

Site Control Section
Attn: Len Zinoman
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

5.12.2025

**Re: BCP Application
Ikos Senior Living
BCP #C241290**

Dear Mr. Zinoman:

On behalf of Ikos Senior Living LLC (the Requestor), AKRF, Inc. (AKRF) revised the Brownfield Cleanup Program (BCP) application in response to comments issued by the New York State Department of Environmental Conservation (NYSDEC) in a letter dated April 3, 2025. The revised application has been transmitted via e-mail to leonard.zinoman@dec.ny.gov. Our responses to NYSDEC's comments are summarized below:

Section I: Property Information

- Item 14 – The environmental assessment in the supplemental documentation text was updated to include a description of soil exceedances above the NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

Section VI: Property's Environmental History

- Item 1 – The summaries of previous environmental reports were updated to include exceedances of the PGWSCOs.
- Items 2 and 3 – Exceedances of the PGWSCOs were included in Attachment C (Table 1) and on Figure 6. Exceedances of the PGWSCOs are underlined on Figure 6.
- Item 2 – Checkmarks were removed from corresponding contaminant categories which do not exceed the Restricted Residential SCOs (RRSCOs) if the contaminant was not found in groundwater above the Ambient Water Quality Standard and Guidance Value (AWQSGV), and/or PGWSCO, if the contaminant was found above the AWQSGV in groundwater.

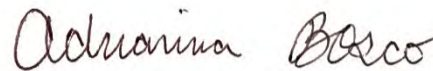
Section X: Requestor Eligibility

- The Access Agreement demonstrating proof of site access has been included as Attachment F.

Sincerely,
AKRF, Inc.



Deborah Shapiro, QEP
Sr. Vice President



Adrianna Bosco
Technical Director

cc: E. Kokinakis, A. Mendel, M. Monaghan / Ikos Senior Living LLC
G. Duke, V. Pinto / Fox Rothschild

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BCP APPLICATION FORM



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 (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

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

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: Ikos Senior Living

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: C241290

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Ikos Senior Living**

ADDRESS/LOCATION **32-11 31st Street**

CITY/TOWN **Queens, NY**

ZIP CODE **11106**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Borough of Queens, NYC**

COUNTY **Queens**

SITE SIZE (ACRES) **0.48**

LATITUDE

LONGITUDE

40°	45'	40.8"	73°	55'	31.7"
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
32-11 31st Street	4	611	25	0.48

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.

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)

<input checked="" type="radio"/>	<input type="radio"/>
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3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See [DEC's website](#) for more information)

If yes, identify census tract: _____

Percentage of property in En-zone (check one): ☒ 0% ☐ 1-49% ☐ 50-99% ☐ 100%

<input type="radio"/>	<input checked="" type="radio"/>
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4. Is the project located within a disadvantaged community?

See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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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"/>
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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"/>
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SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ 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. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
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: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

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

☐ Yes ☐ No ☒ N/A

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

☐ RIWP ☐ RAWP ☐ IRM ☒ No

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

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, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input checked="" type="radio"/> | <input type="radio"/> |

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>R5 and C1-2</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input 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?	Y <input checked="" type="radio"/>	N <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.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER New York City Department of Transportation		
CONTACT NAME David Fenichel		
ADDRESS 55 Water Street, 6th Floor		
CITY New York	STATE NY	ZIP CODE 10041
PHONE 212-839-6519	EMAIL dfenichel@dot.nyc.gov	
OWNERSHIP START DATE 12/18/1997		
CURRENT OPERATOR New York City Department of Transportation		
CONTACT NAME David Fenichel		
ADDRESS 55 Water Street, 6th Floor		
CITY New York	STATE NY	ZIP CODE 10041
PHONE 212-839-6519	EMAIL dfenichel@dot.nyc.gov	
OPERATION START DATE 12/18/1997		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

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

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

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Residential, parking

SECTION VII: Requestor Information					
NAME Ikos Senior Living LLC					
ADDRESS 48-02 25th Avenue, Suite 400					
CITY/TOWN Astoria		STATE NY	ZIP CODE 11103		
PHONE 929-463-7686		EMAIL AMendel@megagroup.nyc			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<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 Alexa Mendel			
ADDRESS 48-02 25th Avenue, Suite 400			
CITY Astoria		STATE NY	ZIP CODE 11103
PHONE 929-463-7686		EMAIL AMendel@megagroup.nyc	
REQUESTOR'S CONSULTANT (CONTACT NAME) Deborah Shapiro			
COMPANY AKRF, Inc.			
ADDRESS 440 Park Avenue South, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10016
PHONE 646-388-9544		EMAIL dshapiro@akrf.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE 212-450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/>	<input 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 checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

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

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☒ Yes

☐ No

☐ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES , is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

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

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

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 member (title) of Ikos Senior Living 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: 5/12/2025

Signature:  _____

Print Name: Emanuel Kokinakis

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?



2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?



3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?



4. Is the property upside down or underutilized as defined below?

Upside down



Underutilized



From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No

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

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP SUPPLEMENTAL DOCUMENTATION

Brownfield Cleanup Program Application Supplemental Documentation
Ikos Senior Living
32-11 31st Street, Queens, NY

Section I: Property Information

1. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 3*. The Site is currently identified by the City of New York as Queens Tax Block 611, Lot 25.

2. Site Maps

A Site Location Map with U.S. Geological Survey (USGS) quadrangle map is shown on *Figure 1*, and a Site Plan is shown on *Figure 2*. Adjacent property owners are shown on the Tax Map, provided as *Figure 3*.

14. Property Description and Environmental Assessment

Location – The Site is located at 32-11 31st in the Astoria section of Queens, New York in a primarily residential and commercial use neighborhood. The Site is abutted to the north by commercial uses (restaurants, a bar, retail, and offices), followed by Broadway; to the south by residential units and the Cretans Association Omonia, Inc. Cultural Facility, followed by office space; to the east by residential units and 32nd Street; and to the west by 31st Street and an elevated NYC subway station, followed by commercial/retail and residential units.

Site Features – The Site is currently being used as a municipal, asphalt-paved parking lot and is not developed with any permanent structures. The greater surrounding area includes primarily commercial, retail, residential, and transit uses.

Current Zoning and Land Use – The Site is currently zoned as R5 (residential) with a C1-2 (commercial) overlay on 31st Street and is being rezoned to R5 and C4-5 along 31st Street, with an amendment to establish a mandatory inclusionary housing (MIH) area. This zoning map amendment is subject to the Uniform Land Use Review Procedure (ULURP).

The surrounding area is predominately commercial, residential, and transit-related. A Surrounding Land Use Map and Zoning Map are provided as *Figure 4* and *Figure 5*, respectively.

Past Use of the Site – Available records indicate that the Site was developed with a residential dwelling from at least 1898 to 1979 and included several vacant lots. The Site was developed in its current configuration as one contiguous lot and identified as a parking facility by 1988.

Sanborn maps identified primarily residential and commercial historical uses adjacent to the Site and in the surrounding area. Pertinent commercial listings between circa 1936 and 2006 included a filling station located approximately 450 feet north-northeast of the Site; a garage and auto repair shop with gasoline tanks located approximately 420 feet northwest of the Site; a dry cleaner located approximately 200 feet northwest of the Site [identified between 1977 and 1994]; and a machine shop and warehouse located approximately 350 feet southwest of the Site.

The City of New York has owned and operated the Site since December 18, 1997, through a court order in which the City of New York acquired title to the Site via eminent domain for use as a municipal parking field.

The following known or suspected sources of contamination were identified at the Site during previous investigations:

- Historic commercial, industrial, and automotive uses in the surrounding area, including a filling station, a garage and auto repair shop with gasoline tanks, a dry cleaner, and a machine shop and warehouse.

Site Geology and Hydrology – Based on the USGS, Central Park, New York 2013 Quadrangle map, the Site lies at approximately 50 feet above mean sea level, with the general surrounding area topography gently sloping down in a westerly direction towards the East River. Based on an architectural survey prepared by Montrose Surveying Co., LLP, dated September 2021, elevation of the Site ranges from 49 to 57 feet above mean sea level.

During AKRF Inc. (AKRF's) 2024 Remedial Investigation, the depth to groundwater beneath the Site ranged from 31.40 feet below grade in the eastern portion of the Site to 35.06 feet below grade in the southwestern portion of the Site, as measured from temporary monitoring wells. Based upon a review of topographical data, groundwater is assumed to flow in a westerly direction toward the East River, approximately 1 mile west of the Site; however, actual groundwater flow at the Site can be affected by many factors, including past filling activities, underground utilities, and other subsurface openings or obstructions such as basements or nearby subway lines. There are no surface water bodies or streams on or immediately adjacent to the Site. Groundwater in this portion of Queens is not used as a source of potable water.

The stratigraphy of the Site consists of fill material (comprised of sand, silt, and gravel, with varying amounts of brick, asphalt, and concrete) down to approximately 3 to 11 feet below grade, underlain by apparent native sand with trace to little amounts of gravel to the boring terminus (approximately 45 feet below grade). Bedrock was not encountered in any of the borings during previous subsurface investigations.

Environmental Assessment – Based on available data collected to date, the primary contaminants of concern for the Site are polycyclic aromatic hydrocarbons (PAHs), metals, pesticides, and perfluorooctanesulfonic acid (PFOS) in soil; chlorinated solvent-related volatile organic compounds (VOCs), PAHs, and metals in groundwater; and chlorinated solvent-related and petroleum-related VOCs in soil vapor.

- *Soil* – Fourteen soil samples were collected from seven soil borings (SB-01 through SB-07) advanced in October 2022, and 23 soil samples were collected from nine soil borings (SB-04 and SB-08 through SB-15) in December 2024, during two separate Phase II Investigations conducted by AKRF. Soil sample results were compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Use Soil Cleanup Objectives (RRSCOs), and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).
 - The VOCs acetone, carbon disulfide, methyl ethyl ketone, methylene chloride, tetrachloroethylene (PCE), and toluene were detected in the soil samples at concentrations up to 29 milligrams per kilogram (mg/kg). Acetone was detected in the soil samples at concentrations up to 0.16 mg/kg above the UUSCO and PGWSCO of 0.05 mg/kg, but below the RRSCO of 100 mg/kg in two soil samples. As acetone is a common laboratory contaminant, it is not considered a contaminant of concern. No VOCs were detected above the RRSCOs.
 - PAHs, a class of compounds commonly found in some petroleum products, ash, and historic fill material, were detected above the UUSCOs, RRSCOs, and/or PGWSCOs at concentrations up to 29 mg/kg in soil samples collected between 0 and 31 feet below grade across the Site. Exceedances of the RRSCOs were detected in the upper 4 feet below grade, primarily in the northeastern portion of the Site. Seven SVOCs, including benzo(a)anthracene (max. 25 mg/kg), benzo(a)pyrene (max. 23 mg/kg), benzo(b)fluoranthene (max. 29 mg/kg), benzo(k)fluoranthene (max. 7.6 mg/kg), chrysene (max. 23 mg/kg), dibenzo(a,h)anthracene (max. 2.7 mg/kg), and indeno(1,2,3-c,d)pyrene (max. 17 mg/kg), were detected above their respective UUSCOs and/or RRSCOs in up to eight soil samples. Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene were detected above their respective PGWSCOs in six soil samples collected from the upper 4 feet below grade.

- Twenty-three metals were detected in the soil samples at concentrations up to 379 mg/kg, with four metals (copper, lead, mercury, and zinc) detected above their respective UUSCOs, but below their RRSCOs and/or PGWSCOs: copper (max. 63.1 mg/kg), lead (max. 379 mg/kg), mercury (max. 0.59 mg/kg), and zinc (max. 173 mg/kg). No metals were detected above their respective RRSCOs or PGWSCOs. Metals exceedances were detected down to 4 feet below grade.
- The pesticides P,P'-DDE and P,P'-DDT were detected at concentrations up to 0.0036 and 0.0084 mg/kg, respectively, both above their UUSCOs, but below their RRSCOs and PGWSCOs, in samples collected from the upper 2 feet below grade.
- Polychlorinated biphenyls (PCBs) were not detected above the UUSCOs, RRSCOs, or PGWSCOs in any of the 37 soil samples.
- PFOS was detected at a concentration of 2.17 parts per billion (ppb) in one soil sample collected from the northeastern portion of the Site, above the NYSDEC Unrestricted Use Guidance Value of 0.88 ppb and Protection of Groundwater Guidance Value of 1 ppb, but below the Restricted Residential Guidance Value of 44 ppb.

Exceedances of the UUSCOs, RRSCOs, and PGWSCOs in the soil samples are shown on *Figure 6*. Exceedances of the UUSCOs, RRSCOs, and PGWSCOs were not detected at boring locations and sampling intervals where no data is shown.

- *Groundwater* – Four groundwater samples were collected for laboratory analysis from four temporary monitoring wells (denoted as TW-01 through TW-04) in October 2022, and three groundwater samples were collected for laboratory analysis from three temporary monitoring wells (denoted as TW-08 through TW-10) in December 2024. Groundwater sample analytical results for VOCs, SVOCs, PCBs, pesticides, 1,4-dioxane, and metals were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs).
 - Nine VOCs [acetone, benzene, bromodichloromethane, chloroform, cis-1,2-dichloroethylene (cis-1,2-DCE), dibromochloromethane, methyl ethyl ketone, PCE, and trichloroethylene (TCE)] were detected in one or more of the groundwater samples at concentrations ranging from 0.34 micrograms per liter (µg/L) of bromodichloromethane to 330 µg/L of PCE. PCE and its degradation product, cis-1,2-DCE, were detected in the groundwater samples at concentrations above the AWQSGVs. PCE was detected in all seven groundwater samples at concentrations ranging from 19 to 330 µg/L, above the AWQSGV of 5 µg/L. The highest PCE concentrations were generally detected in the central or downgradient portions of the Site, with lower detections upgradient. Cis-1,2-DCE was detected in two groundwater samples at concentrations up to 100 µg/L, above the AWQSGV of 5 µg/L.
 - Thirteen SVOCs [1,4-dioxane, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, bis(2-ethylhexyl)phthalate, caprolactam, chrysene, di-n-butyl phthalate, fluoranthene, indeno(1,2,3-c,d)pyrene, phenanthrene, and pyrene] were detected in one or more groundwater samples at concentrations up to 98 µg/L (caprolactam). Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, bis(2-ethylhexyl)phthalate, chrysene, and indeno(1,2,3-c,d)pyrene were detected at concentrations exceeding their respective AWQSGVs, in groundwater sample TW-01_20221005, with the highest concentration being detected at 6.2 µg/L of bis(2-ethylhexyl)phthalate. 1,4-Dioxane was detected in two groundwater samples at concentrations up to 0.13 µg/L, below the AWQSGV of 0.35 µg/L.
 - Up to 23 metals were detected in the total (unfiltered) groundwater samples. The following 14 metals were detected above the AWQSGVs in one or more of the samples: arsenic (max.

