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Brownfield Cleanup Program Application
35-33 and 35-45 41st Street
Long Island City, New York

Brownfield Cleanup Program Application

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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...
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.
Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: 35-33 and 35-45 41st Street

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

If yes, provide existing site number: _____

Yes No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C241289

Yes No



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SECTION I: Property Information						Refer to Attachment A		
PROPOSED SITE NAME 35-33 and 35-45 41st Street								
ADDRESS/LOCATION 35-33 and 35-45 41st Street								
CITY/TOWN Long Island City, New York					ZIP CODE 11101			
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Queens								
COUNTY Queens					SITE SIZE (ACRES) 0.59			
LATITUDE				LONGITUDE				
40°	45′	12.7″	-73°	55′	19.2″			
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.								
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.								
Parcel Address					Section	Block	Lot	Acreage
35-33 41st Street					4	670	4	0.23
35-45 41st Street					4	670	47	0.36
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.							<input checked="" type="radio"/> Y	<input type="radio"/> N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)							<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website 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%							<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.							<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.							<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:							<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued) Refer to Attachment A	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: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr> <td>None</td> <td>None</td> <td>None</td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>	None	None	None	<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
None	None	None						
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.								
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	<input type="radio"/>	<input checked="" type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.								
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____								

SECTION II: Project Description**Refer to Attachment B**

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

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

Is this information attached? Yes No

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

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 N/A

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input type="radio"/>	<input checked="" 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, must be submitted with the application as a separate report. Please see the instructions for additional guidance.		
4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?	<input type="radio"/>	<input type="radio"/>

N/A

SECTION IV: Land Use Factors**Refer to Attachment C**

1. What is the property's current municipal zoning designation? <u>M1-5/R9-1, M1-4/R7-3, and MX-24</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 checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input 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?	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<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? 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? Please provide a brief explanation. Include additional documentation if necessary. N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information**Refer to Attachment D**

CURRENT OWNER Mayer Malbin Realty I, LLC		
CONTACT NAME Daniel Gordon		
ADDRESS 41-01 36th Avenue		
CITY Long Island City	STATE NY	ZIP CODE 11101
PHONE (718) 937-5100	EMAIL dan@mayermalbin.com	
OWNERSHIP START DATE 1990s - Lot 4 and 1960s - Lot 47		
CURRENT OPERATOR N/A, Since site is vacant		
CONTACT NAME N/A		
ADDRESS N/A		
CITY N/A	STATE N/A	ZIP CODE N/A
PHONE N/A	EMAIL N/A	
OPERATION START DATE N/A		

SECTION VI: Property's Environmental History

Refer to Attachment E

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

*Please describe other known contaminants and the media affected: N/A

3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application? YES NO

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

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

Other: Lot 4 - Biscuit warehouse, multiple dairy warehouse and distribution companies, and piping materials distributor
 Lot 47 - Auto repair shop, plastics production manufacturer, and piping materials distributor

SECTION VII: Requestor Information			Refer to Attachment F		
NAME Domain - 41st St LLC					
ADDRESS 44-02 11th Street, Suite 312					
CITY/TOWN Long Island City			STATE NY	ZIP CODE 11101	
PHONE 504-301-0014 x4677		EMAIL cpapamichael@thedomaincos.com			
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Stephen Ohnemus		
ADDRESS 44-02 11th Street, Suite 312		
CITY Long Island City		STATE NY
ZIP CODE 11101		
PHONE 914.263.2378	EMAIL s.ohnemus@vorea.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Brian Gochenaur		
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 368 Ninth Avenue, 8th Floor		
CITY New York		STATE NY
ZIP CODE 10001		
PHONE (212) 479-5444	EMAIL bgochenaur@langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) David Yudelson, Esq.		
COMPANY Sive, Paget & Riesel, P.C.		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY New York		STATE NY
ZIP CODE 10022		
PHONE (646) 378-7219	EMAIL dyudelson@sprlaw.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

Refer to Attachment G

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	Refer to Attachment H
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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. 	

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 authorized signatory (title) of Domain - 41st St 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: 3-27-2025 Signature:  _____

Print Name: Chris Papamichael _____

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The about 25,800 square-foot (± 0.59 acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 35-33 and 35-45 41st Street in the Long Island City neighborhood of Queens, New York, and is identified on the Queens Borough Tax Map as Block 670, Lots 4 and 47.

Site Coordinates (degrees/minutes/seconds):

- Latitude: 40°45'12.7"
- Longitude: -73°55'19.2"

Item 2 – Property and Tax Maps

Figure A-1: Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, and proposed extent of the BCP site with respect to adjacent streets and roadways.

Figure A-3: Surrounding Land Use Map depicts the proposed brownfield site extent with surrounding land uses and adjacent property owners clearly identified.

Figure A-4: Tax Map provides a property base map that shows tax lot boundaries, the proposed brownfield site extent, and surrounding area.

Figure A-5: Disadvantaged Communities Map provides a property base map that shows location of the site with the Disadvantaged Community overlay developed by the Climate Justice Working Group.

Item 14 – Property Description Narrative

Location

The site is located at 35-33 and 35-45 41st Street in the Long Island City neighborhood of Queens, New York and is identified on the Queens Borough Tax Map as Block 670, Lots 4 and 47. The about 25,800-square-foot (± 0.59 -acre) site is bound by one- to two-story warehouses occupied

by Queensboro Farm Products Inc. to the north; three one-story auto repair shops to the east; 36th Avenue to the south; and 41st Street to the west.

Site Features

The site is currently vacant and is improved with two connected, one-story slab-on-grade warehouses. The warehouse located on Lot 4 has two concrete-paved loading docks at sidewalk grade and a wooden floor that is about 4 feet above sidewalk grade. There are also two about 500-square-foot partial cellars located in the southwestern and western parts of the site. A 275-gallon heating oil aboveground storage tank (AST) is located in the western partial cellar on Lot 4. Remnants of the AST's fill port were observed on the warehouse's western exterior wall adjacent to 41st Street. A fill port and vent pipe were observed adjacent to 36th Avenue that connect to a concrete-encased AST located in the southeastern partial cellar on Lot 47. Because the AST is encased in concrete, its capacity is unknown.

The 2019 USGS 7.5-minute quadrangle topographic map for Central Park and Brooklyn depicts the site at an elevation of approximately 40 feet above mean sea level (msl). The general topographic gradient of the site is flat, and the surrounding properties slope gently towards the west/southwest.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 9b, the site is located within M1-5/R9-1 and M1-4/R7-3 districts and Special Mixed Use District MX-24. The Special Mixed Use District (MX) was established to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed use communities. A copy of the zoning map is included in Attachment C.

Land use within a half-mile radius is urban and includes residential, commercial, industrial, institutional uses, and parks. The nearest ecological receptors are the East River (located about 1.5 miles west of the site) and Newtown Creek (located about 1.1 miles southwest of the site).

The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site

A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s.

The present-day one-story warehouses were constructed between 1924 and 1926. Between the 1930s and 1960s, Lot 47 was operated by various industrial tenants including an auto repair shop and a plastics production manufacturer. From the 1920s to the late 1980s, Lot 4 was operated

by various warehouse and distribution companies. Mayer Malbin (the site's current owner) operated Lot 47 starting in the 1960s and Lot 4 starting in the 1990s as a piping materials distributor that operated until 2022. The site has been vacant since 2022.

Potential sources of contamination include releases associated with historical industrial uses (i.e., auto repair shop and plastic production manufacturer) and on-site petroleum storage (275-gallon heating oil AST on Lot 4 and concrete-encased AST on Lot 47).

Site Geology and Hydrogeology

According to the February 27, 2025 Phase II Environmental Site Investigation (ESI) prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan), the site is underlain by non-native fill, predominantly consisting of brown fine-grained sand with varying amounts of silt, gravel, and anthropogenic materials (metal, slag, brick, glass, coal, construction debris, concrete) that generally extends from surface grade to between 1 and 16 feet below sidewalk grade. The non-native fill beneath the subsurface appears to mainly consist of controlled fill used for backfill during historical site development and some uncontrolled fill. Brown coarse- to fine-grained sand with varying amounts of silt and gravel was observed below the non-native fill layer.

Bedrock was not encountered during the subsurface investigation. According to a review of the "Bedrock and Engineering Geologic Maps of Bronx County and Parts of New York and Queens Counties, New York" by Charles A. Baskerville, the bedrock underlying the site is part of the Hartland Foundation. The Hartland Foundation generally consists of mica schist and quartz-feldspar granulite, with localized intrusions of granite and pegmatite.

Groundwater was encountered between 17.74 and 21.25 feet below sidewalk grade in temporary monitoring wells installed across the site. The regional topography of the surrounding area suggests that groundwater flow is to the west/southwest towards the East River.

Environmental Assessment

Based on the findings of the Phase II ESI, the known primary contaminants of concern include metals in soil; volatile organic compounds (VOC), semivolatile organic compounds (SVOC), and metals in groundwater; and chlorinated volatile organic compounds (CVOC) in sub-slab vapor. Further detail regarding documented soil, groundwater, and sub-slab vapor contamination is provided below.

Soil: Metals including total chromium (maximum concentration 25.9 milligrams per kilogram [mg/kg]), copper (max. 272 mg/kg), lead (max. 464 mg/kg), mercury (0.322 mg/kg), nickel (402 mg/kg), and zinc (max. 264 mg/kg) were detected at concentrations exceeding Title 6 of the New

York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCO).

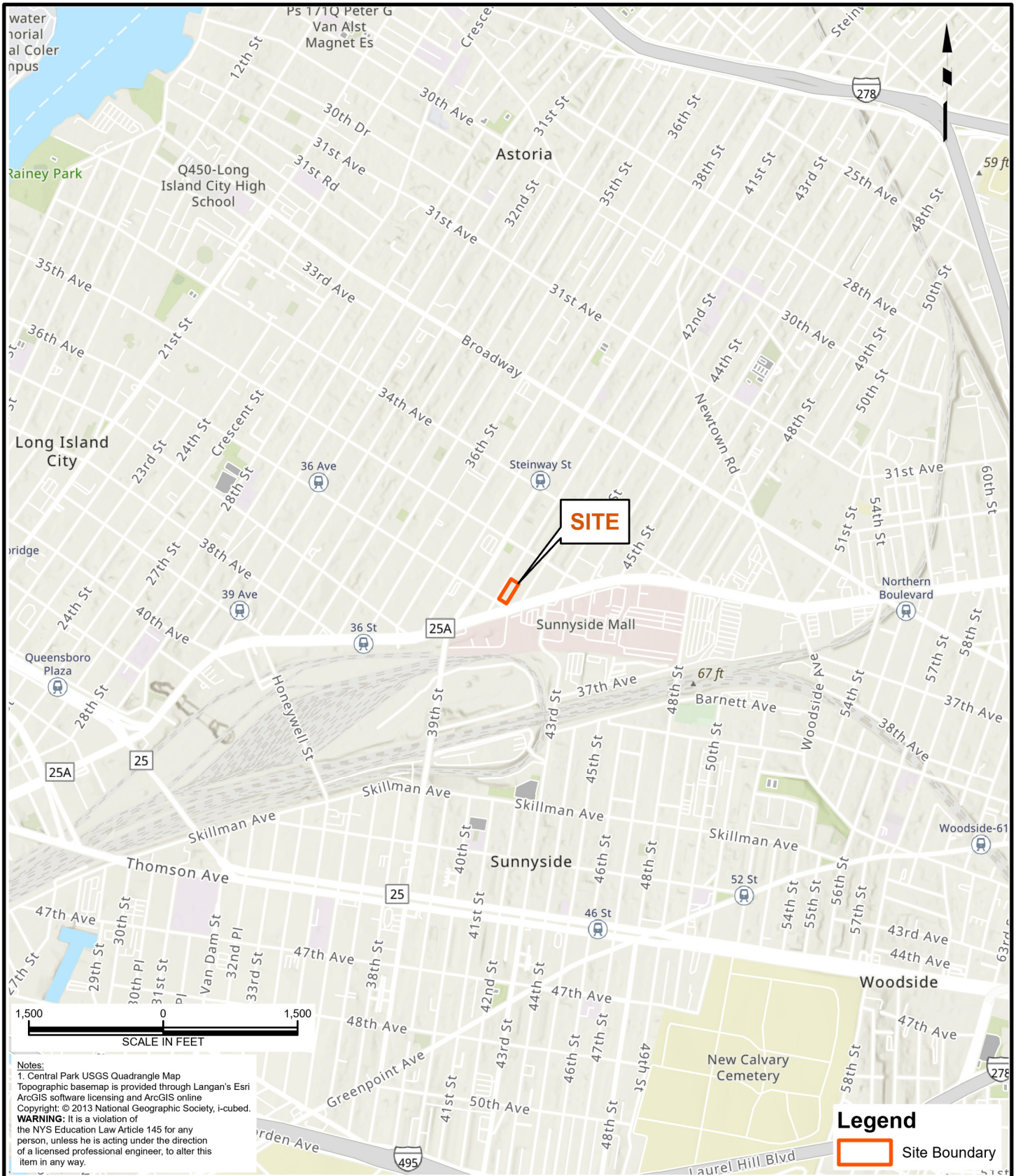
Groundwater: VOCs including 1,2,4,5-tetramethylbenzene (5.5 micrograms per liter [$\mu\text{g/L}$]), cis-1,2-dichloroethene (max. 7.9 $\mu\text{g/L}$), and tetrachloroethene (PCE) (max. 14 $\mu\text{g/L}$), were detected in groundwater at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Drinking Water (Class GA) (collectively referred to as "SGVs") in groundwater samples collected across the site's footprint.

