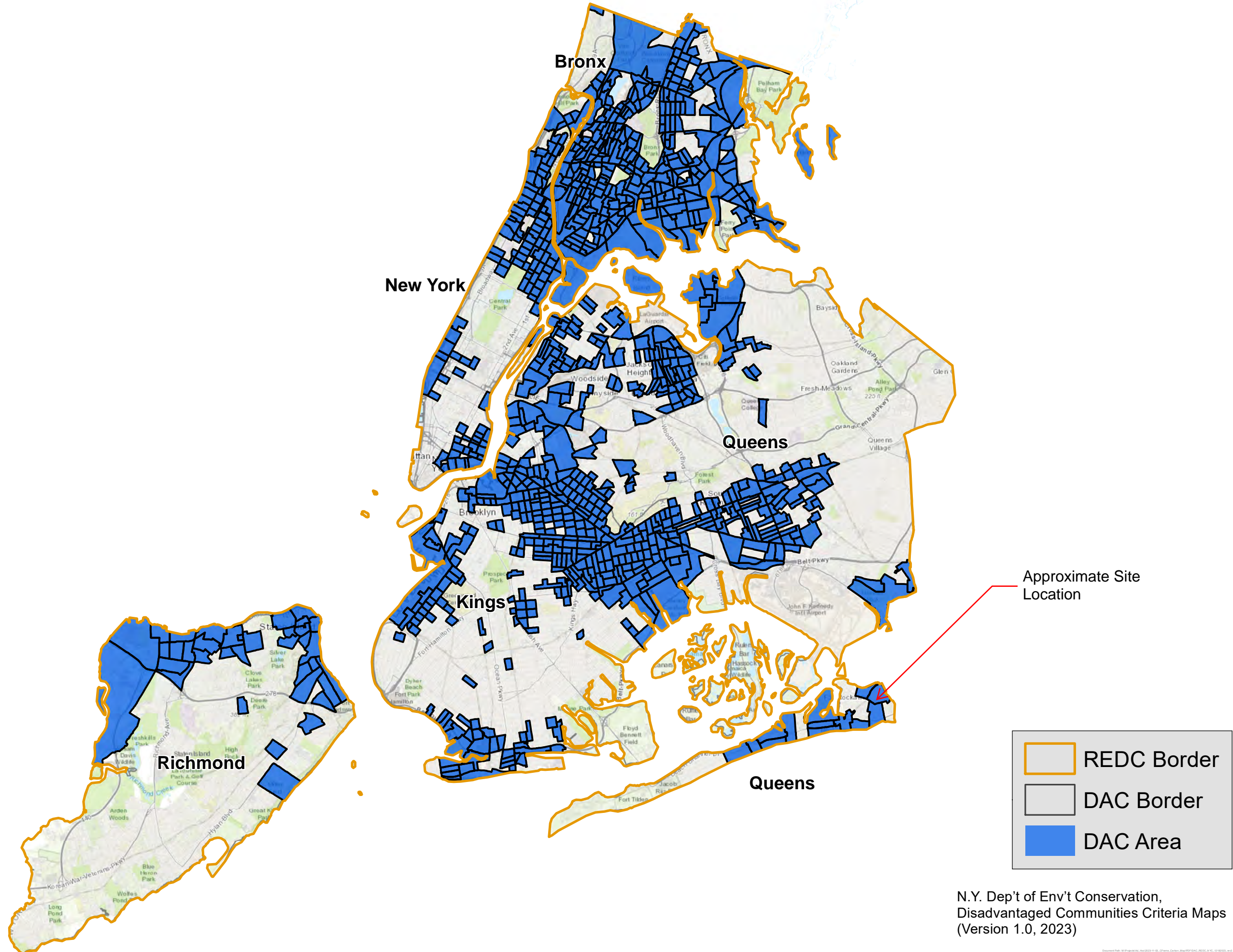
**Groundwater:** Laboratory testing confirmed the presence of PCE (maximum of 1,710 micrograms per liter ( $\mu\text{g}/\text{L}$ ) at above the NYSDEC TOGS Standards.

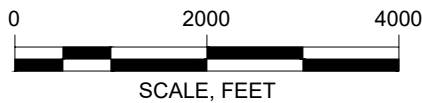
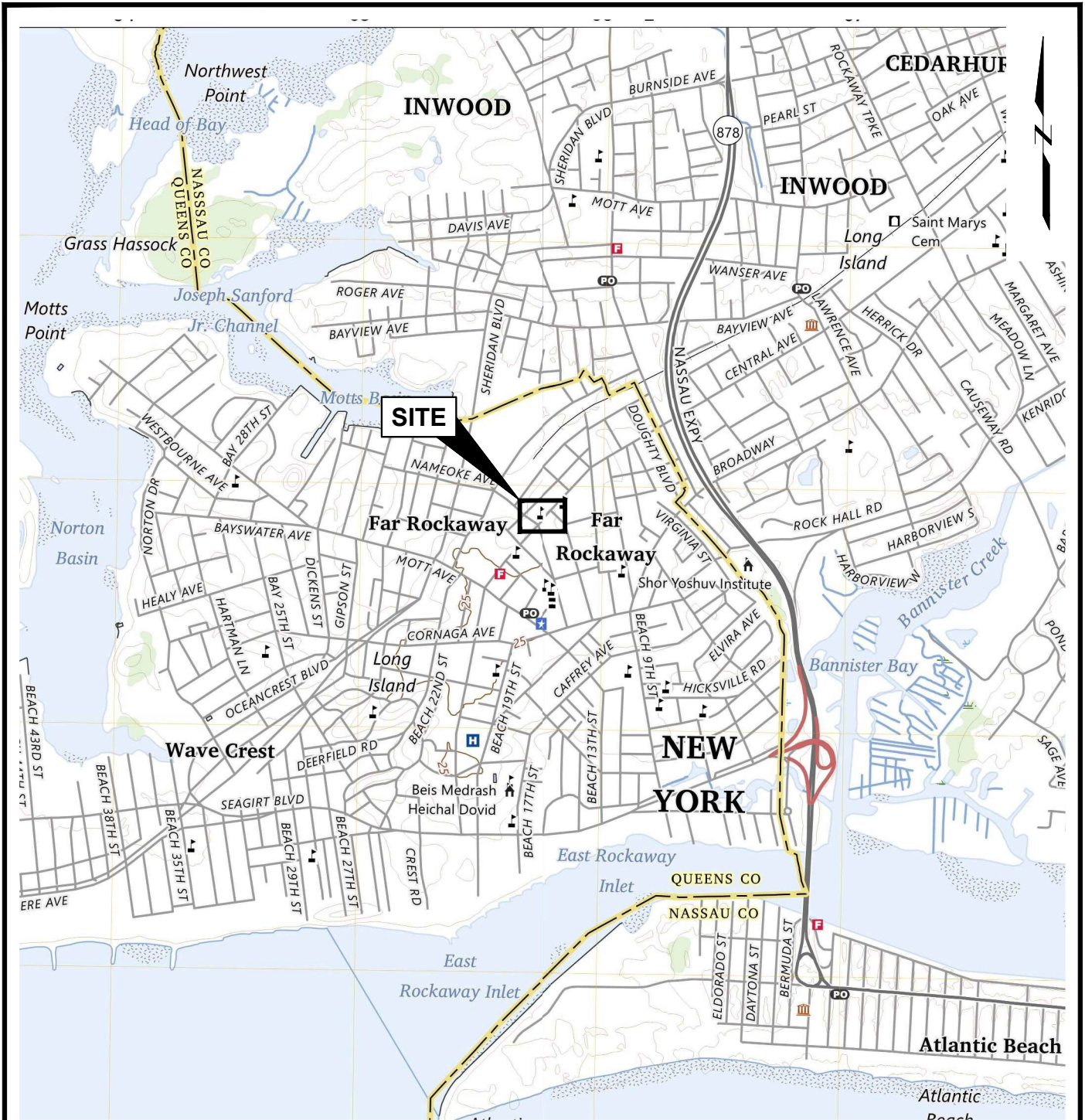


Adjacent Property Owners  
Former Arroyo Cleaners  
NYSDEC BCP Application  
January 2026

# New York City

Former Arroyo Cleaners  
13-25 Augustina Avenue  
13-20 - 13-26 Central Avenue  
Far Rockaway, NY 11691  
BCP Application





**SOURCE:**

USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: FAR ROCKAWAY, NY, 2023 AND  
 USGS TOPOGRAPHIC QUADRANGLE, 7.5 MINUTE SERIES: LAWRENCE, NY, 2023  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)  
 10-FOOT CONTOUR INTERVAL