73.3 µg/L), barium (max. 4,580 µg/L), beryllium (max. 14.2 µg/L), total chromium (max. 3,390 µg/L), copper (max. 1,340 µg/L), iron (max. 971,000 µg/L), lead (max. 857 µg/L), magnesium (max. 370,000 µg/L), manganese (max. 24,600 µg/L), mercury (max. 1.7 µg/L), nickel (max. 922 µg/L), sodium (max. 140,000 µg/L), thallium (max. 5.1 µg/L), and zinc (max. 2,640 µg/L). Iron, magnesium, manganese, and sodium were also detected above the AWQSGVs in the dissolved (filtered) groundwater samples.

- Pesticides and PCBs were not detected above laboratory reporting limits in any of the groundwater samples.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figure 7*. Exceedances of the AWQSGVs were not detected at temporary well locations where no data is shown.

- *Soil Vapor* – During the October 2022 Phase II, five soil vapor samples were collected from temporary soil vapor points (denoted as SV-01 through SV-05). During the December 2024 Phase II, three soil vapor samples were collected from temporary soil vapor points (denoted as SV-06, SV-07, and SV-11). All soil vapor samples were analyzed for VOCs using EPA TO-15 method parameters.
 - Petroleum-related VOCs, including 1,3-butadiene, 2,2,4-trimethylpentane, benzene, butane, cyclohexane, ethylbenzene, methyl ethyl ketone, n-heptane, n-hexane, styrene, toluene, and xylenes were detected at concentrations up to 66 micrograms per cubic meter (µg/m³)(butane), with the highest levels detected in the central portion of the Site.
 - Solvent-related VOCs, including 1,1,1-trichloroethane, carbon disulfide, carbon tetrachloride, chloroform, cis-1,2-DCE, methylene chloride, PCE, and TCE were detected at concentrations up to 1,900 µg/m³ (PCE), with the highest level detected in the southern portion of the Site.
 - Based on a comparison of the soil vapor detections to the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Decision Matrices (updated in May 2017 and February 2024), cis-1,2-DCE was detected in two samples at concentrations of 110 and 200 µg/m³, above the NYSDOH Matrix Value of 60 µg/m³, which requires mitigation regardless of indoor air concentration. PCE was detected in one sample at a concentration of 1,900 µg/m³, above the Matrix Value of 1,000 µg/m³, which requires mitigation regardless of indoor concentration.

VOC detections in soil vapor are shown on *Figure 8*. Detections that exceed the NYSDOH Soil Vapor/Indoor Air Decision Matrix values requiring mitigation, regardless of indoor air concentration, are shaded.

Section II: Project Description

2. Final Remedial Investigation Report

A final Remedial Investigation Report (RIR) has not been prepared for the Site; however, two subsurface (Phase II) Investigations were conducted by AKRF in October 2022 and December 2024, and documented in a Draft Remedial Investigation Report dated January 2025. The 2022 investigation was conducted in accordance with a New York City Department of Environmental Protection (NYCDEP)-approved Phase II Work Plan. The 2024 investigation was conducted in accordance with a New York City Mayor's Office of Environmental Remediation (NYCOER)-approved Phase II Work Plan. Soil, groundwater, and soil vapor data collected during both investigations are being provided in support of this Brownfield Cleanup Program (BCP) Application. Previous investigations are discussed in more detail in Section III. A Remedial Investigation Work Plan (RIWP) will be prepared once the Site is accepted into the BCP.

4. Project Description and Schedule

The Site consists of an approximately 0.48-acre parcel located at 32-11 31st Street in the Astoria section of Queens, New York, and is identified by the City of New York as Queens Borough Tax Block 611, Lot 25.

The Site is part of the Queens County Census Tract 59. According to the 2018-2022 American Community Survey (ACS) Profile data, it is estimated that approximately 6.4% of the population in Census Tract 59 is living below the poverty level. The unemployment rate for Census Tract 59 is estimated at 11.4%, compared to the New York City unemployment rate of 7.6% in 2018-2022 (the New York City unemployment rate is 5.5% as of January 2025). The Site is not located in an En-Zone.

Redevelopment of the Site will include construction of two new buildings: a 13-story mixed-used residential building along 31st Street with approximately 167 affordable senior residential units and ground-floor retail; and a three-story community facility building on the Site's 32nd Street frontage. The community facility building would be connected to the residential building on the first floor. The proposed project would include green roofs and solar panels on both buildings. Approximately 30% of the residential units would be reserved for formerly homeless seniors, and one superintendent's unit. The community facility building would provide a variety of social service programming including workforce development, English literacy, technological literacy classes, and LGBTQ services.

The Requestor plans to enter the BCP as a Volunteer. Neither the Requestor nor any of its members or affiliates have had any previous involvement in the ownership or operation of the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site to create rental housing affordable for a range of household incomes.

The Requestor plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

A Remedial Investigation Work Plan (RIWP) will be submitted following acceptance into the BCP program. The Certificate of Completion (COC) is anticipated to be obtained in December 2027. The BCP project will likely include some or all the activities listed below. This preliminary project schedule is subject to change.

Table 1
Estimated Project Schedule

Activity	Time To Complete
Submittal of BCP Application	March 2025
30-day Completeness Review	April 2025
30-day Public Notice/Public Comment Period is Initiated	May 2025
30-day Public Notice/Public Comment Period Ends	June 2025
BCA Execution	July 2025
Submittal of Citizen Participation Plan	July 2025
Submittal of Draft Remedial Investigation Work Plan (RIWP)	August 2025
Distribute Fact Sheet/30-day RIWP Public Comment Period is Initiated	September 2025
RIWP Approved	October 2025
Remedial Investigation	October-November 2025
Draft Remedial Investigation Report (RIR) Submitted to NYSDEC	December 2025

Table 1
Estimated Project Schedule

Activity	Time To Complete
Draft Remedial Action Work Plan (RAWP) Submitted to NYSDEC	January 2026
NYSDEC/NYSDOH Issues RIR comments	February 2026
Revised RIR Submitted to NYSDEC	February 2026
NYSDEC Approves RIR	March 2026
45-day Public Comment Period for RAWP	March-April 2026
NYSDEC Approves RAWP and Issues Decision Document	May 2026
Issue Remedial/Construction Notice Fact Sheet	June 2026
Begin Redevelopment (Construction) with Implementation of RAWP	July 2026
Execution of Environmental Easement (if required)	June 2027
Draft Site Management Plan (SMP) Submitted to NYSDEC	August 2027
Draft Final Engineering Report and Fact Sheet	September 2027
Certificate of Completion and Fact Sheet	December 2027
Completion of Building (first occupancy)	December 2029

5. Green and Sustainable Remediation

A RIWP will be submitted following acceptance into the BCP. As part of the Remedial Investigation, green sustainable remediation (GSR) strategies will be considered. AKRF will attempt to minimize the number of mobilizations, utilize local contractors and staff, and consolidate investigation-derived waste containers. AKRF may utilize solar-powered air monitoring equipment to implement the Community Air Monitoring Plan (CAMP).

During the Remedial Action phase, an environmental analysis and climate vulnerability assessment will be incorporated into the Remedial Action Work Plan (RAWP) or a separate Remedial Design Report (RDR) for submission to NYSDEC. The environmental footprint analysis will be performed to determine the sustainability of the proposed remedial action and to determine whether the project is consistent with the requirements outlined in the Climate Leadership and Community Protection Act (CLCPA) legislation that was enacted by New York State in 2019. The focus of the analysis will be greenhouse gas emissions, energy use, water consumption, waste, and material use. During implementation of the RAWP, GSR metrics will be tracked and reported to NYSDEC using the Form A Summary of Green Remediation Metrics.

The Site Management Plan (SMP) will include a discussion of potential vulnerabilities to be assessed in the annual Periodic Review Reports (PRRs). Such vulnerabilities may include, flood plains, stormwater drainage and management, erosion concerns, and/or effects of high wind on areas of the Site or remedial systems. Best management practices related to green remediation will be implemented during each stage of the project, to the extent practicable.

Section IV: Land Use Factors

4. Current Site Use

Currently, the Site is used as a municipal, asphalt-paved parking lot and is not developed with any permanent structures. The Site began operation as a parking lot in approximately 1988.

6. Anticipated Use Post-Remediation

Redevelopment of the Site will include construction of two new buildings: a 13-story mixed-used residential building along 31st Street with approximately 167 affordable senior residential units and ground-floor retail; and a three-story community facility building on the Site's 32nd Street frontage. The community

facility building would be connected to the residential building on the first floor. The proposed project would include green roofs and solar panels on both buildings. Approximately 30% of the residential units would be reserved for formerly homeless seniors, and one superintendent's unit. The community facility building would provide a variety of social service programming including workforce development, English literacy, technological literacy classes, and LGBTQ services.

9. Zoning

The current zoning designation of the Site is R5 (residential) with a commercial overlay (C1-2) along 31st Street. The Site is being rezoned to R5 and C4-5 along 31st Street. The rezoning action is proposed under the Ikos Senior Housing Rezoning & UDAAP, subject to CEQR, and will allow for the development of community facility space and increased residential space.

10. Applicable Land Use Plans

The proposed project complies with several housing plans in New York City, including Housing New York/YOUR Home NYC, OneNYC, and City of Yes for Housing Opportunity. Housing New York is a plan intended to build and preserve 200,000 affordable homes over the coming decade to support New Yorkers with a range of incomes. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites, facilitating homeownership, preventing displacement, and creating more homes for seniors. The goals of YOUR Home NYC are to build and preserve affordable housing, create neighborhood wealth, and protect renters.

OneNYC focuses on growth, equity, sustainability, and resiliency. OneNYC 2050 has eight goals and 30 initiatives that broadly address committing to carbon neutrality by 2050 and leading by example on climate change, and creating public spaces, healthcare, and policies that support low-income and working New Yorkers. The OneNYC 2050 plan also outlines a strategy for New York City's Green New Deal, which recognizes the connection between environmental and economic justice and focuses on creating good paying jobs, ensuring equitable access to nature, guaranteeing the right to quality healthcare and education, and promoting justice through the recognition and repair of damage caused by historic oppression of communities of color and other marginalized communities.

City of Yes for Housing Opportunity is a series of zoning reforms proposed by Mayor Eric Adams and the Department of City Planning. The overall goal of City of Yes for Housing Opportunity is to increase the number of housing units built in the city, with a focus on affordability and density.

Section V: Current and Historical Property Owner and Operator Information

Current Owner/Current Operator

The Site is currently owned and operated by the City of New York, acting by and through its Department of Transportation (NYCDOT). The Requestor does not have a relationship with the current owner. A copy of the current Site deed is provided in *Attachment A*.

Historical Owners and Operators

A list of known previous property owners and operators is provided in Tables 2 and 3, respectively.

Table 2
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
City of New York*	December 18, 1997– Present	Active	55 Water Street, 9 th Floor New York, NY 10041 Phone: 212-839-2510	None
Frederick and James Tedeschi/Yuma Corp.	1982 through 1997	Unknown Yuma Corp.- Inactive	30-98 Crescent Street Long Island City, NY 11102 Phone number: Unknown	None
Louise Tedeschi	Prior to 1982	Unknown	Unknown	None

**Based on a review of available online records, the City of New York acquired the Site through a Court Order/Eminent Domain.*

Table 3
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
New York City Department of Transportation	1997-Present	Active	55 Water Street, 9 th Floor New York, NY 10041 Phone: 212-839-2510	None
Parking (Operator Unknown)*	1988-1996	Unknown	Unknown	None
Unknown	1980-1987	Unknown	Unknown	None
Residential	1898-1979	Unknown	Unknown	None
Unknown	Prior to 1898	Unknown	Unknown	None

** Based on a review of historical Sanborn maps, the entirety of the Site was used as parking starting in 1988.*

Section VI: Property's Environmental History

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment B*. Please note that 31-07 31st Street, Astoria, NY is an alternate address for the Site.

- Phase I Environmental Site Assessment, 31-07 31st Street, Astoria, NY, AKRF, Inc., June 2021
- Subsurface (Phase II) Investigation Report, 31-07 31st Street, Astoria, NY, AKRF, Inc., January 2024
- Draft Remedial Investigation Report, 31-07 31st Street, Astoria, NY, AKRF, Inc., January 2025

The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Requestor further believes that the contamination identified is related to prior uses at the Site. The Requestor, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of the NYSDEC.

The previous environmental studies are summarized below:

Phase I Environmental Site Assessment – 31-07 31st Street, Astoria, NY, AKRF, Inc., June 2021

AKRF prepared a Phase I Environmental Site Assessment (ESA) for the Site in June 2021 in accordance with the requirements of American Society for Testing and Materials (ASTM) Standard E1527-13 (the applicable standard at that time). A Tier 1 Vapor Encroachment Screen was also conducted in accordance with ASTM Standard E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. At the time of AKRF's assessment, the Site was occupied by a municipal parking lot with no structures. The Phase I ESA included a review of current and historical Sanborn Fire Insurance maps; state and federal environmental regulatory databases; local records; and reconnaissance of the Site and its surroundings. A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs):

- One groundwater monitoring well was observed on the 31st Street sidewalk west-adjacent to the Site.
- Sanborn maps, city directories, and the environmental databases reviewed identified automotive and dry-cleaning uses in the surrounding area.

AKRF identified the following Business Environmental Risks (BERs) outside the scope of ASTM E1527-13:

- Buried demolition debris from former on-site structures could contain asbestos-containing materials (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), and/or underground storage tanks.

DeMinimus:

- Three five-gallon containers of orphan waste were located on the southeastern-most corner of the Site. Two of the three containers were labeled as kerosene and lacquer; the third container was unmarked.

