

BROWNFIELD CLEANUP PROGRAM APPLICATION

Site Name: 39-36 28th Street
Site Address: 39-36 28th Street
Queens, New York 11101
Tax Parcel Info: Block: 397, Lot:31
BCP #: C241293
Date of Submission: June 2, 2025

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

Prepared for:
403739 Holding LLC
72 Tompkins Circle
Staten Island, New York 10301

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SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (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: 39-36 28th Street

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C241293

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **39-36 28th Street**

ADDRESS/LOCATION **39-36 28th Street**

CITY/TOWN **Queens**

ZIP CODE **11101**

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

COUNTY **Queens**

SITE SIZE (ACRES) **0.126**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40		45	11.15	73	56	10.71

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
39-36 28th Street		397	31	0.126

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
☒	☐

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

☒	☐
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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%

☐	☒
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4. Is the project located within a disadvantaged community?

See application instructions for additional information.

☒	☐
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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.

☐	☒
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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:

☐	☒
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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?		☐	☒
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.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
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: _____		☐	☒
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
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?		☒	☐
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.		☐	☒
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒
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?		☐	☒
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

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? | ☐ | ☒ |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | ☐ | ☒ |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | ☐ | ☒ |
| 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? | ☒ | ☐ |

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>M1-2/R5B</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☒		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☒ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER 403739 Holding LLC		
CONTACT NAME Wei Ma		
ADDRESS 72 Tompkins Circle		
CITY Staten Island	STATE NY	ZIP CODE 10301
PHONE (646)416-2306	EMAIL estimating@hwconstructionllc.com	
OWNERSHIP START DATE March 12, 2025		
CURRENT OPERATOR Vacant		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

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	☐	☐	☐
Chlorinated Solvents	☐	☒	☒
Other VOCs	☐	☒	☒
SVOCs	☒	☒	☐
Metals	☒	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*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):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Residential

SECTION VII: Requestor Information					
NAME 403739 Holding LLC					
ADDRESS 72 Tompkins Circle					
CITY/TOWN Staten Island			STATE NY	ZIP CODE 10301	
PHONE (646) 416-2306		EMAIL estimating@hwconstructionllc.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
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?				☒	☐
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 ☐				☒	☐
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.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Wei Ma			
ADDRESS 72 Tompkins Circle			
CITY Staten Island		STATE NY	ZIP CODE 10301
PHONE	EMAIL		
REQUESTOR'S CONSULTANT (CONTACT NAME) Ezgi Karayel			
COMPANY Vektor Consultants			
ADDRESS 37 West 37th Street, 6th Floor			
CITY New York		STATE NY	ZIP CODE 10018
PHONE (347) 871-0750	EMAIL ezgi@vektorconsultants.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.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?	☐	☒
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	☒	☐

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

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.	☐	☒
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: _____	☐	☒
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: _____	☐	☒
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. N/A ☒	☐	☐
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: _____	☐	☒
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.	☐	☒

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 CEO (title) of 403739 Holdings 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: 06/02/2025

Signature: 

Digitally signed by Wei Ma
Date: 2025.06.02 15:15:09 -04'00'

Print Name: Wei Ma

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

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Please respond to the questions below and provide additional information and/or documentation as required. 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(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

ATTACHMENT A**SECTION I. PROPERTY INFORMATION****PROPERTY DESCRIPTION NARRATIVE****Location:**

The Site is located at 39-36 28th Street in Long Island City neighborhood of Queens, New York. It is located on the west side of 28th Street between 40th Avenue to the south and 39th Avenue to the north. The Site is legally identified as Block 397 and Lot 31 on the New York City Tax Map. The municipality of the Site is New York City.

The Site is bound to the north by a three-story residential building (39-34 28th Street), followed by multi-family and single family residences; to the south by a six-story residential apartment building (27-09 40th Avenue), followed by 40th Avenue, with a commercial/retail building beyond; to the east by 28th Avenue, followed by the Growing up Green Charter School (39-42 40th Street), with St. Patrick's Church to the southeast; and to the west by a two-story family residence (39-39 27th Street) and a 9-story hotel building (39-35 27th Street), followed by 27th Street, with a church beyond.

The Site is not located in an En-Zone, but it is located within a Disadvantage Area Community (DAC).

Figure 1 provides the site location map.

Figure 2 provides the site plan.

Figure 3 provides surrounding land usage along with adjacent property owner information.

Figure 4 provides a copy of the tax map.

Figure 5 provides the disadvantaged community overlay.

A copy of the site survey is also included in this Attachment A.

Site Features:

The Site is approximately 0.126 acres and is currently improved with a three-story multi-family residence with a basement (approximately 3,120 square feet) and two 1-story detached garages (approximately 500 and 700 square feet). The residence occupies the northeast portion of the Site, and the garages occupy the southwest and south-central portions of the property. The garages are accessible via a concrete-paved driveway which runs along the south side of the residence, leading from 28th Street. The area between garages is also concrete-paved. The remainder of the Site consists of lawn/landscaped yard areas.

Current Zoning and Land Use:

According to the New York City Planning, the current zoning of the Site is M1-2/R5B and Special Long Island City Mixed Use. M1-2 is a district with multi-story lofts and one- or two-story warehouses characterized by loadings bays and include light industrial uses. Offices, hotels and most retail uses are also permitted. Community facilities are allowed by special permit. Residential district R5B is a contextual district that allows detached and semi-detached buildings with 3-story rowhouses and reflects the district's height and setback, front yard and curb cut regulations within a variety of housing at a higher density producing 3- to 4-story attached houses and small apartment houses with a height limit of 40 feet. The proposed development of the Site is consistent with the current zoning.

Past Uses of the Site:

The Site appears to be developed with at least one structure by 1897. The earliest available Sanborn map dated 1898 depicts the Site as two adjacent tax lots (Lots 31 and 32). The northern lot (Lot 31) was developed with a 3-story dwelling occupying the eastern half of the tax parcel. The southern lot (Lot 32) was undeveloped. Sometime between 1915 and 1936, the two tax lots were merged into one lot, and appears to have been developed as the current layout including the two 1-story garages in the southwest and south-central portions of the Site. The Site remains unchanged until Present. Available city directory listings included private residents from 1934 through 2020. The on-site structures are currently vacant. They were vacated on March 12, 2025, upon acquisition of the property by the Applicant. A possible source of contamination is not identified during the review of past uses of the Site.

Site Geology and Hydrogeology:

Based on a subsurface investigation conducted at the Site by Brussee Environmental, Corp. (BEC) in January 2025, historic fill material consisting of brick and concrete was encountered down to 2 feet below grade surface, underlain by coarse dark brown sand with gravel. Bedrock was not encountered during the investigation.

According to the same report, the depth to water is approximately 37-38 feet below grade surface with an anticipated groundwater flow to the west.

ENVIRONMENTAL ASSESSMENT

Based on the investigation results provided, the primary contaminants of concern include chlorinated VOCs (CVOCs), SVOCs and metals in soil, CVOCs and SVOCs in groundwater, and CVOCs in soil vapor.

Soil

One chlorinated VOC, tetrachloroethene (max. of 4 ppm) was identified above its respective Part 375 Unrestricted Use SCO (UUSCO) of 1.3 ppm and Protection of Groundwater SCO (PGWSCO) of 1.3 ppm in two shallow soil samples. Tetrachloroethene was also identified in groundwater and soil vapor samples collected at the Site as described below.

Six SVOCs, consisting of polycyclic hydrocarbons (PAHs), were detected in three shallow soil samples at concentrations above their respective Part 375 Restricted Residential Use SCOs (RRSCOs) and four PAHs exceeded their respective Part 375 PGWSCOs.

- Benzo(a)anthracene (max. of 5.4 ppm) exceeded its respective RRSCO of 1 ppm and PGWSCO of 1 ppm in three soil samples.
- Benzo(a)pyrene (max. of 4.9 ppm) exceeded its respective RRSCO of 1 ppm in three soil samples.
- Benzo(b)fluoranthene (max. of 5.9 ppm) exceeded its respective RRSCO of 1 ppm and PGWSCO of 1.7 ppm in three soil samples.
- Benzo(k)fluoranthene (max. of 1.8 ppm) slightly exceeded its respective PGWSCO of 1.7 ppm in one soil sample.
- Chrysene (max. of 4.7 ppm) exceeded its respective RRSCO of 3.9 ppm in one soil sample, and PGWSCO of 1 ppm in three soil samples.
- Dibenzo(a,h)anthracene (max. of 0.64 ppm) exceeded its respective RRSCO of 0.33 ppm in one soil sample.
- Indeno(1,2,3-cd)pyrene (max. of 2.9 ppm) exceeded its respective RRSCO of 0.5 ppm in three soil samples.

Two metals, lead and mercury, were detected in all six soil samples. Lead (max. of 624 ppm) exceeded its respective RRSCO of 400 ppm and PGWSCO of 450 ppm in three soil samples. Mercury (max. of 4.74 ppm) exceeded its respective RRSCO of 0.81 ppm in three soil samples. and its respective PGWSCO of 0.73 ppm in four soil samples.

Based on the available subsurface investigation results, SVOC contamination appears to be present in the western half of the Site and metal contamination appears to be widespread throughout the Site in the shallow soil.

Groundwater

Four VOCs were detected above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standard (AWQS). Of these, acetone (max. of 82 ppb) exceeded its respective AWQS of 50 ppb, chloroform (max. of 9.9 ppb) exceeded its respective standard of 7 ppb, chloromethane (max. of 8.1 ppb) exceeded its respective AWQS of 5 ppb, and tetrachloroethene (max. of 18 ppb) exceeded its respective AWQS of 5 ppb. Tetrachloroethene was detected in both groundwater samples.

Six SVOCs were detected in groundwater above their AWQS primarily in the northwestern portion of the Site. Of these, benzo(a)anthracene (max. of 0.07 ppb) exceeded its respective AWQS of 0.002 ppb, benzo(b) fluoranthene (max. of 0.05 ppb) exceeded its respective AWQS of 0.002 ppb, benzo(k)fluoranthene (max. of 0.04 ppb) exceeded its respective AWQS of 0.002 ppb, chrysene (max. of 0.09 ppb) exceeded its respective AWQS of 0.002 ppb, nitrobenzene (max. of 0.41 ppb) exceeded its respective AWQS of 0.004 ppb, and phenol (max. of 7.6 ppb) exceeded its respective AWQS of 1 ppb.

Although only two monitoring wells were viable at the time sampling, there appears to be groundwater contamination across the Site since MW-1 was located in the southern portion and MW-2 was located in the central north portion.

Soil Vapor

Total VOC concentrations in the soil vapor samples ranged from 22.42 micrograms per cubic meter (ug/m^3) in SV-4 to 4,183 ug/m^3 in SV-2. Chlorinated VOCs, PCE and TCE, were detected at elevated concentrations up to 4,110 ug/m^3 and 53.7 ug/m^3 , respectively. Additional VOCs detected in soil vapor included acetone (max 30.6 ug/m^3), chloroform (max 10.7 ug/m^3), chloromethane (max 6.87 ug/m^3), ethanol (max 11.6 ug/m^3), m,p-xylene (max 6.12 ug/m^3), and toluene (max 6.29 ug/m^3).

Based on the results, and locations of samples collected, there appears to be a site-wide soil vapor concern.