BCP Application  
 13-26 Augustina Avenue  
 Far Rockaway, New York

Cruz Brothers Realty, LLC  
 Far Rockaway, New York



SITE LOCATION MAP

Project 2501450

February 2026

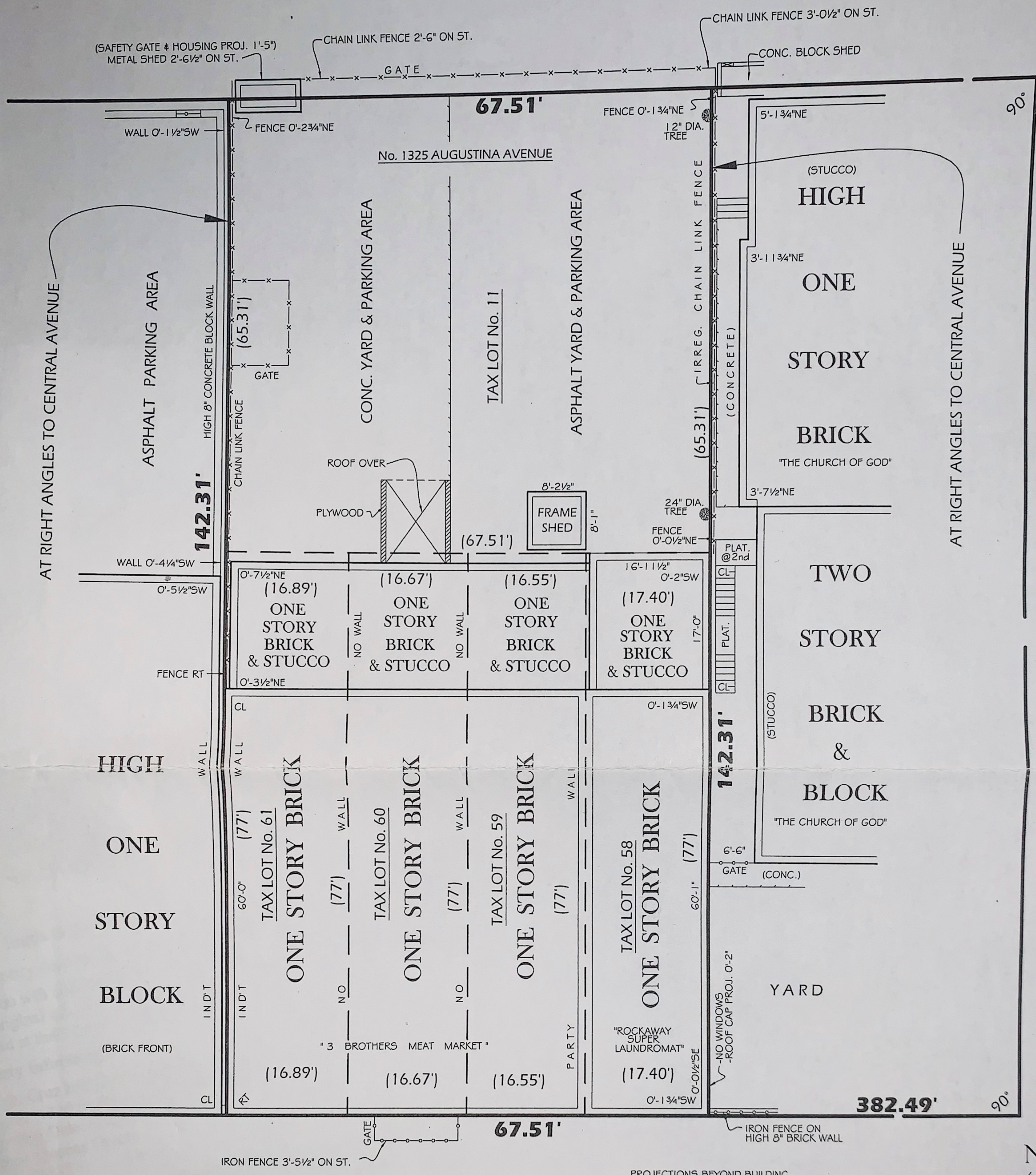
Fig. 1



14112432

# AUGUSTINA AVENUE

(50' WIDE)  
JOHN STREET



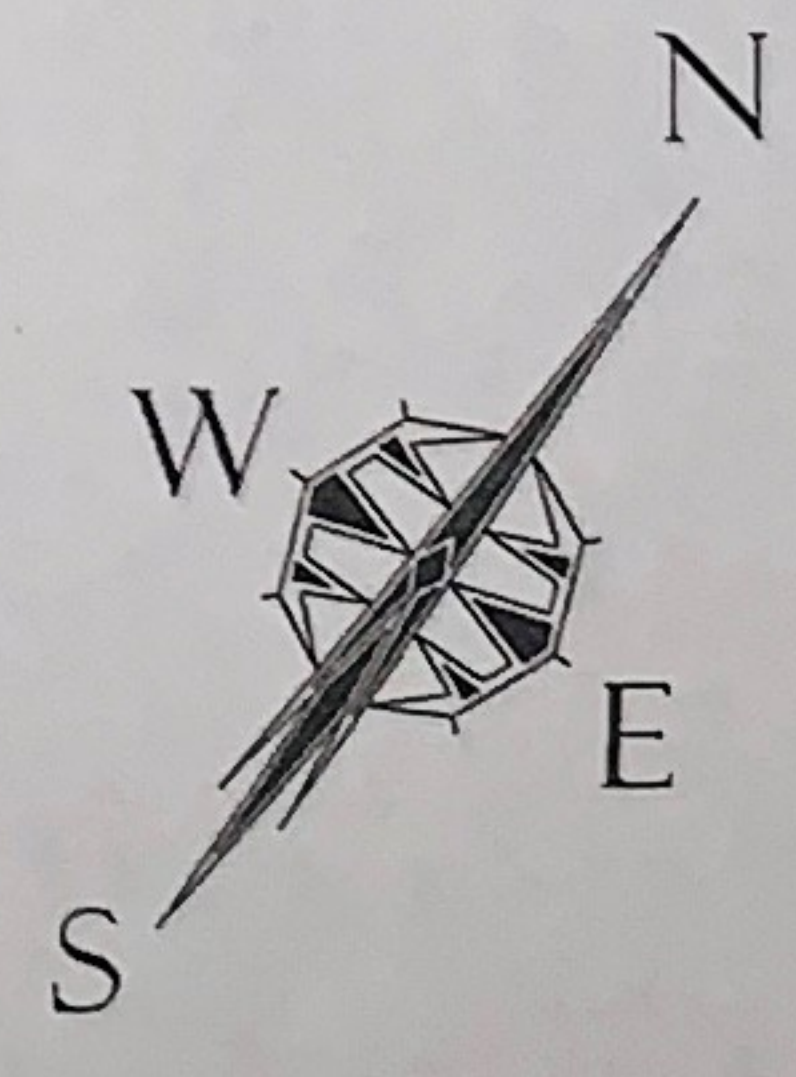
WHEATLEY STREET  
(50' WIDE)  
WILLIAM STREET

No. 1326 CENTRAL AVENUE

# CENTRAL AVENUE

(74' WIDE)  
ROCKAWAY BOULEVARD  
FAR ROCKAWAY BOULEVARD

- PROJECTIONS BEYOND BUILDING
- ROOF CAP -----0'-2" -AWNING -----4'-7"
  - WATER METER -----0'-1 1/2" -CAMERA -----3'-1"
  - CABLE BOX -----0'-3" -LIGHTS -----0'-6"
  - SAFETY GATE & HOUSING --1'-5"



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BLOCK: 15535  
 LOT: 11,58,59,60,61  
 SECTION: 59  
 COUNTY: QUEENS  
 DWG BY: plato smith  
 CHK'D BY:

SURVEYED  
 NOVEMBER 20, 2014

VINCENT J. DICCE L.S., Pres.

- CERTIFIED ONLY TO:
- \* RIDGE ABSTRACT CORP.
  - \* COMMONWEALTH LAND TITLE INSURANCE COMPANY
  - \* NEWTECH SMALL BUSINESS FINANCE INC.
  - \* CRUZ BROTHERS REALTY LLC

**BORO LAND SURVEYING, P.C.**  
 353 COURT STREET  
 BROOKLYN, N.Y. 11231  
 TEL. (718) 624-BORO (2676)

**Former Arroyo Cleaners  
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BCP Application Supporting Information**

**Attachment 2**

**SECTION II: Project Description**

***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.***

No redevelopment is currently planned for the Site.

***Land Information***

The project site consists of five tax lot (Block 15535, Lots 11, 58, 59, 60 & 61) comprising 9,548 square feet. Lot 11 is utilized as paved parking lot. Lots 59 to 61 are improved with a single-story commercial building occupied by Three Brothers Meat Market. Lot 58 is occupied by a vacant single-story commercial building. The lots are privately owned by Cruz Brothers Realty, LLC.

***Project Location and Market Information***

The Site is located in an urban area characterized by mixed-use development. To the east of the Site (across Central Avenue) is a multi-story residential apartment building and parking lot. A church is located immediately to the north of the Site. Two-story residential homes are located to the west of the Site (across Augustina Avenue). A two-story commercial building and associated parking lot is located to the south of the Site.

The surrounding area contains a mix of single-family residences, multi-family walk-up and elevator buildings, and one-to three-story light commercial uses with high lot coverage.

The project area is well served by public transit. The Far Rockaway Long Island Railroad Station, providing service Manhattan and Long Island, is located approximately two blocks northeast of the Site. The Nassau inter-County Express bus line is available two blocks south of the Site providing an additional mass transit option.

***Project Financing Information***

The project will be financed private funding.