Subsurface (Phase II) Investigation Report – 31-07 31st Street, Astoria, NY, AKRF, Inc., January 2024

AKRF conducted a Phase II investigation at the Site in October 2022 in accordance with a NYCDEP-approved Phase II Work Plan, dated June 2022. Field activities included a geophysical survey, the advancement of seven soil borings, and the installation of four temporary wells and five soil vapor probes, with the collection of 14 soil samples, 4 groundwater samples, and 5 soil vapor samples for laboratory analysis. A summary of the findings is provided below:

- Fill material was encountered in the soil borings at depths ranging from just below surface grade down to approximately 5 to 14 feet below grade. The fill material was underlain by apparent native material consisting of sand and gravel. Groundwater, as measured from the temporary wells, was encountered between approximately 30.3 and 36.6 feet below grade. No field evidence of contamination was noted in the soil borings or groundwater samples.
- Two soil samples were collected from each boring and analyzed for VOCs, SVOCs, PCBs, pesticides, and metals. The 14 soil samples were compared to the NYSDEC Part 375 UUSCOs, RRSCOs, and PGWSCOs. Acetone was detected above the UUSCO and PGWSCO in two samples; no VOCs were detected above the RRSCOs. Up to seven SVOCs were detected above the UUSCOs, RRSCOs, and/or PGWSCOs, including benzo(a)anthracene (max. 25 mg/kg), benzo(a)pyrene (max. 23 mg/kg), benzo(b)fluoranthene (max. 29 mg/kg), benzo(k)fluoranthene (max. 7.6 mg/kg), chrysene (max. 23 mg/kg), dibenz(a,h)anthracene (max 2.7 mg/kg), and indeno(1,2,3-c-d)pyrene (max. 17 mg/kg). Four metals were detected in up to four samples above their UUSCOs, but below the RRSCOs and PGWSCOs, including copper (max. 63.1 mg/kg), lead (max. 283 mg/kg), mercury (max. 0.59 mg/kg), and zinc (max. 149 mg/kg). The pesticide P,P'-DDT was detected in sample SB-05_0-2_20221004 at a concentration of 0.0063 mg/kg above the UUSCO of 0.0033 mg/kg, but below the RRSCO and PGWSCO.

- Four groundwater samples were collected from temporary wells TW-01 through TW-04 (installed in borings SB-01 through SB-04) and analyzed for VOCs, SVOCs, PCBs, pesticides, and metals (total and dissolved). Three VOCs [PCE (max. 330 micrograms per liter (µg/L)), cis-1,2-dichloroethene (max. 14 µg/L), and chloroform (max. 9.2 µg/L)] were detected in at least one of the four samples above the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs). Six SVOCs, including benzo(a)anthracene (max. 2.1 µg/L), benzo(a)pyrene (max. 1.6 µg/L), benzo(b)fluoranthene (max. 2.2 µg/L), bis(2-ethylhexyl) phthalate (max. 6.2 µg/L), chrysene (max 2 µg/L), and indeno(1,2,3-c-d)pyrene (max. 1.6 µg/L), were detected in sample TW-01_20221005 at concentrations above the AWQSGVs. In the unfiltered (total) metals analysis, 14 metals were detected at concentrations above the AWQSGVs, including arsenic (max. 62.9 µg/L), barium (max. 3,540 µg/L), beryllium (max. 14.2 µg/L), chromium, total (max. 3,390 µg/L), copper (max. 1,340 µg/L), iron (max. 971,000 µg/L), lead (max. 857 µg/L), magnesium (max. 355,000 µg/L), manganese (max. 24,600 µg/L), mercury (max. 1.7 µg/L), nickel (max. 922 µg/L), sodium (max. 140,000 µg/L), thallium (max. 5.1 µg/L), and zinc (max. 2,640 µg/L). In the filtered (dissolved) metals analysis, four metals, including iron (max. 1,630 µg/L), magnesium (max. 45,900 µg/L), manganese (max. 450 µg/L), and sodium (max. 141,000 µg/L) were detected at concentrations above the AWQSGV. No PCBs or pesticides were detected above laboratory reporting limits in the groundwater samples.
- Several solvent-related VOCs [including PCE (max 1,900 µg/L), TCE (max. 45 µg/L), and cis-1,2-dichloroethylene (max. 200 µg/L)] were detected in the soil vapor samples. Petroleum-related VOCs benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX) were detected in up to all five soil vapor samples at concentrations up to 29 µg/m³ (toluene in SV-04_20221003).

Subsurface (Phase II) Investigation Report, 31-07 31st Street, Astoria, NY, AKRF, Inc., December 2024

As part of the proposed rezoning action, the Site was assigned an E-Designation (E-1001) for hazardous materials in May 2024 for hazardous materials.

AKRF conducted a Phase II investigation at the Site in December 2024 in accordance with an OER-approved Phase II Work Plan, dated November 2024. Field activities included a geophysical survey, the advancement of nine soil borings, and the installation of three temporary wells and three soil vapor probes, with the collection of 23 soil samples, 3 groundwater samples, and 3 soil vapor samples for laboratory analysis. A summary of the findings is provided below:

- Fill material was encountered at depths ranging from just below surface grade down to approximately 3 to 11 feet below grade. The fill material was underlain by apparent native material consisting of apparent native sand with trace to little amounts of gravel to the boring remains. Groundwater, as measured from the temporary wells, was encountered between approximately 31.40 and 35.06 feet below grade. No field evidence of contamination was noted in the soil borings or groundwater samples.
- Twenty-three soil samples were collected for laboratory analysis during this investigation. One sample (SB-08_0-2_20241213) was also analyzed for perfluoroalkyl and polyfluoroalkyl substances (PFAS). VOCs were detected at concentrations up to 0.087 mg/kg, below the UUSCOs, RRSCOs, and PGWSCOs. Up to six SVOCs [benzo(a)anthracene (max. 2.8 mg/kg), benzo(a)pyrene (max. 2.7 mg/kg), benzo(b)fluoranthene (max. 3.8 mg/kg), benzo(k)fluoranthene (max. 1.4 mg/kg), chrysene (max. 2.8 mg/kg), and indeno(1,2,3-c,d)pyrene (max. 1.4 mg/kg)] were detected above the UUSCOs, RRSCOs, and/or PGWSCOs in five soil samples. Four metals were detected above their respective UUSCOs in one or more of the soil samples: copper (max. 62.3 mg/kg), lead (max. 379 mg/kg), mercury (max. 0.27 mg/kg), and zinc (max. 173 mg/kg). No metals were detected above the RRSCOs or PGWSCOs. PCBs were not detected above laboratory reporting limits in any of the soil samples analyzed during the investigation. The pesticides P,P'-DDE and P,P'-DDT were detected in one sample at concentrations of 0.004 mg/kg and 0.008 mg/kg, respectively, above the UUSCO of 0.0033 mg/kg, but below their respective RRSCOs and PGWSCOs. PFOS was detected in the soil sample analyzed (SB-08_0-2_20241213) at a concentration of 2.17 ppb, above the UUSCO guidance value of 0.88 ppb,

and the PGWSCO guidance value of 1.0 ppb, but below the RRSCO guidance value of 44 ppb. Perfluorooctanoic acid (PFOA) and 1,4-dioxane were not detected above laboratory reporting limits.

- Three groundwater samples were collected from temporary wells TW-08 through TW-10 and analyzed for VOCs, SVOCs, PCBs, pesticides, metals (total and dissolved), and 1,4-dioxane. Six VOCs (bromodichloromethane, chloroform, cis-1,2-dichloroethylene, dibromochloromethane, PCE, and TCE) were detected in one or more groundwater samples at concentrations ranging from 0.34 µg/L of bromodichloromethane to 310 µg/L of PCE. PCE was detected in all three groundwater samples at concentrations ranging from 60 to 310 µg/L, above the AWQSGV of 5 µg/L. Three SVOCs, 1,4-dioxane, caprolactam, and di-n-butyl phthalate, were detected in one or more of the groundwater samples at concentrations up to 21 µg/L, below their respective AWQSGVs. 14 metals were detected above the AWQSGVs in one or more of the total (unfiltered) samples: arsenic (max. 73.3 µg/L), barium (max. 4,580 µg/L), beryllium (max. 14 µg/L), total chromium (max. 1,350 µg/L), copper (max. 1,000 µg/L), iron (max. 667,000 µg/L), lead (max. 707 µg/L), magnesium (max. 370,000 µg/L), manganese (max. 18,400 µg/L), mercury (max. 1.1 µg/L), nickel (max. 814 µg/L), sodium (max. 123,000 µg/L), thallium (max. 1.6 µg/L), and zinc (max. 2,040 µg/L). Manganese and sodium were also detected above the AWQSGVs in the dissolved (filtered) groundwater samples. No PCBs or pesticides were detected above laboratory reporting limits in any of the groundwater samples. 1,4-Dioxane was detected in two groundwater samples at concentrations up to 0.13 µg/L, below the AWQSGV of 0.35 µg/L.
- Three soil vapor samples were collected for laboratory analysis from soil vapor points SV-06, SV-07, and SV-11, and analyzed for VOCs by EPA TO-15. Petroleum-related VOCs were detected at concentrations ranging from 2.3 µg/m³ to 66 µg/m³. Solvent-related VOCs were detected at concentrations ranging from 1.4 µg/m³ to 25 µg/m³. No compounds were detected above the NYSDOH Soil Vapor/Indoor Air Matrices requiring mitigation, regardless of indoor air concentration.

2. Sampling Data

Data summary tables for soil, groundwater, and soil vapor are included in *Attachment C*. Referenced laboratory reports are included as Appendix F of the Draft Remedial Investigation Report dated January 2025 (provided in *Attachment B* of this application).

3. Soil, Groundwater, and Soil Vapor Sampling Plans

Soil concentrations above the UUSCOs, RRSCOs, and PGWSCOs, groundwater concentrations above the AWQSGVs, and soil vapor detections are shown on *Figure 6, 7, and 8*, respectively.

Section VII: Requestor Information

1. Requestor Information

Contact information and the names of members/owners of the Applicant are set forth below:

Table 4
Requestor Information

Entity Name/Requestor	Member/Owner	Contact Information
Ikos Senior Living LLC (a New York Limited Liability Company)	Ikos Senior Living Housing Corp. (51% Owner) & TBD Mega Entity (49% Owner)	Attn: Alexa Mendel 48-02 25 th Avenue, Suite 400 Astoria, NY 11103 Phone: 929-463-7686 ext. 173 Fax: 718-545-5983 Email: AMendel@megagroup.nyc
	Mega Group Development LLC (50% Owner)	

2. New York State Department of State's Corporation and Business Entity Database

The New York State Department of State's Corporation and Business Entity Database information for the requestor, Ikos Senior Living LLC, is included as *Attachment D*.

3. LLC Information

A member-org chart for the Requester entity is provided in *Attachment E*.

4. Document Certification

Documents prepared under the BCP will be certified by Deborah Shapiro, QEP and Rebecca Kinal P.E. of AKRF. AKRF meets the requirements of Article 145 of the NYS Education law. Deborah Shapiro is a Qualified Environmental Professional as defined in 6 NYCRR Part 375, and Rebecca Kinal is a New York State-licensed Professional Engineer.

Section IX: Program Fee

The Requestor is seeking a waiver from the \$50,000 program fee, as 100% of the residential rental or home ownership units will be in an affordable housing project. Supporting documentation is provided in *Attachment H*.

Section X: Requestor Eligibility

13. Volunteer Statement

The Requestor qualifies as a Volunteer because prior to making this application and prior to taking ownership of the Site, the Requestor (i) performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Requestor performed All-Appropriate Inquiry concerning the Site and (iii) the Requestor does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site.

The Requestor has exercised appropriate care by investigating the Recognized Environmental Conditions identified in the Phase I ESA and conducting a subsurface Phase II ESA. The Requestor will continue to exercise appropriate care by implementing all necessary investigation and remediation under the BCP remedial program.

14. Requestor's Relationship to the Property and Proof of Site Access

An access authorization letter is enclosed as *Attachment F*.

Section XII: Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007	Hon. Donovan Richards Queens Borough President 120-55 Queens Boulevard Kew Gardens, NY 11424
Zohran K. Mamdani State Assembly District 36 24-08 32 nd Street Suite 1002A Queens, NY 11102	Tiffany Caban City Council District 22 30-83 31 st St. Queens, NY 11102
Daniel Garodnick, Chair NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Boulevard., Room 201 Kew Gardens, NY 11424

Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017
Alexandria Ocasio-Cortez U.S. House of Representatives 30-83 31 st Street Queens, NY 11102	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Shaminder Chawla, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Elijah Hutchinson, Director Mayor's Office of Climate and Environmental Justice 253 Broadway, 15 th Floor New York, NY 10007
Melissa Enoch, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Audrey I. Pheffer Queens County Clerk Queens Supreme Court Building 88-11 Sutphin Boulevard Jamaica New York, 11435
Rohit T. Aggarwala Commissioner, NYCDEP 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	Kristen Gonzalez New York State Senator, 59 th District 801 2 nd Avenue, Suite #303 New York, NY 10017
Evie Hantzopoulos, Chair Queens Community Board 1 45-02 Ditmars Boulevard LL Suite 1025 Queens, NY 11105	Florence Koulouris, District Manager Queens Community Board 1 45-02 Ditmars Boulevard LL Suite 1025 Astoria, NY 11105

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 611, Lot 25 is currently owned by the City of New York. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
611/33	Michael Efstathiou Eleftherios Venizelos 24 Voula, Athens 16673 Greece Phone: Unknown	Argy Realty LLC 32-03 31 st Street Astoria, NY 11106 Phone: (718) 932-5700 Queens Driving School 32-03 31 st Street Astoria, NY 11106 Phone: (718) 626-6261 L&P Stationary 31-02 Broadway Astoria, NY 11106 Phone: (718) 726-0158 Bonus Drug & Surgical 31-04 Broadway Long Island City, NY 11106 Phone: (718) 274-9200 McLoughlin's 31-06 Broadway Long Island City, NY 11106