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Legend:
 Site Boundary

Notes:
1. Base map provided by NYC Planning Zoning and Land Use Map - Aerial Image

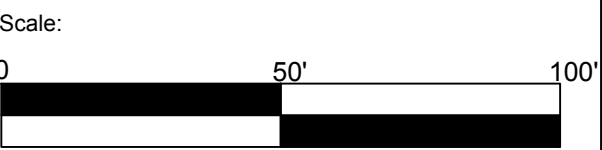
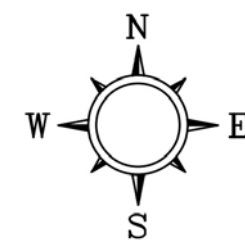


Figure No.	2
Figure Name:	SITE PLAN
Report:	BCP APPLICATION
Date:	4/15/2025
Drawn By:	EK
Site Address:	39-36 28TH STREET QUEENS, NY



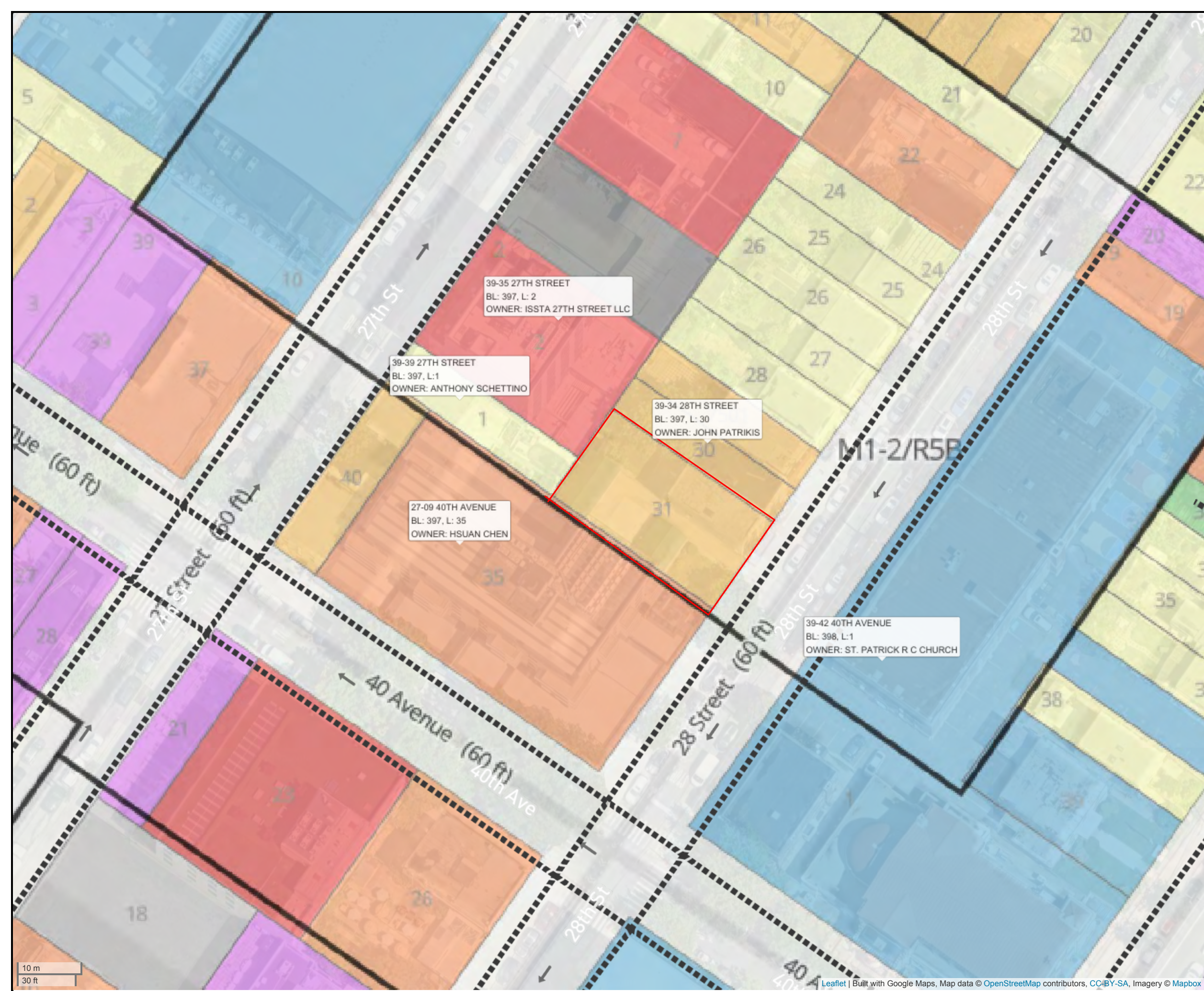
Legend

- Site Boundary
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial
- Buildings Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Notes:
1. Base map provided by Google and overlaid with NYC Planning Zoning and Land Use Map

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Figure No:	3
Figure Name:	SURROUNDING LAND USE
Report Name:	BCP APPLICATION
Site Name:	39-36 28TH STREET
Site Address:	39-36 28TH STREET QUEENS, NY



10 m
30 ft



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Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Approximate Site Location

Base Map provided by NYC Department of Finance- NYC Digital Tax Map (2023)

Scale:
0 5 10 20 30 40 Feet

Figure No. 4

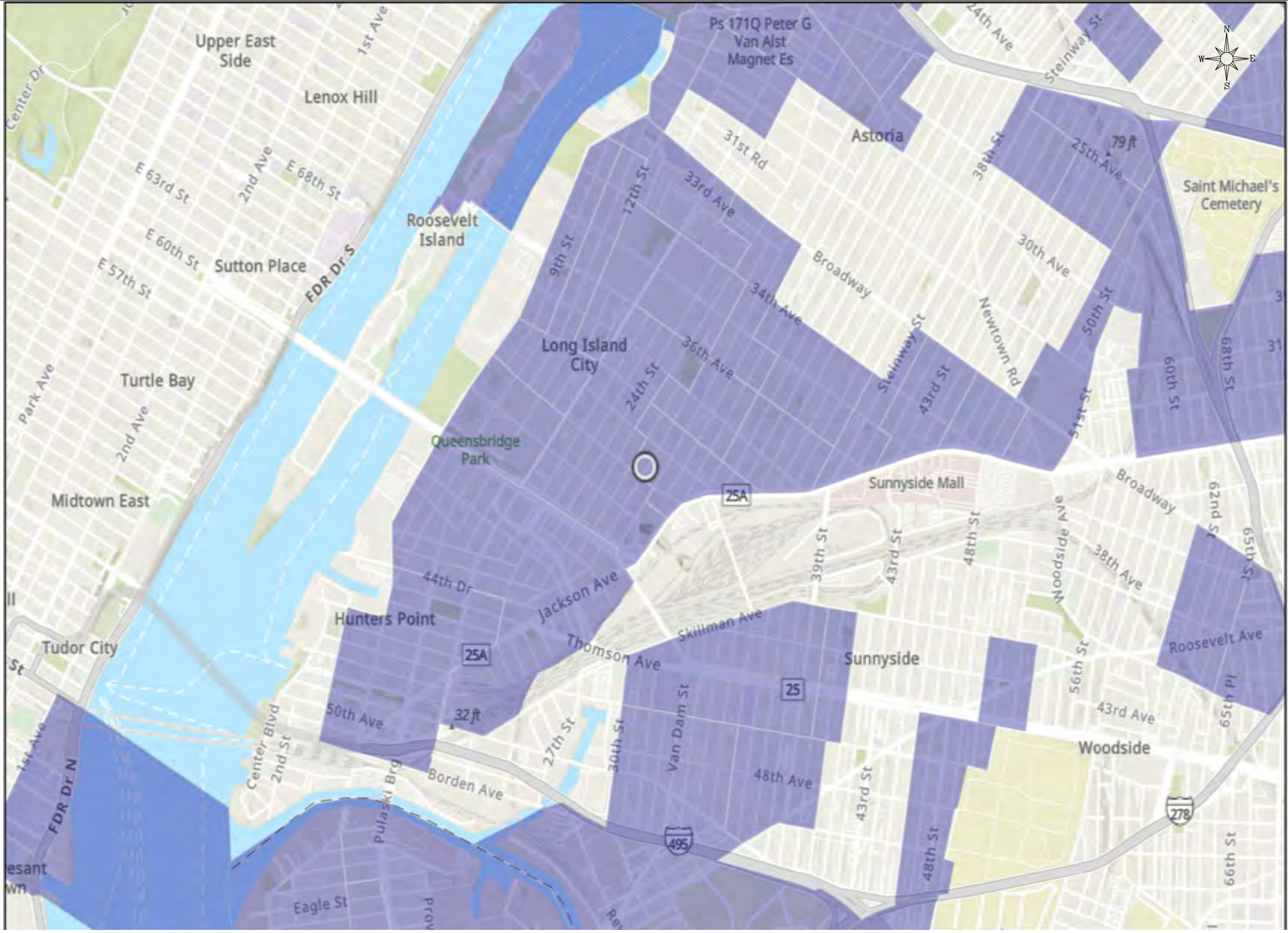
Figure Name: TAX MAP

Report: BCP APPLICATION

Date: 4/10/2025

Drawn By: CB

Site Address: 39-36 28TH STREET
QUEENS, NY



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- Legend:
- Approximate Site Location
 - NYS Disadvantaged Communities (DAC)

Figure No.	5
Figure Name:	DISADVANTAGED COMMUNITY MAP
Report:	BCP APPLICATION
Date:	4/10/2025
Drawn By:	CB
Site Address:	39-36 28TH STREET QUEENS, NY

ATTACHMENT B**SECTION II. PROJECT DESCRIPTION****POST-REMEDIATION USE AND PROJECT SCHEDULE**

The purpose of the project is Site remediation to facilitate construction of a new building and to protect human health and the environment.

Foundation and redevelopment plans are still in the early stages. However, the preliminary plans include demolition of the existing on-site structures and construction of a new 6-story mixed residential and commercial use building. The new building will include studio space and recreational uses in cellar, retail space on the ground floor, office space on the second floor, and a total of 13 residential apartments between the third and sixth floors. The proposed building will cover the entire footprint of the Site.

A Remedial Investigation Work Plan (RIWP) will be submitted after this application in April 2025. The remedial investigation (RI) is expected to be completed on the Site shortly after the approval of the RIWP by July and early August 2025. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be completed approximately four weeks after the RI (August 2025). Site preparation activities, including demolition, are expected to commence in late 2025. Completion of the remedy is anticipated in June 2026. The Certificate of Completion is anticipated to be obtained by November 2026. A tentative schedule is provided below:



Scope	Preliminary Schedule
BCP Application and Submission	April 2025
RIWP and CPP Submission	April 2025
DEC Review of BCP Application	April - May 2025
Address DEC Comments to BCP Application	May 2025
DEC & DOH Review of RIWP	May - June 2025
Public Comment Period for BCP Application	May - June 2025
Address DEC Comments to RIWP	June 2025
Public Comment Period for RIWP	June - July 2025
BCA	June 2025
Implementation of RIWP	July - August 2025
RIR Submission	August 2025
RAWP Submission	August 2025
DEC & DOH Review of RIR and RAWP	August - September 2025
Public Comment Period for RAWP	September - October 2025
RAWP Approval and Decision Document	October- November 2025
Implementation of RAWP	December 2025 - June 2026
SMP Submission	June 2026
FER Submission	July 2026
COC	September - November 2026

GREEN AND SUSTAINABLE REMEDIATION

A remedial design program will be implemented to provide the details necessary for the investigation, construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31, including:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;

- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedial program with the end use where possible and encouraging green and sustainable re-development; and
- Incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, any future on-site buildings, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and nonrenewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and documented in final reports, including a comparison to the goals established during the remedial program.