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***Remedial Program Remaining Estimated Timeline***

Milestone	Estimated Schedule	
	Estimated Weeks	Estimated End Date
Submittal of Final RIWP to NYSDEC	0	2026 January
NYSDEC Approves Final RIWP / Issue Fact Sheet	8	2026 March
30-day Public Comment Period	4	2026-April
Implementation of RIWP	2	2026-May
Submittal of RIR to NYSDEC	8	2026-August
NYSDEC Approves RIR	8	2026-September
Submittal of RAWP to NYSDEC	8	2026-December
RAWP Comment Period	7	2027-February
NYSDEC Approves RAWP and issues Decision Document	8	2027-April
Remediation	8	2027-May
Submittal of FER to NYSDEC	8	2027-August
NYSDEC Approves FER/Issuance of COC	40	2027-December

***Green and Sustainable Remediation Description***

DER-31 requires that green remediation concepts and techniques be considered during all stages of the remedial program. As such, all work plans will be prepared in a manner that considers all environmental effects of remedy implementation and incorporates Best Management Practices (BMP) to minimize the environmental footprint of remedial cleanups, in compliance with DER-31. Green remediation principles and techniques will be implemented to the extent feasible in the investigation design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of investigation procedures, treatment technologies and remedy stewardship over the long term.
- Reducing direct and indirect greenhouse gases (GHGs) and other emissions.
- Increasing energy efficiency and minimizing use of non-renewable energy.
- Conserving and efficiently managing resources and materials.
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.
- Maximizing habitat value and creating habitat when possible.
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals.

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**13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue**  
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- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 3**

**SECTION IV: Land Use Factors**

***Item 4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas.***

The Site is currently occupied by a paved parking lot, Three Brothers Meat Market, and a vacant single-story commercial space. The vacant commercial space was most recently occupied by a laundromat, which vacated in approximately 2023.

According to the Phase I ESAs, the Site has been historically used for a variety of commercial purposes, including dry cleaning and furniture stripping/refinishing, which represents possible current contamination sources. The Site was first developed in 1931 with the present-day commercial storefronts. Uses between 1931 and present-day include dry cleaning, furniture refinishing/stripping, a grocery store, Far Rockaway Battery Co., Coastal Electric Motor Repair, Towne Taxi, and Jover Restaurant.

***Item 6. Please provide a statement detailing the specific proposed post-remediation use.***

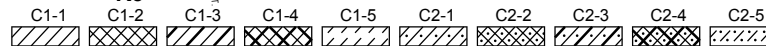
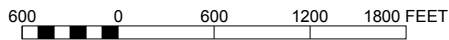
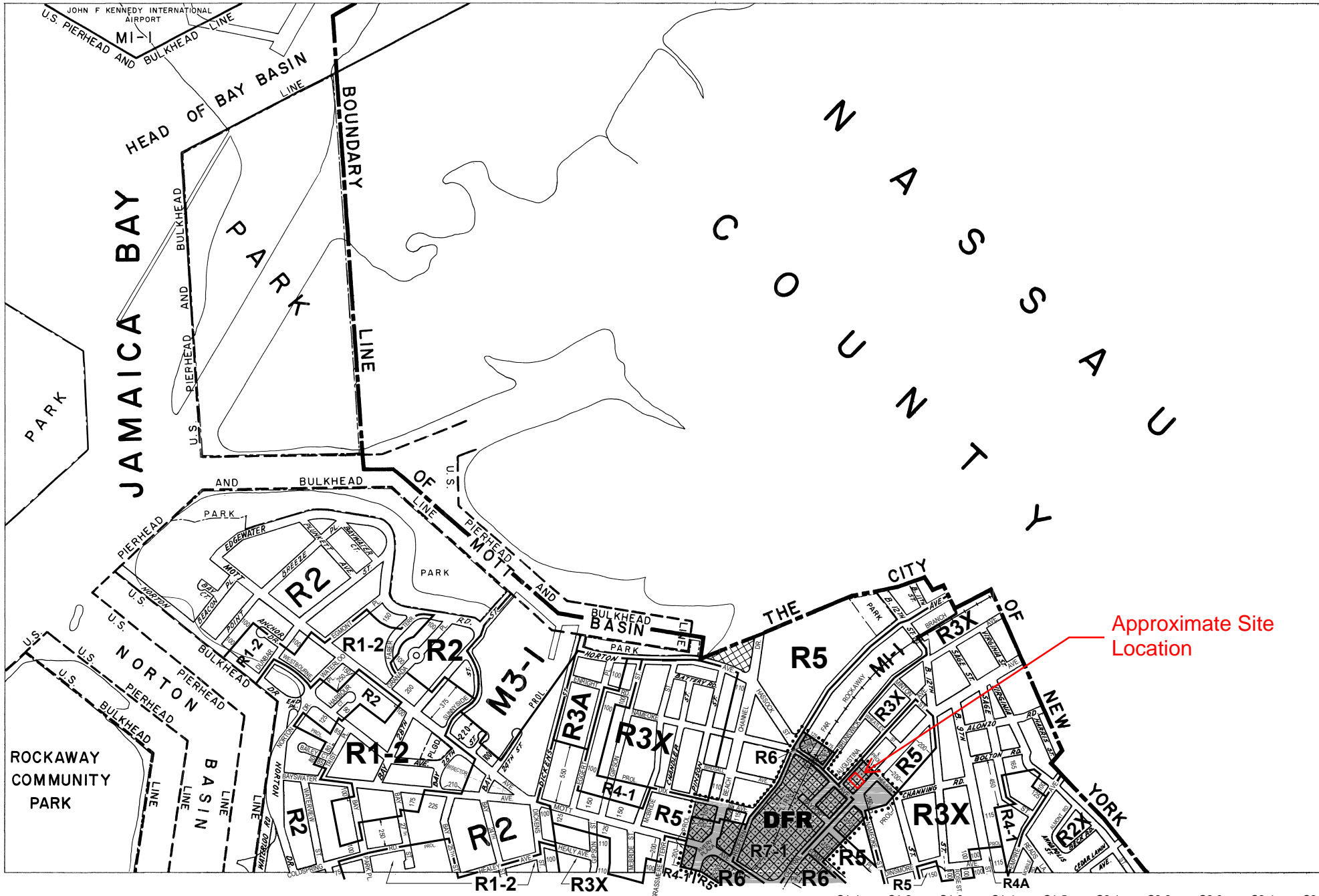
Following further investigation and remediation, the property will continue to be utilized as a meat market.

***Item 9. Is the proposed use consistent with applicable zoning laws/maps?***

The proposed use is consistent with the current surrounding land uses and in compliance with the established zoning for the lot and the surrounding area.

***Item 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 and additional documentation if necessary.***

There were no master plans implemented that includes this Site.



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

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

## Effective Date(s) of Rezoning:

09-07-2017 C 170243(A) ZMQ

## Special Requirements:

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

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

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

### MAP KEY

24c	25a	
24d	<b>25b</b>	
30c	31a	

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ZONING MAP 25b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 4**

**SECTION V: Current and Historical Property Owner and Operator Information**

**CURRENT OWNERS/OPERATORS**

Owner	Address	Phone	Email	Dates of Utilization
Cruz Brothers Realty, LLC	13-26 Central Avenue Queens, NY 11691	917-723-8971	<a href="mailto:solrac2129@gmail.com">solrac2129@gmail.com</a>	Since 2016
Operators	Address	Phone	Email	Dates of Utilization
Three Brothers Meat Market	Same	Same	Same	Since 2007

**HISTORICAL OPERATORS**

Estimated Date Range	Operator	Last Known Address	Phone Number	Requestor Relationship
1967	Henry Katz Furniture Refinishing	13-26 Central Avenue	Unknown	none
1970-1976	Coastal Electric Motor Repair	13-22 Central Avenue	Unknown	none
1970-2013	Rockaway Butter and Egg	13-26 Central Avenue	Unknown	none
1967-1983	Far Rockaway Battery Co.	13-22 Central Avenue	Unknown	none
1991	JA Auto Repair, Inc.	13-26 Central Avenue	Unknown	none
1991-2000	Arroyo Dry Cleaners	13-20 Central Avenue	Unknown	none
2000-2013	Towne Taxi	13-26 Central Avenue	Unknown	none
2005	Jover Restaurant	13-22 Central Avenue	Unknown	none
2007 to present	Three Brothers Meat Market (Cruz Food Corp.)	13-26 Central Avenue	917-723-8971	Requestor

**HISTORICAL OWNERS**

Date Recorded	Owner	Last Known Address	Phone Number	Requestor Relationship
1972	Robert F. Balke	Unknown	Unknown	none
1988	Augusto N. Torres	Unknown	Unknown	none
1990	Antonio Collado	Unknown	Unknown	none
2000	1326 M&J Realty Corp.	Unknown	Unknown	none
2005	Pedro Ortiz	Unknown	Unknown	none
2016	Cruz Brothers Realty, LLC	13-26 Central Avenue	917-723-8971	Requestor

**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 5**

**SECTION VI: Property's Environmental History**

Table 1. Groundwater Exceedance Summary  
 Former Arroyo Cleaners  
 13-25 Augustina Avenue 13-20 - 13-26 Central Avenue  
 Far Rockaway, New York

<b>Analytes &gt; AWQS</b>	<b>Detections &gt; AWQS</b>	<b>Max Detection (ug/L)</b>	<b>AWQS (ppb)</b>
<b>VOCs</b>			
Tetrachloroethene	4	1710	5
<b>Pesticides</b>			
Chlordane	1	0.3	0.05
Dieldrin	2	0.088	0.004
<b>Metals</b>			
Aluminum, total	3	966	100
Cobalt, total	3	14.9	5
Cobalt, dissolved	3	14	5
Chromium, total	2	76.4	50
Iron, total	3	24600	300
Iron, dissolved	3	10800	300
Lead	1	116	50
Manganese, total	3	763	300
Manganese, dissolved	3	822	300
Sodium, total	3	114000	20000
Sodium, dissolved	3	112000	20000