		<p>Phone: (718) 278-9714</p> <p>Brown's Army + Navy NYC 31-08 Broadway Astoria, NY 11106 Phone: (718) 278-9156</p> <p>Shattuck Family Law 31-08 Broadway, #204 Astoria, NY 11106 Phone: (646) 543-3391</p> <p>Broadway Dance Studio-Astoria 31-08 Broadway Astoria, NY 11106 Phone: (718) 274-1503</p>
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Block/Lot	Owner	Occupant
611/37	K&K Building – 33, LLC 33-08 30 th Avenue Astoria, NY 11103 Phone: Unknown	Broadway Beer & Smoke 31-10 Broadway Astoria, NY 11106 Phone: (718) 255-1829
611/38	K&K Building – 33, LLC 33-08 30 th Avenue Astoria, NY 11103 Phone: Unknown	Champion Pizza 31-12 Broadway Astoria NY, 11106 Phone: (718) 433-9949
611/138	Teaglach Croi LLC 31-06 Broadway % John McLoughlin Astoria, NY 11106 Phone: Unknown	Bahari Estiatorio 31-14 Broadway Astoria, NY 11106 Phone: (718) 204-8968
611/39	Hieber Astoria, LLC 314 Cambridge Avenue Garden City, NY 11530 Phone: Unknown	Pho Astoria 31-16 Broadway Astoria, NY 11106 Phone: (917) 396-1736
611/40	Gulraiz Masood 78-17 67 th Road Middle Village, NY 11379 Phone: (718) 460-6822	Subway 31-18 Broadway Long Island City, NY 11106 Phone: (917) 832-6207 31-08 Broadway Corp. 31-18 Broadway Long Island City, NY 11106 Phone: Unknown Salvatoria Kitchen & Bar 31-18 Broadway Astoria, NY 11106 Phone: (718) 777-2829
611/43	Leonidas Triantafillou 32-16 32 nd Street Astoria, NY 11106 Phone: Unknown	Maria Triantafillou, Armanda Rizaj, Elise Chae, Maria Kouspou 32-16 32 nd Street Astoria, NY 11106 Phone: Unknown
611/44	George Dovas 32-18 32 nd Street Astoria, NY 11106 Phone: (718) 274-9213	Eleni Loutragotis, Sharmin Haque, Athanasia Dovas, Maria Ionnou, Ioannis Bachos 32-18 32 nd Street Astoria, NY 11106 Phone: (718) 274-9213
611/144	Alexandria Scott 32-20 32 nd Street Long Island City, NY 11106 Phone: Unknown	Rosa Naranjo, Dongping Smith 32-20 32 nd Street Long Island City, NY 11106 Phone: Unknown
611/45	Eftihios Giouroukakis 32-22 32 nd Street Long Island City, NY 11106 Phone: (718) 956-6221	Kate Voglis, Katherine Devine, Edward Flynn 32-22 32 nd Street Long Island City, NY 11106 Phone: (718) 956-6221
611/46	Victoria Marakomihelakis 32-24 32 nd Street Astoria, NY 11106 Phone: (718) 274-6297	Polykarpos Marakomihelakis, Kally Marakomihelakis, Paul Moutafis 32-24 32 nd Street Astoria, NY 11106 Phone: (718) 274-6297

Block/Lot	Owner	Occupant
611/146	Byron Enterprises, LLC 1520 York Avenue, Suite 16B New York, NY 10028 Phone: Unknown	Current Occupant 32-26 32 nd Street Astoria, NY 11106 Phone: Unknown
611/47	Ioannis Rizoglou 32-38 32 nd Street Astoria, NY 11106 Phone: (718) 204-2301	Chloe Hayes, Olga Giouroukis, Francesco Federighi, Ashley Kemp, Benjamin Liebert 32-38 32 nd Street Astoria, NY 11106 Phone: (718) 204-2301
611/48	Arshad Family Trust 35-36 31 st Street Astoria, NY 11106 Phone: Unknown	Current Occupant 35-36 31 st Street Astoria, NY 11106 Phone: Unknown
611/49	Johan Leonard 21-15 34 th Avenue Long Island City, NY 11106 Phone: Unknown	Current Occupant 21-15 34 th Avenue Long Island City, NY 11106 Phone: Unknown
611/21	32-33 LLC 32-33 31 st Street Astoria, NY 11106 Phone: Unknown	Cretans Association Omonia Inc 3233 31 st Street Astoria, NY 11106 Phone: (718) 726-8981
612/32	John G. Dellis 21-73 32 nd Street Astoria, NY 11105 Phone: (718) 278-4201	Current Occupant 21-73 32 nd Street Astoria, NY 11105 Phone: Unknown
612/31	Athena Sakalis 32-13 32 nd Street Long Island City, NY 11106 Phone: (718) 274-3113	Current Occupant 32-13 32 nd Street Long Island City, NY 11106 Phone: Unknown
587/43	3214 Thirty First Street LLC % Sol Goldman Investments, LLC, 1185 Avenue of the Americas, 10 th Floor New York, NY 10036 Phone: (718) 274-2535	Occupant Unknown

Block/Lot	Owner	Occupant
7/34	Astoria 30 L.L.C. 271 Madison Avenue, 22 nd Floor New York, NY 10016 Phone: Unknown	<p>Broadway China Station 32-12 31st Street Astoria, NY 11106 Phone: (718) 545-8888</p> <p>Off Broadway Floral Events 32-04 31st Street Astoria, NY 11106 Phone: (718) 728-2828</p> <p>Gata Golosa Astoria 30-18 Broadway Astoria, NY 11106 Phone: (718) 806-1493</p> <p>Modern Barber Shop 30-14 Broadway Astoria, NY 11106 Phone: (718) 728-9227</p> <p>Kinship Coffee 30-14 Broadway Astoria, NY 11106 Phone: (646) 512-2106</p> <p>Studio S. Salon 30-08 Broadway Astoria, NY 11106 Phone: (347) 527-2223</p> <p>Quick Photo 30-08 Broadway Astoria, NY 11106 Phone: (718) 274-1170</p> <p>Schrier Optical 30-02 Broadway Astoria, NY 11106 Phone: (718) 726-0662</p>

3. Local News Media

New York Post 1211 Avenue of the Americas New York, NY 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018

Astoria Post 45-06 Queens Boulevard, #160 Sunnyside, NY 11104	The Queens Courier 38-15 Bell Boulevard Bayside, NY 11361
Queens Daily Eagle 89-00 Sutphin Boulevard Jamaica, NY 11435	Queens Gazette 42-16 34 th Avenue Long Island City, NY 11101
El Diario 15 MetroTech Center, 7 th Floor Brooklyn, NY 11201	Queens Chronicle 71-19 80 th Street, Suite 8-201 Glendale, NY 11385

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, NY 11373

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

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools	
P.S. 166Q – The Henry Gradstein School 33-09 35 th Avenue Astoria, NY 11106 (718) 786-6703 Principal: Jessica Geller Distance: 1,300 feet south of the Site	Urban Dove Team Charter School III Queens 31-20 37 th Street Astoria, NY 11103 (718) 861-7515 Principal/Administrator: Derek Jones Distance: 1,500 feet east of the Site
Saint Demetrios Greek American School 30-03 30 th Drive Astoria, NY 11102 (718) 728-1718 Principal/Administrator: Dr. Anastasios Koularmanis Distance: 1,600 feet north of the Site	Frank Sinatra School of the Arts High School 35-12 35 th Avenue Astoria, NY 11106 (718) 361-9920 Principal/Administrator: Gideon Frankel Distance: 1,700 feet southeast of the Site
OWN 1 Elementary School 36-12 35 th Avenue Astoria, NY 11106 (718) 392-3405 Administrator: Anita Angrum Distance: 1,900 feet southeast of the Site	
Daycare Facilities	
The Learning Experience – Astoria 31-57 31 st Street Astoria, NY 11106 (718) 204-1352 Administrator: Ms. Deborah Distance: 440 feet northeast of the Site	Elva's Daycare 31-57 34 th Street, Apartment 4B Astoria, NY 11106 (347) 448-6114 Administrator: Elva Castro Distance: 790 feet northeast of the Site

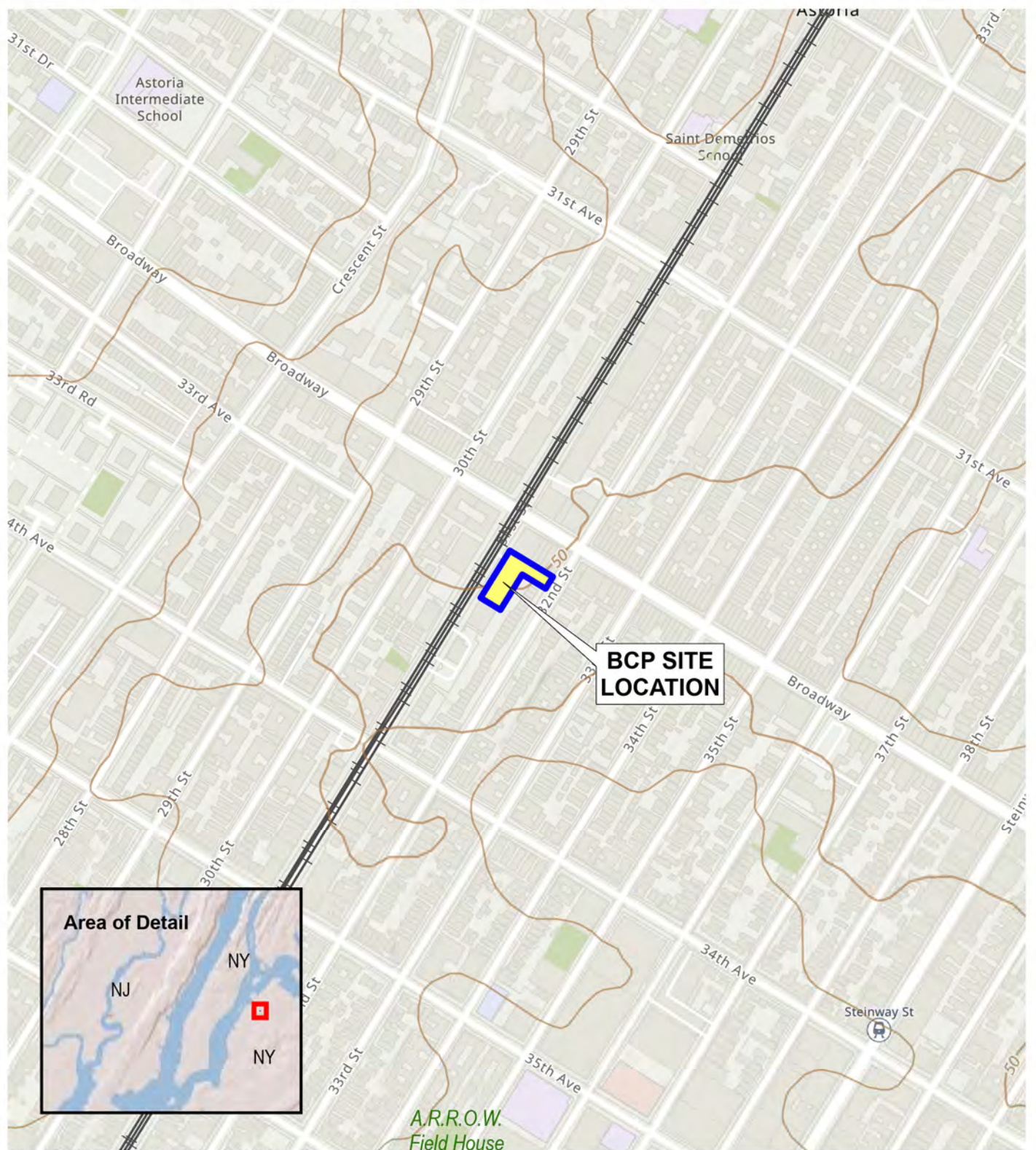
Adventureland Child Care Center 32-04 31 st Avenue Astoria, NY 11106 (718) 777-2011 Administrator: Annette Schroter Distance: 1,000 feet northeast of the Site	Kisses & Smiles Daycare 31-14 34 th Street Astoria, NY 11106 (347) 998-0813 Administrator: Violeta Salvador Distance: 1,065 feet northeast of the Site
District 30 Pre-K Center 32-52 37 th Street Astoria, NY 11103 (718) 316-9337 Administrator: Suzan H. Goldstein Distance: 1,300 feet southeast of the Site	A Learning Odyssey Daycare 30-83 30 th Street Astoria, NY 11102 (718) 956-5390 Administrator: Arete Galanis Distance: 1,400 feet northeast of the Site
Queensview Nursery School 21-36 33 rd Road Astoria, NY 11106 (718) 728-4164 Administrator: Stephanie Varsam Saris Distance: 1,750 feet west of the Site	

7. Document Repositories

Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105 Phone: (718) 626-1021 Email: qn01@cb.nyc.gov Chair: Evie Hantzopoulos District Manager: Florence Koulouris	Queens Central Library Judith Todman, Library Manager 89-11 Merrick Boulevard Jamaica, NY 11432 Phone: (718) 990-8633 Email: Judith.Todman@queenslibrary.org
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Acknowledgement from the Queens Community Board 1 and Queens Central Library is included in *Attachment G*.