Additionally, the remedial program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

ATTACHMENT C**SECTION IV. LAND USE FACTORS****ZONING AND CURRENT USE**

The current zoning of the Site is M1-2/R5B within Special Long Island City Mixed Use District, which allows for light industrial, commercial, and residential uses.

Currently, the Site is improved with an approximately 3, 120 square-foot three-story multi-family residence with a basement, and two 1-story detached garages (approximately 500 and 700 square feet). The three-story residence consists of three apartment units. The on-site structures are currently vacant. They were vacated on March 12, 2025, upon acquisition of the property by the Applicant. The Site is bound to the north by a three-story residential building (39-34 28th Street); to the south by a six-story residential apartment building (27-09 40th Avenue); to the east by 28th Avenue, followed by a Charter School (39-42 40th Street); and to the west by a two-story family residence (39-39 27th Street) and a 9-story hotel building (39-35 27th Street).

The south adjacent property at 27-09 40th Avenue is currently enrolled in the NYSDEC BCP (Site #C241241). Based on the available records, this property was historically utilized as an auto repair facility and a dry-cleaning facility. The NYSDEC and NYSDOH has determined that this property poses a significant threat to public health or the environment due to presence of CVOs, specifically tetrachloroethene, in soil, groundwater, and soil vapor. Because no other uses than residential were identified for the Site, the south adjacent property's historical uses and potential off-site disposal of chemicals could have contributed the source material at the Site.

ANTICIPATED USE

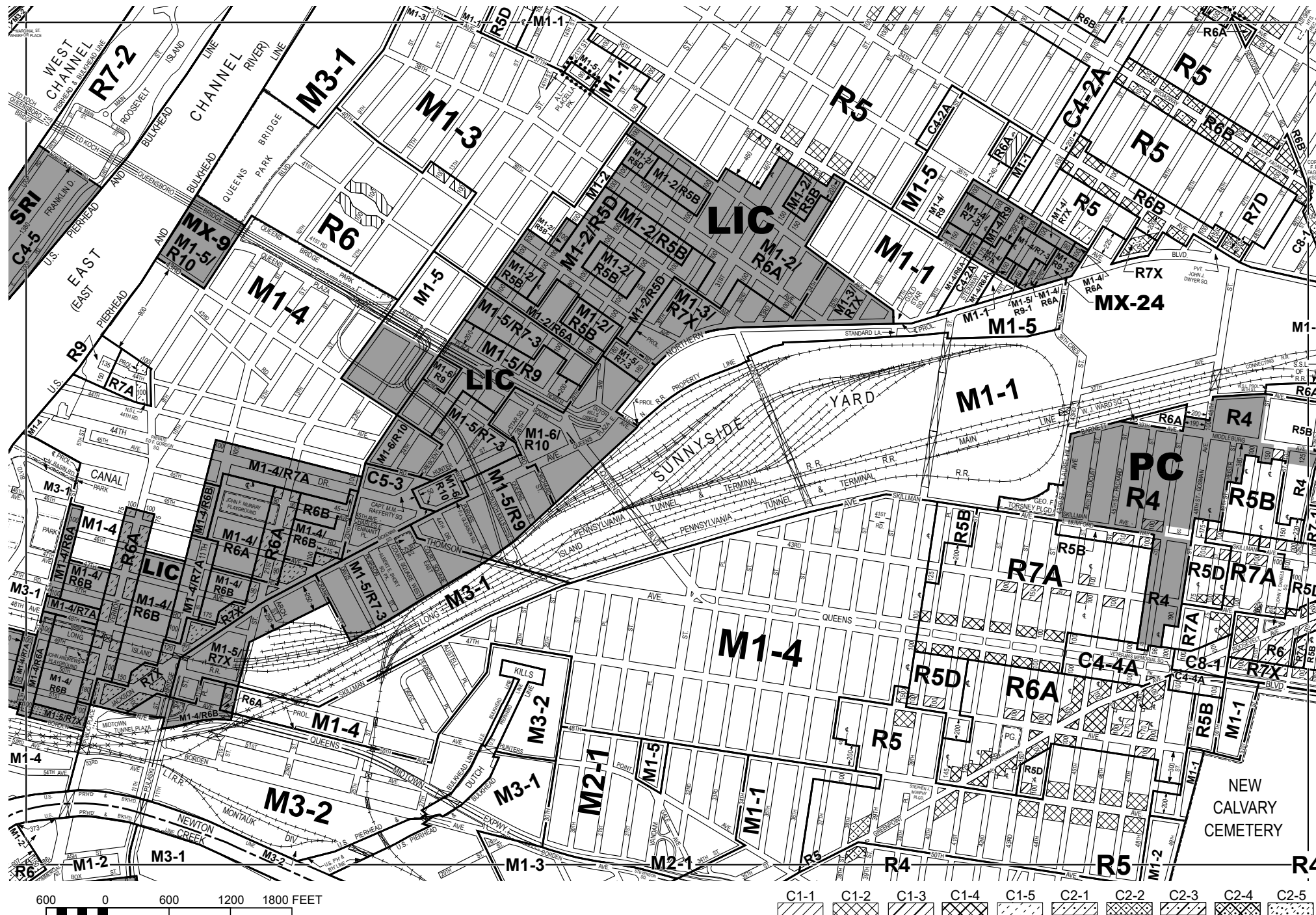
Post-remedial anticipated use is mixed residential and commercial with community facility and retail uses. A new 6-story building with a cellar is planned to be developed.

COMPLIANCE WITH ZONING LAWS, RECENT DEVELOPMENT, AND COMMUNITY MASTER PLANS

The proposed development as mixed residential and commercial use is consistent with the Site's current zoning.

The Site is located within the Special Long Island City Mixed Use District. The proposed use is consistent with local plans to encourage development and expansion, at varying densities, of the longstanding mix of residential, commercial, industrial and cultural uses.

A copy of the zoning map is provided in Attachment C.



THE NEW YORK CITY PLANNING COMMISSION

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

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

03-19-2024 C 230306 ZMQ

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

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

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

MAP KEY

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

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

ZONING MAP 9b

ATTACHMENT D**SECTION V. CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

The Requestor, 403739 Holding LLC, is the current owner.

OWNER & OPERATOR INFORMATION

The current owner of the Site is:
403739 Holding LLC
72 Tompkins Circle
Staten Island, NY 10301

The members of 403739 Holding LLC consist of the following individuals:

Wei Ma, Member, 40%
Wensheng Liu, Member 30%
Jinhang Shen, Member 30%

The Site is currently vacant, and no operator is present.

HISTORICAL OWNERS AND OPERATORS

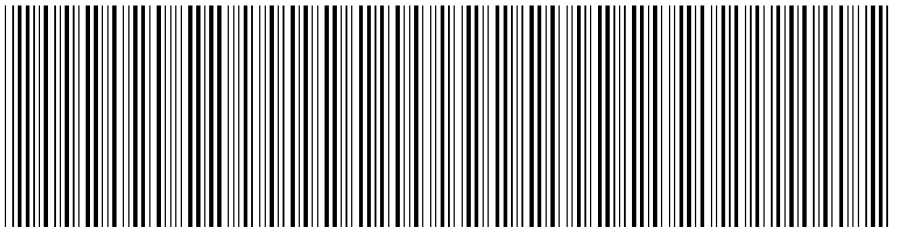
Based on information obtained through the New York City Automated City Register Information System (ACRIS), previous site owners are summarized in the following table:

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
3/12/2025	403739 Holding LLC	Applicant	72 Tompkins Circle Staten Island, NY 10301
2/2/2025	7CC LLC	None	200-07 36 th Avenue Bayside, NY
7/10/2001	Daniel Cavallo (Trustee)	None	11 Whitney Circle Glen Cove, NY
	Christine Rossano (Trustee)	None	8 Sheridan Street Valley Stream, NY
7/17/2001	Theresa Cavallo	None	39-36 28th Street Long Island City, NY
6/20/2001	Thomas Cavallo	None	14 Century Road Flemington, NJ
6/5/2001	Susan Dibiase	None	200-0 7 36 th Avenue Bayside, NY
11/13/1984	Daniel Cavallo	None	No information available
	Stephen Cavallo	None	
	Theresa Cavallo	None	
	Grace Di Biase	None	
4/26/1971	Ronzo Cavello	None	No information available
	Mary Cavello	None	

The recorded deed documenting ownership of the Site by the Requestor is included in Attachment D. None of the identified previous owners have any relationship to the current Site owner/applicant. Current addresses and telephone numbers for previous owners are unknown.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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



2025031400517001001EE8E5

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2025031400517001

Document Date: 03-12-2025

Preparation Date: 03-14-2025

Document Type: DEED

Document Page Count: 3

PRESENTER:

FRANKLIN LAND SERVICES, INC.
38-08 UNION STREET, SUITE 12B
FLUSHING, NY 11354
718-661-3838
ORDERS@TITLESERVICEGROUP.COM Q-15694

RETURN TO:

CHIA-YIN LOIS HWANG, ESQ.
37-12 PRINCE STREET, SUITE 12C
FLUSHING, NY 11354

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	397	31	Entire Lot	39-36 28 STREET

Property Type: DWELLING ONLY - 3 FAMILY

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

7CC, LLC
200-07 36TH AVENUE
BAYSIDE, NY 11361

GRANTEE/BUYER:

403739 HOLDING LLC
72 TOMPKINS CIRCLE
STATEN ISLAND, NY 10301

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 41,610.00

NYS Real Estate Transfer Tax:

\$11,680.00 + \$36,500.00 = \$ 48,180.00

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

CITY OF NEW YORK

Recorded/Filed 03-19-2025 09:41

City Register File No.(CRFN):

2025000075476



Colette N. Chia-Jacquar

City Register Official Signature

24-FRQ-015694

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation

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

Deed made of March 12, 2025
THIS INDENTURE, made as of the 5th day of FEBRUARY, 2025

2
BETWEEN

7CC, LLC, a New York limited liability company having an address at 200-07 36th Avenue, Bayside, New York 11361, party of the first part,

AND

403739 Holding LLC, a New York limited liability company having an address at 72 Tompkins Circle, Staten Island, New York 10301, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

See attached Schedule A

Premises known as: **39-36 28th Street, Long Island City, New York 11101. County of Queens. Section 3, Block 397, Lot 31.**

Being and intended to be the same premises described in deed from Susan DiBiase and Elvira Francischelli, as joint tenants with right of survivorship, as to an undivided one-quarter (1/4) interest; Thomas Cavallo, as Trustee of the "Cavallo Premises Trust", dated January 11th, 2001, as to an undivided one-quarter (1/4) interest; Susan DiBiase, as Trustee of the "Theresa Cavallo Revocable Trust", dated July 17th, 2001, as to an undivided (1/4) interest; Christine Rossano and Daniel Cavallo, as Trustees of the "Daniel J. and Theresa A. Cavallo Premises Trust", dated July 10th, 2001, as to an undivided one-quarter (1/4) interest, dated February 2, 2015, and recorded on April 30, 2015, in the Office of the New York City Register, Queens County, in CRFN 2015000145804.