SVOCs including benzo(a)anthracene (max. 0.06 $\mu\text{g/L}$), benzo(a)pyrene (0.04 $\mu\text{g/L}$), benzo(b)fluoranthene (max. 0.09 $\mu\text{g/L}$), benzo(k)fluoranthene (max. 0.08 $\mu\text{g/L}$), chrysene (0.07 $\mu\text{g/L}$), indeno(1,2,3-cd)pyrene (0.08 $\mu\text{g/L}$), and phenol (1.3 $\mu\text{g/L}$) were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected in the northern part of the site.

Dissolved metals including iron (1,040 $\mu\text{g/L}$), manganese (max. 433.3 $\mu\text{g/L}$), sodium (max. 140,000 $\mu\text{g/L}$) and total metals including iron (12,800 $\mu\text{g/L}$), magnesium (max. 55,400 $\mu\text{g/L}$), manganese (max. 534.1 $\mu\text{g/L}$), and sodium (max. 132,000 $\mu\text{g/L}$) were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected across the site's footprint.

Sub-Slab Vapor: Total VOCs detected in sub-slab vapor samples ranged between 186.75 micrograms per cubic meter ($\mu\text{g/m}^3$) in SSV11 located in the western part of the site to 387.76 $\mu\text{g/m}^3$ in SSV05 located in the northern part of the site.

Despite the lack of corresponding indoor air quality samples, when the sub-slab vapor sample results are conservatively evaluated using the New York State Department of Health (NYSDOH) Decision Matrices, carbon tetrachloride (10.8 $\mu\text{g/m}^3$) and trichloroethylene (TCE) (max. 21.4 $\mu\text{g/m}^3$) were detected in sub-slab vapor samples SSV09 and/or SSV13 at concentrations that would likely warrant mitigation in the absence of remediation.



Notes:
 1. Central Park USGS Quadrangle Map
 Topographic basemap is provided through Langan's Esri
 ArcGIS software licensing and ArcGIS online
 Copyright: © 2013 National Geographic Society, i-cubed.
WARNING: It is a violation of
 the NYS Education Law Article 145 for any
 person, unless he is acting under the direction
 of a licensed professional engineer, to alter this
 item in any way.

Legend
 Site Boundary

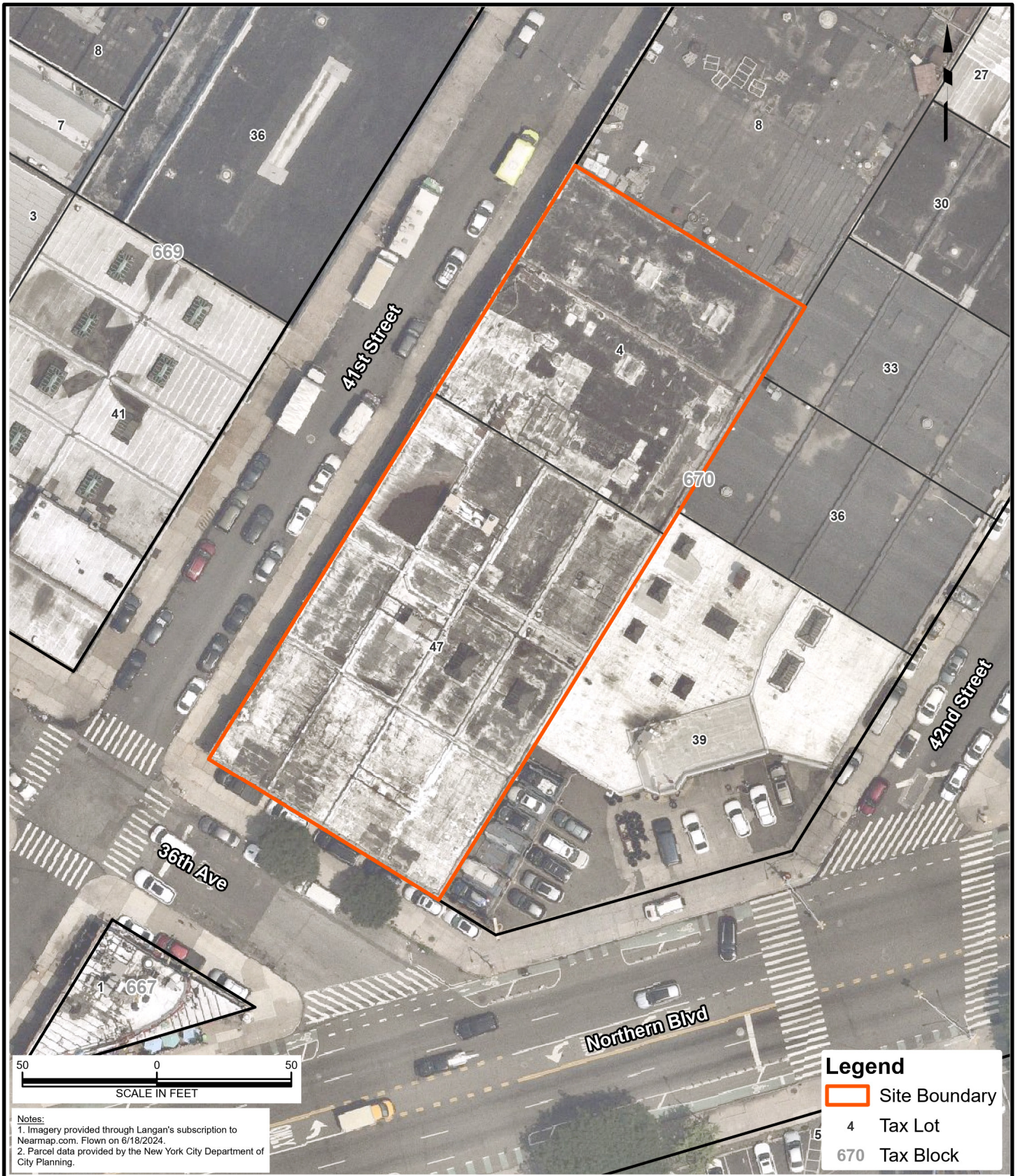
LANGAN
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Project
**35-33 AND 35-45
 41ST STREET**
 BLOCK No. 670, LOT Nos. 4 and 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title
**SITE
 LOCATION MAP**

Project No.
 170879001
 Date
 2/27/2025
 Scale
 1" = 1,500 feet
 Drawn By
 NPD

Figure
A-1



Notes:
 1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 6/18/2024.
 2. Parcel data provided by the New York City Department of City Planning.

Legend

- Site Boundary
- 4 Tax Lot
- 670 Tax Block

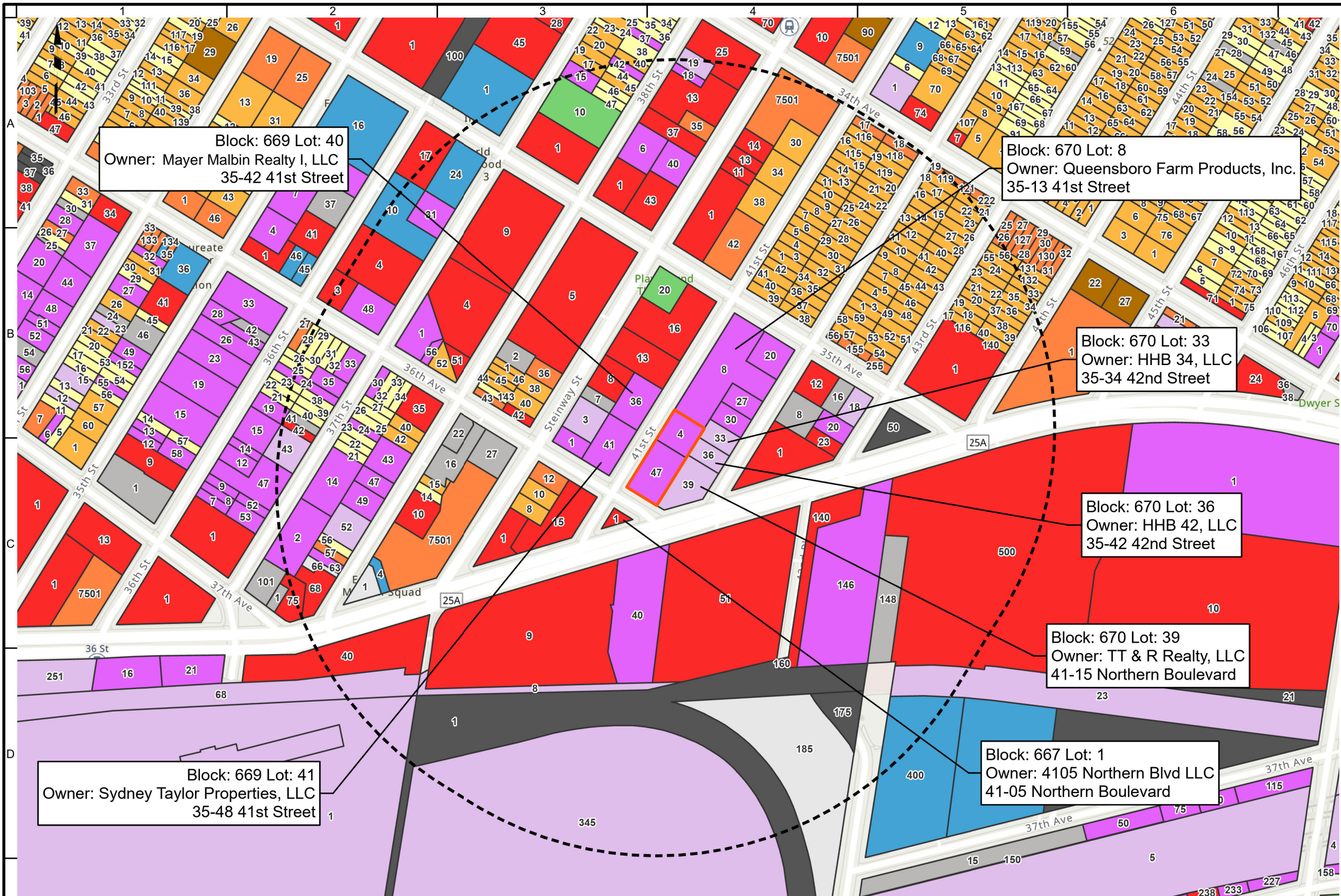
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Project
**35-33 AND 35-45
 41ST STREET**
 BLOCK No. 670, LOT Nos. 4 and 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title
SITE PLAN

Project No.
 170879001
 Date
 2/27/2025
 Scale
 1" = 50 feet
 Drawn By
 GS

Figure
A-2



- Legend**
- Site Boundary
 - Tax Block
 - 670 Tax Lot
 - 1,000-foot Radius
 - One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other/No Data

Notes:
 1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
 2. Parcel and land use data provided by the New York City Department of City Planning.