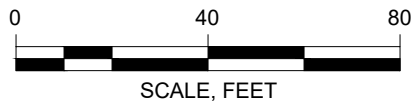
Table 2. Soil Vapor Detection Summary  
Former Arroyo Cleaners  
13-25 Augustina Avenue 13-20 - 13-26 Central Avenue  
Far Rockaway, New York

Analytes	Total Detections	Maximum Detection (ug/m3)	Type
<b>VOCs</b>			
1,1,2-Trichloro-1,2,2-trifluoroethane	5	0.82	Soil Vapor
1,2,4-Trimethylbenzene	4	7.6	Soil Vapor
1,3-Butadiene	2	4.2	Soil Vapor
1,3-Dichlorobenzene	5	2.2	Soil Vapor
2,2,4-Trimethyl pentane	5	13	Soil Vapor
2-Butanone (MEK)	5	17	Soil Vapor
Acetone	5	200	Soil Vapor
Benzene	5	5	Soil Vapor
Benzyl chloride	2	2.2	Soil Vapor
Butane	5	64	Soil Vapor
Carbon disulfide	5	2.6	Soil Vapor
Carbon tetrachloride	5	0.47	Soil Vapor
Chlorobenzene	2	0.2	Soil Vapor
Chlorodifluoromethane	4	18	Soil Vapor
Chloroform	5	32	Soil Vapor
Chloromethane	4	3.2	Soil Vapor
cis-1,2-Dichloroethylene	3	5.8	Soil Vapor
Cyclohexane	5	6.2	Soil Vapor
Dichlorodifluoromethane	5	3.7	Soil Vapor
Dichloroethylenes	1	7.8	Soil Vapor
Ethyl benzene	4	5.1	Soil Vapor
Isopropyl alcohol	5	38	Soil Vapor
Isopropyl benzene	2	0.54	Soil Vapor
m,p-xylene	5	17	Soil Vapor
Methylene chloride	3	2.2	Soil Vapor
Methyl-tert-butyl ether (MTBE)	1	0.34	Soil Vapor
n-Heptane	5	11	Soil Vapor
n-Hexane	5	16	Soil Vapor
n-Propylbenzene	2	1.6	Soil Vapor
o-Xylene	4	7.3	Soil Vapor
p-Isopropyl toluene (p-Cymene)	4	1.3	Soil Vapor
Styrene	1	0.39	Soil Vapor
t-Butyl alcohol	4	4.9	Soil Vapor
Tetrachloroethylene	5	3.3	Soil Vapor
Toluene	5	24	Soil Vapor
trans-1,2-Dichloroethylene	1	1.9	Soil Vapor
Trichloroethylene	4	6.3	Soil Vapor
Trichlorofluoromethane	5	16	Soil Vapor
Vinyl chloride	1	9.2	Soil Vapor
Xylenes	5	24	Soil Vapor



**LEGEND:**

--- SITE PROPERTY (APPROX.)



**SOURCE:**

1. AERIAL IMAGERY OBTAINED USING BING MAPS, A MICROSOFT CORPORATION.

BCP Application  
13-26 Augustina Avenue  
Far Rockaway, New York  
Cruz Brothers Realty, LLC  
Far Rockaway, New York



SITE MAP  
Project 2501450 February 2026 Fig. 2



**LEGEND:**

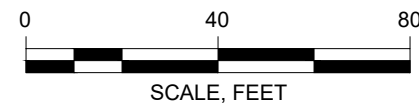
--- SITE PROPERTY (APPROX.)


**NOTE:**

1. SOIL SAMPLE LOCATIONS TAKEN FROM 2014 LIMITED SUBSURFACE TESTING PROJECT/TEST FOR VOCs/TETRACHOROETHYLENE PERFORMED BY FEDERATED ENVIRONMENTAL ASSOCIATES, INC. AND 2018 PHASE II ESA PREPARED BY AECOM

**SOURCE:**

1. AERIAL IMAGERY OBTAINED USING BING MAPS, A MICROSOFT CORPORATION.



<p>BCP Application 13-26 Augustina Avenue Far Rockaway, New York</p>		<p>SOIL SAMPLE LOCATIONS</p>
<p>Cruz Brothers Realty, LLC Far Rockaway, New York</p>	<p>Project 2501450</p>	<p>February 2026 <span style="float: right;">Fig. 3</span></p>

Location ID	MPB-GW-2	MPB-GW-3 (DUP)
Sample Date	11/27/2018	11/26/2018
<b>VOCs - BTEX (ug/L)</b>		
m,p-xylenes	0.64	0.63
Toluene	ND	1.55
<b>Other VOCs (ug/L)</b>		
1,2,4-Trimethylbenzene	ND	1.15
1,3,5-Trimethylbenzene	ND	0.54
Naphthalene	ND	1.61
p-Isopropyl toluene (p-Cymene)	ND	1.51
Tetrachloroethylene	ND	11.0
<b>SVOCs - PAHs (ug/L)</b>		
Other SVOC (ug/L)	NA	NA
1,4-Dioxane (ug/L)	ND	ND
<b>Per- and Polyfluoroalkyl Substances (ug/L)</b>		
Perfluorobutanesulfonic acid	0.011	0.011
Perfluorobutanoic acid	0.015	ND
Perfluoroheptanoic acid	0.0096	0.01
Perfluorohexanesulfonic acid	0.0058	0.0057
Perfluorohexanoic acid	0.018	0.018
Perfluorooctanesulfonic acid	0.038	0.053
Perfluorooctanoic acid	0.039	0.04
Perfluoropentanoic acid	0.021	0.019
<b>Pesticides (ug/L)</b>		
Chlordane	0.30	ND
Dieldrin	0.084	ND
<b>PCBs (ug/L)</b>		
Other PCBs	ND	ND
<b>Total Metals (ug/L)</b>		
Aluminum	270	4600
Arsenic	1.65	6.80
Barium	25.7	81.2
Cadmium	ND	1.3
Calcium	45900	47800
Chromium (Total)	3.0	76.4
Cobalt	ND	14.2
Copper	ND	68.4
Iron	899	24600
Lead	ND	116
Magnesium	5330	6640
Manganese	12.6	756
Mercury	ND	0.35
Nickel	1.6	33.4
Potassium	5660	7020
Sodium	86800	85600
Vanadium	1.1	13.7
Zinc	5.1	193
<b>Dissolved Metals (ug/L)</b>		
Barium	23.8	40.9
Calcium	43700	37600
Cobalt	ND	9.6
Iron	30.2	9760
Magnesium	5430	5690
Manganese	18.8	560
Nickel	1.6	19.0
Potassium	5340	5860
Sodium	89400	87400
Zinc	6.8	29.3
Cyanide (ug/L)	ND	ND

Location ID	MPB-GW-3
Sample Date	11/27/2018
<b>VOCs - BTEX (ug/L)</b>	
m,p-xylenes	0.99
<b>Other VOCs (ug/L)</b>	
1,2,4-Trimethylbenzene	0.89
SVOCs - PAHs (ug/L)	NA
Other SVOC (ug/L)	NA
1,4-Dioxane (ug/L)	ND
<b>Per- and Polyfluoroalkyl Substances (ug/L)</b>	
Perfluorobutanesulfonic acid	0.01
Perfluorobutanoic acid	0.019
Perfluoroheptanoic acid	0.011
Perfluorohexanesulfonic acid	0.0083
Perfluorohexanoic acid	0.025
Perfluorooctanesulfonic acid	0.046
Perfluorooctanoic acid	0.032
Perfluoropentanoic acid	0.032
<b>Pesticides (ug/L)</b>	
Dieldrin	0.088
<b>PCBs (ug/L)</b>	
Other PCBs	ND
<b>Total Metals (ug/L)</b>	
Aluminum	966
Arsenic	2.35
Barium	32.4
Calcium	31900
Chromium (Total)	15.8
Cobalt	8.2
Copper	5.6
Iron	10200
Magnesium	5740
Manganese	459
Nickel	12.0
Potassium	5080
Sodium	114000
Vanadium	4.0
Zinc	8.4
<b>Dissolved Metals (ug/L)</b>	
Barium	28.0
Calcium	33900
Cobalt	7.7
Iron	7060
Magnesium	5800
Manganese	476
Nickel	11.1
Potassium	4460
Silver	1.4
Sodium	112000
Zinc	19.0
Cyanide (ug/L)	ND

Sample ID	TB-2/MW-2
Sample Date	12/3/2014
Sample Matrix	Groundwater
<b>VOCs</b>	
Tetrachloroethene	15.0

Sample ID	TB-1/MW-1
Sample Date	12/3/2014
Sample Matrix	Groundwater
<b>VOCs</b>	
Tetrachloroethene	1710.0

Location ID	MPB-GW-1
Sample Date	11/26/2018
<b>VOCs - BTEX (ug/L)</b>	
Toluene	0.69
<b>Other VOCs (ug/L)</b>	
Chloroform	0.31
p-Isopropyl toluene (p-Cymene)	0.59
Tetrachloroethylene	13.5
<b>SVOCs - PAHs (ug/L)</b>	
Other SVOC (ug/L)	NA
1,4-Dioxane (ug/L)	ND
<b>Per- and Polyfluoroalkyl Substances (ug/L)</b>	
Perfluorobutanesulfonic acid	0.01
Perfluoroheptanoic acid	0.011
Perfluorohexanesulfonic acid	0.0058
Perfluorohexanoic acid	0.018
Perfluorooctanesulfonic acid	0.052
Perfluorooctanoic acid	0.044
Perfluoropentanoic acid	0.019
<b>Pesticides (ug/L)</b>	
Dieldrin	0.074
<b>PCBs (ug/L)</b>	
Other PCBs	ND
<b>Total Metals (ug/L)</b>	
Aluminum	220
Barium	39.4
Calcium	30600
Chromium (Total)	3.6
Cobalt	14.9
Copper	4.2
Iron	11300
Magnesium	5610
Manganese	763
Nickel	18.0
Potassium	6140
Sodium	77600
Zinc	21.2
<b>Dissolved Metals (ug/L)</b>	
Antimony	1.8
Barium	41.0
Calcium	33400
Cobalt	14.0
Iron	10800
Magnesium	5790
Manganese	822
Nickel	18.4
Potassium	6280
Sodium	86400
Zinc	22.0
Cyanide (ug/L)	ND

**LEGEND:**

--- SITE PROPERTY (APPROX.)