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

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

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

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

IN PRESENCE OF:

**7CC, LLC,
a New York limited liability company**

By: 

Name: **Susan DiBiase a/k/a Susan Bolger**
Title: **Managing Member**

Schedule A
LEGAL DESCRIPTION

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

BEGINNING at a point on the northwesterly side of 28th Street, distant 100.13 feet northeasterly from the corner formed by the intersection of the northwesterly side of 28th Street with the northeasterly side of 40th Avenue;

RUNNING THENCE northwesterly parallel with 40th Avenue, 100.10 feet;

THENCE northeasterly parallel with 28th Street, 54.98 feet;

THENCE southeasterly parallel with 40th Avenue and part of the distance through a party wall, 100.10 feet to the northwesterly side of 28th Street;

THENCE southwesterly along the northwesterly side of 28th Street, 54.98 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

SAID PREMISES being known as 39-36 28th Street, Long Island City, NY 11101.

Block:397

Lot: 31

FOR CONVEYANCE ONLY:

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

USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK
STATE ONLY:

State of New York,
County of New York) ss.:
On the 29 of JANUARY 2025
before me, the undersigned, personally appeared Susan DiBise
personally known to me or proved to me on the basis of satisfactory
evidence to be the individual(s) whose name(s) is (are) subscribed
to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ies), and that by
his/her/their signature(s) on the instrument, the individual(s), or the
person upon behalf of which the individual(s) acted, executed the
instrument.

Farrah Collado
Notary Public, State of New York
Reg. No. 01CO0029579
Qualified in Bronx County
Commission Expires 10/04/2028

NOTARY PUBLIC

ACKNOWLEDGEMENT FORM FOR USE WITHIN NEW YORK
STATE ONLY:

(New York Subscribing Witness Acknowledgement Certificate)
State of New York, County of
) ss.:

On the _____ of _____,
before me, the undersigned, personally appeared
the subscribing witness to the foregoing instrument, with whom I
am personally acquainted, who, being by me duly sworn, did
depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street
number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said
execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto

NOTARY PUBLIC

Bargain and Sale Deed
with Covenant against Grantors Acts

USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK
STATE ONLY:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT FORM FOR USE OUTSIDE NEW YORK
STATE ONLY:

(Out of State or Foreign General Acknowledgement Certificate)
STATE OF _____, COUNTY OF _____) ss.:

(Complete Venue with State, Country, Province or Municipality)
On the _____ of _____, _____ before me, the undersigned,
personally appeared _____ Personally known to me
or proved to me on the basis of satisfactory evidence to be the
individual(s) whose name(s) is (are) subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their capacity(ies), that by his/her/their
signature(s) on the instrument, the individual(s) or the person upon
behalf of which the individual(s) acted, executed the instrument,
and that such individual make such appearance before the
undersigned in the

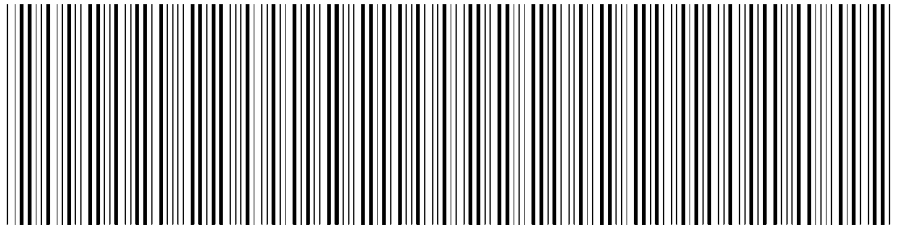
(Insert the city or other political subdivision and the state or
country or other place the acknowledgement was taken).

NOTARY PUBLIC

RECORD & RETURN TO:

LOTS Hwy etc
37-12 Prince Street #12C
Hushy NY 11309

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025031400517001001S2664

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025031400517001
Document Type: DEED

Document Date: 03-12-2025

Preparation Date: 03-14-2025

ASSOCIATED TAX FORM ID: 2025011300473

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
1
1

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 39-36 28 STREET QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 403739 HOLDING LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Seller Name 7CC, LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☒ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 9 / 3 / 2024
 Month Day Year

11. Date of Sale / Transfer 3 / 12 / 2025
 Month Day Year

12. Full Sale Price \$ 2 9 2 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class C 0 16. Total Assessed Value (of all parcels in transfer) 5 7 9 2 6

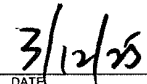
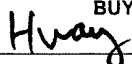
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 397 31

202501130047320103

CERTIFICATION

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

 BUYER SIGNATURE		BUYER		 DATE		BUYER'S ATTORNEY	
72 TOMPKINS CIRCLE				LAST NAME		FIRST NAME	
				 768		1275	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
STATEN ISLAND				768		353 7773	
CITY OR TOWN		STATE		ZIP CODE		SELLER	
		NY		10301		 SELLER SIGNATURE	
						01/28/25 DATE	

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

THREE-FAMILY

State of New York }
County of *Queens* } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
39-36 28 STREET

Street Address Unit/Apt.

QUEENS

Borough

New York,

397

Block

31

Lot

(the "Premises");

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

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

7CC, LLC

Name of Grantor (Type or Print)

Susan Bolger
Signature of Grantor

403739 Holding LLC

Name of Grantee (Type or Print)

Wei Ma
Signature of Grantee

Sworn to before me

this 29 day of JANUARY 20 25

Farrah Collado

Notary Public, State of New York
Reg. No. 01CO0029579
Qualified in Bronx County

Commission Expires 10/04/2028

Sworn to before me

this 12th day of March 20 25

CARMEN WONG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WO6081707
Qualified in Queens County
Commission Expires October 8, 2026

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

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

2025011300473101



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 397 LOT: 31
- (2) Property Address: 39-36 28 STREET, QUEENS, NY 11101
- (3) Owner's Name: 403739 HOLDING LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

Date (mm/dd/yyyy)

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

ATTACHMENT E**SECTION VI. PROPERTY'S ENVIRONMENTAL HISTORY****1. REPORTS**

Environmental reports prepared for the Site include:

- *Phase I Environmental Site Assessment Report* dated September 2024 by Brussee Environmental Corporation (BEC)
- *Subsurface Investigation Report* dated March 14, 2025 by BEC

A summary of the relevant information from the aforementioned reports are provided below:

Phase I Environmental Site Assessment – Brussee Environmental Corp., September 2024

BEC conducted a Phase I Environmental Site Assessment (ESA) on behalf of the Applicant in accordance with ASTM E1527-13.

At the time of the site reconnaissance on September 12, 2024, the Site consisted of one tax parcel that is approximately 5,475-square feet in area and was developed with a three-story multi-family residence, with a basement, and two 1-story detached garages. The residence occupies the northeastern portion of the property that fronts 28th Street. The garages, consisting of a 3-car storage capacity and a 4-car storage capacity, occupy the southwestern portions of the property and are accessible via a concrete-paved driveway from 28th Street, which runs along the south side of the residence. The first and second floor apartments were occupied by residential tenants, while the third-floor unit was vacant.

The Phase I ESA has revealed the following recognized environmental conditions (RECs) in connection with the subject property:

- Information obtained from the regulatory agency database and the New York State Department of Environmental Conservation (NYSDEC) revealed that the southern adjacent property (29-07 40th Avenue) was listed on the Inactive Hazardous Waste Site (SHWS) and Brownfield Cleanup Program (BCP), as well as several other State and local databases. Investigations conducted at this property since 2008 revealed the presence of chlorinated volatile organic compounds (CVOCs) and metals impacted soil. Groundwater and soil vapor were also significantly impacted with CVOCs. A groundwater monitoring well, and a soil vapor sampling point associated with this site were observed in the sidewalk adjacent to the east of the subject property. A review of sampling data from these wells obtained from the NYSDEC (2020) revealed elevated CVOC concentrations in both soil vapor and groundwater samples. The

documented presence of soil vapor and groundwater impacts adjacent to the subject property and the potential soil vapor intrusion risk is considered a REC.

This Phase I ESA revealed the following environmental concerns/Business Environmental Risks (BERs) in connection with the subject property:

- The subject property was listed on the E-Designation database as having an E-HazMat restriction (E-218), which was determined during the Dutch Kills Rezoning and Related Actions completed by the City in October 2008 (CEQR 08DCP021Q). The HazMat E-designation requires the issuance of a Notice to Proceed by the New York City Office of Environmental Remediation (NYCOER) before the property can be redeveloped. The presence of the E-Designation is considered a BER
- Fluorescent light ballasts were observed within some of the inspected portions of the residence, which based on the age of the building, may contain polychlorinated biphenyls (PCBs). BEC recommended that a PCB survey be performed prior to demolition and/or renovation activities.
- Interior paint was in generally good to fair condition, with some areas of chipping or peeling within the basement of the residence. The garage interiors, where painted, fair to poor condition with areas of chipping, peeling and well-worn paint. The building exteriors (residence and garages) were finished with unpainted vinyl siding. The lead content of the paints is unknown; however, given the ages of the buildings, the presence of lead-based paint (LBP) is possible. Since the site improvements are used for residential purposes, lead-based paint is considered an environmental concern. Therefore, BEC recommended that a lead paint survey be conducted prior to any renovation/demolition activities.
- Suspect asbestos-containing acoustic ceiling tile, pipe insulation, and sheetrock/plaster were observed within the residence. The suspect asbestos-containing materials (ACMs) were in good condition at the time of the site inspection. In addition, due to the age of the buildings, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos.

Subsurface Investigation Report – BEC, March 14, 2025

A subsurface investigation was conducted by BEC in January 2025 to address the E-Designation requirements for hazardous materials and the findings of their assessment were provided to the Office of Environmental Remediation (OER). The 2025 investigation consisted of installation of six soil borings, and collection of twelve (12) soil samples, installation of three temporary monitoring wells and collection of two groundwater samples, and installation of five soil vapor points and collection of five soil vapor samples.