Block: 669 Lot: 41
 Owner: Sydney Taylor Properties, LLC
 35-48 41st Street

Block: 669 Lot: 40
 Owner: Mayer Malbin Realty I, LLC
 35-42 41st Street

Block: 670 Lot: 8
 Owner: Queensboro Farm Products, Inc.
 35-13 41st Street

Block: 670 Lot: 33
 Owner: HHB 34, LLC
 35-34 42nd Street

Block: 670 Lot: 36
 Owner: HHB 42, LLC
 35-42 42nd Street

Block: 670 Lot: 39
 Owner: TT & R Realty, LLC
 41-15 Northern Boulevard

Block: 667 Lot: 1
 Owner: 4105 Northern Blvd LLC
 41-05 Northern Boulevard

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project **35-33 AND 35-45**
41ST STREET
 BLOCK No. 670, LOT Nos. 4 & 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title
SURROUNDING
LAND USE MAP

Project No. 170879001	Figure No. A-3
Date 2/27/2025	
Scale 1"=300'	
Drawn By GS	



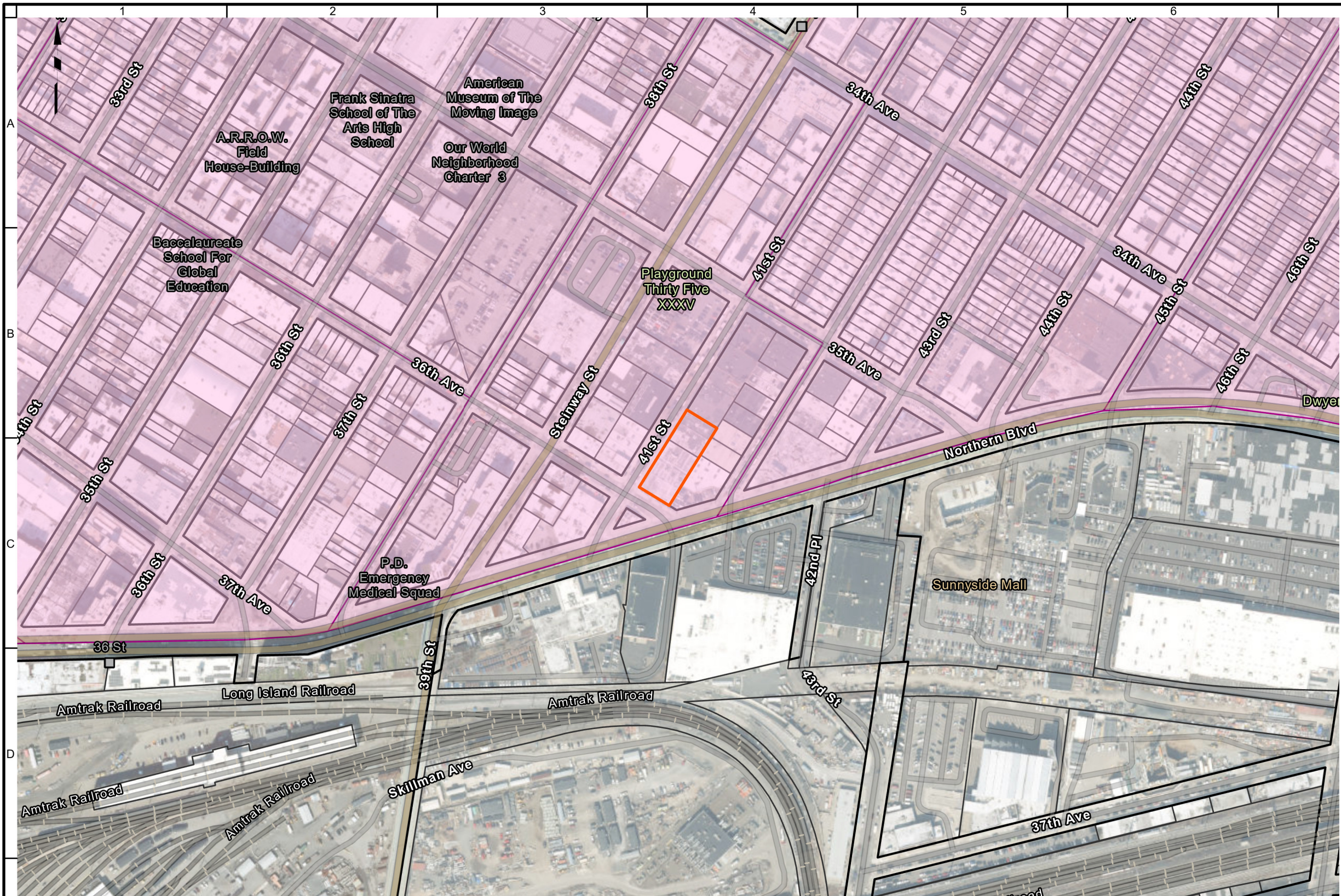
- Legend**
- Site Boundary
 - 36 Tax Lot
 - 669 Tax Block

Notes:
 1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
 2. Parcel data provided by the New York City Department of City Planning.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project 35-33 AND 35-45 41ST STREET BLOCK No. 670, LOT Nos. 4 & 47 QUEENS	Figure Title <p>TAX MAP</p>	Project No. 170879001	Figure No. <p>A-4</p>
	QUEENS COUNTY	NEW YORK	Date 2/25/2025	Scale 1"=100'



- Legend**
- Site Boundary
 - Tax Lot
 - Tax Block
 - Disadvantaged Communities

Notes:

1. Aerial imagery basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Parcel data provided by the New York City Department of City Planning.
3. Disadvantaged communities identified census tracts from the NYS Department of Environmental Conservation, Disadvantaged Communities Criteria, 2023.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project **35-33 AND 35-45
 41ST STREET**
 BLOCK No. 670, LOT Nos. 4 & 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title
**DISADVANTAGED
 COMMUNITIES MAP**

Project No. 170879001	A-5
Date 2/25/2025	
Scale 1"=300'	
Drawn By GS	

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 4 - Purpose and Scope of the Project

The purpose of the project is to remediate and redevelop this about 25,800-square-foot (± 0.59 -acre) site into a mixed-use residential and commercial building.

Current plans call for the development of a new 18-story mixed-use residential and commercial building with a partial cellar level and rear yard. The cellar floor will primarily contain mechanical and utility rooms. The ground floor will primarily contain commercial and residential amenity spaces and a community facility. Floor 2 through floor 18 will contain residential units with amenity roof spaces. About 25% of the residential units will be designated as affordable housing.

The proposed remedial measures needed to accommodate the project will include:

- Abatement and demolition of the existing buildings to facilitate site remediation as necessary
- Excavation and off-site disposal of contaminated soil
- Dewatering as necessary
- Implementation of other remedial elements, if required, simultaneously with development.

An initial Phase II Environmental Site Investigation (ESI) was performed between November 7 and 13, 2024 and supplemental soil sampling was completed between January 29 and 30, 2025 by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) and is summarized in Attachment E. A Remedial Investigation Work Plan (RIWP) summarizing a forthcoming Remedial Investigation (RI) is being submitted concurrently with this application for the New York State Department of Environmental Conservation's (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans to address the identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule:

Estimated Project Schedule

Estimated Project Schedule		2025												2026							
		FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Item	Action																				
1	Preparation and Submission of BCP Application and RIWP	■	■																		
2	NYSDEC Review of the BCP Application and RIWP		■	■																	
3	Address NYSDEC Comments to BCP Application and RIWP			■	■																
4	30-Day Public Comment Period for BCP Application and RIWP					■	■	■													
5	Execute BCA						■	■													
6	Implementation of Remedial Investigation and RIR Preparation							■	■												
7	Preparation and Submission of CPP							■	■												
8	RAWP Preparation								■	■											
9	NYSDEC & NYSDOH Review of RIR and RAWP, including 45-day public comment									■	■	■	■								
10	NYSDEC Approval of RAWP and Issuance of Decision Document										■	■	■								
11	Implementation of RAWP with Engineering Oversight												■	■	■						
12	Preparation of an Environmental Easement, FER, and SMP (if required)														■	■	■	■			
13	NYSDEC & NYSDOH Review of FER (and SMP, if required)																■	■	■	■	
14	NYSDEC Issues COC																			■	■

Notes:

- a) This is an estimated schedule; all items are subject to change.
- b) BCP = Brownfield Cleanup Program
- c) NYSDEC = New York State Department of Environmental Conservation
- d) BCA = Brownfield Cleanup Agreement
- e) NYSDOH = New York State Department of Health
- f) CPP = Citizen Participation Plan
- g) RIWP = Remedial Investigation Work Plan
- h) RIR = Remedial Investigation Report
- i) RAWP = Remedial Action Work Plan
- j) FER = Final Engineering Report
- k) SMP = Site Management Plan
- l) COC = Certificate of Completion

Item 5 – Green and Sustainable Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible, during investigations, remedial design and action, and site management:

- Increase energy efficiency/minimize total energy use and direct and indirect CO₂/greenhouse gas (GHG) emissions to the atmosphere
- Reduce emissions of air pollutants
- Minimize habitat disturbance and create or enhance habitat or usable land
- Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation
- Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes
- Prevent long-term erosion, surface runoff, and off-site water quality impacts Prevent unintended soil compaction
- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharges of pollutants and GHGs to the atmosphere
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere
- Minimize truck travel for disposal to save energy, reduce emissions, reduce localized noise, vibration, and wear and tear on roads
- Minimize use of heavy equipment to save energy and reduce emissions

ATTACHMENT C

SECTION IV: LAND USE FACTORS

Items 1 and 2 - Current Zoning

According to the New York City Planning Commission Zoning Map 9b, the site is located within M1-5/R9-1 and M1-4/R7-3 districts and Special Mixed Use District MX-24. The Special Mixed Use District (MX) was established to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed use communities.

The proposed use of mixed-use residential and commercial is consistent with the current zoning. A copy of the zoning map is included in this attachment.

Item 4 - Current Use

The about 25,800-square-foot (± 0.59 acre) site is located at 35-33 and 35-45 41st Street in the Long Island City neighborhood of Queens, New York, and is identified on the Queens Borough Tax Map as Block 670, Lots 4 and 47. The site has been vacant since 2022 and is improved with two connected, one-story slab-on-grade warehouses. The warehouse located on Lot 4 has two concrete-paved loading docks at sidewalk grade and a wooden floor that is about 4 feet above sidewalk grade. There are also two about 500-square-foot partial cellars located in the southwestern and western parts of the site. The site is bound by one- to two-story warehouses occupied by Queensboro Farm Products Inc. to the north; three one-story auto repair shops to the east; 36th Avenue to the south; and 41st Street to the west.

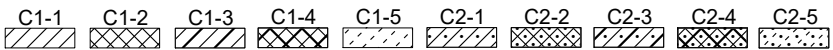
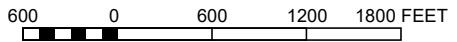
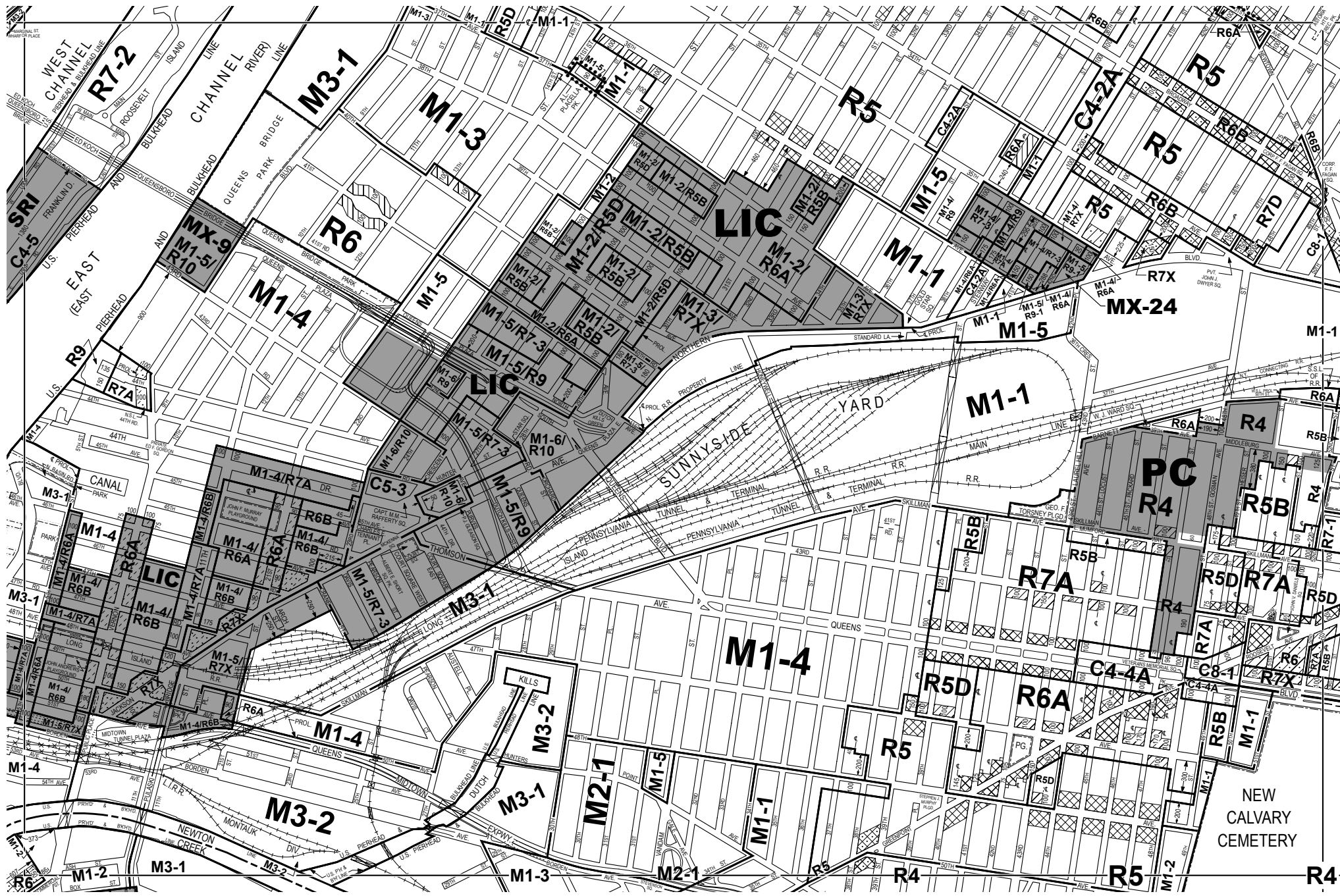
Potential sources of contamination include releases associated with historical industrial uses and on-site petroleum storage. Between the 1930s and 1960s, Lot 47 was operated by various industrial tenants including an auto repair shop and a plastics production manufacturer. Lot 4 contains an about 275-gallon heating oil aboveground storage tank (AST), and Lot 47 contains a concrete-encased AST of an unknown size, which may represent potential contaminant sources.