FIGURES



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed January, 2024

akrf

440 Park Avenue South, New York, NY 10016

32-11 31st Street
Queens, New York

BCP SITE LOCATION

DATE

2/11/2025

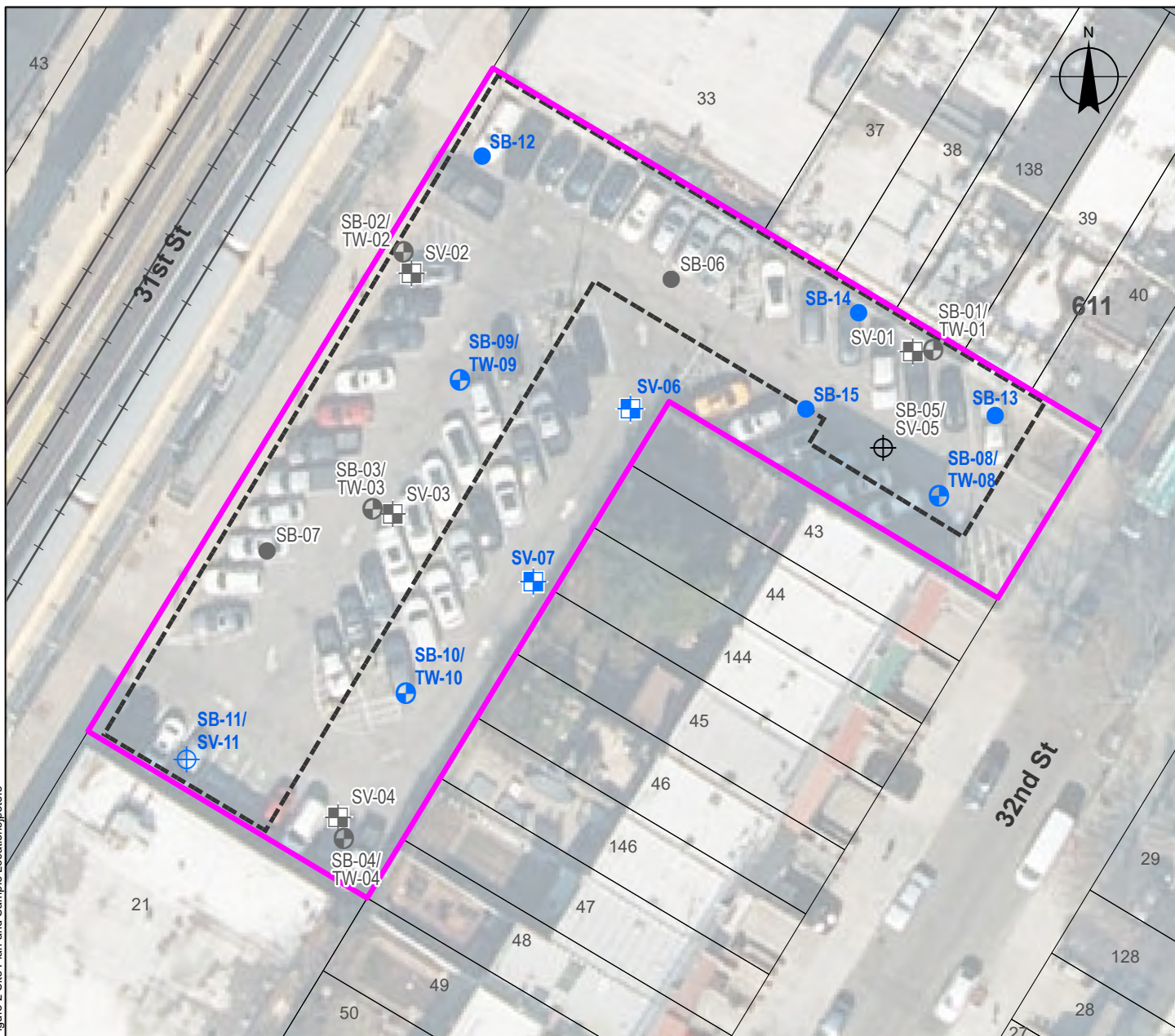
PROJECT NO.

240854

FIGURE

1

AKRF O:\Projects\240854 - IKOS SENIOR LIVING-SAR\SAR\BCP App Figures.aprx20/2025 2:34 PM 240854 Figure 2 Site Plan and Sample Locations\peters



LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 611** BLOCK NUMBER
- PROPOSED BUILDING

- 2022 PHASE II SOIL BORING
- 2022 PHASE II SOIL BORING/SOIL VAPOR POINT
- 2022 PHASE II SOIL BORING/TEMPORARY WELL
- 2024 PHASE II SOIL BORING
- 2024 PHASE II SOIL BORING/SOIL VAPOR POINT
- 2024 PHASE II SOIL BORING/TEMPORARY WELL
- 2024 PHASE II SOIL VAPOR POINT

0 20 40
SCALE IN FEET

Aerial Source:
2022 New York State ITS GIS Orthoimagery

akrf

440 Park Avenue South, New York, NY 10016

32-11 31st Street
Queens, New York

SITE PLAN AND SAMPLE LOCATIONS

DATE

2/20/2025

PROJECT NO.

240854

FIGURE

2




AKRF O:\Projects\240854 - IKOS SENIOR LIVING-SAR\SARBCP App Figures.aprx2/20/2025 3:06 PM\240854_Fig 3 Tax Map & Surrounding Properties.peters

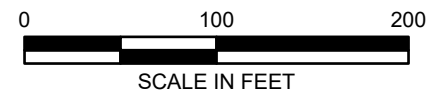
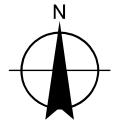


Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

Adjacent Property Owners			
Block	Lot	Address	Owner
611	33	31-02 Broadway	Michael Efstathiou
611	37	31-10 Broadway	K&K Building-33, LLC
611	38	31-12 Broadway	K&K Building-33, LLC
611	138	31-14 Broadway	Teaglach Croi LLC
611	39	31-16 Broadway	Hieber Astoria LLC
611	40	31-18 Broadway	Gulraiz Masood
611	43	32-16 32nd Street	Leonidas Triantafillou
611	44	32-18 32nd Street	George Dovas
611	144	32-20 32nd Street	Alexandra Scott
611	45	32-22 32nd Street	Eftihios Giouroukakis
611	46	32-24 32nd Street	Victoria Marakomihelakis
611	146	32-26 32nd Street	Byron Enterprises, LLC
611	47	32-28 32nd Street	Ioannis Rizoglou
611	48	32-30 32nd Street	Arshad Family Trust
611	49	32-32 32nd Street	Johan Leonard
611	21	32-33 31st Street	32-33 LLC
587	34	30-02 Broadway	Astoria 30 LLC
587	43	32-14 31st Street	3214 Thirty First Street
612	32	32-11 32nd Street	John G. Dellis
612	31	32-13 32nd Street	Athena Sakalis

LEGEND

-  25 BCP SITE BOUNDARY
- 611** BLOCK NUMBER
-  BUILDING
-  ADJACENT PROPERTY



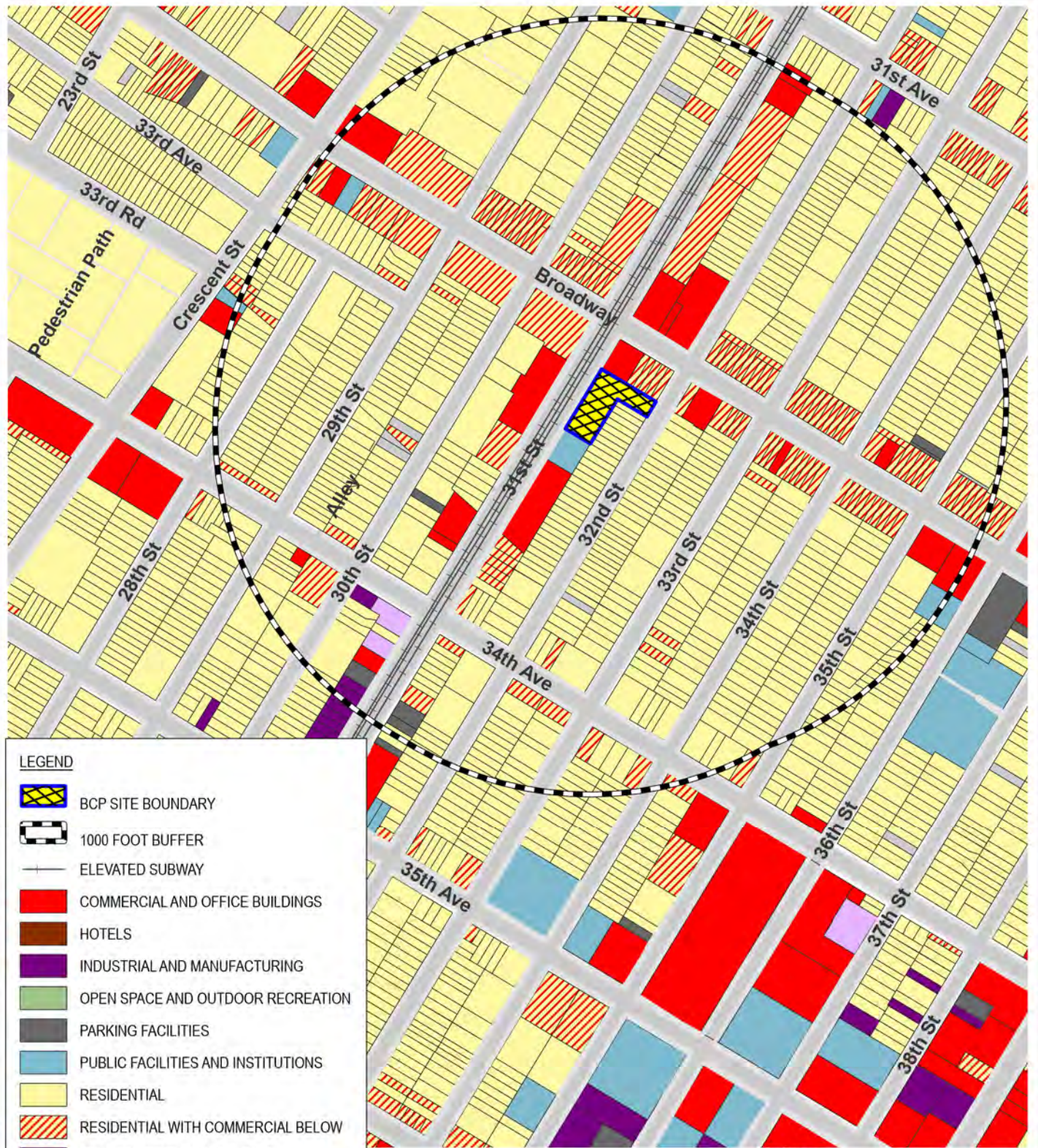
akrf

440 Park Avenue South, New York, NY 10016

32-11 31st Street
Queens, New York

TAX MAP

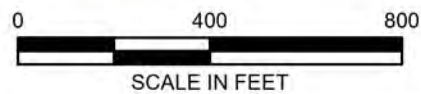
DATE
2/20/2025
PROJECT NO.
240854
FIGURE
3



LEGEND

-  BCP SITE BOUNDARY
-  1000 FOOT BUFFER
-  ELEVATED SUBWAY
-  COMMERCIAL AND OFFICE BUILDINGS
-  HOTELS
-  INDUSTRIAL AND MANUFACTURING
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  PUBLIC FACILITIES AND INSTITUTIONS
-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL BELOW
-  TRANSPORTATION AND UTILITY
-  VACANT LAND
-  VACANT BUILDING
-  UNDER CONSTRUCTION

Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database



akrf

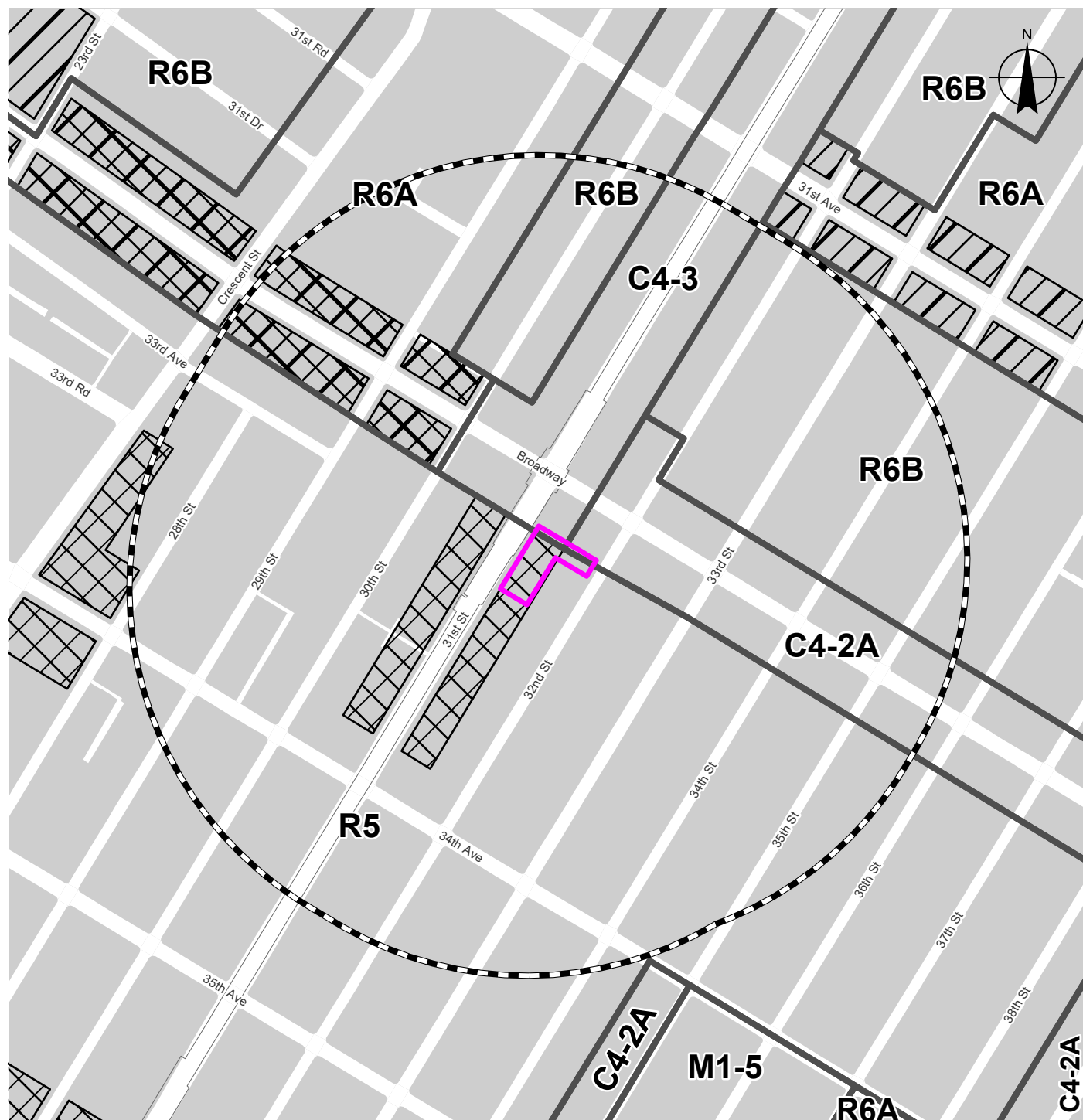
440 Park Avenue South, New York, NY 10016

32-11 31st Street
Queens, New York

SURROUNDING LAND USE

DATE	2/20/2025
PROJECT NO.	240854
FIGURE	4

AKRF O:\Projects\240854 - IKOS SENIOR LIVING-SAR\SAR\BCP App Figures.aprx20/2025 3:17 PM240854 Fig 5 Zoning Map\peters