Notes:  
 ug/L - micrograms per kilogram  
 ND = Not Detected above Laboratory's Minimum Detection Limit.  
 NA = Not Analyzed  
 Yellow Highlighted values exceed NYSDEC Groundwater Guidance or Standard Value.

**NOTE:**  
 1. GROUNDWATER DATA TAKEN FROM 2014 LIMITED SUBSURFACE TESTING PROJECT/TEST FOR VOCs/TETRACHLOROETHYLENE, PERFORMED BY FEDERATED ENVIRONMENTAL ASSOCIATES, INC. AND 2018 PHASE II ESA PREPARED BY AECOM

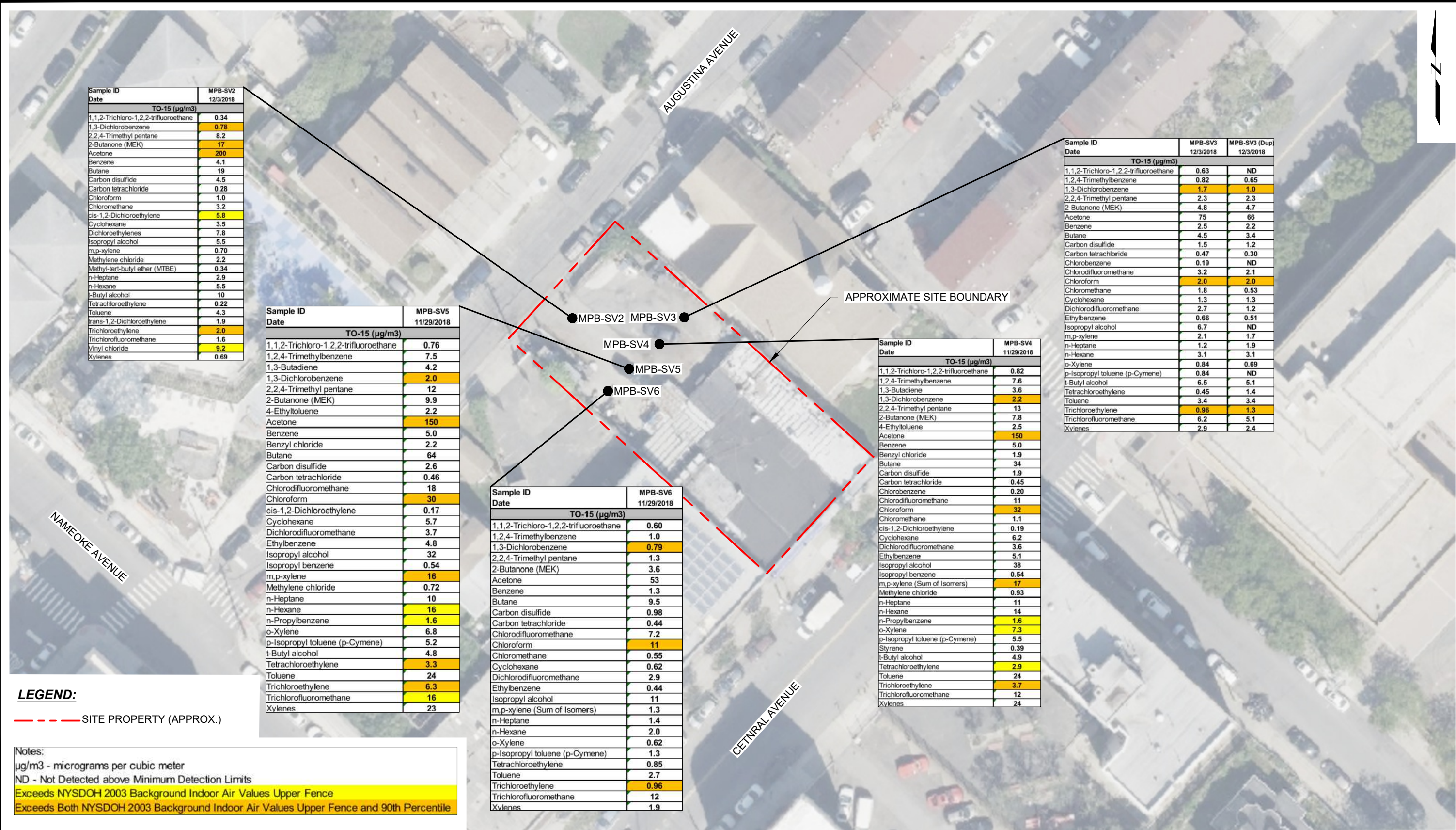
**SOURCE:**  
 1. AERIAL IMAGERY OBTAINED USING BING MAPS, A MICROSOFT CORPORATION.



BCP Application  
 13-26 Augusta Avenue  
 Far Rockaway, New York  
 Cruz Brothers Realty, LLC  
 Far Rockaway, New York



GROUNDWATER EXCEEDANCES  
 Project 2501450 February 2026 Fig. 4



Sample ID	MPB-SV2
Date	12/3/2018
TO-15 (µg/m3)	
1,1,2-Trichloro-1,2,2-trifluoroethane	0.34
1,3-Dichlorobenzene	0.78
2,2,4-Trimethyl pentane	8.2
2-Butanone (MEK)	17
Acetone	200
Benzene	4.1
Butane	19
Carbon disulfide	4.5
Carbon tetrachloride	0.28
Chloroform	1.0
Chloromethane	3.2
cis-1,2-Dichloroethylene	5.8
Cyclohexane	3.5
Dichloroethylenes	7.8
Isopropyl alcohol	5.5
m,p-xylene	0.70
Methylene chloride	2.2
Methyl-tert-butyl ether (MTBE)	0.34
n-Heptane	2.9
n-Hexane	5.5
t-Butyl alcohol	10
Tetrachloroethylene	0.22
Toluene	4.3
trans-1,2-Dichloroethylene	1.9
Trichloroethylene	2.0
Trichlorofluoromethane	1.6
Vinyl chloride	9.2
Xylenes	0.69

Sample ID	MPB-SV5
Date	11/29/2018
TO-15 (µg/m3)	
1,1,2-Trichloro-1,2,2-trifluoroethane	0.76
1,2,4-Trimethylbenzene	7.5
1,3-Butadiene	4.2
1,3-Dichlorobenzene	2.0
2,2,4-Trimethyl pentane	12
2-Butanone (MEK)	9.9
4-Ethyltoluene	2.2
Acetone	150
Benzene	5.0
Benzyl chloride	2.2
Butane	64
Carbon disulfide	2.6
Carbon tetrachloride	0.46
Chlorodifluoromethane	18
Chloroform	30
cis-1,2-Dichloroethylene	0.17
Cyclohexane	5.7
Dichlorodifluoromethane	3.7
Ethylbenzene	4.8
Isopropyl alcohol	32
Isopropyl benzene	0.54
m,p-xylene	16
Methylene chloride	0.72
n-Heptane	10
n-Hexane	16
n-Propylbenzene	1.6
o-Xylene	6.8
p-Isopropyl toluene (p-Cymene)	5.2
t-Butyl alcohol	4.8
Tetrachloroethylene	3.3
Toluene	24
Trichloroethylene	6.3
Trichlorofluoromethane	16
Xylenes	23

Sample ID	MPB-SV6
Date	11/29/2018
TO-15 (µg/m3)	
1,1,2-Trichloro-1,2,2-trifluoroethane	0.60
1,2,4-Trimethylbenzene	1.0
1,3-Dichlorobenzene	0.79
2,2,4-Trimethyl pentane	1.3
2-Butanone (MEK)	3.6
Acetone	53
Benzene	1.3
Butane	9.5
Carbon disulfide	0.98
Carbon tetrachloride	0.44
Chlorodifluoromethane	7.2
Chloroform	11
Chloromethane	0.55
Cyclohexane	0.62
Dichlorodifluoromethane	2.9
Ethylbenzene	0.44
Isopropyl alcohol	11
m,p-xylene (Sum of Isomers)	1.3
n-Heptane	1.4
n-Hexane	2.0
o-Xylene	0.62
p-Isopropyl toluene (p-Cymene)	1.3
Tetrachloroethylene	0.85
Toluene	2.7
Trichloroethylene	0.96
Trichlorofluoromethane	12
Xylenes	1.9