Item 6 - Intended Use Post Remediation

Current plans call for the development of a new 18-story mixed-use residential and commercial building with a partial cellar level and rear yard. The cellar floor will primarily contain mechanical and utility rooms. The ground floor will primarily contain commercial and residential amenity spaces and a community facility. Floors 2 through floor 18 will contain residential units and the roof will have amenity space. About 25% of the residential units will be designated as affordable housing.

Item 9 - Consistency with Applicable Zoning Laws/Maps

The site is located within M1-5/R9-1 and M1-4/R7-3 districts and Special Mixed Use District MX-24. This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts and provides additional affordable housing in a growing neighborhood.



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:

03-19-2024 C 230306 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

8c	9a	9c
8d	9b	9d
12c	13a	13c

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ZONING MAP 9b

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

ATTACHMENT D

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Site Owner(s)

The proposed Brownfield Cleanup Program (BCP) site is located at 35-33 and 35-45 41st Street in the Long Island City neighborhood of Queens, New York, and is identified on the Queens Borough Tax Map as Block 670, Lots 4 and 47. The Requestor is not the current fee owner of the site and will purchase the site from the current owner, Mayer Malbin Realty I, LLC, at a future date. The Requestor is not affiliated with any past or current owners/operators of the site. Contact information for the current owner is provided below. A letter from Mayer Malbin Realty I, LLC indicating that they have granted site access to the Requestor throughout the course of the BCP is provided in Attachment G.

Property Owner and Contact Information

Mayer Malbin Realty I, LLC
Attn: Daniel Gordon
41-06 36th Avenue
Long Island City, New York 11101
(718) 937-5100
dan@mayermalbin.com

Current Operators

The property is currently vacant.

Previous Site Owners

Deeds prior to 1968 were not available on the NYC Department of Finance (DOF) Automated City Register Information System (ACRIS) website. Property transactions after 1968 are summarized in the table below. Copies of the property deeds are included with this attachment.

Date	Document Type	First Party	Second Party	Relationship to the Requestor
Lot 4				
7/1/1968	DEED	Endmur Realty Corporation	Queensboro Farm Products, Inc.	None
4/26/2011	DEED	Queensboro Farm Products, Inc.	Mayer Malbin Realty I, LLC (718-937-5100 and dan@mayermalbin.com)	None

Lot 47				
2/1/1982	DEED	Selpeck Realty Corp.	Mayer Malbin Co., Inc.	None
1/7/2003	DEED	Mayer Malbin Co., Inc.	Mayer Malbin Realty I, LLC (718-937-5100 and dan@mayermalbin.com)	None

Reference: ACRIS:
<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>

Previous Site Operators

A review of historical records indicate that the site has been located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s. The present-day one-story warehouses were constructed between 1924 and 1926. Between the 1930s and 1960s, Lot 47 was operated by various industrial uses including an auto repair shop and a plastics production manufacturer. From the 1920s to the late 1980s, Lot 4 was operated by various warehouse and distribution companies. Mayer Malbin (the site's current owner) operated Lot 47 starting in the 1960s and Lot 4 starting in the 1990s as a piping materials distributor. Operations ceased in 2022, and the site has been vacant since.

Langan reviewed historical records including Sanborn[®] Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)[®] radius map report that were included in the Phase I Environmental Site Assessment (ESA) reports for 35-33 41st Street and 35-45 41st Street, both dated December 12, 2024, prepared by Langan.

Historical operator information is listed below:

Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestor
Lot 4			
National Biscuit Co.	Occupant (1936 to 1985)	35-33 41 st Street (Contact Info Unknown)	None
Dairy Test Farms Inc./Gimpel Farms Inc./Kingsway Farm Inc.	Occupant (1976 to 1983)	35-33 41 st Street (Contact Info Unknown)	None
Queensboro Farm Products Inc.	Occupant (1968 to 1990s)	35-33 41 st Street (Contact Info Unknown)	None
Mayer Malbin	Occupant (1990s to 2022)	35-33 41 st Street (718-937-5100 and dan@mayermalbin.com)	None
Lot 47			
Auto Repair Shop	Occupant (1934 to 1936)	35-45 41 st Street (Contact Info Unknown)	None

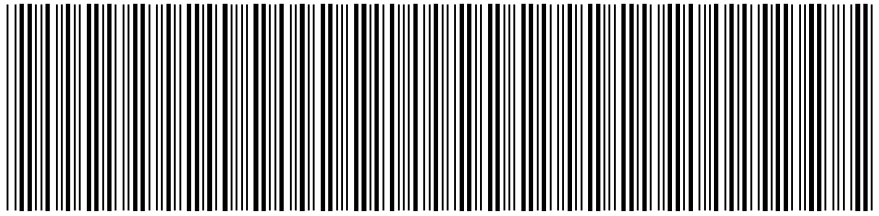
Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestor
Plastics Production Manufacturer	Occupant (1939 to 1950)	35-45 41 st Street (Contact Info Unknown)	None
Mayer Malbin	Occupant (1960s to 2022)	35-45 41 st Street (718-937-5100 and dan@mayermalbin.com)	None

References:

1. December 12, 2024 Phase I ESA, prepared by Langan

**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.



2011050200527001001E98CC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2011050200527001 Document Date: 04-26-2011 Preparation Date: 05-02-2011
Document Type: DEED
Document Page Count: 2

PRESENTER:
COMMONWEALTH LAND TITLE INSURANCE CO.
RETURN TO GREGG OR FERNANDO
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100
gregoryshaw@cltic.com/NY110252Q

RETURN TO:
TO BE PICK-UP BY COMMONWEALTH
AKERMAN SENTERFITT LLP
335 MADISON AVENUE, 26TH FLOOR
NEW YORK, NY 10017
ATTN: KENNETH GORDON, ESQ.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	670	4	Entire Lot	35-33 41 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:
QUEENSBORO FARM PRODUCTS, INC.
156-02 LIBERTY AVENUE
JAMAICA, NY 11433

GRANTEE/BUYER:
MAYER MALBIN REALTY I, LLC
41-01 36TH AVENUE
LONG ISLAND CITY, NY 11101

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 44,625.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 6,800.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	47.00		
Affidavit Fee:	\$	0.00		

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



Recorded/Filed 05-04-2011 14:06
City Register File No.(CRFN):
2011000161820

Annette McHill

City Register Official Signature

Bargain and Sale Deed, with Covenant Grantor's Acts-Individual or Corporation. (single sheet)

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

Stamp
#6500

THIS INDENTURE, made the 26 day of April, 2011.
BETWEEN

QUEENSBORO FARM PRODUCTS, INC., a New York State Corporation, having an address at 156-02 Liberty Avenue, Jamaica, New York 11433
party of the first part, and

MAYER MALBIN REALTY I, LLC, a New York State Limited Liability Company, having an address at 41-01 36th Avenue, Long Island City, New York 11101

WITNESSETH, that the party of the first part, in consideration of **TEN (\$10.00) DOLLARS** and other valuable consideration 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, 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 southeast side of 11th Avenue, now 41st street, distant 157 feet 8 inches northeasterly from the corner formed by the intersection of the southeasterly side of 41st Street, with the northeasterly side of Washington Avenue, now 36th Avenue;

THENCE southeasterly parallel with 36th Avenue and part of the distance though a party wall, 100 feet;

THENCE northeasterly parallel with 41st Street, 100 feet 4-5/8 inches;

THENCE northwesterly again parallel with 36th Avenue, 100 feet to the southeasterly side of 41st Street;

THENCE southwesterly along the southeasterly side of 41st Street, 100 feet 4-5/8 inches to the point or place of BEGINNING.

Being and intended to be the same premises described in the deed to the grantor dated July 1, 1968 and recorded in Record Liber 772 Page 393.

Premises is commonly known as 35-33 41st Street, Long Island City, New York.

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.

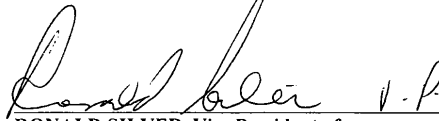
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

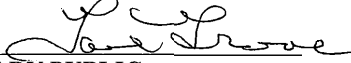
IN PRESENCE OF:



RONALD SILVER, Vice President of
QUEENSBORO FARM PRODUCTS, INC.

STATE OF NEW YORK, COUNTY OF ~~NASSAU~~ ss:

On the 26th day of April in the year 2011, before me, the undersigned personally appeared **RONALD SILVER** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

GAIL GROVE
Notary Public, State of New York
No. 01GR4714859
Qualified in Nassau County
Commission Expires Jan. 31, 2015

SEAL

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____ in the year 2009, before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____ in the year 2009, before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____ in the year 2009, before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SECTION:
BLOCK: 670
LOT :4
COUNTY OR TOWN: Queens County
TAX BILLING ADDRESS: 35-33 41st Street,
Long Island City, NY 11101

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTORS
ACTS

TITLE NO. NY 110252

QUEENSBORO FARM PRODUCTS, INC.

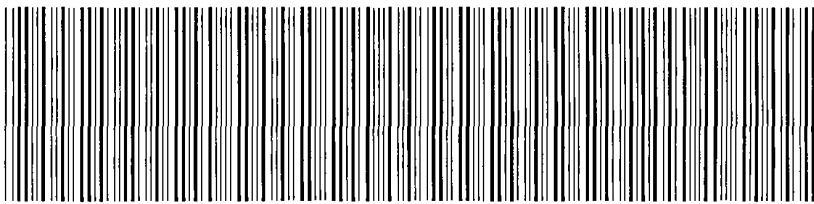
TO

MAYER MALBIN REALTY I, LLC

RETURN BY MAIL TO:

Kenneth Gordon, Esq.
Akerman Senterfitt LLP
335 Madison Avenue, 26th Floor
New York, NY 10017

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2011050200527001001S564D

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2011050200527001

Document Date: 04-26-2011

Preparation Date: 05-02-2011

Document Type: DEED

ASSOCIATED TAX FORM ID: 2011042100131

SUPPORTING DOCUMENTS SUBMITTED:

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

Page Count

1

2



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: 670 LOT: 4
- (2) Property Address: 35-33 41 STREET, QUEENS, NY 11101
- (3) Owner's Name: MAYER MALBIN REALTY I, LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

Samuel Gordon, Pres 04/26/2011 Date (mm/dd/yyyy)

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

Samuel Gordon, Pres

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

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 35-33 41 STREET QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MAYER MALBIN REALTY I, LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name QUEENSBORO FARM PRODUCTS, INC.
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

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

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

SALE INFORMATION

10. Sale Contract Date 4 / 5 / 2011
 Month Day Year

11. Date of Sale / Transfer 4 / 26 / 2011
 Month Day Year

12. Full Sale Price \$ 1,700,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class E, 3 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 670 4

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 I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER
 BUYER SIGNATURE 4/26/11
 DATE

41-01 36th Ave
 STREET NUMBER STREET NAME (AFTER SALE)