LEGEND

- BCP SITE BOUNDARY
- 1,000 FOOT RADIUS BUFFER
- ZONING DISTRICT BOUNDARY

- C1-2 OVERLAY
- C1-3 OVERLAY
- C1-4 OVERLAY



akrf

440 Park Avenue South, New York, NY 10016

32-11 31st Street
Queens, New York

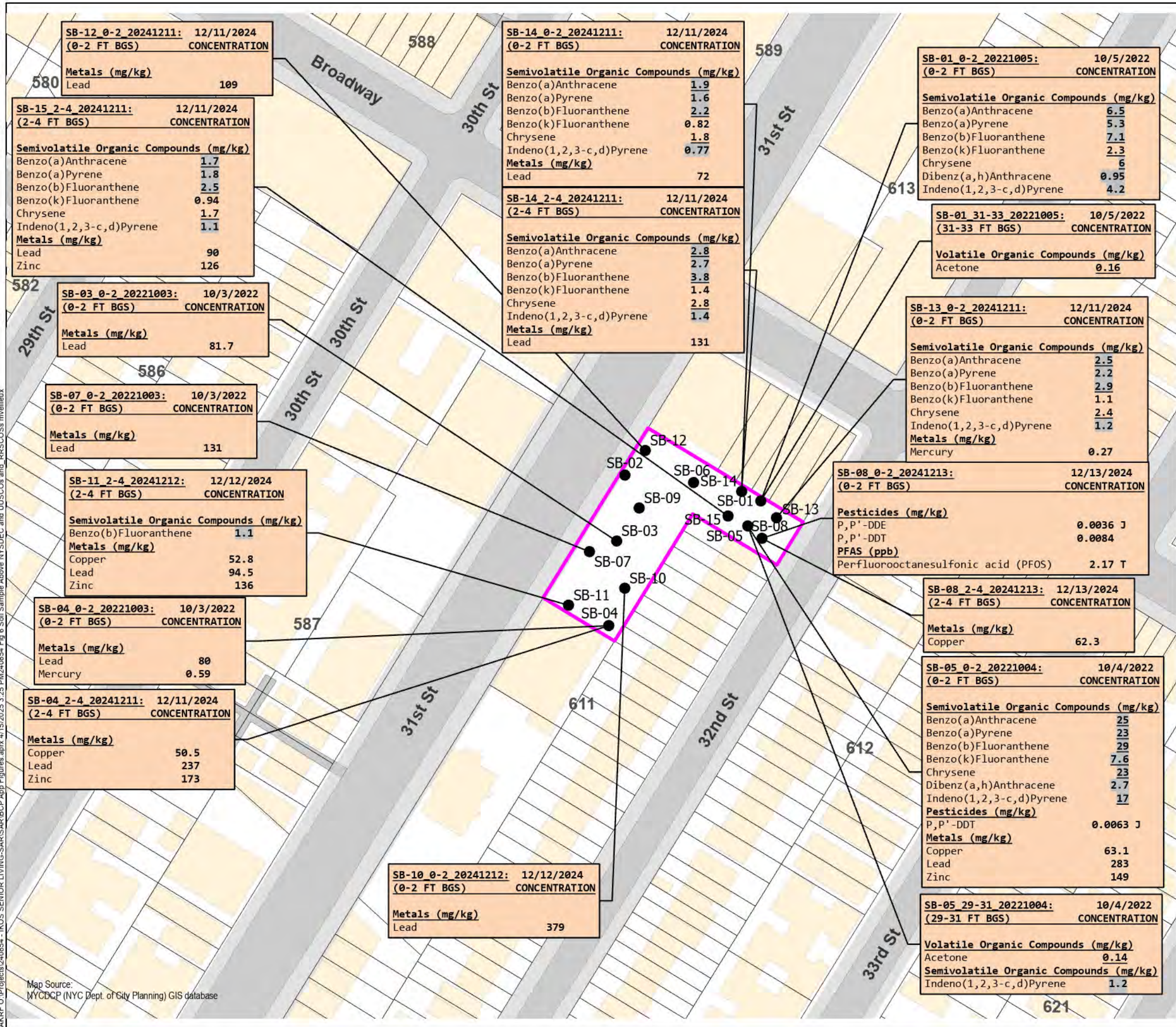
ZONING MAP

DATE
2/20/2025

PROJECT NO.
240854

FIGURE
5

AKRF 01\Projects\240854 - IKOS SENIOR LIVING SAR\SAR\BCP App Figures.aprx 4/15/2025 3:25 PM\240854_Fig 6 Soil Sample Above NYSDEC and UUSCOs and RRSCOs.mxd



Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

LEGEND

- SOIL SAMPLE LOCATION
- BCP SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 2389 BLOCK NUMBER

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

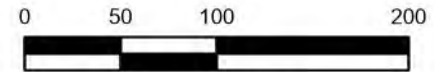
Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) are presented in underline font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are shaded

mg/kg: milligrams per kilogram = parts per million (ppm)
J: The concentration given is an estimated value.
T: Indicates that a quality control parameter has exceeded laboratory limits

	UUGV ppb	RRGV ppb	UUSCO mg/kg	RRSCO mg/kg	PGWSCO mg/kg
Metals					
Copper			270	50	1720
Lead			400	63	450
Mercury			0.18	0.81	0.73
Zinc			10000	109	2480
Pesticides					
P,P'-DDE			8.9	0.0033	17
P,P'-DDT			7.9	0.0033	136
PFAS					
Perfluorooctanesulfonic acid (PFOS)	0.88		44		
Semivolatile Organic Compounds					
Benzo(a)Anthracene			1	1	1
Benzo(a)Pyrene			1	1	22
Benzo(b)Fluoranthene			1	1	1.7
Benzo(k)Fluoranthene			3.9	0.8	1.7
Chrysene			3.9	1	1
Dibenz(a,h)Anthracene			0.33	0.33	1000
Indeno(1,2,3-c,d)Pyrene			0.5	0.5	8.2
Volatile Organic Compounds					
Acetone			100	0.05	0.05



SCALE IN FEET

Sample ID

Sample Date

SB-12 0-2 20241211: 12/11/2024 (0-2 FT BGS) CONCENTRATION	
Metals (mg/kg)	
Lead	109

Analyte/Compound Concentration



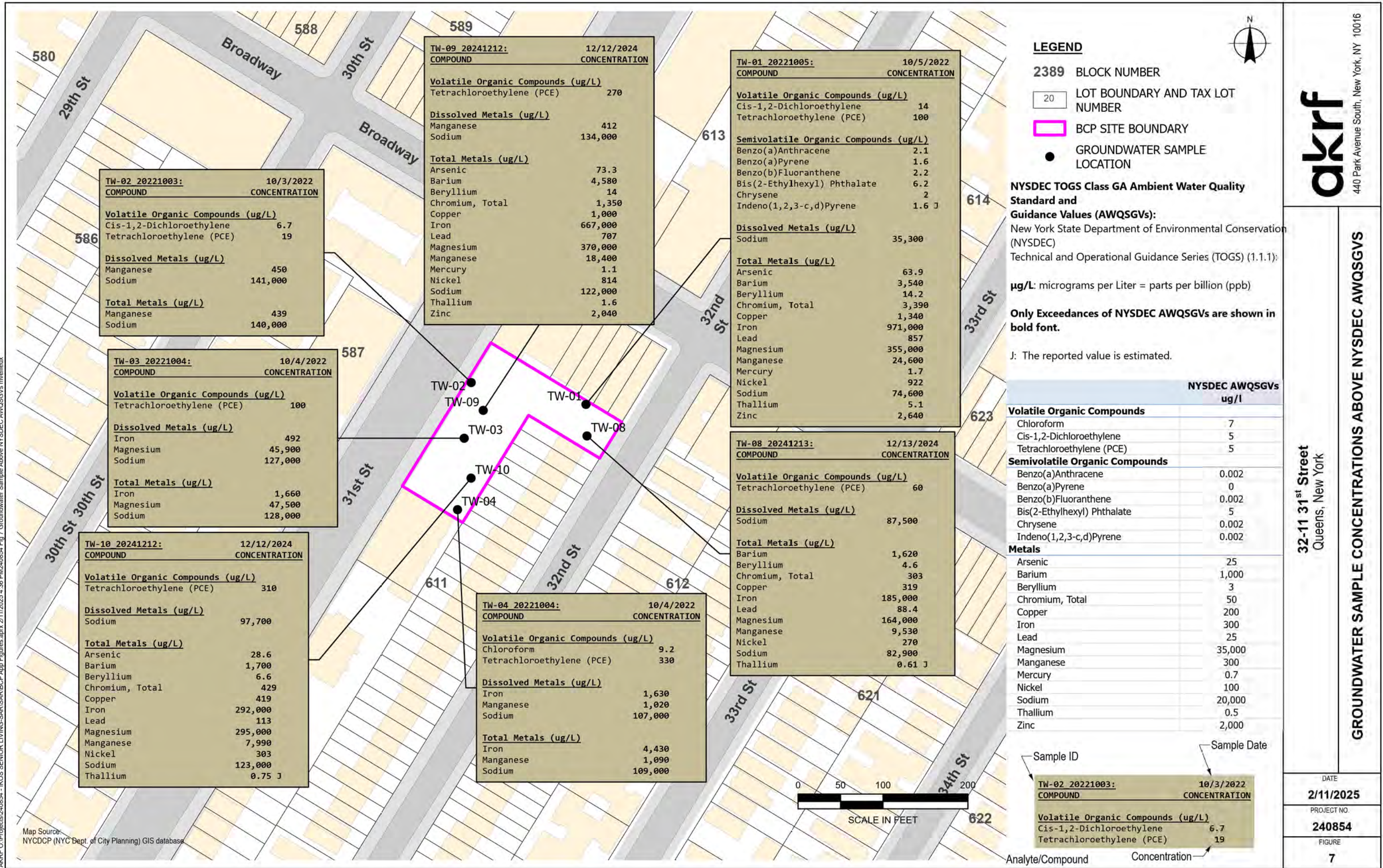
32-11 31st Street
Queens, New York

akrf
440 Park Avenue South, New York, NY 10016

SOIL SAMPLE CONCENTRATIONS ABOVE
NYSDEC UUSCOs, RRSCOs, AND PGWSCOs

DATE
4/15/2025
PROJECT NO.
240854
FIGURE
6

AKRF 01-Projects\240854 - IKOS SENIOR LIVING-SARISAR\BCP App Figures.aprx 2/11/2025 4:36 PM\240854_Fig 7 Groundwater Sample Above NYSDEC AWQSGVs.mxd



32-11 31st Street
Queens, New York

GROUNDWATER SAMPLE CONCENTRATIONS ABOVE NYSDEC AWQSGVs

akrf

440 Park Avenue South, New York, NY 10016

AKRF 01:Projects\240854 - IKOS SENIOR LIVING-SARISAR\BCP App Figure 8.aprx 2/14/2025 12:45 PM\240854_Fig 8 Soil Vapor Detections mvelieux



LEGEND

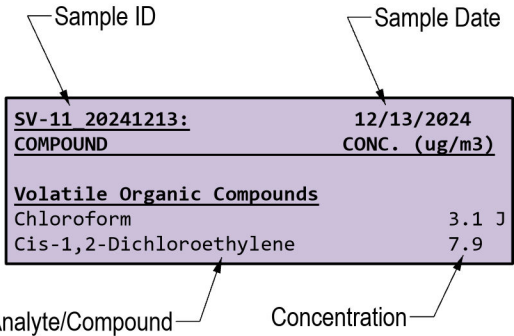
- BCP SITE BOUNDARY
- SOIL VAPOR SAMPLE LOCATION
- 2389 BLOCK NUMBER
- LOT BOUNDARY AND TAX LOT NUMBER

SOIL VAPOR

Detections that exceed the NYSDOH Soil Vapor/ Indoor Air Decision Matrix Values that require mitigation regardless of indoor air concentration are underlined.

µg/m³ - micrograms per cubic meter

J: The reported value is estimated.
D: Analyte concentration obtained from dilution.



32-11 31st Street
Queens, New York

SOIL VAPOR DETECTIONS

ATTACHMENT A
SITE DEED

PEL 4 15 80628

At 1A Part 8, of the Supreme Court of the State of New York, held in and for the County of Queens, at the Supreme Court Building, in the Borough of Queens, City and State of New York, on the 13 day of August, 1996.

P R E S E N T :

HON. EDWIN KASSOFF

Justice.

-----x
In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title to

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and State of New York.