Soil samples were analyzed for Part 375 Total Compound List (TCL) volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and Total Analyte List (TAL) metals. One deep soil sample was analyzed for PFAS and 1,4-dioxane. Groundwater samples were analyzed for Part 375 TCL VOCs, and SVOCs. Soil vapor samples were analyzed for VOCs via United States Environmental Protection Agency (USEPA) Method TO-15. The following provides a summary of the findings:

- No visual or olfactory evidence of contamination was encountered within the soil borings performed across the Site.
- Soil sample results were compared to the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Restricted Use Restricted Residential Soil Cleanup Objectives (RRSCOs) by Vektor due to the Site's anticipated residential use. Additionally, Vektor compared the results against the Protection of Groundwater SCOs (PGWSCOs).
 - No VOCs were detected above the RRSCOs in the soil samples collected from the Site. However, tetrachloroethene (max. of 4 ppm) was detected above its respective PGWSCO of 1.3 ppm in two soil samples.
 - SVOCs, consisting of polycyclic hydrocarbons (PAHs), were detected in all six soil samples. Of these, benzo(a)anthracene (max. of 5.4 ppm) exceeded its respective RRSCO of 1 ppm and PGWSCO of 1 ppm in three soil samples, benzo(a)pyrene (max. of 4.9 ppm) exceeded its respective RRSCO of 1 ppm in three soil samples, benzo(b)fluoranthene (max. of 5.9 ppm) exceeded its respective RRSCO of 1 ppm and PGWSCO of 1.7 ppm in three soil samples, benzo(k)fluoranthene (max. of 1.8 ppm) slightly exceeded its respective PGWSCO of 1.7 ppm in one soil sample, chrysene (max. of 4.7 ppm) exceeded its respective RRSCO of 3.9 ppm in one soil sample, and PGWSCO of 1 ppm in three soil samples, dibenzo(a,h)anthracene (max. of 0.64 ppm) exceeded its respective RRSCO of 0.33 ppm in one soil sample, and indeno(1,2,3-cd)pyrene (max. of 2.9 ppm) exceeded its respective RRSCO of 0.5 ppm in three soil samples.
 - Heavy metals, lead and mercury, were detected in several shallow soil samples collected from the Site. Lead (max. of 624 ppm) exceeded its respective RRSCO of 400 ppm and PGWSCO of 450 ppm in three shallow soil samples. Mercury (max. of 4.74) exceeded its respective RRSCO of 0.81 ppm in three shallow soil samples, and its respective PGWSCO of 0.73 ppm in four shallow soil samples.
 - No pesticides were detected above the RRSCOs or PGWSCOs in the soil samples collected from the Site.
 - No PCBs were detected above the RRSCOs or PGWSCOs in the soil samples collected from the Site.

- No PFAS compounds were detected above the RRSCOs or PGWSCOs in the one soil sample analyzed for PFAS.
- Groundwater sample results were compared to the NYSDEC 6NYCRR Part 703.5 Class GA Ambient Water Quality Standard (AWQS).
 - VOCs, acetone (max. of 82 ppb), chloroform (max. of 9.9 ppb), chloromethane (max. of 8.1 ppb), and tetrachloroethene (max. of 18 ppb) exceeded their respective AWQS.
 - SVOCs, benzo(a)anthracene (max. of 0.07 ppb), benzo(b) fluoranthene (max. of 0.05 ppb), benzo(k)fluoranthene (max. of 0.04 ppb), chrysene (max. of 0.09 ppb), nitrobenzene (max. of 0.41 ppb), and phenol (max. of 7.6 ppb) exceeded their respective AWQs.
- Soil vapor results showed presence of petroleum-related and chlorinated VOCs.
 - BTEX concentrations ranging from 0.0 in SV1, SV2 and SV3 to 6.29 µg/m³ in SV4.
 - The chlorinated VOCs trichloroethene (max. of 53.7 µg/m³ in SV2) and tetrachloroethene (max. of 4,110 µg/m³ in SV2), were detected within the soil vapor samples.
 - The petroleum related VOCs xylene (m&p) (max of 6.12 µg/m³ in SV5), and toluene (max of 6.29 µg/m³ in SV4) were detected in soil vapor samples.

The subsurface investigation report is submitted along with the BCP application.

2. SAMPLING DATA

The following tables summarize the exceedances and maximum concentrations of contaminants in each media.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Max. Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Semi-volatiles				
Benzo(a)anthracene	3	5.4	1	0 - 2
Benzo(a)pyrene	3	4.9	1	0 - 2
Benzo(b)fluoranthene	3	5.9	1	0 - 2
Chrysene	1	4.7	3.9	0 - 2
Dibenz(a,h)anthracene	1	0.64	0.33	0 - 2
Indeno(1,2,3-cd)pyrene	3	2.9	0.5	0 - 2
Metals				
Lead	3	624	400	0 - 2
Mercury	3	4.74	0.81	0 - 2

Soil:

Analytes > PGWSCO	Detections > PGWSCO	Max. Detection (ppm)	PGWSCO (ppm)	Depth (ft bgs)
Volatiles				
Tetrachloroethene	2	4	1.3	0 - 2
Semi-volatiles				
Benzo(a)anthracene	3	5.4	1	0 - 2
Benzo(b)fluoranthene	3	5.9	1.7	0 - 2
Benzo(k)fluoranthene	1	1.8	1.7	0 - 2
Chrysene	3	4.7	1	0 - 2
Metals				
Lead	3	624	450	0 - 2
Mercury	4	4.74	0.73	0 - 2

Groundwater:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Volatiles			
Acetone	1	82	50
Chloroform	1	9.9	7
Chloromethane	1	8.1	5
Tetrachloroethene	2	18	5
Semi-volatiles			
Benz(a)anthracene	1	0.07	0.002
Benzo(b)fluoranthene	1	0.05	0.002
Benzo(k)fluoranthene	1	0.04	0.002
Chrysene	1	0.09	0.002
Nitrobenzene	1	0.41	0.004
Phenol	1	7.6	1

Soil Vapor:

Analytes	Total Detections	Max. Detection (ug/m ³)	Type
Acetone	5	30.6	Soil Vapor
Chloroform	3	10.7	Soil Vapor
Chloromethane	1	6.87	Soil Vapor
Ethanol	5	11.6	Soil Vapor
m,p-Xylene	1	6.12	Soil Vapor
Tetrachloroethene	4	4,110	Soil Vapor
Toluene	1	6.29	Soil Vapor
Trichloroethene	4	53.7	Soil Vapor

Summary tables of the soil, groundwater, and soil vapor results are provided as Tables 1 through 3 in Attachment E. Spider maps showing soil and groundwater exceedances, and soil vapor chemistry concentrations are provided in Attachment E.

SB5 (0-2')	
1/9/2025	
SVOCs (ppm)	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.6
Benzo(b)fluoranthene	1.9
Chrysene	1.3
Indeno(1,2,3-cd)pyrene	1
Metals (ppm)	
Copper	93.5
Lead	384
Mercury	0.32
Zinc	442

SB5 (13-15')	
1/9/2025	
No Exceedances	

SB6 (0-2')	
1/9/2025	
VOCs (ppm)	
Tetrachloroethene	4
SVOCs (ppm)	
Benzo(a)anthracene	5.4
Benzo(a)pyrene	4.9
Benzo(b)fluoranthene	5.9
Benzo(k)fluoranthene	1.8
Chrysene	4.7
Dibenz(a,h)anthracene	0.64
Indeno(1,2,3-cd)pyrene	2.9
Metals (ppm)	
Barium	379
Copper	81.8
Lead	467
Mercury	4.74
Zinc	277

SB6 (13-15')	
1/9/2025	
No Exceedances	

SB1 (0-2')	
1/9/2025	
Pesticides (ppm)	
4,4' -DDE	0.007
4,4' -DDT	0.0042
Metals (ppm)	
Lead	116
Mercury	0.52
Zinc	564

SB1 (13-15')	
1/9/2025	
No Exceedances	

SB4 (0-2')	
1/9/2025	
SVOCs (ppm)	
Benzo(a)anthracene	2.7
Benzo(a)pyrene	2.2
Benzo(b)fluoranthene	2.9
Benzo(k)fluoranthene	0.92
Chrysene	2.8
Indeno(1,2,3-cd)pyrene	1.2
Pesticides (ppm)	
4,4' -DDD	0.064
4,4' -DDE	0.018
4,4' -DDT	0.026
a-Chlordane	0.23
PCBs (ppm)	
PCB-1254	0.29
Metals (ppm)	
Copper	198
Lead	624
Mercury	0.75
Zinc	349

SB4 (13-15')	
1/9/2025	
No Exceedances	

SB3 (0-2')	
1/9/2025	
Metals (ppm)	
Copper	71.1
Lead	461
Mercury	1.41
Zinc	150

SB3 (13-15')	
1/9/2025	
No Exceedances	

SB2 (0-2')	
1/9/2025	
VOCs (ppm)	
Tetrachloroethene	1.7
Pesticides (ppm)	
4,4' -DDD	0.0045
4,4' -DDT	0.0055
Metals (ppm)	
Lead	323
Mercury	1.19
Zinc	135

SB2 (2'-4')	
1/9/2025	
Metals (ppm)	
Lead	78.4

SB2 (2'-4') - DUPLICATE	
1/9/2025	
Metals (ppm)	
Lead	75.7

Lot 35

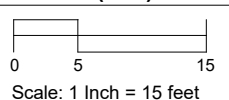
Lot 31

Lot 30

SIDEWALK

28TH STREET

SCALE: (feet)



KEY:

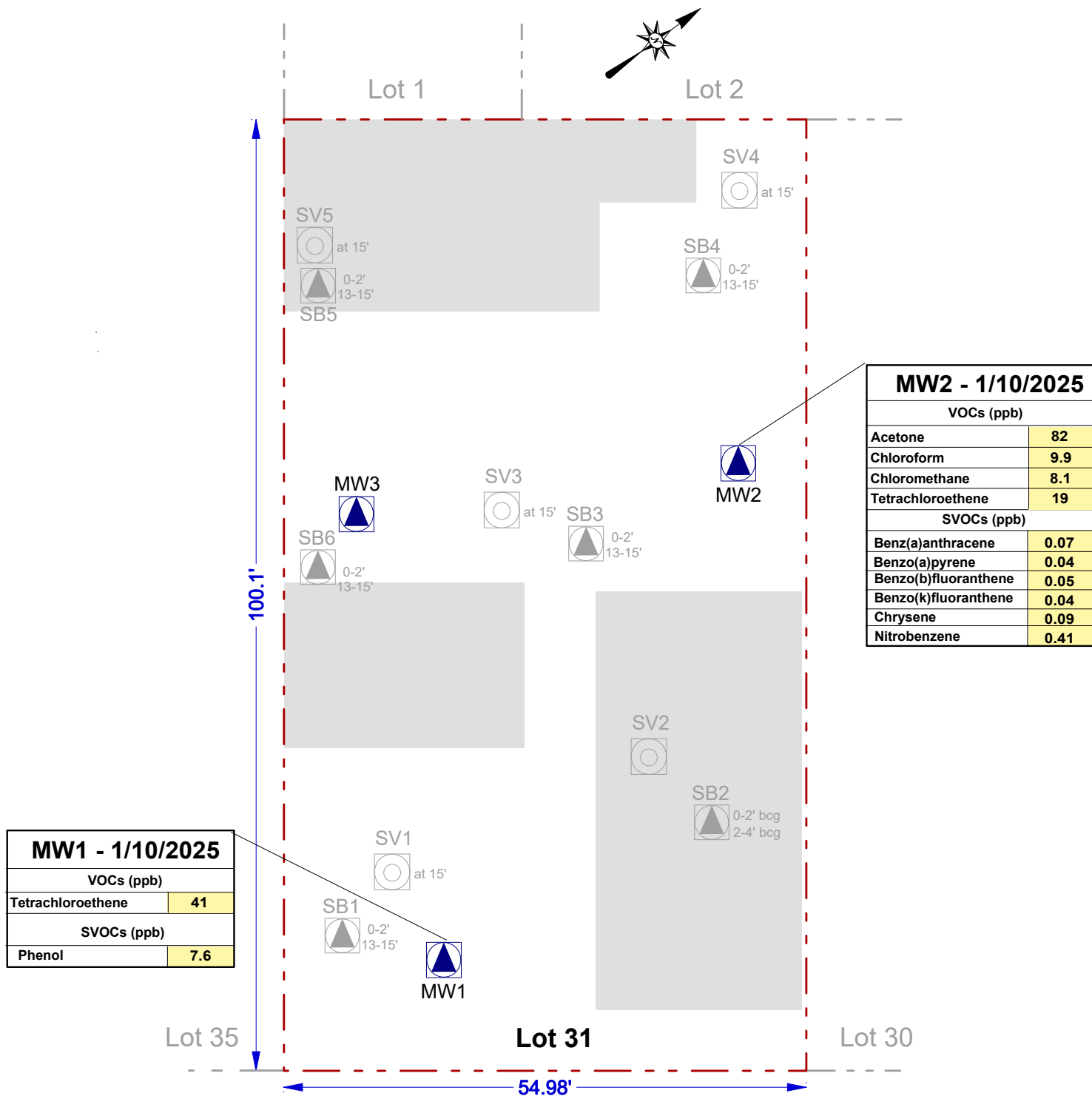
- Property Boundary
- Current Building

- Monitoring Well Location
- Soil Boring Location
- Soil Vapor Sampling Location

- NYSDEC UUSCOs Exceedances
- NYSDEC RRSCOs Exceedances
- NYSDEC PGWSCOs Exceedances