QUEENSBORO FARM PRODUCTS, INC. 11101
 CITY OR TOWN STATE ZIP CODE

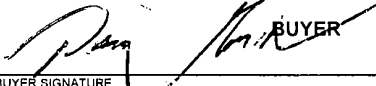


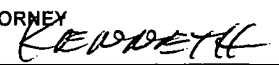

BUYER'S ATTORNEY
 GORDON Kenneth
 LAST NAME FIRST NAME

212 822-2219
 AREA CODE TELEPHONE NUMBER

SELLER
 SELLER SIGNATURE 4/26/11
 DATE

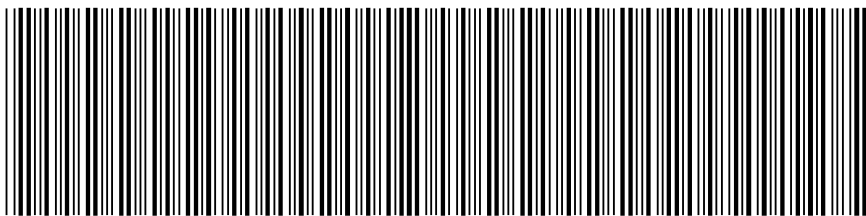
CERTIFICATION

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

 BUYER		 DATE	 BUYER'S ATTORNEY		 FIRST NAME
41-01 STREET NUMBER	30th Avenue STREET NAME (AFTER SALE)	12 AREA CODE	822-2219 TELEPHONE NUMBER		
Long Beach City CITY OR TOWN	CA STATE	90801 ZIP CODE	 SELLER		4/26/11 DATE

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OFFICE OF THE CITY REGISTER**

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2004012202438001002EA99E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2004012202438001

Document Date: 01-07-2003

Preparation Date: 01-22-2004

Document Type: DEED

Document Page Count: 2

PRESENTER:

FIRST AMERICAN NEW YORK OFFICE
633 THIRD AVENUE
NEW YORK, NY 10017
212-922-9700
30084638NYQREC-CQ

RETURN TO:

MAYER MALBIN REALTY 1, L.L.C.
41-01 36TH AVENUE
LONG ISLAND CITY, NY 11101

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	670	47	Entire Lot	35-45 41 STREET

Property Type: INDUSTRIAL BUILDING

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MAYER MALBIN CO., INC.
41-06 36TH AVENUE
LONG ISLAND CITY, NY 11101

GRANTEE/BUYER:

MAYER MALBIN REALTY I, L.L.C.
41-06 36TH AVENUE
LONG ISLAND CITY, NY 11101

FEES AND TAXES

Mortgage		Recording Fee: \$	47.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:			\$ 25.00
TAXES:		NYS Real Estate Transfer Tax:	
County (Basic):	\$		\$ 1,462.00
City (Additional):	\$		
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
TOTAL:	\$		0.00

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

Recorded/Filed 04-06-2004 17:19
City Register File No.(CRFN):

2004000206491



Rochelle Patricia

City Register Official Signature

NYC HPD Affidavit in Lieu of Registration Statement

#30084638NYQR

WARRANTY DEED

THIS INDENTURE, made this 7th day of January, 2003, BETWEEN
MAYER MALBIN CO., INC., a New York Corporation, having offices at 41-01 36th
Avenue, Long Island City, New York, party of the first part,

and

MAYER MALBIN REALTY I, L.L.C., a New York limited liability company,
whose post office address is 41-01 36th Avenue, Long Island City, New York,, party of
the second party,

WITNESSETH, That the party of the first part, for and in consideration of ten dollars
and other valuable consideration paid by 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 building erected thereon, situate,
lying and being in the First Ward of the Borough of Queens (formerly Long Island City),
County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northeasterly side of
Washington Avenue (now known as 36th Avenue) with the Southeasterly side of 11th
Avenue (now known as 41st Street); running thence Northeasterly, along the
Southeasterly side of 11th Avenue, one hundred fifty-seven feet, eight inches (157' 8");
thence southeasterly, parallel with Washington Avenue, and part of the distance through a
party wall one hundred (100) feet to the center line of the block between 11th Avenue and
12th Avenue (now known as 42nd Street); thence Southwesterly, along the center line of
the block one hundred fifty-seven feet eight inches (157' 8") to the Northeasterly side of
Washington Avenue; thence Northwesterly, along the Northeasterly side of Washington
Avenue, one hundred (100) feet to the place of beginning.

Being the same premises conveyed to the grantors herein by deed from Selpeck Realty
Corp., a domestic corporation, dated February 1, 1982, recorded February 16, 1982, in
Reel 1405, Page 427.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants
that the party of the first part will receive the consideration for this conveyance and will
hold the right to receive such consideration as a trust fund to be applied first for the
purpose of paying the cost of improvement and will apply the same first to 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, Grantor has hereunto set grantor's hand and seal the day and
year first above written.

*35-45 41 STREET AKA 41-01 36th avenue

Signed, sealed and delivered in our presence.

**MAYER MALBIN CO. INC., a
New York Corporation**

Irene Kontopoulos
Signature of Witness

BY: *Robert Gordon*
Robert Gordon, President

IRENE KONTOPODIAS
Print/Type name of Witness

Lucille Cerasoli
Signature of Witness

LUCILLE CERASOLI
Print/Type name of Witness

STATE OF NEW YORK

:ss.:

COUNTY OF Nassau

On the 7 day of JANUARY, 2003, before me, personally came Robert Gordon, to me known, who, being by me duly sworn, did depose and say that he resides at 6 Short Drive, Roslyn, New York 11576, and that he is the President of Mayer Malbin Co. Inc., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; and that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

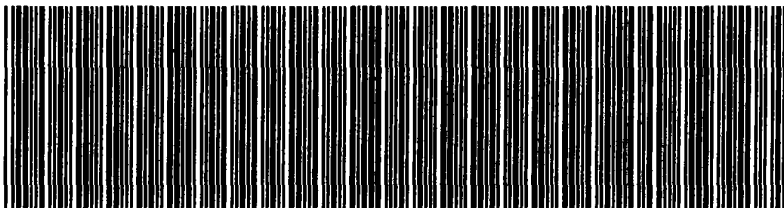
Nicholas E Ulrich

Notary Public:
My commission expires: 3/30/2006

Nicholas E Ulrich
Notary Public, State of New York
No 30-4814101
Qualified in Nassau County
Commission Expires March 2006

Section 4
Block 670
Lot 47
County or Town Queens
Street Address 41-01 36th Avenue
Tax Billing Address 41-01 36th Avenue
Long Island City, NY 11101

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



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

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RP - 5217 REAL PROPERTY TRANSFER REPORT

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1

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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

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 41-01 36th Avenue Long Queens
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name Mayer Malbin Realty I, Inc.
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size X OR 0.36
 FRONT FEET DEPTH ACRES

6. Seller Name Mayer Malbin Co., Inc.
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

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

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

SALE INFORMATION

10. Sale Contract Date / /
 Month Day Year

11. Date of Sale / Transfer 11 / 7 / 02
 Month Day Year

12. Full Sale Price 8,600,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class E3 16. Total Assessed Value (of all parcels in transfer) 37,035,000

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
Block - 670 Lot - 47

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 I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER
Ray Lee 11/7/02
 BUYER SIGNATURE DATE
41-01 36th Avenue
 STREET NUMBER STREET NAME (AFTER SALE)
Long Island N.Y. 11101
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
Butzel Long, LLP.
 LAST NAME FIRST NAME
561 368-2151
 AREA CODE TELEPHONE NUMBER
 SELLER
Ray Lee 11/7/02
 SELLER SIGNATURE DATE

ATTACHMENT E

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

The about 25,800-square-foot (± 0.59 -acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 35-33 and 35-45 41st Street in the Long Island City neighborhood of Queens, New York and is identified as Queens Borough Tax Block 670, Lots 4 and 47.

Based on the current and historic uses of the site, and the presence of corresponding contaminants at concentrations exceeding the applicable regulatory criteria for the reasonably anticipated future use of the site (restricted-residential) which requires remediation for such future use, the site is eligible for admission into the NYSDEC BCP.

Item 1 - Previous Reports

The following environmental reports were prepared for the site prior to the Requestor's application:

- *December 12, 2024, Phase I Environmental Site Assessment (ESA) for 35-33 41st Street, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology (Langan)*
- *December 12, 2024, Phase I ESA for 35-45 41st Street, prepared by Langan*
- *February 27, 2025, Phase II Environmental Site Investigation (ESI) for 35-33 and 35-45 41st Street, prepared by Langan*

Environmental reports and sampling events are summarized below and included with this attachment.

December 12, 2024 Phase I ESA Report for 35-33 41st Street, prepared by Langan

Langan prepared a Phase I ESA in December 2024 for 35-33 41st Street, Lot 4. The Phase I ESA identified the following recognized environmental condition (REC):

Historical and Current Use of the Site - Historical and/or current adjoining and surrounding property uses include filling stations, auto repair shops, garages, welding companies, warehouses, roofing materials and tin shop, and manufacturing companies. Undocumented releases of petroleum products or hazardous substances may have impacted groundwater and soil vapor at the site.

December 12, 2024 Phase I ESA Report for 35-45 41st Street, prepared by Langan

Langan prepared a Phase I ESA in December 2024 for 35-45 41st Street, Lot 47. The Phase I ESA identified the following RECs:

Historical Use of the Site - Between the 1930s and the 1960s the site historical industrial occupants included an auto repair shop and a plastic production manufacturing facility. Undocumented releases of petroleum products or hazardous substances may have impacted soil, groundwater, and soil vapor at the site.

Historical On-Site Tanks - According to the Sanborn insurance maps, three gas tanks were present in the western part of the site, and, according to the key site manager, one underground storage tank (UST) was present beneath the sidewalk adjoining 36th Avenue and removed at an unknown date. These tanks are not listed in the Petroleum Bulk Storage (PBS) database. No additional information was available regarding the type of containment, size, decommissioning or removal of these tanks. Unreported spills or releases of petroleum products related to the operations of the tanks may have resulted in soil, groundwater and/or soil vapor impacts at the site.

Historical and Current Uses of Adjoining and Surrounding Properties: Historical and/or current industrial uses of adjoining and surrounding property include auto repair shops, filling stations, various manufacturing companies, and warehouses. Undocumented releases of petroleum products or hazardous substances may have impacted soil, groundwater, and soil vapor at the site.

February 27, 2025 Phase II ESI Report for 35-33 and 35-45 41st Street, prepared by Langan

Langan conducted a Phase II ESI for the site between November 7 and 13, 2024 and supplemental soil sampling was completed between January 29 and 30, 2025. The investigation consisted of a geophysical survey, advancement of 27 soil borings, installation of six temporary groundwater monitoring wells, and six sub-slab vapor points, and collection of soil, groundwater, sub-slab vapor, and ambient air samples. Soil samples were analyzed for Part 375/Total Compound List (TCL) volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides and/or Total Analyte List (TAL) metals. Groundwater samples were analyzed for Part 375/TCL VOCs, SVOCs, and TAL metals (total and dissolved). Sub-slab vapor samples were analyzed for VOCs via United States Environmental Protection Agency (USEPA) Method TO-15.

The following is a summary of the Phase II findings or conclusions:

- The site is underlain by a non-native fill layer, followed by native soil. Soil sample analytical results identified metals above the Title 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs) at concentrations indicative of non-native fill. These concentrations in soil may be related to the quality of non-native fill beneath the site or may be related to the historic site use.

- Groundwater analytical results identified petroleum-related and chlorinated volatile organic compounds (CVOC), SVOCs, and metals at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA waters (collectively referred to herein as “SGVs”). CVOCs detected in groundwater may be attributable to Lot 47’s historical industrial operations, including an auto repair shop and a plastics production manufacturer. The petroleum-related compound, 1,2,4,5-tetramethylbenzene, detected in groundwater may be the result of an unreported release associated with the 275-gallon heating oil aboveground storage tank (AST) located in the partial cellar of Lot 4. SVOCs and metals in groundwater are likely related to the quality of fill material located across the site.
- Carbon tetrachloride and trichloroethene (TCE) were detected in sub-slab vapor at concentrations that would likely warrant mitigation per the New York State Department of Health (NYSDOH) Decision Matrices. CVOCs detected in sub-slab vapor are likely attributable to the site’s historical industrial operations, as discussed below.

The Phase II ESI report, including associated laboratory analytical tables, boring logs, well construction and sampling logs, and sub-slab vapor point construction and sampling logs are included herein as an attachment. Sample locations are displayed on the accompanying site drawings.

Item 2 – Sampling Data

The following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested. The referenced reports and available laboratory data packages for the investigations are included in this attachment.