**SECOND LAST
SEPARATE AND
PARTIAL FINAL
DECREE**

Index No. 15025/83

-----x
The City of New York has made application to this Court for an order authorizing the condemnation of the above captioned real property and directing that the compensation to the owners of said real property be determined by this Court without a jury. Said application was granted by an order of this Court dated October 21, 1983, and entered in the office of the Clerk of the County of Queens on October 25, 1983. Title to the real property herein vested in the City of New York on October 25, 1983. The acquisition, required for the MUNICIPAL PARKING FIELD in the Borough of Queens, was approved by the Deputy Mayor of the City of New York on March 11, 1983, as amended and superseded on August 19, 1983 (Certificate No. CBX-7423A). Prior to the date the property

vested in the City of New York, maps of the acquired property were prepared and filed in accordance with the requirements of §5-305 of the Administrative Code of the City of New York; hearings were held in compliance with Eminent Domain Procedure Law Article 2; notices to owners of the property were given by mailing, posting and publication, all in accordance with statutory requirements; and all parties who have appeared, or their attorneys, were served with a Note of Issue designating the County of Queens as the County in which the trial of said proceeding would be held. The proceeding was brought on for trial before the Hon. EDWIN KASSOFF, a Justice of this Court, at IA Part 8, for a hearing of Condemnation proceedings, held in and for the County of Queens, in the Borough of Queens, City of New York, on May 5, 8 and 13th, 1996 and the Justice presiding at the trial, upon consideration of the written stipulations of settlement entered into between the City of New York and the fee and fixture claimants for DPs 1, 2, 3 & 4, whereby any or all claims arising from the acquisition of said damage parcels were settled in the sum of THREE HUNDRED FIVE THOUSAND DOLLARS AND NO CENTS (\$305,000.00), with interest on the entire amount of said awards, including any advance payments, at a rate of 9% per annum from title vesting date, October 25, 1983 to December 31, 1987, and at a rate of 6% per annum thereafter, until date of availability of payment, and the Court, after reviewing the stipulations of the parties and the required statutory view having been waived, approves of the settlements and makes fee and fixture awards to claimants in the sum of THREE HUNDRED FIVE THOUSAND DOLLARS AND NO CENTS

..... (\$305,000.00),
 with interest on the entire amount of said awards, including any
 advance payments, at a rate of 9% per annum from title vesting
 date, October 25, 1983 to December 31, 1987, and at a rate of 6%
 per annum thereafter until date of availability of payment, which
 it regards as just compensation for the property taken; and the
 parties having further stipulated to waive the filing of a
 Tentative Decree, the giving of notice to file objections, the
 filing and hearing of objections, and a Court viewing of the
 properties and the Corporation Counsel having been directed to
 prepare and submit the appropriate Final Decree herein in
 instructions contained in its decision dated *August 13, 1996*
 and the said Justice having annexed to the said Final Decree by
 reference to the First Separate and Partial Final Decree maps of
 the property acquired, prepared for and used by the Court upon the
 trial; and the names of the owners of and the persons interested in
 said lands and premises, so far as the same could be ascertained,
 together with the amount of loss and damage having been stated in
 this Final Decree; and the Court having annexed to the abstract of
 the decree copies of the Stipulations of Settlement, wherefore it
 is

ORDERED, ADJUDGED AND DECREED, that the amounts set
 opposite the damage parcels in the column headed "FINAL AWARDS," in
 the tabular abstract annexed to and made part of this Final Decree,
 amounting in the aggregate to the sum of THREE HUNDRED FIVE
 THOUSAND DOLLARS AND NO CENTS (\$305,000.00),

with interest on the entire amount of said awards, including any advance payments, at a rate of 9% per annum from title vesting date, October 25, 1983 to December 31, 1987, and at a rate of 6% per annum thereafter, until the date of availability of payment, constitute and are just compensation which the owners of the fee and fixtures on said damage parcels are entitled to receive from the City of New York for the taking of the property in this proceeding, which amounts have been ascertained and determined as of October 25, 1983, the date of vesting of title in the City of New York; and it is

ORDERED, ADJUDGED AND DECREED, that the awards as set forth in the said tabular abstract are subject to all taxes, assessments, water rates, and other lawful charges due and unpaid and a lien on the property acquired herein on October 25, 1983, and it is further

ORDERED, ADJUDGED AND DECREED, that pursuant to Chapter 1055 Laws of 1960, and §702 (A)(3) of the EDPL, the owner of a condemned parcel of real property herein who has paid taxes, water rates, sewer rents, or other lawful charges covering a period subsequent to the vesting of title therein in the City of New York, shall be reimbursed therefor in the sum which is allocable to the period subsequent to the vesting of title; and it is further

ORDERED, ADJUDGED AND DECREED, that the Comptroller of the City of New York, in case of abandoned awards herein upon payment of those awards to the Commissioner of Finance of the City of New York or Comptroller of the State of New York, as required by law, shall deduct from such awards all unpaid taxes, assessments,

REEL 4756 PG 0632

water rates and other lawful charges which are liens upon said awards, and upon making such payment to the Commissioner of Finance of the City of New York, or the Comptroller of the State of New York, the City of New York shall be discharged from any and all liability in respect to said award so paid.

ENTER IN QUEENS COUNTY

13) Ek
J. S. C.
Hon. Edwin Kassoff
Gloria D'Amico
County Clerk

192 248295

STATE OF NEW YORK, COUNTY OF QUEENS
I, GLORIA D'AMICO, COUNTY CLERK AND CLERK
OF THE SUPREME COURT, COUNTY OF QUEENS, DO
CERTIFY THAT THE
THE ORIGINAL FILED ON
AND THAT IT IS A CORRECT TRUE COPY OF THE RETURN
AND IS BY HAND AND SEAL OF SAID COUNTY
CLERK ON

8-15-96
AUG 26 1996

Gloria D'Amico
CLERK

PEEL 4756 PG 0633

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS : 1A PART 8

-----x
In the Matter of the Application of
the CITY OF NEW YORK, relative to
acquiring title to

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and
State of New York.

STIPULATION
ADJUSTING THE
AWARD WITH
CONSENT OF ENTRY
OF FINAL DECREE
FOR FEE DAMAGE
PARCEL NO. 1 & 2

Index No. 15025/83

-----x
IT IS HEREBY STIPULATED AND AGREED BY JAMES & FREDERICK
J. TEDESCHI and GULF POND CORP., Fee & Fixture claimants of
property acquired in the above-entitled proceeding and designated
as Damage Parcel 1 & 2, Block 611 Lots 25 & 29, that any and all
claims arising from the acquisition of said property be and the
same are hereby limited to the sum of TWO HUNDRED TWENTY THOUSAND
DOLLARS AND NO CENTS (\$220,000), plus lawful interest.

IT IS FURTHER STIPULATED AND AGREED that the Corporation
Counsel will recommend to the Justice of the Supreme Court
presiding at the trial of the above-entitled proceeding that an
award be made for said property in the amount stated herein;
subject to submission to the Corporation Counsel of satisfactory
proof of title. All liens and encumbrances are to be deducted from
said award.


REEL 4756 PG 0634

IT IS FURTHER STIPULATED AND AGREED that the filing of a tentative decree, the giving of notice to file objections, and the filing and hearing of objections are waived and a Court viewing of said premises is waived, and a final decree may be signed by the Court and entered without further notice.

Dated: New York, New York
July 2, 1996

PAUL A. CROTTY
Corporation Counsel

By:


JULES LEV
Assistant Corporation Counsel

Claimant


Attorney for Claimant



Index No. 15025/R3

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS : 1A PART 8

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title to

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and State of New York.

STIPULATION ADJUSTING THE
AWARD WITH CONSENT OF ENTRY
OF FINAL DECREE FOR FEE DAMAGE
PARCEL NO. 1 AND 2

PAUL A. CROTTY

Corporation Counsel of the City of New York
Attorney for The City of New York
100 Church Street, Room 5-216
New York, N.Y. 10007

Of Counsel: Jules Levy
Tel: (212) 788-0708
NY TJS No.

Due and timely service is hereby admitted.

New York, N.Y., 199...

Esq.

Attorney for

REEL 475480636

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS : 1A PART 8

-----x
In the Matter of the Application of
the CITY OF NEW YORK, relative to
acquiring title to

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and
State of New York.

STIPULATION
ADJUSTING THE
AWARD WITH
CONSENT OF ENTRY
OF FINAL DECREE
FOR FEE &
FIXTURES DAMAGE
PARCELS NO. 3 AND 4

Index No. 15025/83

-----x
IT IS HEREBY STIPULATED AND AGREED BY JERRY and CATHERINE
FLANDINA, Fee and Fixture claimants of property acquired in the
above-entitled proceeding and designated as Damage Parcels 3 and 4,
Block 611 Lot 31 & 32, that any and all claims arising from the
acquisition of said property be and the same are hereby limited to
the sum of EIGHTY FIVE THOUSAND DOLLARS AND NO CENTS (\$85,000),
plus lawful interest.

IT IS FURTHER STIPULATED AND AGREED that the Corporation
Counsel will recommend to the Justice of the Supreme Court
presiding at the trial of the above-entitled proceeding that an
award be made for said property in the amount stated herein;
subject to submission to the Corporation Counsel of satisfactory
proof of title. All liens and encumbrances are to be deducted from
said award.

IT IS FURTHER STIPULATED AND AGREED that the filing of
a tentative decree, the giving of notice to file objections, and


REEL 4754 PG 0637

the filing and hearing of objections are waived and a Court viewing of said premises is waived, and a final decree may be signed by the Court and entered without further notice.

Dated: New York, New York
JH L, 1996

PAUL A. CROTTY
Corporation Counsel

By:


JULES LEVY

Assistant Corporation Counsel

Claimant


Attorney For Claimant

Index No. 15025/83

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS - PART 8

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title to:

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and State of New York.

STIPULATION ADJUSTING THE
AWARD WITH CONSENT OF ENTRY
OF FINAL DECREE FOR FEE &
FIXTURES DAMAGE
PARCEL NOS. 3 AND 4

PAUL A. CRUTTY

Corporation Counsel of the City of New York
Attorney for The City of New York
100 Church Street, Room 3-216
New York, N.Y. 10007

Of Counsel: Julia L. Fry
Tel: (212) 784-0700
NYCLIS No.

Due and timely service is hereby admitted.

New York, N.Y. 199

Esq.

Attorney for

REEL 4756 PG 0639

**NEW YORK SUPREME COURT
SECOND DEPARTMENT**

AWARDS FOR DAMAGE

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title to MUNICIPAL PARKING FIELD in the Borough of Queens, City and State of New York.

in the _____ Ward, Borough of _____, The City of New York.
Abstract of the Supreme Court in the above-entitled matter made and filed according to law.

DAMAGE PARCEL NOS.	OWNERS		AWARDS	
			ESTIMATED	FINAL
	SECOND LAST SEPARATE AND PARTIAL FINAL DECREE			
	INDEX NO. 15025/83			
1 & 2	James R. Tedeschi S.S. # 057-16-1383 Frederick J. Tedeschi S.S. #105-16-7370 Gull Pond Corp. Fed. I.D. #116-01-4924	Land, Impts. & Fixtures		\$220,000.00
3 & 4	Jerry Flandina S.S. #101-14-7155 Catherine Flandina S.S. #100-20-7942	Land, Impts. & Fixtures		\$85,000.00
			TOTAL AWARDS \$305,000.00	
FINAL DECREE				
August 13, 1996 Jamaica New York 191 Jk Hon. Edwin Kersell				
JUSTICE OF THE SUPREME COURT OF THE STATE OF NEW YORK				

Note: with interest on the entire amount of the awards, including any advance payments, at a rate of 9% per annum from title vesting date, October 25, 1983 until December 31, 1987, and at a rate of 6% per annum thereafter until date of availability of payment.

Dear Sir:

Kindly enter against
the following:

Black Lot

611 N/K/A 25, 29,
31 + 32

BY/SP + FRIEND

B INO CHARGE F/K/A/25-

LOC. 100. 100. 100. 100.

Sincerely,
Paul A. Crotty
Corporation Counsel

Index No. 15025/83.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS : LA PART 8

0920032 (33)

In the Matter of the Application of the CITY OF NEW
YORK, relative to acquiring title to

MUNICIPAL PARKING FIELD

in the Borough of Queens, City and State of New York.

SECOND LAST SEPARATE
AND PARTIAL FINAL DECREE

PAUL A. CROTTY

Corporation Counsel of the City of New York
Attorney for The City of New York
100 Church Street, Room 5-216
New York, N.Y. 10007

Of Counsel: Jules Levy
Tel: (212) 788-0708
NYCLIS No.

Due and timely service is hereby admitted.

New York, N.Y., 199...

..... Esq.

Attorney for

REEL 4 75 b PC 0 b 4 0

RECORDED IN QUEENS COUNTY

OFFICE OF THE CITY CLERK

1997 DEC 13 A 9:04

WILLIAM H. HANCOCK
CITY CLERK

405455 \$0.00

ATTACHMENT B
PREVIOUS ENVIRONMENTAL REPORTS
(provided under separate cover)

ATTACHMENT C
DATA SUMMARY TABLES

**Phase II Investigation
Soil Data Summary Tables**
32-11 31st Street
Queens, New York

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGWSCOs	Maximum Detection (ppm)	RRSCO (ppm)	PGWSCO (ppm)	Depth (ft bgs)
Acetone	0	2	0.16	100	0.05	31-33 (max)
Benzo(a)anthracene	6	6	25	1	1	0-2 (max), 2-4
Benzo(a)pyrene	6	1	23	1	22	0-2 (max), 2-4
Benzo(b)fluoranthene	7	6	29	1	1.7	0-2 (max), 2-4
Benzo(k)fluoranthene	1	2	7.6	3.9	1.7	0-2
Chrysene	2	6	23	3.9	1	0-2 (max), 2-4
Dibenz(a,h)anthracene	2	0	2.7	0.33	1,000	0-2
Indeno(1,2,3-c,d)pyrene	7	1	17	0.5	8.2	0-2 (max), 2-4

Note: There are no VOC exceedances in soil above the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

Reference:

1. Analytical Report - Job Number: 460-266752-1, Ikos Senior Living, Eurofins, Edison, NJ, October 17, 2022.
2. Analytical Report - Job Number: 460-317091-1, 31-07 31st Street, Eurofins, Edison, NJ, December 23, 2024.

**Phase II Investigation
Groundwater Data Summary Tables**

32-11 31st Street
Queens, New York

Analytes > AWQSGVs	Detections > AWQSGVs	Maximum Detection (ppb)	AWQSGV (ppb)
Chloroform	1	9.2	7
Cis-1,2-dichloroethylene	2	14	5
Tetrachloroethylene (PCE)	7	330	5
Benzo(a)anthracene	1	2.1	0.002
Benzo(a)pyrene	1	1.6	ND
Benzo(b)fluoranthene	1	2.2	0.002
Bis(2-ethylhexyl) phthalate	1	6.2	5
Chrysene	1	2	0.002
Indeno(1,2,3-c,d)pyrene	1	1.6	0.002
Arsenic (Total)	3	73.3	25
Barium (Total)	4	4,580	1,000
Beryllium (Total)	4	14.2	3
Chromium (Total)	4	3,390	50
Copper (Total)	4	1,340	200
Iron (Total)	6	971,000	300
Lead (Total)	4	857	25
Magnesium (Total)	5	370,000	35,000
Manganese (Total)	6	24,600	300
Mercury (Total)	2	1.7	0.7
Nickel (Total)	4	922	100
Sodium (Total)	7	140,000	20,000
Thallium (Total)	4	5.1	0.5
Zinc (Total)	2	2,640	2,000
Iron (Dissolved)	2	1,630	300
Magnesium (Dissolved)	1	45,900	35,000
Manganese (Dissolved)	3	1,020	300
Sodium (Dissolved)	7	141,000	20,000

Reference:

1. Analytical Report - Job Number: 460-266752-2, Ikos Senior Living, Eurofins, Edison, NJ, October 17, 2022.
2. Analytical Report - Job Number: 460-317271-1, 31-07 31st Street, Eurofins, Edison, NJ, December 23, 2024.