SB2 and SV2 were installed within current building cellar

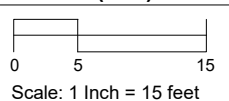
Data tables were revised by Vektor



SIDEWALK

28TH STREET

SCALE: (feet)



KEY:

- Property Boundary
- Current Building
- Exceedance of GW Standards
- Monitoring Well Location
- Soil Boring Location
- Soil Vapor Sampling Location

SB2 and SV2 were installed within current building cellar
 MW3 not sampled on 1/10/25

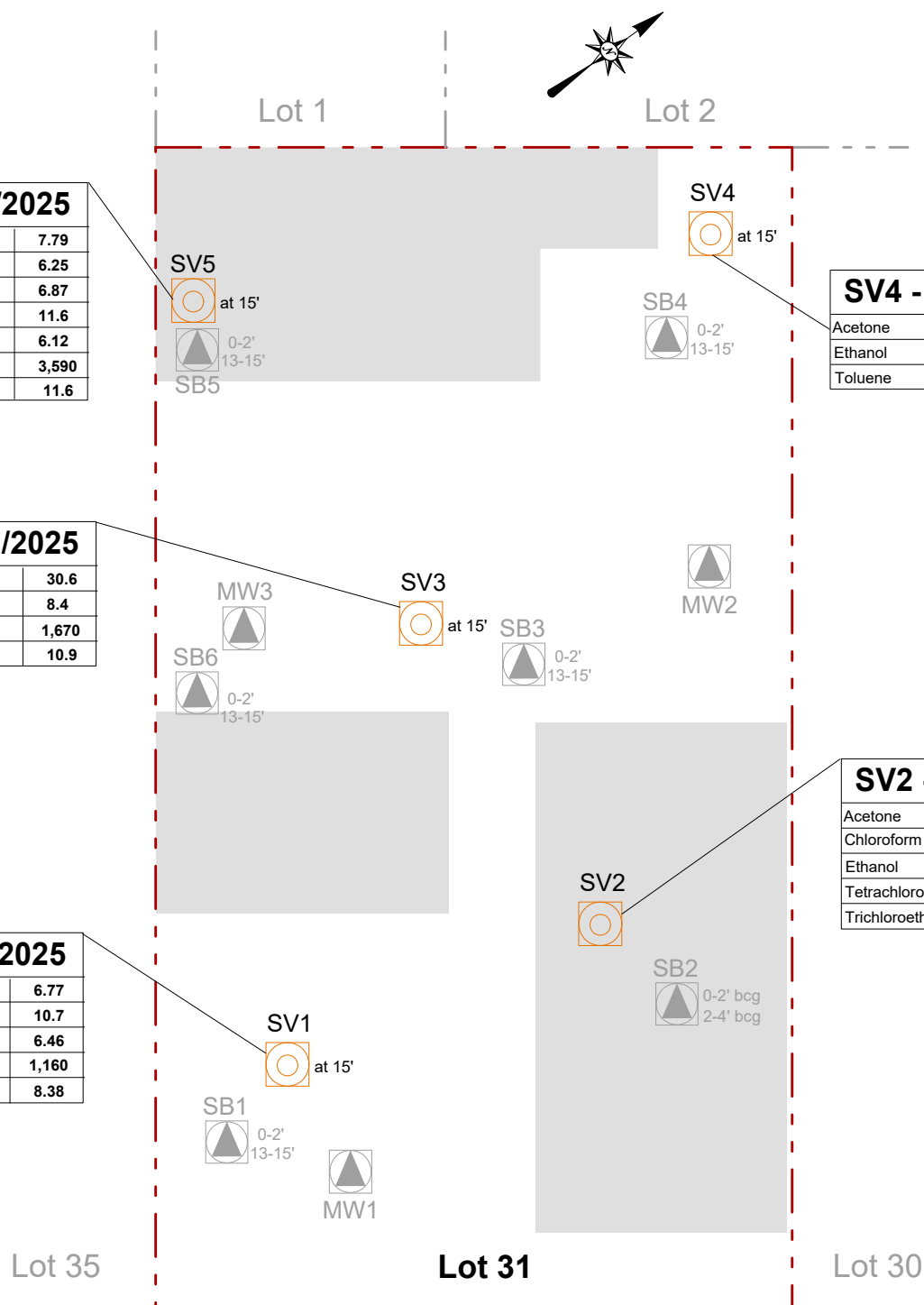
SV5 - 1/10/2025	
Acetone	7.79
Chloroform	6.25
Chloromethane	6.87
Ethanol	11.6
Xylene (m&p)	6.12
Tetrachloroethene	3,590
Trichloroethene	11.6

SV4 - 1/10/2025	
Acetone	8.69
Ethanol	7.44
Toluene	6.29

SV3 - 1/10/2025	
Acetone	30.6
Ethanol	8.4
Tetrachloroethene	1,670
Trichloroethene	10.9

SV2 - 1/10/2025	
Acetone	6.77
Chloroform	10.7
Ethanol	6.46
Tetrachloroethene	1,160
Trichloroethene	8.38

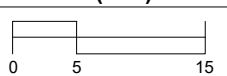
SV2 - 1/10/2025	
Acetone	6.65
Chloroform	6.78
Ethanol	5.76
Tetrachloroethene	4,110
Trichloroethene	53.7



SIDEWALK

28TH STREET

SCALE: (feet)



Scale: 1 Inch = 15 feet

KEY:

	Property Boundary		Monitoring Well Location
	Current Building		Soil Boring Location
			Soil Vapor Sampling Location

SB2 and SV2 were installed within current building cellar
 Detections are reported in ug/m³

Table 1
VOCs in Soil
39-26 28th Street

Lab Sample ID Collection Date Sample ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Protection of GW	CS42565	CS42566	CS42567	CS42568	CS42569	CS42570
				1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
				SB1 (0-2')	SB1 (13'-15')	SB2 (0-2')	SB2 (2'-4')	SB3 (0-2')	SB3 (13'-15')
				Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result
Volatiles By SW8260D	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
1,1,1-Trichloroethane	0.68	100	0.68	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1,2,2-Tetrachloroethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1,2-Trichloroethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1-Dichloroethane	0.27	26	0.27	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1-Dichloroethene	0.33	100	0.33	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1-Dichloropropene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2,3-Trichlorobenzene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2,3-Trichloropropane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2,4-Trichlorobenzene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2,4-Trimethylbenzene	3.6	52	3.6	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2-Dibromo-3-chloropropane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2-Dibromoethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2-Dichlorobenzene	1.1	100	1.1	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2-Dichloroethane	0.02	3.1	0.02	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,2-Dichloropropane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,3,5-Trimethylbenzene	8.4	52	8.4	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,3-Dichlorobenzene	2.4	49	2.4	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,3-Dichloropropane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,4-Dichlorobenzene	1.8	13	1.8	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
2,2-Dichloropropane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
2-Chlorotoluene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
2-Hexanone	~	~	~	<0.028	<0.033	<0.032	<0.033	<0.033	<0.031
2-Isopropyltoluene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
4-Chlorotoluene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
4-Methyl-2-pentanone	~	~	~	<0.028	<0.033	<0.032	<0.033	<0.033	<0.031
Acetone	0.05	100	0.05	<0.028	<0.033	<0.032	<0.033	<0.033	<0.031
Benzene	0.06	4.8	0.06	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Bromobenzene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Bromochloromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Bromodichloromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Bromoform	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Bromomethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Carbon Disulfide	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Carbon tetrachloride	0.76	2.4	0.76	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Chlorobenzene	1.1	100	1.1	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Chloroethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Chloroform	0.37	49	0.37	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Chloromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
cis-1,2-Dichloroethene	0.25	100	0.25	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
cis-1,3-Dichloropropene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Dibromochloromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Dibromomethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Dichlorodifluoromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Ethylbenzene	1	41	1	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Hexachlorobutadiene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Isopropylbenzene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
m&p-Xylene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Methyl Ethyl Ketone	0.12	100	0.12	<0.034	<0.039	<0.039	<0.039	<0.039	<0.038
Methyl t-butyl ether (MTBE)	0.93	100	0.93	<0.011	<0.013	<0.013	<0.013	<0.013	<0.013
Methylene chloride	0.05	100	0.05	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Naphthalene	12	100	12	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
n-Butylbenzene	12	100	12	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
n-Propylbenzene	3.9	100	3.9	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
o-Xylene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
p-Isopropyltoluene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
sec-Butylbenzene	11	100	11	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Styrene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
tert-Butylbenzene	5.9	100	5.9	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Tetrachloroethene	1.3	19	1.3	0.0028	0.0034	1.7	0.32	0.43	0.0026
Tetrahydrofuran (THF)	~	~	~	<0.011	<0.013	<0.013	<0.013	<0.013	<0.013
Toluene	0.7	100	0.7	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
trans-1,2-Dichloroethene	0.19	100	0.19	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
trans-1,3-Dichloropropene	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
trans-1,4-dichloro-2-butene	~	~	~	<0.011	<0.013	<0.013	<0.013	<0.013	<0.013
Trichloroethene	0.47	21	0.47	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Trichlorofluoromethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Trichlorotrifluoroethane	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Vinyl chloride	0.02	0.9	0.02	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
1,1,1,2-Tetrachloroethane	~	~	~	<0.0056	<0.026	<0.0064	<0.026	<0.026	<0.026
Acrolein	~	~	~	<0.0056	<0.0065	<0.0064	<0.0065	<0.0065	<0.0063
Acrylonitrile	~	~	~	<0.011	<0.026	<0.013	<0.026	<0.026	<0.025
Tert-butyl alcohol	~	~	~	<0.11	<0.13	<0.13	<0.13	<0.13	<0.13