Soil:

Contaminant concentrations detected above the 6 NYCRR Part 375 UU and/or RURR SCOs for soil analyzed during the Phase II ESI are summarized below. The following table summarizes maximum concentrations of target compounds detected on site above regulatory comparison criteria:

Table 1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs

Parameter	Maximum Detected Concentration above SCOs	UU and RURR
Metals		
Total Chromium	25.9 mg/kg in SB24_0-2	UU: 1 mg/kg
Copper	272 mg/kg in SB24_0-2	UU: 50 mg/kg RURR: 270 mg/kg
Lead	464 mg/kg in SB17_1-3	UU: 63 mg/kg RURR: 400 mg/kg

Mercury	0.322 mg/kg in SB17_1-3	UU: 0.18 mg/kg
Nickel	402 mg/kg in SB24_0-2	UU: 30 mg/kg RURR: 310 mg/kg
Zinc	264 mg/kg in SB17_1-3	UU: 109 mg/kg

Notes:

1. Results compared to 6 NYCRR Part 375 UU and RURR SCOs
2. mg/kg – milligram per kilogram

Groundwater:

Groundwater samples contained concentrations of VOCs, SVOCs, and total and dissolved metals exceeding the SGVs. The following table summarizes maximum concentrations for target compounds detected above their regulatory comparison criteria:

Table 2: Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Parameter	Maximum Detected Concentration above SGVs	SGVs
VOCs		
1,2,4,5-Tetramethylbenzene	5.5 µg/l in TMW01_111124	SGVs: 5 µg/l
Cis-1,2-Dichloroethene	7.9 µg/l in TMW03_111124	SGVs: 5 µg/l
Tetrachloroethene (PCE)	14 µg/l in TMW11_111324	SGVs: 5 µg/l
SVOCs		
Benzo(a)anthracene	0.06 µg/l in TMW03_111124	SGVs: 0.002 µg/l
Benzo(a)pyrene	0.04 µg/l in TMW03_111124	SGVs: 0 µg/l
Benzo(b)fluoranthene	0.09 µg/l in TMW03_111124	SGVs: 0.002 µg/l
Benzo(k)fluoranthene	0.08 µg/l in TMW03_111124	SGVs: 0.002 µg/l
Chrysene	0.07 µg/l in TMW03_111124	SGVs: 0.002 µg/l
Indeno(1,2,3-cd)pyrene	0.08 µg/l in TMW03_111124	SGVs: 0.002 µg/l
Phenol	1.3 µg/l in TMW05_111124	SGVs: 1 µg/l
Metals - Dissolved		
Iron	1,040 µg/l in TMW05_111124	SGVs: 300 µg/l
Manganese	433.3 µg/l in TMW05_111124	SGVs: 300 µg/l
Sodium	140,000 µg/l in TMW09_111324	SGVs: 20000 µg/l
Metals - Total		
Iron	12,800 µg/l in TMW05_111124	SGVs: 300 µg/l
Magnesium	55,400 µg/l in TMW05_111124	SGVs: 35000 µg/l
Manganese	534.1 µg/l in TMW05_111124	SGVs: 300 µg/l
Sodium	132,000 µg/l in TMW09_111324	SGVs: 20000 µg/l

Notes:

1. Results compared to the SGVs
2. µg/l – microgram per liter

Sub-Slab Vapor

While co-located indoor air quality samples were not collected during the Phase II, the sub-slab vapor analytical results were compared to the NYSDOH Decision Matrices' minimum concentrations that require mitigation. Carbon tetrachloride and TCE were detected in sub-slab vapor at concentrations that would likely warrant mitigation in the absence of remediation per the NYSDOH Decision Matrices. The following table summarizes maximum concentrations detected in soil vapor:

Table 3: Maximum Concentrations of Compounds Detected in Sub-slab Vapor

Analyte	Maximum Detected Concentration
VOCs	
1,2,4-Trimethylbenzene	24.8 µg/m ³ in SSV03_111124
1,3,5-Trimethylbenzene (Mesitylene)	7.08 µg/m ³ in SSV01_111124
1,3-Butadiene	3.58 µg/m ³ in SSV03_111124
2,2,4-Trimethylpentane	9.72 µg/m ³ in SSV09_11132024
4-Ethyltoluene	5.6 µg/m ³ in SSV03_111124
Acetone	89.1 µg/m ³ in SSV05_111124
Benzene	8.37 µg/m ³ in SSV13_11132024
Carbon Disulfide	13.2 µg/m ³ in SSV05_111124
Carbon Tetrachloride	10.8 µg/m ³ in SSV09_11132024
Chloroform	4.82 µg/m ³ in SSV01_111124
Chloromethane	4.11 µg/m ³ in SSV05_111124
Cyclohexane	10.3 µg/m ³ in SSV05_111124
Dichlorodifluoromethane	5.04 µg/m ³ in AA02_111324
Ethanol	52 µg/m ³ in AA01_111124
Ethyl Acetate	14.8 µg/m ³ in SSV09_11132024
Ethylbenzene	10.4 µg/m ³ in SSV03_111124 and SSV05_111124
Isopropanol	34.9 µg/m ³ in SSV09_11132024
M,P-Xylene	52.6 µg/m ³ in SSV05_111124
Methyl Ethyl Ketone (2-Butanone)	8.61 µg/m ³ in SSV05_111124
Naphthalene	1.34 µg/m ³ in SSV05_111124
n-Heptane	7.66 µg/m ³ in SSV09_11132024
n-Hexane	8.53 µg/m ³ in SSV13_11132024
o-Xylene (1,2-Dimethylbenzene)	18.4 µg/m ³ in SSV05_111124
Styrene	1.3 µg/m ³ in SSV13_11132024
Tert-Butyl Alcohol	15.8 µg/m ³ in SSV05_111124
Tetrachloroethene (PCE)	40.8 µg/m ³ in SSV09_11132024
Tetrahydrofuran	20.3 µg/m ³ in SSV09_11132024
Toluene	43 µg/m ³ in SSV09_11132024
TCE	21.4 µg/m ³ in SSV09_11132024
Trichlorofluoromethane	4.24 µg/m ³ in SSV11_11132024

Notes:

1. µg/m³ – microgram per meter cubed

Item 2 - Known or Suspected Sources of Contaminants

Historical industrial uses and/or backfilling during development of the site may be the source of metals that were detected above the RURR SCOs in soil and polycyclic aromatic hydrocarbons (PAHs) and metals above SGVs in groundwater.

CVOCs detected in groundwater and sub-slab vapor are likely attributable to Lot 47's historical industrial operations, including an auto repair shop and a plastics production manufacturer, as CVOCs are common degreasers used for maintenance of industrial machinery. The petroleum-related compound, 1,2,4,5-tetramethylbenzene, detected in groundwater may be the result of an unreported release associated with the 275-gallon heating oil AST located in the partial cellar of Lot 4.

Item 3 - Site Figures

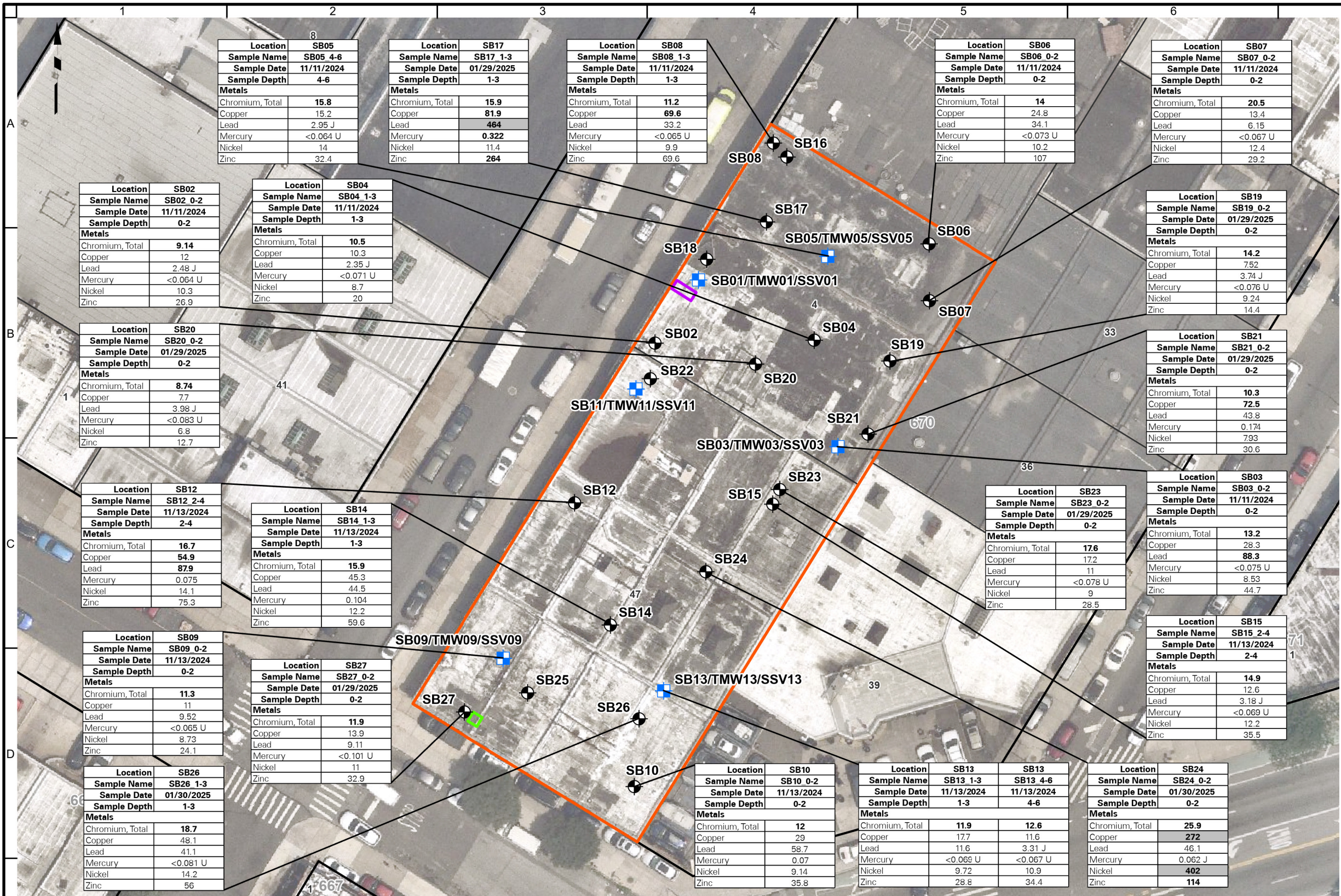
The following figures summarize the concentration of each contaminant by media type using the analytical results collected from the Phase II ESI. On Figures E-1 and E-2, analytical data is only shown for soil and groundwater samples that had exceedances of the applicable standards. All detected VOCs in sub-slab vapor are shown on Figure E-3:

- Figure E-1: Soil Sample Location and Analytical Results Map
- Figure E-2: Groundwater Sample Location and Analytical Results Map
- Figure E-3: Sub-Slab Soil Vapor Sample Location and Analytical Results Map

Item 4 – Past Land Uses of the Site

A review of historical records indicate that the site has been located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s.

The present-day one-story warehouses were constructed between 1924 and 1926. Between the 1930s and 1960s, Lot 47 was operated by various industrial uses including an auto repair shop and a plastics production manufacturer. From the 1920s to the late 1980s, Lot 4 was operated by various warehouse and distribution companies. Mayer Malbin (the site's current owner) operated Lot 47 starting in the 1960s and Lot 4 starting in the 1990s as a piping materials distributor until 2022. The site has been vacant since 2022.