Sample ID	MPB-SV4
Date	11/29/2018
TO-15 (µg/m3)	
1,1,2-Trichloro-1,2,2-trifluoroethane	0.82
1,2,4-Trimethylbenzene	7.6
1,3-Butadiene	3.6
1,3-Dichlorobenzene	2.2
2,2,4-Trimethyl pentane	13
2-Butanone (MEK)	7.8
4-Ethyltoluene	2.5
Acetone	150
Benzene	5.0
Benzyl chloride	1.9
Butane	34
Carbon disulfide	1.9
Carbon tetrachloride	0.45
Chlorobenzene	0.20
Chlorodifluoromethane	11
Chloroform	32
Chloromethane	1.1
cis-1,2-Dichloroethylene	0.19
Cyclohexane	6.2
Dichlorodifluoromethane	3.6
Ethylbenzene	5.1
Isopropyl alcohol	38
Isopropyl benzene	0.54
m,p-xylene (Sum of Isomers)	17
Methylene chloride	0.93
n-Heptane	11
n-Hexane	14
n-Propylbenzene	1.6
o-Xylene	7.3
p-Isopropyl toluene (p-Cymene)	5.5
Styrene	0.39
t-Butyl alcohol	4.9
Tetrachloroethylene	2.9
Toluene	24
Trichloroethylene	3.7
Trichlorofluoromethane	12
Xylenes	24

Sample ID	MPB-SV3	MPB-SV3 (Dup)
Date	12/3/2018	12/3/2018
TO-15 (µg/m3)		
1,1,2-Trichloro-1,2,2-trifluoroethane	0.63	ND
1,2,4-Trimethylbenzene	0.82	0.65
1,3-Dichlorobenzene	1.7	1.0
2,2,4-Trimethyl pentane	2.3	2.3
2-Butanone (MEK)	4.8	4.7
Acetone	75	66
Benzene	2.5	2.2
Butane	4.5	3.4
Carbon disulfide	1.5	1.2
Carbon tetrachloride	0.47	0.30
Chlorobenzene	0.19	ND
Chlorodifluoromethane	3.2	2.1
Chloroform	2.0	2.0
Chloromethane	1.8	0.53
Cyclohexane	1.3	1.3
Dichlorodifluoromethane	2.7	1.2
Ethylbenzene	6.6	0.51
Isopropyl alcohol	6.7	ND
m,p-xylene	2.1	1.7
n-Heptane	1.2	1.9
n-Hexane	3.1	3.1
o-Xylene	0.84	0.69
p-Isopropyl toluene (p-Cymene)	0.84	ND
t-Butyl alcohol	6.5	5.1
Tetrachloroethylene	0.45	1.4
Toluene	3.4	3.4
Trichloroethylene	0.96	1.3
Trichlorofluoromethane	6.2	5.1
Xylenes	2.9	2.4

**LEGEND:**  
 - - - - - SITE PROPERTY (APPROX.)

**Notes:**  
 µg/m3 - micrograms per cubic meter  
 ND - Not Detected above Minimum Detection Limits  
 Exceeds NYSDOH 2003 Background Indoor Air Values Upper Fence  
 Exceeds Both NYSDOH 2003 Background Indoor Air Values Upper Fence and 90th Percentile

**NOTE:**  
 1. SOIL VAPOR DATA TAKEN FROM 2018 PHASE II ESA PERFORMED BY AECOM.

**SOURCE:**  
 1. AERIAL IMAGERY OBTAINED USING BING MAPS, A MICROSOFT CORPORATION.



BCP Application 13-26 Augustina Avenue Far Rockaway, New York  Cruz Brothers Realty, LLC Far Rockaway, New York		SOIL VAPOR DETECTIONS	
		Project 2501450	February 2026

Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information

Attachment 6

**SECTION VII: Requestor Information**

***Item 3. List of members/owners of Cruz Brothers Realty, LLC***

The members/owners of Cruz Brothers Realty, LLC are as follows:

- Eriberto Cruz
- Victor Cruz
- Carlos Cruz



# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)

[Return to Search](#)

#### Entity Details



**ENTITY NAME:** CRUZ BROTHERS REALTY, LLC  
**DOS ID:** 4634427  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTION OF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 09/10/2014  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 09/10/2014  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** CURRENT  
**COUNTY:** QUEENS  
**NEXT STATEMENT DUE DATE:** 09/30/2026  
**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:** CRUZ BROTHERS REALTY, LLC

**Address:** 1326 CENTRAL AVENUE, 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:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

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

Stock Information

Share Value

Number Of Shares

Value Per Share

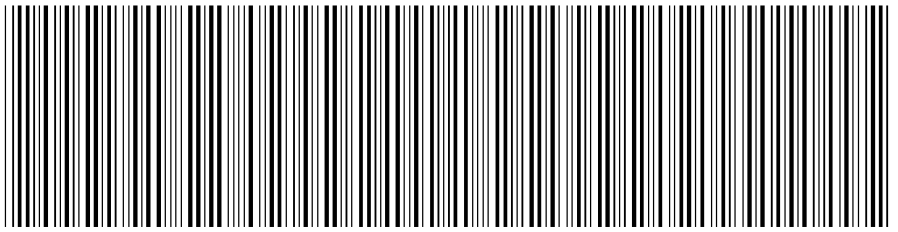
**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 7**

**SECTION X: Requestor Eligibility**

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016032100656001002EA9E9

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2016032100656001**

Document Date: 03-16-2016

Preparation Date: 04-04-2016

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

RIDGE ABSTRACT CORP. (WR ) PICK UP  
1967 MCDONALD AVENUE  
L586208Q  
BROOKLYN, NY 11223  
718-338-0065  
RA11223@AOL.COM

**RETURN TO:**

KIDONAKIS & CORONA, PLLC  
1350 AVENUE OF THE AMERICAS  
2ND FLOOR  
NEW YORK, NY 10019

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	15535	11	Entire Lot	1325 AUGUSTINA

**Property Type:** GARAGE, 1 OR 2 FAMILY ONLY

Borough	Block	Lot	Unit	Address
QUEENS	15535	58	Entire Lot	13-20 CENTRAL AVENUE

**Property Type:** COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

PEDRO ORTIZ  
6 DELL AVENUE  
HEMPSTEAD, NY 11550

**GRANTEE/BUYER:**

CRUZ BROTHERS REALTY, LLC  
1326 CENTRAL AVENUE  
FAR ROCKAWAY, NY 11691

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 64.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

NYC Real Property Transfer Tax:

\$ 19,031.25

NYS Real Estate Transfer Tax:

\$ 2,900.00

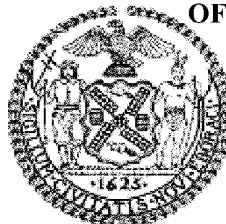
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 04-04-2016 15:34

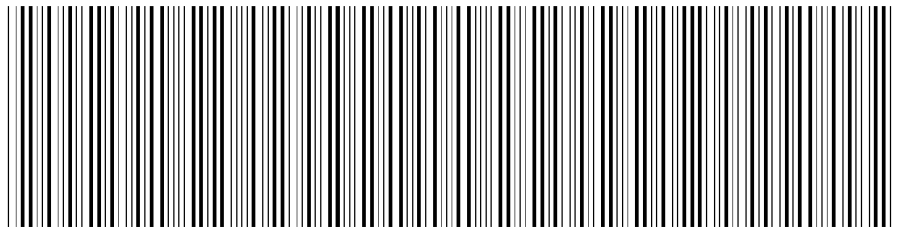
City Register File No.(CRFN):

**2016000117485**



*Annette McMill*

*City Register Official Signature*



2016032100656001002CAB69

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

**PAGE 2 OF 5**

**Document ID: 2016032100656001**  
Document Type: DEED

Document Date: 03-16-2016

Preparation Date: 04-04-2016

**PROPERTY DATA**

<b>Borough</b>	<b>Block Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	15535 59 Entire Lot		13-22 CENTRAL AVENUE
<b>Property Type: COMMERCIAL REAL ESTATE</b>			
<b>Borough</b>	<b>Block Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	15535 60 Entire Lot		13-24 CENTRAL AVENUE
<b>Property Type: COMMERCIAL REAL ESTATE</b>			
<b>Borough</b>	<b>Block Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	15535 61 Entire Lot		13-26 CENTRAL AVENUE
<b>Property Type: COMMERCIAL REAL ESTATE</b>			

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

**THIS INDENTURE**, made the 16 day of March, in the year 2016

**BETWEEN** Pedro Ortiz, residing at 6 Dell Avenue, Hempstead, NY, 11550

party of the first part, and Cruz Brothers Realty, LLC, 13-26 Central Avenue, Far Rockaway, NY, 11691  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

Ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, Borough and County of Queens, State of New York, as more particularly described in the schedule "A" attached hereto.

**SAID PREMISES BEING KNOWN AS** 13-20/13-22/13-24/13-26 Central Avenue, Far Rockaway, New York, and 13-25 Augusta Avenue, Far Rockaway, New York

Being and intended to be the same premises conveyed to Seller by Deed date July 26<sup>th</sup>, 2005 and recorded August 09<sup>th</sup>, 2005 at CRFN 200500473105.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

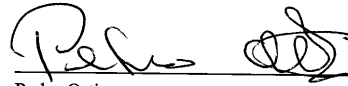
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

\_\_\_\_\_



Pedro Ortiz

\_\_\_\_\_

\_\_\_\_\_

**Schedule A Description**

Title Number L586208Q

Page 1

SECTION 59 BLOCK 15535 LOTS 11, 58, 59, 60 & 61 ON THE TAX MAP OF QUEENS COUNTY

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

BEGINNING at a point on the Northwestern side of Central Avenue a/k/a Rockaway Boulevard, distant 382.49 feet Southwesterly from the corner formed by the intersection of the Northwestern side of Central Avenue with the Southwesterly side of Wheatley Street;

RUNNING THENCE Northwesterly at right angles to Central Avenue, 142.31 feet to the Southeasterly side of Augustina Avenue;

THENCE Southwesterly along the Southeasterly side of Augustina Avenue, 67.51 feet;

THENCE Southeasterly at right angles to Augustina Avenue, 142.31 feet to the Northwestern side of Central Avenue;

THENCE Northeasterly along the Northwestern side of Central Avenue, 67.51 feet to the point or place of BEGINNING.