Table 1
VOCs in Soil
39-26 28th Street

Lab Sample ID				CS42571	CS42572	CS42573	CS42574	CS42575	CS42576	CS42577	CS42578	CS42579
Collection Date				1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID				SB4 (0-2')	SB4 (13'-15')	SB5 (0-2')	SB5 (13'-15')	SB6 (0-2')	SB6 (13'-15')	SOIL DUPLICATE	TB HL	TB LL
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result	Result	Result	Result
	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Volatiles By SW8260D												
1,1,1-Trichloroethane	0.68	100	0.68	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,1,2,2-Tetrachloroethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,1,2-Trichloroethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,1-Dichloroethane	0.27	26	0.27	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,1-Dichloroethene	0.33	100	0.33	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,1-Dichloropropene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,2,3-Trichlorobenzene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,2,3-Trichloropropane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,2,4-Trichlorobenzene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,2,4-Trimethylbenzene	3.6	52	3.6	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	<0.25	< 5.0
1,2-Dibromo-3-chloropropane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,2-Dibromomethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,2-Dichlorobenzene	1.1	100	1.1	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,2-Dichloroethane	0.02	3.1	0.02	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 25	< 5.0
1,2-Dichloropropane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,3,5-Trimethylbenzene	8.4	52	8.4	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,3-Dichlorobenzene	2.4	49	2.4	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,3-Dichloropropane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
1,4-Dichlorobenzene	1.8	13	1.8	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
2,2-Dichloropropane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
2-Chlorotoluene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
2-Hexanone	~	~	~	<0.044	<0.03	<0.027	<0.032	<0.035	<0.031	<0.035	< 1300	< 25
2-Isopropyltoluene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
4-Chlorotoluene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
4-Methyl-2-pentanone	~	~	~	<0.044	<0.03	<0.027	<0.032	<0.035	<0.031	<0.035	< 1300	< 25
Acetone	0.05	100	0.05	<0.044	<0.03	<0.027	<0.032	<0.035	<0.031	<0.035	< 250	< 25
Benzene	0.06	4.8	0.06	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 60	< 5.0
Bromobenzene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Bromodichloromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Bromodichloromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Bromoforn	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Bromomethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Carbon Disulfide	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Carbon tetrachloride	0.76	2.4	0.76	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Chlorobenzene	1.1	100	1.1	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Chloroethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Chloroform	0.37	49	0.37	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Chloromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
cis-1,2-Dichloroethene	0.25	100	0.25	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
cis-1,3-Dichloropropene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Dibromochloromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Dibromomethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Dichlorodifluoromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Ethylbenzene	1	41	1	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Hexachlorobutadiene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Isopropylbenzene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
m&p-Xylene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Methyl Ethyl Ketone	0.12	100	0.12	<0.052	<0.036	<0.032	<0.039	<0.042	<0.038	<0.042	< 120	< 30
Methyl t-butyl ether (MTBE)	0.93	100	0.93	<0.017	<0.012	<0.011	<0.013	<0.014	<0.014	<0.014	< 500	< 10
Methylene chloride	0.05	100	0.05	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 100	< 5.0
Naphthalene	12	100	12	<0.0087	<0.006	<0.0054	<0.0056	0.094	<0.0063	<0.007	< 250	< 5.0
n-Butylbenzene	12	100	12	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
n-Propylbenzene	3.9	100	3.9	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
o-Xylene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
p-Isopropyltoluene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
sec-Butylbenzene	11	100	11	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Styrene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
tert-Butylbenzene	5.9	100	5.9	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Tetrachloroethene	1.3	19	1.3	<0.0087	<0.006	1	0.0015	4	0.0026	0.36	< 250	< 5.0
Tetrahydrofuran (THF)	~	~	~	<0.017	<0.012	<0.011	<0.013	<0.014	<0.013	<0.014	< 500	< 10
Toluene	0.7	100	0.7	<0.0087	<0.006	<0.0054	<0.0056	0.047	<0.0063	<0.007	< 250	< 5.0
trans-1,2-Dichloroethene	0.19	100	0.19	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 190	< 5.0
trans-1,3-Dichloropropene	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
trans-1,4-dichloro-2-butene	~	~	~	<0.017	<0.012	<0.011	<0.013	<0.014	<0.013	<0.014	< 500	< 10
Trichloroethene	0.47	21	0.47	<0.0087	<0.006	<0.0054	<0.0056	<0.014	<0.013	<0.007	< 250	< 5.0
Trichlorofluoromethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Trichlorotrifluoroethane	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Vinyl chloride	0.02	0.9	0.02	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 25	< 5.0
1,1,1,2-Tetrachloroethane	~	~	~	<0.035	<0.006	<0.022	<0.026	<0.0069	<0.0063	<0.007	< 250	< 20
Acrolein	~	~	~	<0.0087	<0.006	<0.0054	<0.0056	<0.0069	<0.0063	<0.007	< 250	< 5.0
Acrylonitrile	~	~	~	<0.017	<0.024	<0.011	<0.026	<0.014	<0.013	<0.014	< 500	< 20
Tert-butyl alcohol	~	~	~	<0.17	<0.12	<0.11	<0.13	<0.14	<0.13	<0.14	<5	<0.1

Table 2
SVOCs in Soil
39-26 28th Street

Lab Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	CS42565	CS42566	CS42567	CS42568	CS42569	CS42570
Collection Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID	Cleanup Objectives	Cleanup Objectives	Cleanup Objectives	SB1 (0-2')	SB1 (13'-15')	SB2 (0-2')	SB2 (2'-4')	SB3 (0-2')	SB3 (13'-15')
Sample Matrix	Cleanup Objectives	Restricted Residential	Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result
Semivolatiles By SW8270E	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
1,2,4,5-Tetrachlorobenzene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,2,4-Trichlorobenzene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,2-Dichlorobenzene	1	100	1.1	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,2-Diphenylhydrazine	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,3-Dichlorobenzene	2.4	49	2.4	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,4-Dichlorobenzene	1.8	13	1.8	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2,2'-Oxybis(1-Chloropropane)	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2,4,5-Trichlorophenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2,4,6-Trichlorophenol	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
2,4-Dichlorophenol	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
2,4-Dimethylphenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2,4-Dinitrophenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2,4-Dinitrotoluene	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
2,6-Dinitrotoluene	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
2-Chloronaphthalene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2-Chlorophenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2-Methylnaphthalene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2-Methylphenol (o-cresol)	0.33	100	0.33	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2-Nitroaniline	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
2-Nitrophenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
3&4-Methylphenol (m&p-cresol)	0.33	0.33	0.33	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
3,3'-Dichlorobenzidine	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
3-Nitroaniline	~	~	~	<0.4	<0.35	<0.35	<0.35	<0.38	<0.36
4,6-Dinitro-2-methylphenol	~	~	~	<0.24	<0.21	<0.21	<0.21	<0.23	<0.21
4-Bromophenyl phenyl ether	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
4-Chloro-3-methylphenol	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
4-Chloroaniline	~	~	~	<.32	<0.28	<0.28	<0.28	<0.31	<0.29
4-Chlorophenyl phenyl ether	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
4-Nitroaniline	~	~	~	<0.4	<0.35	<0.35	<0.35	<0.38	<0.36
4-Nitrophenol	~	~	~	<0.4	<0.35	<0.35	<0.35	<0.38	<0.36
Acenaphthene	20	100	98	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Acenaphthylene	100	100	107	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Acetophenone	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Aniline	~	~	~	<.32	<0.28	<0.28	<0.28	<0.31	<0.29
Anthracene	100	100	1,000	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Benzo(a)anthracene	1	1	1	0.19	<0.24	0.13	<0.24	0.58	<0.25
Benazidine	~	~	~	<0.4	<0.35	<0.35	<0.35	<0.38	<0.36
Benzo(a)pyrene	1	1	22	0.19	<0.17	0.13	<0.17	0.69	<0.18
Benzo(b)fluoranthene	1	1	1.7	0.23	<0.24	0.17	<0.24	0.79	<0.25
Benzo(ghi)perylene	100	100	1,000	<0.28	<0.24	<0.24	<0.24	0.41	<0.25
Benzo(k)fluoranthene	0.8	3.9	1.7	<0.28	<0.24	<0.24	<0.24	0.28	<0.25
Benzoic acid	~	~	~	<2	<0.17	<0.17	<0.17	<1.9	<0.18
Benzyl butyl phthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Bis(2-chloroethoxy)methane	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Bis(2-chloroethyl)ether	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Bis(2-ethylhexyl)phthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Carbazole	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Chrysene	1	3.9	1	0.19	<0.24	0.16	<0.24	0.67	<0.25
Dibenz(a,h)anthracene	0.33	0.33	1,000	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Dibenzofuran	7	59	210	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Diethyl phthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Dimethylphthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Di-n-butylphthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Di-n-octylphthalate	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Fluoranthene	100	100	1,000	0.39	<0.24	0.31	<0.24	1	<0.25
Fluorene	100	100	386	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Hexachlorobenzene	0.33	1.2	3.2	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Hexachlorobutadiene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Hexachlorocyclopentadiene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Hexachloroethane	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Indeno(1,2,3-cd)pyrene	0.5	0.5	8.2	<0.28	<0.24	<0.24	<0.24	0.4	<0.25
Isophorone	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
Naphthalene	12	100	12	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Nitrobenzene	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
N-Nitrosodimethylamine	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
N-Nitrosodi-n-propylamine	~	~	~	<0.2	<0.17	<0.17	<0.17	<0.19	<0.18
N-Nitrosodiphenylamine	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Pentachloronitrobenzene	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Pentachlorophenol	0.8	6.7	0.8	<0.24	<0.21	<0.21	<0.21	<0.23	<0.21
Phenanthrene	100	100	1,000	0.24	<0.24	0.21	<0.24	0.72	<0.25
Phenol	0.33	100	0.33	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
Pyrene	100	100	1,000	0.37	<0.24	0.28	<0.24	1.3	<0.25
Pyridine	~	~	~	<0.28	<0.24	<0.24	<0.24	<0.27	<0.25
1,4-Dioxane By SW8270E (SIM)	~	~	~						
1,4-dioxane	0.1	13	~	NT	NT	NT	NT	NT	NT