Legend

- Site Boundary
- 4 Tax Block
- 670 Tax Lot
- Approximate Location of 275-gallon Aboveground Storage Tank
- Approximate Location of Concrete Encased Aboveground Storage Tank
- Approximate Soil Boring Location
- Approximate Soil Boring/Temporary Monitoring Well/Sub-Slab Vapor Point Location

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
Metals		
Chromium, Total	1	110
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Zinc	109	10000

Exceedance Summary:
10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

- Notes:**
- Imagery provided through Langan's subscription to Nearthmap.com. Flown on 6/18/2024.
 - All sample locations are approximate.
 - Parcel data provided by the New York City Department of City Planning.
 - Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
 - Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
 - The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.
 - Results are shown in mg/kg (milligrams per kilogram)

Qualifiers:
 J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
 U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



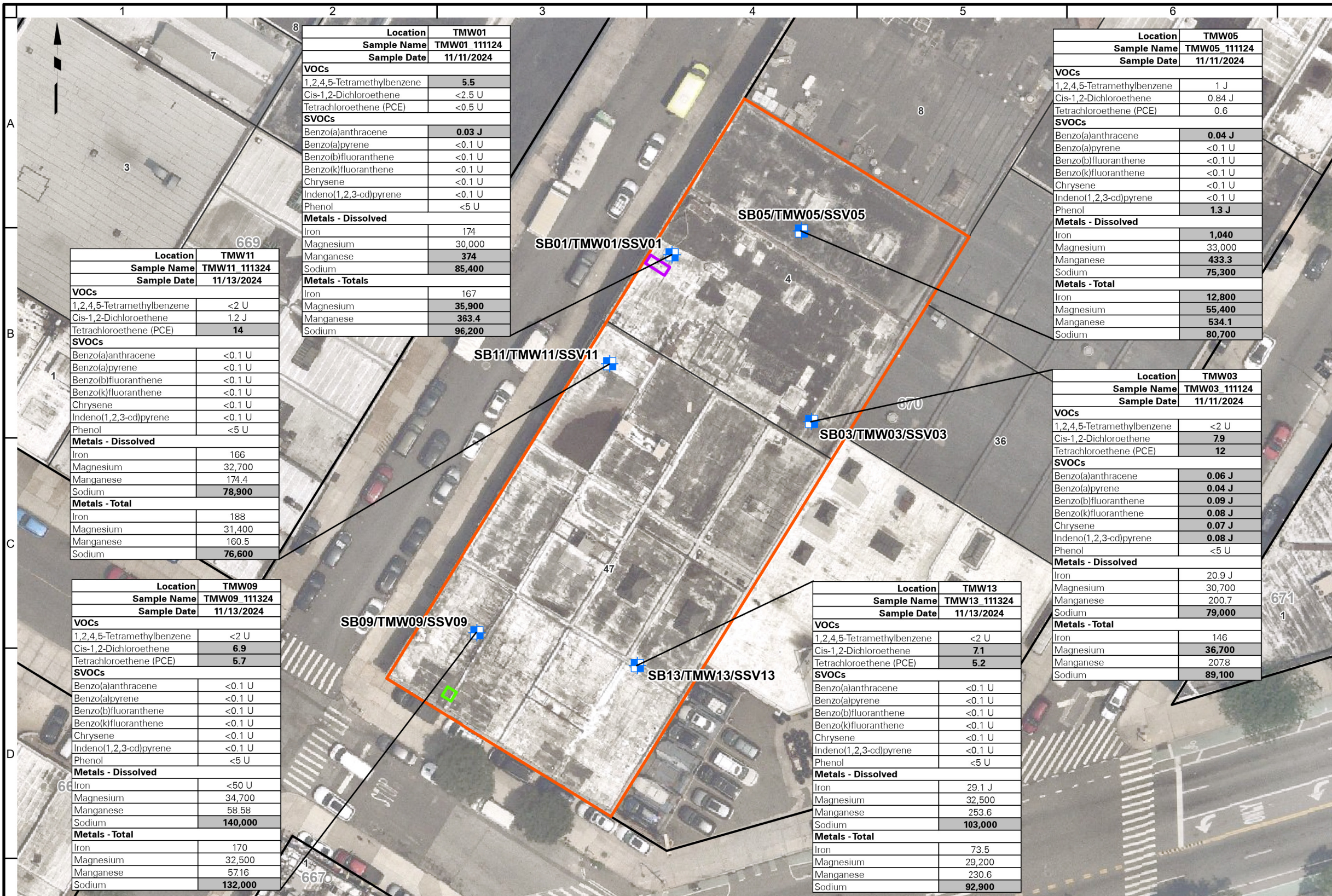
LANGAN

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Project **35-33 AND 35-45
41ST STREET**
 BLOCK No. 670, LOT Nos. 4 & 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title **SOIL SAMPLE
LOCATION AND
ANALYTICAL
RESULTS MAP**

Project No. 170879001	Figure No.
Date 2/27/2025	E-1
Scale 1"=40'	
Drawn By GS	



Legend

- Site Boundary
- 4 Tax Block
- 670 Tax Lot
- Approximate Location of 275-gallon Aboveground Storage Tank
- Approximate Location of Concrete Encased Aboveground Storage Tank
- + Approximate Soil Boring/Temporary Monitoring Well/Sub-Slab Vapor Point Location

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
Cis-1,2-Dichloroethene	5
Tetrachloroethene (PCE)	5
SVOCs	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Phenol	1
Metals - Dissolved	
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000
Metals - Total	
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs

- Notes:**
- Imagery provided through Langan's subscription to Nearmap.com. Flown on 6/18/2024.
 - All sample locations are approximate.
 - Parcel data provided by the New York City Department of City Planning.
 - Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").
 - The criteria comparison for total metals (Chromium, Total) is provided for reference. The promulgated SGV shown is for hexavalent chromium.
 - Results are shown in µg/L (micrograms per liter)

Qualifiers:
 J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
 U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

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Project **35-33 AND 35-45
 41ST STREET**
 BLOCK No. 670, LOT Nos. 4 & 47
 QUEENS
 QUEENS COUNTY NEW YORK

Figure Title
**GROUNDWATER
 SAMPLE LOCATION
 AND ANALYTICAL
 RESULTS MAP**

Project No. 170879001	Figure No. E-2
Date 2/27/2025	
Scale 1"=40'	
Drawn By GS	



Legend

- Site Boundary
- Tax Block
- Tax Lot
- Approximate Location of 275-gallon Aboveground Storage Tank
- Approximate Location of Concrete Encased Aboveground Storage Tank
- Approximate Soil Boring/Temporary Monitoring Well/Sub-Slab Vapor Point Location
- Approximate Ambient Air Location

Notes:

- Imagery provided through Langan's subscription to Nearmap.com. Flown on 6/18/2024.
- All sample locations are approximate.
- Parcel data provided by the New York City Department of City Planning.
- Ambient air sample analytical results are shown for reference only.
- Results are shown in $\mu\text{g}/\text{m}^3$ (micrograms per cubic meter)

Qualifiers:
 U - The analyte was analyzed for, but was not detected at a level greater than or equal to the reporting limit (RL); the value shown in the table is the RL.

Location	AA02
Sample Name	AA02_111324
Sample Date	11/13/2024
Sample Type	AA

VOCs	
1,2,4-Trimethylbenzene	<0.983 U
1,3,5-Trimethylbenzene (Mesitylene)	<0.983 U
1,3-Butadiene	<0.442 U
2,2,4-Trimethylpentane	<0.934 U
4-Ethyltoluene	<0.983 U
Acetone	5.84
Benzene	0.776
Carbon Disulfide	<0.623 U
Carbon Tetrachloride	<1.26 U
Chloroform	<0.977 U
Chloromethane	1.05
Cyclohexane	<0.688 U
Dichlorodifluoromethane	1.94
Ethanol	52
Ethyl Acetate	<1.8 U
Ethylbenzene	0.964
Isopropanol	4.6
M,P-Xylene	3.01
Methyl Ethyl Ketone (2-Butanone)	1.48
Naphthalene	<1.05 U
n-Heptane	1.5
n-Hexane	2.04
o-Xylene (1,2-Dimethylbenzene)	1.19
Styrene	<0.852 U
Tert-Butyl Alcohol	<1.52 U
Tetrachloroethene (PCE)	<1.36 U
Tetrahydrofuran	<1.47 U
Toluene	5.88
Trichloroethene (TCE)	<1.07 U
Trichlorofluoromethane	1.76

Location	SSV09
Sample Name	SSV09_11132024
Sample Date	11/13/2024
Sample Type	SSV

VOCs	
1,2,4-Trimethylbenzene	12.2
1,3,5-Trimethylbenzene (Mesitylene)	3.25
1,3-Butadiene	<0.487 U
2,2,4-Trimethylpentane	9.72
4-Ethyltoluene	3.22
Acetone	14
Benzene	4.92
Carbon Disulfide	1.62
Carbon Tetrachloride	10.8
Chloroform	<1.07 U
Chloromethane	<0.454 U
Cyclohexane	2.43
Dichlorodifluoromethane	2.15
Ethanol	23.2
Ethyl Acetate	14.8
Ethylbenzene	10.2
Isopropanol	34.9
M,P-Xylene	37.4
Methyl Ethyl Ketone (2-Butanone)	3.66
Naphthalene	<1.15 U
n-Heptane	7.66
n-Hexane	5.64
o-Xylene (1,2-Dimethylbenzene)	13.7
Styrene	1.11
Tert-Butyl Alcohol	3.03
Tetrachloroethene (PCE)	40.8
Tetrahydrofuran	20.3
Toluene	43
Trichloroethene (TCE)	21.4
Trichlorofluoromethane	3.3

Location	SSV13
Sample Name	SSV13_11132024
Sample Date	11/13/2024
Sample Type	SSV

VOCs	
1,2,4-Trimethylbenzene	14.3
1,3,5-Trimethylbenzene (Mesitylene)	3.87
1,3-Butadiene	1.17
2,2,4-Trimethylpentane	7.05
4-Ethyltoluene	3.07
Acetone	5.37
Benzene	8.37
Carbon Disulfide	2.86
Carbon Tetrachloride	3.99
Chloroform	1.29
Chloromethane	<0.413 U
Cyclohexane	5.16
Dichlorodifluoromethane	2.15
Ethanol	10.4
Ethyl Acetate	<1.8 U
Ethylbenzene	9.64
Isopropanol	6.17
M,P-Xylene	36.7
Methyl Ethyl Ketone (2-Butanone)	2.14
Naphthalene	<1.05 U
n-Heptane	7.38
n-Hexane	8.53
o-Xylene (1,2-Dimethylbenzene)	14.6
Styrene	1.3
Tert-Butyl Alcohol	3.7
Tetrachloroethene (PCE)	10.2
Tetrahydrofuran	1.69
Toluene	37.1
Trichloroethene (TCE)	11.2
Trichlorofluoromethane	2.55

Location	SSV11
Sample Name	SSV11_11132024
Sample Date	11/13/2024
Sample Type	SSV

VOCs	
1,2,4-Trimethylbenzene	9.98
1,3,5-Trimethylbenzene (Mesitylene)	2.52
1,3-Butadiene	<0.442 U
2,2,4-Trimethylpentane	1.11
4-Ethyltoluene	2.03
Acetone	22.4
Benzene	2.4
Carbon Disulfide	1.18
Carbon Tetrachloride	<1.26 U
Chloroform	1.32
Chloromethane	<0.413 U
Cyclohexane	1.75
Dichlorodifluoromethane	1.95
Ethanol	12.7
Ethyl Acetate	<1.8 U
Ethylbenzene	6.34
Isopropanol	26.1
M,P-Xylene	24.7
Methyl Ethyl Ketone (2-Butanone)	3.13
Naphthalene	<1.05 U
n-Heptane	2.57
n-Hexane	1.77
o-Xylene (1,2-Dimethylbenzene)	9.47
Styrene	<0.852 U
Tert-Butyl Alcohol	3.64
Tetrachloroethene (PCE)	16.9
Tetrahydrofuran	4.75
Toluene	23.8
Trichloroethene (TCE)	<1.07 U
Trichlorofluoromethane	4.24

Location	SSV05
Sample Name	SSV05_111124
Sample Date	11/11/2024
Sample Type	SSV

VOCs	
1,2,4-Trimethylbenzene	23.7
1,3,5-Trimethylbenzene (Mesitylene)	5.85
1,3-Butadiene	3.5
2,2,4-Trimethylpentane	3.06
4-Ethyltoluene	5.31
Acetone	89.1
Benzene	7
Carbon Disulfide	13.2
Carbon Tetrachloride	<1.26 U
Chloroform	<0.977 U
Chloromethane	4.11
Cyclohexane	10.3
Dichlorodifluoromethane	1.84
Ethanol	18.6
Ethyl Acetate	<1.8 U
Ethylbenzene	10.4
Isopropanol	32.2
M,P-Xylene	52.6
Methyl Ethyl Ketone (2-Butanone)	8.61
Naphthalene	1.34
n-Heptane	6.68
n-Hexane	6.8
o-Xylene (1,2-Dimethylbenzene)	18.4
Styrene	<0.852 U
Tert-Butyl Alcohol	15.8
Tetrachloroethene (PCE)	5.42
Tetrahydrofuran	6.02
Toluene	35.1
Trichloroethene (TCE)	128
Trichlorofluoromethane	154

Location	SSV03
Sample Name	SSV03_111124
Sample Date	11/11/2024
Sample Type	SSV

VOCs	
1,2,4-Trimethylbenzene	24.8
1,3,5-Trimethylbenzene (Mesitylene)	6.1
1,3-Butadiene	3.58
2,2,4-Trimethylpentane	2.06
4-Ethyltoluene	5.6
Acetone	5.13
Benzene	3.83
Carbon Disulfide	0.638
Carbon Tetrachloride	<1.26 U
Chloroform	<0.977 U
Chloromethane	1.71
Cyclohexane	1.64
Dichlorodifluoromethane	1.83
Ethanol	<9.42 U
Ethyl Acetate	<1.8 U
Ethylbenzene	10.4
Isopropanol	11.7
M,P-Xylene	44.7
Methyl Ethyl Ketone (2-Butanone)	2.01
Naphthalene	<1.05 U
n-Heptane	4.34
n-Hexane	4.55
o-Xylene (1,2-Dimethylbenzene)	16.8
Styrene	0.924
Tert-Butyl Alcohol	11
Tetrachloroethene (PCE)	7.26
Tetrahydrofuran	9.41
Toluene	36.3
Trichloroethene (TCE)	<1.07 U
Trichlorofluoromethane	1.8

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

SCALE IN FEET

<p>Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project 35-33 AND 35-45 41ST STREET BLOCK No. 670, LOT Nos. 4 & 47 QUEENS QUEENS COUNTY NEW YORK	Figure Title SUB-SLAB SOIL VAPOR SAMPLE LOCATION AND ANALYTICAL RESULTS MAP	Project No. 170879001 Date 2/27/2025 Scale 1"=40' Drawn By GS	Figure No. E-3
	Path: \\langan.com\data\NY\data\01170879001\Project Data\ArcGIS\APRX\170879001\1170879001.aprx Date: 2/27/2025 User: Gsjabel Time: 3:30 PM			

ATTACHMENT F

SECTION VII: REQUESTOR INFORMATION

The Requestor, Domain – 41st St LLC, is a New York domestic limited liability company and the developer of the proposed Brownfield Cleanup Program (BCP) site at 35-33 and 35-45 41st Street, identified on the Queens Borough Tax Map as Block 670, Lots 4 and 47 (herein referred to as “the site”). A copy of the New York State Department of State New York State Division of Corporations entity information for Domain – 41st St LLC (herein referred to as the “Requestor”) is included with this attachment. The Requestor certifies that it is a Volunteer per ECL 27-1405(1), as further described in Attachment G.