Phase II Investigation
Soil Vapor Data Summary Tables
 32-11 31st Street
 Queens, New York

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
1,1,1-Trichloroethane	1	0.33	soil vapor
Carbon tetrachloride	5	0.4	soil vapor
Chloroform	6	27	soil vapor
Chloromethane	5	0.8	soil vapor
Cis-1,2-dichloroethylene (Cis-1,2-DCE)	6	200	soil vapor
Methylene chloride	3	3.9	soil vapor
Tetrachloroethylene (PCE)	7	1,900	soil vapor
Trans-1,2-Dichloroethene	3	1.1	soil vapor
Trichloroethylene (TCE)	6	45	soil vapor
Trichlorofluoromethane	5	3.3	soil vapor

Reference:

1. Analytical Report - Job Number: 200-65184-1, Ikos Senior Living, Eurofins, Burlington, VT, October 17, 2022.
2. Analytical Report - Job Number: 200-76306-1, 31-07 31st Street, Eurofins, Burlington, VT, December 23, 2024.

ATTACHMENT D
NYS DEPARTMENT OF STATE CORPORATION & BUSINESS ENTITY DATABASE
INFORMATION



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: IKOS SENIOR LIVING LLC
DOS ID: 6452860
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 04/07/2022
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 04/07/2022
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE
COUNTY: QUEENS
NEXT STATEMENT DUE DATE: 04/30/2024
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: IKOS SENIOR LIVING LLC
Address: 48-02 25TH AVENUE, SUITE 400, ASTORIA, NY, UNITED STATES, 11103

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

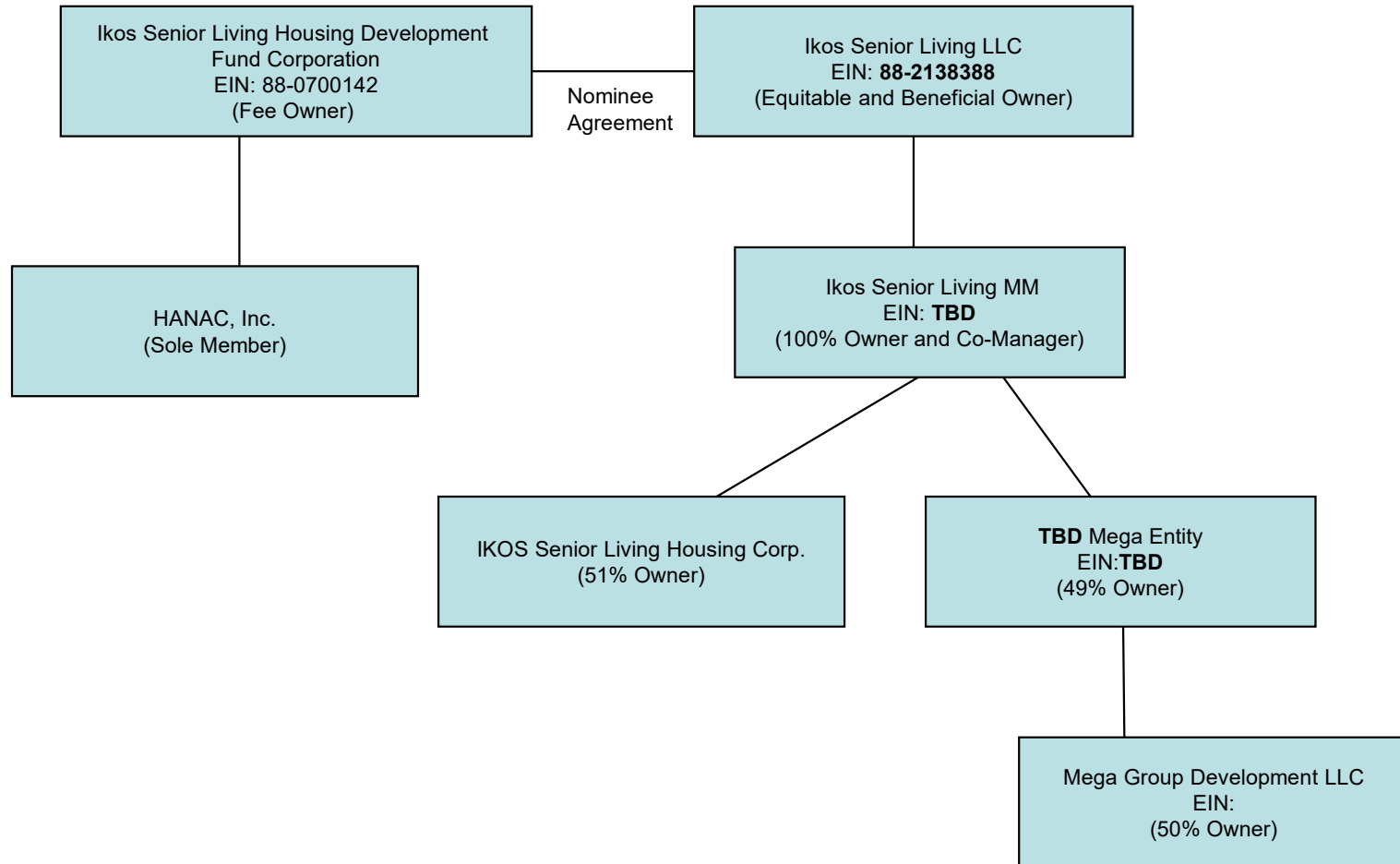
Is The Entity A Farm Corporation: NO

Stock Information

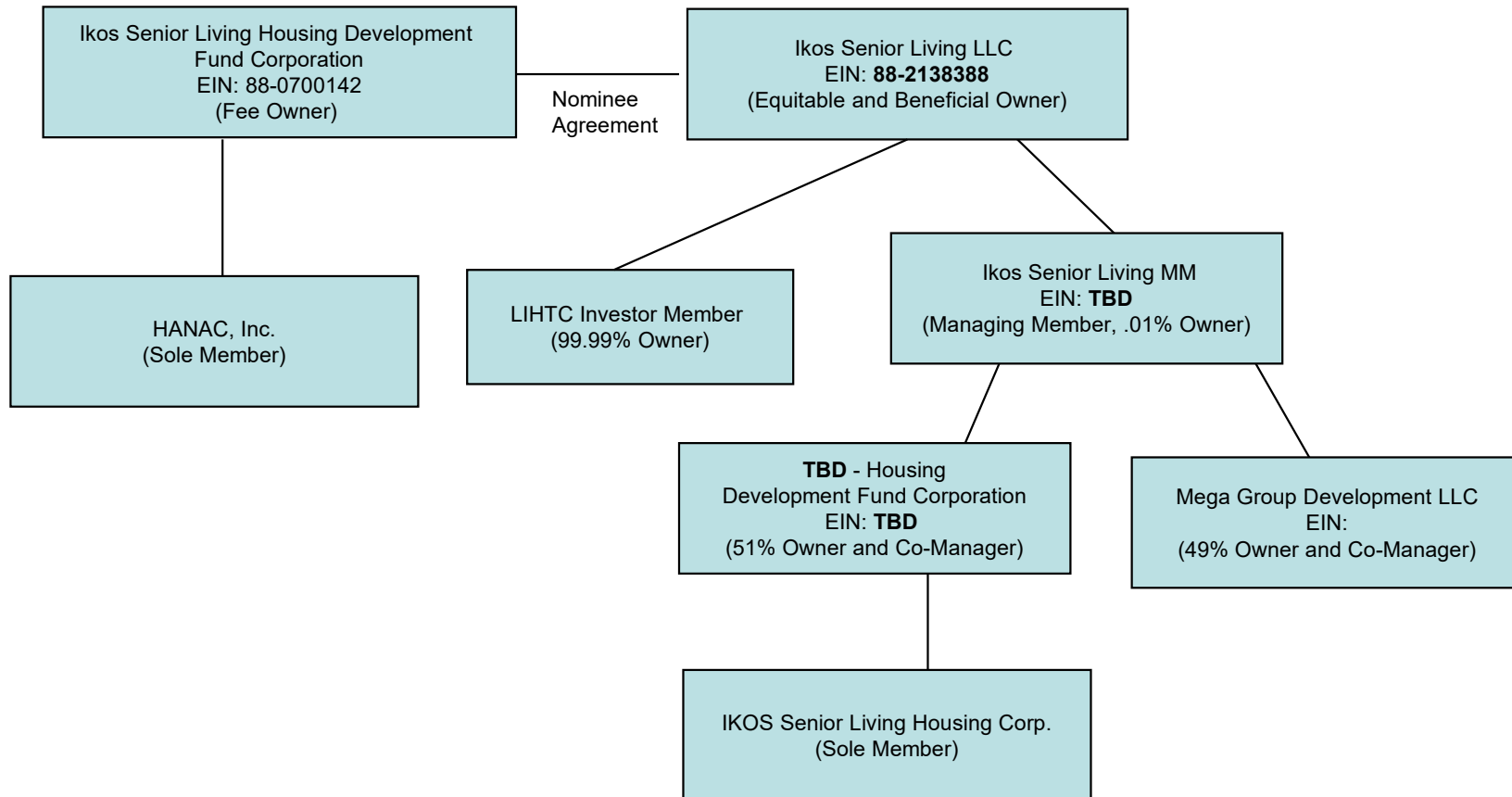
Share Value	Number Of Shares	Value Per Share

ATTACHMENT E
REQUESTOR ORG CHART

32-11 31st Street, Queens, New York
Organizational Chart - at Acquisition and Predevelopment Loan Closing



32-11 31st Street, Queens, New York
Organizational Chart - at Construction and Perm Closing



ATTACHMENT F
PROOF OF SITE ACCESS



Department of Transportation

Ydanis Rodriguez, Commissioner

May 8, 2025

Ikos Senior Living LLC
c/o Mega Contracting Group
Attn: Alexa Mendel
48-02 25th Avenue, Suite 400
Astoria, New York 11103
AMendel@megagroup.nyc

**RE: Property Access and Authorization – NYS Brownfield Cleanup Program
Ikos Senior Living, 32-11 31st Street, Queens, NY**

Dear Sir or Madam:

The City of New York, acting by and through its Department of Transportation (hereinafter referred to as the "Owner") owns the property located at Section 4, Block 611, Lot 25; 32-11 31st Street, Queens, NY ("Property"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals and their contractors, subcontractors, employees and agents that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities on the Property under the BCP required under and pursuant to an Access Agreement executed by the Owner and Ikos Senior Living, LLC on May 2, 2024 and a similar Access Agreement that will be executed by the same parties in the future covering Authorized Applicant(s)/Requestor's obligations under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property for the benefit of NYSDEC, subject to a separate agreement between the Owner and NYSDEC.

Sincerely,

A handwritten signature in black ink, which appears to read "Michael Marsico", is written over a horizontal line.

Michael Marsico

Assistant Commissioner of Parking, Planning and Analysis

NYC Department of Transportation
Division of Traffic Operations

34-02 Queens Boulevard, 2nd Floor, Long Island City, NY 11101
T: 212.839.3350 F: 212.839.1906
nyc.gov/dot



EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

Ikos Senior Living, 32-11 31st Street, Queens, NY

- Ikos Senior Living LLC

ATTACHMENT G
DOCUMENT REPOSITORY CONFIRMATION LETTERS



440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

Ms. Florence Koulouris
District Manager
Queens Community Board 1
LL Suite 1025
Astoria, NY 11105
Phone: (718) 626-1021
Email: qn01@cb.nyc.gov

2.6.2025

Re: Document Repository for 32-11 31st Street, Astoria, NY

Dear Ms. Koulouris:

AKRF, Inc. (AKRF) is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Ikos Senior Living LLC for the project site located at 32-11 31st Street, Astoria, NY (Block 611, Lot 25). As required by NYSDEC, Queens Community Board 1 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Please confirm if you would prefer to receive hard copies or electronic copies (CDs) of the documents:

☒ Hard copy ☒ Electronic (CD)

Ms. Florence Koulouris
Name

District Manager
Title

Signature



440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

Ms. Judith Todman
Manager, Central Library
Unique Services
89-11 Merrick Boulevard
Jamaica, NY 11432
Phone: (718) 990-8633

2.13.2025

Re: Document Repository for 32-11 31st Street, Astoria, NY

Dear Ms. Todman:

AKRF, Inc. (AKRF) is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Ikos Senior Living LLC for the project site located at 32-11 31st Street, Astoria, NY (Block 611, Lot 25). As required by NYSDEC, a local public library branch will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Please confirm if you would prefer to receive hard copies or electronic copies (CDs) of the documents:

____ Hard copy ☒ Electronic (CD)

Judith Todman

Manager

Judith Todman

Name

Title

Signature

ATTACHMENT H
FEE WAIVER REQUEST



April 25, 2025

New York State Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

**Re: Request for BCP Application Program Fee Waiver
Ikos Senior Living
32-11 31st Street, Queens, NY**

This letter supports Ikos Senior Living's (the "Requester") request for a waiver from the \$50,000 program fee for its Brownfield Cleanup Program (BCP) Application for the above referenced BCP project, located at 32-11 31st Street in Queens on Block 6011, Lot 25, Queens, New York 11106 (the "Site").

As provided in proposed 6 NYCRR § 375-3.5(g) and current Department policy, an applicant is eligible for a program fee waiver if the applicant and Department agree to a provision in the Brownfield Cleanup Agreement (BCA) which states that the applicant will develop the brownfield site with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants' household annual income.

Here, the Site will include construction a 100% affordable building comprised of a 13-story mixed-used residential building along 31st Street with approximately 167 senior residential units that are 100% affordable; and a three-story community facility building on the Site's 32nd Street frontage. The community facility building would be connected to the residential building on the first floor. In addition, approximately 30% of the residential units will be reserved for formerly homeless seniors. The community facility building will provide a variety of social service programming including workforce development, English literacy, and technological literacy classes.

Accordingly, to confirm these affordable requirements for the project at the Site, the Requester hereby agrees to include a provision in the BCA indicating the dedication of 100% of the residential rental or home ownership units in an affordable housing project.

Sincerely,
Emanuel Kokinakis
Member of Ikos Senior Living LLC

A handwritten signature in black ink, appearing to read "Emanuel Kokinakis", is written over a horizontal line.