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Queens, ss:

On the 16<sup>th</sup> day of March in the year 2016, before me, the undersigned, personally appeared \*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. \* Pedro Ortiz

  
NOTARY PUBLIC

**LOUIS C SPANO**  
Notary Public, State of New York  
No. 01SP6058250  
Qualified in Kings County  
Commission Expires 05/07/2019

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

State of New York, County of \_\_\_\_\_, ss:


On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) \_\_\_\_\_ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

\_\_\_\_\_  
NOTARY PUBLIC

**Bargain & Sale Deed  
With Covenants**

**Pedro Ortiz**  
**TO**  
**Cruz Brothers Realty LLC**

Title No. L5862090

**DISTRIBUTED BY**  
  
**JUDICIAL TITLE**  
T: 800-281-TITLE F: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

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

\_\_\_\_\_  
NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

\_\_\_\_\_  
NOTARY PUBLIC

COUNTY: Queens

TOWN/CITY: New York

PROPERTY ADDRESS: 1320-1326 Central Avenue; 1325 Augustina Avenue

SECTION: 4

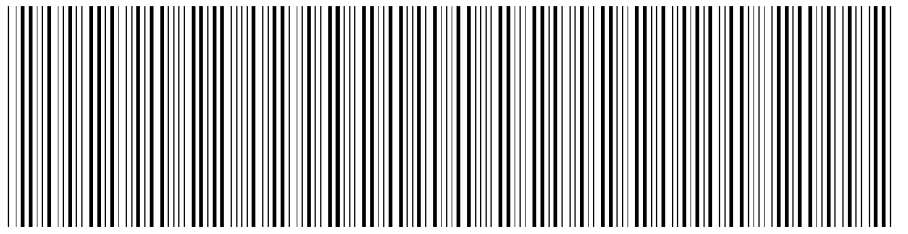
BLOCK: 15535

LOT: 11;58;59;60;61

**RETURN BY MAIL TO:**

Kidonakis & Corona, PLLC  
1350 Avenue of the Americas  
2<sup>nd</sup> Floor  
New York, NY, 10019

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2016032100656001002S6768

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2016032100656001**  
Document Type: DEED

Document Date: 03-16-2016

Preparation Date: 04-04-2016

**ASSOCIATED TAX FORM ID:** 2016031500644

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

1  
1

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 Month Day Year

C3. Book OR C4. Page  /

C5. CRFN



**REAL PROPERTY TRANSFER REPORT**  
 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
**RP - 5217NYC**

**PROPERTY INFORMATION**

1. Property Location  1325  AUGUSTINA  QUEENS  11691  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  CRUZ BROTHERS REALTY, LLC   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  5  # of Parcels OR  Part of a Parcel

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:  
 6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

8. Seller Name  ORTIZ  PEDRO   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

A <input type="checkbox"/> One Family Residential	C <input checked="" type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

**SALE INFORMATION**

10. Sale Contract Date  3 / 1 / 2016  
 Month Day Year

11. Date of Sale / Transfer  3 / 16 / 2016  
 Month Day Year

12. Full Sale Price \$  7 2 5 0 0 0  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A <input type="checkbox"/> Sale Between Relatives or Former Relatives
B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
C <input type="checkbox"/> One of the Buyers is also a Seller
D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)
F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates
H <input type="checkbox"/> Sale of Business is Included in Sale Price
I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)
J <input checked="" type="checkbox"/> None

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

15. Building Class  G 0



16. Total Assessed Value (of all parcels in transfer)  2 4 6 3 3 1

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

QUEENS 15535 11  QUEENS 15535 58  QUEENS 15535 59

**CERTIFICATION**

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

 BUYER SIGNATURE		03-16-16 DATE		Corona LAST NAME		Jose FIRST NAME	
1326 CENTRAL AVENUE STREET NUMBER		STREET NAME (AFTER SALE)		646 AREA CODE		389-3956 TELEPHONE NUMBER	
FAR ROCKAWAY CITY OR TOWN		NY STATE		11691 ZIP CODE		SELLER  SELLER SIGNATURE	
						3/16/16 DATE	

RP - 5217 NYC

ATTACHMENT

**Borough**

**Block**

**Lot**

QUEENS  
QUEENS

15535  
15535

60  
61

201603150064420101



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS                      BLOCK: 15535                      LOT: 11
- (2) Property Address: 1325 AUGUSTINA, QUEENS, NY 11691
- (3) Owner's Name:                      CRUZ BROTHERS REALTY, LLC
- Additional Name:

### Affirmation:

- Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

*Cruz Brothers Realty, LLC*

*by Eriberfo Cruz, member*

*03-16-16*

*03/16/2016*  
Date (mm/dd/yyyy)

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**



[www.nyc.gov/dep](http://www.nyc.gov/dep)

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

## Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	15535	58	13-20 CENTRAL AVENUE	NY	NY	11691
QUEENS	15535	59	13-22 CENTRAL AVENUE	NY	NY	11691
QUEENS	15535	60	13-24 CENTRAL AVENUE	NY	NY	11691
QUEENS	15535	61	13-26 CENTRAL AVENUE	NY	NY	11691

201603150064410101

**Former Arroyo Cleaners  
13-25 Augustina Avenue & 13-20 – 13-26 Central Avenue  
Far Rockaway, New York 11691  
BCP Application Supporting Information**

**Attachment 8**

**SECTION XII: Site Contact List**

## Fitchett, Bill

---

**From:** Fitchett, Bill  
**Sent:** Tuesday, December 30, 2025 3:04 PM  
**To:** 'qn14@cb.nyc.gov'  
**Subject:** Public Document Repository Request - Former Arroyo Cleaners

To Whom it May Concern:

GEI Consultants, Inc. (GEI) has been retained as the consultant of record for the above-referenced project known as Former Arroyo Cleaners and located at 13-20 – 13-26 Central Avenue & 13-25 Augustina Avenue, Far Rockaway, NY 11691. We are preparing an application to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

NYSDEC requires a Document Repository be designated for the project in order to provide public access to project related documents for the duration of the project (approximately 24 months). GEI can provide the required documents either electronically or as a hard copy, depending on the Community Board's preference.

Please confirm if the Community Board is able to serve as a Document Repository for this project. We thank you for assisting us with this request and we look forward to working with you.

Sincerely,  
-Bill

 WILLIAM J. FITCHETT  
Project Manager  
631.479.3509 cell: 631.905.7636  
1000 New York Avenue | Suite B | Huntington  
Station, NY 11746  


## Fitchett, Bill

---

**From:** QN14 (CB) <QN14@cb.nyc.gov>  
**Sent:** Wednesday, January 14, 2026 6:03 PM  
**To:** Fitchett, Bill  
**Subject:** [EXT] RE: [EXTERNAL] RE: Public Document Repository Request - Former Arroyo Cleaners

**EXTERNAL EMAIL**

---

Good evening, sorry , I thought I had responded. Yes, Community Board #14 is able to serve as a Document Repository for this project.

*Felicia Johnson*  
*District Manager*  
*Community Board #14Q*  
*(P) 718-471-7300*

Follow us on:  [Facebook](#)  [Instagram](#)



[Community Board 14Q](#)

---

**From:** Fitchett, Bill <wfitchett@geiconsultants.com>  
**Sent:** Wednesday, January 14, 2026 3:36 PM  
**To:** QN14 (CB) <QN14@cb.nyc.gov>  
**Subject:** [EXTERNAL] RE: Public Document Repository Request - Former Arroyo Cleaners

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

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

Hello,  
I wanted to follow up on this below request. Please let me know if you have any questions.  
Thanks  
Bill

**GEI**

WILLIAM J. FITCHETT  
Project Manager  
631.479.3509 cell: 631.905.7636  
1000 New York Avenue | Suite B | Huntington  
Station, NY 11746



---

**From:** Fitchett, Bill  
**Sent:** Tuesday, December 30, 2025 3:04 PM  
**To:** 'qn14@cb.nyc.gov' <qn14@cb.nyc.gov>  
**Subject:** Public Document Repository Request - Former Arroyo Cleaners

To Whom it May Concern:

GEI Consultants, Inc. (GEI) has been retained as the consultant of record for the above-referenced project known as Former Arroyo Cleaners and located at 13-20 – 13-26 Central Avenue & 13-25 Augustina Avenue, Far Rockaway, NY 11691. We are preparing an application to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

NYSDEC requires a Document Repository be designated for the project in order to provide public access to project related documents for the duration of the project (approximately 24 months). GEI can provide the required documents either electronically or as a hard copy, depending on the Community Board's preference.

Please confirm if the Community Board is able to serve as a Document Repository for this project. We thank you for assisting us with this request and we look forward to working with you.