The Requestor’s sole member is: 35-45 41st Street LLC, a New York domestic limited liability company.



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: DOMAIN - 41ST ST LLC

DOS ID: 7460030

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 11/06/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 11/06/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: QUEENS

NEXT STATEMENT DUE DATE: 11/30/2026

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: THE LLC

Address: 120 BROADWAY SUITE 1340, NEW YORK, NY, UNITED STATES, 10271

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

ATTACHMENT G

SECTION X: REQUESTOR ELIGIBILITY

Item 13 - Requestor Eligibility Statement

Domain – 41st St LLC (the Requestor) is properly designated as a Volunteer, because its liability with respect to the site will arise solely from its future acquisition and ownership of the site after the release/discharge of contamination. The Requestor is not responsible for, nor did it contribute to or exacerbate, the release of any hazardous substances on or from the site. Neither the Requestor nor its member are affiliated with any past owners/operators of the site who contributed to site contamination.

The Requestor is a New York domestic limited liability company. The Requestor will purchase the site from the current owner (Mayer Malbin Realty I, LLC) at a future date. Prior to site acquisition and as part of its due diligence effort as a bona fide prospective purchaser, the Requestor completed an ASTM-compliant Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Investigation (ESI) at the site. The Phase II ESI identified subsurface contamination at concentrations exceeding the applicable criteria for the Requestor's intended future use. Based on this information, the Requestor is applying to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) to further investigate and remediate the site for its intended future use.

The Requestor has taken appropriate care with respect to current site conditions, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. Furthermore, the Requestor is prepared to undertake all necessary remediation required to address the identified site contamination. As such, the Requestor qualifies as a Volunteer pursuant to ECL § 27-1405(1).

Item 14 - Requestor Relationship To Property

The site is currently owned by Mayer Malbin Realty I, LLC. The Requestor has executed an access agreement that allows the Requestor to have unfettered access to the site for all necessary investigation and remediation under the BCP, including the recording of an environmental easement if deemed necessary. A copy of the access agreement is provided as part of this attachment.

DOMAIN - 41ST ST LLC
44-02 11th Street, Suite 312
Long Island City, New York 11101

December 12, 2024

Mayer Malbin Realty I, L.L.C.
62-25 30th Avenue
Woodside, New York 11377

Re: Site Access for Brownfield Cleanup Program Work
35-42 41st Street, Queens, New York (Block: 669 Lot: 36)
35-33 41st Street, Queens, New York (Block: 670 Lot: 4)
35-45 41st Street, Queens, New York (Block: 670 Lot 47)

Dear Mr. Gordon:

As you are aware, Domain -- 41st St LLC, will be submitting an application to the Brownfield Cleanup Program (the "BCP") for 35-42 41st Street, Queens, New York, 35-33 41st Street, Queens, New York and 35-45 41st Street, Queens, New York (collectively, the "Site"). The Site is currently owned by Mayer Malbin Realty I, L.L.C. As the BCP applicant, we are required to seek access from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the site throughout the BCP Project. Additionally, the selected remedy may require the imposition of an environmental easement, such easement will not be filed and/or recorded prior to Closing. By execution of this site access agreement letter, you are hereby allowing limited site access for this purpose and agreeing to an application to the imposition of an environmental easement if deemed necessary. For the avoidance of doubt, in no event shall the environmental easement be imposed, recorded, or attached to the Premises prior to Closing. Further, in no event shall the application have any legal bearing on closing or delay closing. I affirmatively acknowledge that this transaction is not contingent on any BCP approvals or easements. Finally, in no event shall you incur any additional expenses or liability with respect to the application, easement, and/or approval process. Any access shall be in the presence of the Seller's brokers and/or representatives and shall be approved by the Seller with forty-eight (48) hours' notice. I will provide insurance prior to any entry.

Sincerely,

DOMAIN - 41ST ST LLC

By: 

Name: Chris Papamichael

Title: Authorized Signatory

As owner of the site, I agree to allow Domain - 41st St LLC and its contractors, to access the above referenced property currently owned by Mayer Malbin Realty I, L.L.C. to perform the required BCP investigation work (limited to isolated testing approved by me and with adequate

notice and insurance), however, in no event shall BCP or any party complete remediation, and place an easement on the site prior to Closing.

MAYER MALBIN REALTY I, L.L.C.

By: 

Name: DAPHNE GORDON

Title: President

ATTACHMENT H

SECTION XII: SITE CONTACT LIST

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Eric Adams
City Hall
250 Broadway Avenue
New York, NY 10007

Mayor’s Office of Environmental Coordination

Hilary Semel, Director
100 Gold Street - 2nd Floor
New York, NY 10038

New York City Planning Commission

Dan Garodnick, Chairperson
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

Donovan Richards, Jr.
120-55 Queens Blvd.
Kew Gardens, NY 11424

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Residents, owners, and occupants of the site and properties adjacent to the site

Current Property Owner and Contact Information

Mayer Malbin Realty I, LLC
41-01 36th Avenue
Long Island City, NY 11101
Attn: Daniel Gordon
(718) 937-5100
dan@mayermalbin.com

Adjacent properties include:

HHB 34, LLC
35-34 42nd Street
Long Island City, NY 11101

TT & R Realty LLC
41-15 Northern Boulevard
Long Island City, NY 11101

HHB 42, LLC
35-42 42nd Street
Long Island City, NY 11101

4105 Northern Blvd LLC
41-05 Northern Boulevard
Long Island City, NY 11101

Sydney Taylor Properties, LLC
35-48 41st Street
Long Island City, NY 11101

Mayer Malbin Realty I, LLC
35-42 41st Street
Long Island City, NY 11101

Queensboro Farm Products Inc.
35-13 41st Street
Long Island City, NY 11101

Item 3 - Local News Media

Local news media from which the community typically obtains information

Spectrum News
420 Lexington Avenue
New York, NY 10171
(212) 986-1270

PIX11
220 East 42nd Street
New York, NY 10017
(212) 949-1100

New York Daily News
220 E 42nd Street
New York, NY 10017
(212) 210-6397

The Long Island City / Astoria Journal
45-23 47th Street
Woodside, NY 11377
(718) 639-7000

Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101
(718) 361-6161

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York

City Water Board. The site is situated in an area that receives potable water from the Croton Systems, located in Westchester, Putnam, and Dutchess Counties.

New York City Department of Environmental Protection

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

New York City Municipal Water Finance Authority

David Womack, Chief Executive Officer
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Alfonso L. Carney, Jr. - Chair
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Our World Neighborhood Charter School - Q706 (about 1,000 feet northwest of the site) Brian Ferguson, Principal 36-12 35 th Ave Astoria, NY 11106 (718) 392-3405	All About Kids Therapy and Education Services (about 1,000 feet north of the site) No Contact Available 37-11 35 th Ave, Suite 3C Long Island City, NY 11101 (718) 706-7500
--	---

Frank Sinatra School of the Arts High School (about 0.2 miles northwest of the site) Gideon Franklin, Principal 35-12 35 th Ave Astoria, NY 11106 (718) 361-9920	Zachery's Familycare Center/Children Blossom Day Care/A Child's Daycation (about 0.3 miles northwest of the site) No Contact Available 35-25 34 th St Astoria, NY 11106 (917) 403-8048
--	--

Q580 The Baccalaureate School for Global Education
(about 0.3 miles west of the site)
Dr. Heather B. Page, Principal
34-12 36th Ave
Long Island City, NY 11106
(718) 361-5275

P.S. 166 Q166 The Henry Gradstein School
(about 0.3 miles northwest of the site)
Jessica Gellar, Principal
33-09 35th Ave
Long Island City, NY 11106
(718) 786-6703

Babyland Daycare Astoria
(about 0.3 miles northwest of the site)
No Contact Available
35-10 35th St B21
Astoria, NY 11106
(718) 310-8532

P.S. Q255
(about 0.4 miles north of the site)
Gregg Lopez, Principal
32-52 37th St
Astoria, NY 11103
(718) 380-1247

Middle School 429
(about 0.4 miles southeast of the site)
Marisa Castello, Principal
47-10 Barnett Avenue
Queens, NY 11104
(718) 957-0295

Maria's Daycare
(about 0.4 miles west of the site)
No Contact Available
36-33 32nd St
Long Island City, NY 11106
(718) 729-8321

P.S. 150 Queens
(about 0.5 miles south of the site)
Carman Parache, Principal
40-01 43rd Ave
Sunnyside, NY 11104
(718) 784-2252

First Tiny Steps
(about 0.5 miles north of the site)
No Contact Available
31-51 38th St
Astoria, NY 11103
(718) 427-6852

Magali's Daycare NYS
(about 0.5 miles northwest of the site)
No Contact Available
35-11 30th St
Astoria, NY 11106
(718) 255-1446

Cozy Garden Kids
(about 0.5 miles northeast of the site)
No Contact Available
31-60 42nd St
Astoria, NY 11103
(347) 408-1752

Item 7 - Document Repository

Signed letters from the local public library and the local community board are included with this attachment.

Queens Public Library at Broadway

Lubomira Kierkosz, Community Library Manager
40-20 Broadway
Astoria, NY 11103
(718) 721-2462

Hours

Monday, Wednesday and Friday:	10 AM – 6 PM
Tuesday:	1PM – 6 PM
Thursday:	12 PM – 8 PM
Saturday:	10 AM – 5 PM
Sunday:	Closed

Queens Community Board 1

Florence Koulouris – District Manager
45-02 Ditmars Blvd LL Suite #1025
Astoria, NY 11105
(718) 786-3335

Hours

Monday to Friday:	9 AM – 5 PM
Saturday, Sunday:	Closed

February 24, 2025

Florence Koulouris – District Manager
Community Board 1, Queens
45-02 Ditmars Boulevard LL Suite 1025
Astoria, NY 11105
Phone: (718) 626-1021

RE: Brownfield Cleanup Program Application
35-33 and 35-45 41st Street
35-33 and 35-45 41st Street (Block 670, Lots 4 and 47)
Queens, New York 11101

To Ms. Koulouris:


We represent 35-45 41st Street LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

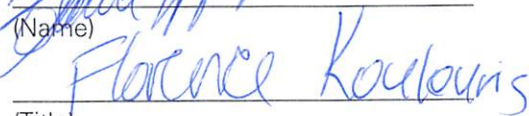
Sincerely,
**Langan Engineering, Environmental, Surveying, Landscape
Architecture and Geology, D.P.C.**




Meghan Aronica, EIT
Senior Staff Engineer

Yes, the Queens Community Board 1 is willing and able to act as a public repository on behalf of 35-45 41st Street LLC in the cleanup of the 35-33 and 35-45 41st Street project under the NYSDEC BCP.



(Name)


(Title)



(Date)

February 20, 2025

Managing Librarian
Queens Public Library at Broadway
40-20 Broadway
Astoria, NY 11103
Phone: (718) 721-2462

**RE: Brownfield Cleanup Program Application
 35-33 and 35-45 41st Street
 35-33 and 35-45 41st Street (Block 670, Lots 4 and 47)
 Queens, New York 11101**

To Managing Librarian:

We represent 35-45 41st Street LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying, Landscape
Architecture and Geology, D.P.C.**



Meghan Aronica, EIT
Senior Staff Engineer

Yes, the Queens Public Library at Broadway is willing and able to act as a public repository on behalf of 35-45 41st Street LLC in the cleanup of the 35-33 and 35-45 41st Street project under the NYSDEC BCP.

Bohanna Kierkosz
(Name)

2/22/25
(Date)

CLM
(Title)