Sincerely,  
-Bill



WILLIAM J. FITCHETT  
Project Manager  
631.479.3509 cell: 631.905.7636  
1000 New York Avenue | Suite B | Huntington  
Station, NY 11746



January 14, 2026  
Project No. 2501450

VIA EMAIL: [nicole.gordon@queenslibrary.org](mailto:nicole.gordon@queenslibrary.org)

Nicole Gordon, Library Manager  
Far Rockaway Library  
Queens Public Library  
1637 Central Avenue  
Far Rockaway, NY 11691

**Re: Document Repository  
Former Arroyo Cleaners  
13-20 – 13-26 Central Avenue & 13-25 Augustina Avenue  
Queens, New York**

To Whom it May Concern:

GEI Consultants, Inc. (GEI) has been retained as the consultant of record for the above-referenced project. We are preparing an application to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

NYSDEC requires a Document Repository be designated for the project in order to provide public access to project related documents for the duration of the project (approximately 24 months). GEI understands that the Queens Public Library is unable to house physical documents and would provide the access via a link on the Library webpage. The NYSDEC has agreed to follow this policy.

Please indicate your agreement for the Far Rockaway Library to serve as the Document Repository for this project by signing below. We thank you for assisting us with this request and we look forward to working with you.

Sincerely,

GEI Consultants, Inc.

*Dennis M. Walcott/jd*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Dennis M. Walcott, President & CEO

Printed Name and Title

Date: March 27, 2026

*William J. Fitchett*

William J. Fitchett  
Project Manager

WJF:

B:\Working\CRUZ BROTHERS REALTY\2501450 Augustina Ave Far Rockaway\02\_PM\BCP Application\support\Document Repository Request\_Far Rockaway.docx

	A	B	C	D	E	F	G	H	I
1									
2	Site Contact List								
3									
4	Site Name: Former Arroyo Cleaners (13-20 - 13-26 Central Avenue & 13-25 Augustina Avenue)			List Created 10-7-25					
5	Current Occupant	Name, Title	Address 1	Address 2	Street Address	City	State	Zip	Site Name (County)
6		Hon. Zohran Mamdani	NYC Mayor		City Hall	New York	NY	10007	Former Arroyo Cleaners (Queens)
7		Hon. Brad Lander	NYC Comptroller		1 Centre Street #530	New York	NY	10007	Former Arroyo Cleaners (Queens)
8		Hon. Jumaane D. Williams	Public Advocate		1 Centre Street #15N	New York	NY	10007	Former Arroyo Cleaners (Queens)
9		Dan Garodnick	Director, NYC Dept. of City Planning		120 Broadway, 31st Floor	New York	NY	10271	Former Arroyo Cleaners (Queens)
10		Rohit Aggarwala	Acting Commissioner, NYC Dept. of Environmental Protection		59-17 Junction Boulevard	Flushing	NY	11373	Former Arroyo Cleaners (Queens)
11		Vincent Sapienza	Chief Operating Officer, NYC Dept. of Environmental Protection		59-17 Junction Boulevard	Flushing	NY	11373	Former Arroyo Cleaners (Queens)
12			New York City Department of Environmental Protection- NYC Water Department		415 E 203rd St	Bronx	NY	10467	Former Arroyo Cleaners (Queens)
13		Shaminder Chawla, Director	NYC Office of Environmental Remediation		100 Gold Street - 2nd Floor	New York	NY	10038	Former Arroyo Cleaners (Queens)
14		Hon. Vanessa L. Gibson	Bronx Borough President		851 Grand Concourse, Third Floor	Bronx	NY	10451	Former Arroyo Cleaners (Queens)
15		Hilary Semel, Director	NYC Mayor's Office of Environmental Coordination		100 Gold Street - 2nd Floor	New York	NY	10038	Former Arroyo Cleaners (Queens)
16		Thomas V. Panzone	NYSDEC Citizen Participation Specialist		47-40 21st Street	Long Island City	NY	11101	Former Arroyo Cleaners (Queens)
17		Bureau of Environmental Exposure Investigation	NYSDOH	Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	Former Arroyo Cleaners (Queens)
18		Hon Charles Schumer	U.S. Senator		780 Third Avenue, Suite 2301	New York	NY	10017	Former Arroyo Cleaners (Queens)
19		Hon. Kirsten Gillibrand	U.S. Senator		780 Third Avenue, Suite 2601	New York	NY	10017	Former Arroyo Cleaners (Queens)
20		Hon. Rep. Gregory Meeks (CD-4)	U.S. House of Representatives		67-12 Rockaway Beach Boulevard	Queens	NY	11692	Former Arroyo Cleaners (Queens)
21		Hon. Selvena N. Brooks-Powers	NYC Councilmember - District 31		1931 Mott Avenue, Suite 410	Queens	NY	11691	Former Arroyo Cleaners (Queens)
22		Hon. James Sanders, Jr.	NYS Senator - District 10		142-01 Rockaway Boulevard	Queens	NY	11436	Former Arroyo Cleaners (Queens)
23		Hon. Khaleel M. Anderson	NYS Assemblymember - District 31		19-31 Mott Avenue, Suite 301	Queens	NY	11691	Former Arroyo Cleaners (Queens)
24	Document Repository	District Manager - Felicia Johnson	Queens Community Board 14		1931 Mott Avenue, Room 311	Queens	NY	11691	Former Arroyo Cleaners (Queens)
25		Hon. Audrey L. Pheffer	Queens County Clerk		88-11 Sutphin Boulevard, Suite 106	Queens	NY	11435	Former Arroyo Cleaners (Queens)
26		Arlene Cauley, President	101st NYPD Police Precinct Community Council		16-12 Mott Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
27		Engine 264/Ladder 328/Ladder 134	FDNY		16-17 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
28	Owner	Cruz Brothers Realty, LLC			13-26 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
29	Current Occupant	Three Brothers Meat Market			13-26 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
30	Document Repository	Library Manager	Arverne Library	Queens Public Library	3-12 Beach 54th Street	Queens	NY	11692	Former Arroyo Cleaners (Queens)
31		Resident/Business Owner - 13-18 Central Avenue	Arverne Church of God, Inc.		1318 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
32		Resident/Business Owner - 13-16 Central Avenue	1300 Central LLC		P.O. Box 290012	Brooklyn	NY	11229	Former Arroyo Cleaners (Queens)
33		Resident/Business Owner - 13-15 Augustina Avenue	1300 Central LLC		P.O. Box 290012	Brooklyn	NY	11229	Former Arroyo Cleaners (Queens)
34		Resident/Business Owner - 13-07 Central Avenue	NYC Department of Education		110 Livingston Street	Brooklyn	NY	11201	Former Arroyo Cleaners (Queens)
35		Resident/Business Owner - 13-14 Augustina Avenue	Theodore Michael		1316 Augustina Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
36		Resident/Business Owner - 13-16 Augustina Avenue	Theodore Michael		1316 Augustina Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
37		Resident/Business Owner - 13-22 Augustina Avenue	30 Norton Street LLC		561 Saddle Ridge Road	Woodmere	NY	11598	Former Arroyo Cleaners (Queens)
38		Resident/Business Owner - 13-24 Augustina Avenue	Noemi Flores		1324 Augustina Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
39		Resident/Business Owner - 13-26 Augustina Avenue	Patience Edirin Akpofure		1326 Augustina Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
40		Resident/Business Owner - 13-28 Augustina Avenue	Allison F. Jeffrey		1328 Augustina Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
41		Resident/Business Owner - 20-06 Nameoke Avenue	NYC Department of Parks and Recreation		830 Fifth Avenue	New York	NY	10065	Former Arroyo Cleaners (Queens)
42		Resident/Business Owner - 13-28 Central Avenue	Arverne Church/God, Inc.		1318 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
43		Resident/Business Owner - 13-37 Augustina Avenue	Arverne Church of God, Inc.		1318 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
44		Resident/Business Owner - 13-38 Central Avenue	Grace's Place Housing Development Fund Corporation		1 Farmingdale Road	West Babylon	NY	11704	Former Arroyo Cleaners (Queens)
45		Resident/Business Owner - 12-13 Neilson Street	Greenport Preservation, L.P.		60 Columbus Circle, 19th Floor	New York	NY	10023	Former Arroyo Cleaners (Queens)
46		Resident/Business Owner - 11-70 Nameoke Street	Hy-Max Realty, LLC		1890 Ocean Avenue	Brooklyn	NY	11230	Former Arroyo Cleaners (Queens)
47		The Wave - Rockaway Beach	Wave of Queens, Inc.		P.O. Box 930097	Queens	NY	11693	Former Arroyo Cleaners (Queens)
48		New York Post			1211 Avenue of the Americas, Suite 10	New York	NY	10036	Former Arroyo Cleaners (Queens)
49		New York Daily News			4 New York Plaza	New York	NY	10004	Former Arroyo Cleaners (Queens)
50		Hoy Nueva York			1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Former Arroyo Cleaners (Queens)
51		El Diario La Prensa			41 Flatbush Avenue, Fl 1	Brooklyn	NY	11217	Former Arroyo Cleaners (Queens)
52		NY1 News			75 Ninth Ave	New York	NY	10011	Former Arroyo Cleaners (Queens)
53		Principal Christiana Vasquez	PS 253Q - The Randolph Holder School for Social Justice		1307 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)
54		Principal Robert Lopez	PS 256Q		1307 Central Avenue	Queens	NY	11691	Former Arroyo Cleaners (Queens)