Table 2
SVOCs in Soil
39-26 28th Street

Lab Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	CS42571	CS42572	CS42573	CS42574	CS42575	CS42576	CS42577
Collection Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID	Cleanup Objectives	Cleanup Objectives -	Cleanup Objectives -	SB4 (0-2')	SB4 (13'-15')	SB5 (0-2')	SB5 (13'-15')	SB6 (0-2')	SB6 (13'-15')	SOIL DUPLICATE
Sample Matrix	Cleanup Objectives	Restricted Residential	Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result	Result
Semivolatiles By SW8270E	ppm	ppm		ppm	ppm	ppm	ppm	ppm	ppm	ppm
1,2,4,5-Tetrachlorobenzene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,2,4-Trichlorobenzene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,2-Dichlorobenzene	1	100	1.1	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,2-Diphenylhydrazine	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,3-Dichlorobenzene	2.4	49	2.4	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,4-Dichlorobenzene	1.8	13	1.8	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2,2'-Oxybis(1-Chloropropane)	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2,4,5-Trichlorophenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2,4,6-Trichlorophenol	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
2,4-Dichlorophenol	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
2,4-Dimethylphenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2,4-Dinitrophenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2,4-Dinitrotoluene	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
2,6-Dinitrotoluene	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
2-Chloronaphthalene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2-Chlorophenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2-Methylnaphthalene	~	~	~	0.14	<0.25	<0.28	<0.24	0.18	<0.25	<0.24
2-Methylphenol (o-cresol)	0.33	100	0.33	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2-Nitroaniline	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
2-Nitrophenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
3&4-Methylphenol (m&p-cresol)	0.33	0.33	0.33	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
3,3'-Dichlorobenzidine	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
3-Nitroaniline	~	~	~	<0.42	<0.35	<0.39	<0.35	<0.37	<0.35	<0.35
4,6-Dinitro-2-methylphenol	~	~	~	<0.25	<0.21	<0.24	<0.21	<0.22	<0.21	<0.21
4-Bromophenyl phenyl ether	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
4-Chloro-3-methylphenol	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
4-Chloroaniline	~	~	~	<0.34	<0.28	<0.31	<0.28	<0.3	<0.28	<0.28
4-Chlorophenyl phenyl ether	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
4-Nitroaniline	~	~	~	<0.42	<0.35	<0.39	<0.35	<0.37	<0.35	<0.35
4-Nitrophenol	~	~	~	<0.42	<0.35	<0.39	<0.35	<0.37	<0.35	<0.35
Acenaphthene	20	100	98	0.45	<0.25	<0.28	<0.24	0.64	<0.25	<0.24
Acenaphthylene	100	100	107	0.12	<0.25	0.34	<0.24	0.61	<0.25	<0.24
Acetophenone	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Aniline	~	~	~	<0.34	<0.28	<0.31	<0.28	<0.3	<0.28	<0.28
Anthracene	100	100	1,000	1	<0.25	0.23	<0.24	1.9	<0.25	<0.24
Benzo(a)anthracene	1	1	1	2.7	<0.25	1.4	<0.24	5.4	<0.25	<0.24
Benidine	~	~	~	<0.42	<0.35	<0.39	<0.35	<0.37	<0.35	<0.35
Benzo(a)pyrene	1	1	22	2.2	<0.18	1.6	<0.17	4.9	<0.18	<0.17
Benzo(b)fluoranthene	1	1	1.7	2.9	<0.25	1.9	<0.24	5.9	<0.25	<0.24
Benzo(ghi)perylene	100	100	1,000	1.20	<0.25	1.1	<0.24	2.9	<0.25	<0.24
Benzo(k)fluoranthene	0.8	3.9	1.7	0.92	<0.25	0.65	<0.24	1.8	<0.25	<0.24
Benzoic acid	~	~	~	<0.21	<0.18	<0.2	<0.17	<1.9	<0.18	<0.17
Benzyl butyl phthalate	~	~	~	<0.25	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Bis(2-chloroethoxy)methane	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Bis(2-chloroethyl)ether	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
Bis(2-ethylhexyl)phthalate	~	~	~	<0.53	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Carbazole	~	~	~	0.34	<0.18	<0.2	<0.17	0.47	<0.18	<0.17
Chrysene	1	3.9	1	2.8	<0.25	1.3	<0.24	4.7	<0.25	<0.24
Dibenz(a,h)anthracene	0.33	0.33	1,000	0.33	<0.18	230	<0.17	0.64	<0.18	<0.17
Dibenzofuran	7	59	210	0.15	<0.25	<0.28	<0.24	350	<0.25	<0.24
Diethyl phthalate	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Dimethylphthalate	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Di-n-butylphthalate	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Di-n-octylphthalate	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Fluoranthene	100	100	1,000	0.52	<0.25	2	<0.24	11	<0.25	<0.24
Fluorene	100	100	386	0.38	<0.25	<0.28	<0.24	0.58	<0.25	<0.24
Hexachlorobenzene	0.33	1.2	3.2	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
Hexachlorobutadiene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Hexachlorocyclopentadiene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Hexachloroethane	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
Indeno(1,2,3-cd)pyrene	0.5	0.5	8.2	1.2	<0.25	1	<0.24	2.9	<0.25	<0.24
Isophorone	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
Naphthalene	12	100	12	<0.3	<0.25	<0.28	<0.24	0.29	<0.25	<0.24
Nitrobenzene	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
N-Nitrosodimethylamine	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
N-Nitrosodi-n-propylamine	~	~	~	<0.21	<0.18	<0.2	<0.17	<0.19	<0.18	<0.17
N-Nitrosodiphenylamine	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Pentachloronitrobenzene	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Pentachlorophenol	0.8	6.7	0.8	<0.25	<0.21	<0.24	<0.21	<0.22	<0.21	<0.21
Phenanthrene	100	100	1,000	5.1	<0.25	0.77	<0.24	8.7	<0.25	<0.24
Phenol	0.33	100	0.33	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
Pyrene	100	100	1,000	5.1	<0.25	2	<0.24	10	<0.25	<0.24
Pyridine	~	~	~	<0.3	<0.25	<0.28	<0.24	<0.26	<0.25	<0.24
1,4-Dioxane By SW8270E (SIM)	~	~	~	NT	<71	NT	NT	NT	NT	NT
1,4-dioxane	0.1	13	~	NT	<71	NT	NT	NT	NT	NT

Table 3
Pesticides in Soil
39-36 28th Street

Lab Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	CS42565	CS42566	CS42567	CS42568	CS42569	CS42570
Collection Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID	Cleanup Objectives	Cleanup Objectives -	Cleanup Objectives -	SB1 (0-2')	SB1 (13'-15')	SB2 (0-2')	SB2 (2'-4')	SB3 (0-2')	SB3 (13'-15')
Sample Matrix		Restricted Residential	Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result
Pesticides - Soil By SW8081B	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
4,4' -DDD	0.0033	13	14	< 0.0023	< 0.0021	0.0045	< 0.003	< 0.0023	< 0.0021
4,4' -DDE	0.0033	8.9	17	0.007	< 0.0021	< 0.0021	< 0.0021	< 0.0023	< 0.0021
4,4' -DDT	0.0033	7.9	136	0.0042	< 0.0021	0.0055	< 0.003	< 0.0023	< 0.0021
a-BHC	0.02	0.48	0.02	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
a-Chlordane	0.094	4.2	2.9	< 0.0039	< 0.0035	< 0.0035	< 0.01	< 0.0038	< 0.0036
Aldrin	0.005	0.097	0.19	< 0.0039	< 0.0035	< 0.0035	< 0.0035	< 0.0038	< 0.0036
b-BHC	0.036	0.36	0.09	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Chlordane	~	~	~	< 0.039	< 0.035	< 0.035	< 0.035	< 0.038	< 0.036
d-BHC	0.04	100	0.25	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Dieldrin	0.005	0.2	0.1	< 0.0039	< 0.0035	< 0.0035	< 0.0035	< 0.0038	< 0.0036
Endosulfan I	2.4	24	102	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Endosulfan II	2.4	24	102	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Endosulfan sulfate	2.4	24	1,000	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Endrin	0.014	11	0.06	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Endrin aldehyde	~	~	~	< 0.0078	< 0.0069	< 0.0071	< 0.02	< 0.0075	< 0.0071
Endrin ketone	~	~	~	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
g-BHC	0.1	1.3	0.1	< 0.0016	< 0.0014	< 0.0014	< 0.0014	< 0.0015	< 0.0014
g-Chlordane	~	~	~	< 0.0039	< 0.0035	< 0.0035	< 0.01	< 0.0038	< 0.0036
Heptachlor	0.042	2.1	0.38	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Heptachlor epoxide	~	~	~	< 0.0078	< 0.0069	< 0.0071	< 0.0069	< 0.0075	< 0.0071
Methoxychlor	~	~	~	< 0.039	< 0.035	< 0.035	< 0.035	< 0.038	< 0.036
Toxaphene	~	~	~	< 0.16	< 0.14	< 0.14	< 0.14	< 0.15	< 0.14

Table 3
Pesticides in Soil
39-36 28th Street

Lab Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	CS42571	CS42572	CS42573	CS42574	CS42575	CS42576	CS42577
Collection Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID	Cleanup Objectives	Cleanup Objectives -	Cleanup Objectives -	SB4 (0-2')	SB4 (13'-15')	SB5 (0-2')	SB5 (13'-15')	SB6 (0-2')	SB6 (13'-15')	SOIL DUPLICATE
Sample Matrix		Restricted Residential	Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result	Result
Pesticides - Soil By SW80818	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
4,4'-DDD	0.0033	13	14	0.064	< 0.0021	< 0.0024	< 0.0021	< 0.0023	< 0.0021	< 0.0021
4,4'-DDE	0.0033	8.9	17	0.018	< 0.0021	< 0.0024	< 0.0021	< 0.0023	< 0.0021	< 0.0021
4,4'-DDT	0.0033	7.9	136	0.026	< 0.0021	< 0.0024	< 0.0021	< 0.0023	< 0.0021	< 0.0021
a-BHC	0.02	0.48	0.02	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
a-Chlordane	0.094	4.2	2.9	0.23	< 0.0035	< 0.0039	< 0.0034	< 0.0038	< 0.0034	< 0.0035
Aldrin	0.005	0.097	0.19	< 0.0043	< 0.0035	< 0.0039	< 0.0034	< 0.0038	< 0.0034	< 0.0035
b-BHC	0.036	0.36	0.09	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Chlordane	~	~	~	0.98	< 0.035	< 0.039	< 0.034	< 0.038	< 0.034	< 0.035
d-BHC	0.04	100	0.25	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Dieldrin	0.005	0.2	0.1	< 0.0043	< 0.0035	< 0.0039	< 0.0034	< 0.0038	< 0.0034	< 0.0035
Endosulfan I	2.4	24	102	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Endosulfan II	2.4	24	102	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Endosulfan sulfate	2.4	24	1,000	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Endrin	0.014	11	0.06	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Endrin aldehyde	~	~	~	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Endrin ketone	~	~	~	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
g-BHC	0.1	1.3	0.1	< 0.0017	< 0.0014	< 0.0016	< 0.0014	< 0.0015	< 0.0014	< 0.0014
g-Chlordane	~	~	~	0.14	< 0.0035	< 0.0039	< 0.0034	< 0.0038	< 0.0034	< 0.0035
Heptachlor	0.042	2.1	0.38	< 0.0087	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Heptachlor epoxide	~	~	~	0.032	< 0.0069	< 0.0079	< 0.0068	< 0.0076	< 0.0069	< 0.007
Methoxychlor	~	~	~	< 0.043	< 0.035	< 0.039	< 0.034	< 0.038	< 0.034	< 0.035
Toxaphene	~	~	~	< 0.17	< 0.14	< 0.16	< 0.14	< 0.15	< 0.14	< 0.14

Table 4
PCBS in Soil
39-36 28th Street

Lab Sample ID	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW	CS42565	CS42566	CS42567	CS42568	CS42569	CS42570
Collection Date				1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID				SB1 (0-2')	SB1 (13'-15')	SB2 (0-2')	SB2 (2'-4')	SB3 (0-2')	SB3 (13'-15')
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result
PCBs By SW8082A	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
PCB-1016	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1221	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1232	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1242	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1248	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1254	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1260	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1262	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071
PCB-1268	0.1	~	~	<0.078	<0.069	<0.071	<0.069	<0.075	<0.071

Table 4
PCBS in Soil
39-36 28th Street

Lab Sample ID Collection Date Sample ID Sample Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW	CS42571	CS42572	CS42573	CS42574	CS42575	CS42576	CS42577
				1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
				SB4 (0-2')	SB4 (13'-15')	SB5 (0-2')	SB5 (13'-15')	SB6 (0-2')	SB6 (13'-15')	SOIL DUPLICATE
				Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result	Result
	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
PCBs By SW8082A	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1016	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1221	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1232	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1242	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1248	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1254	0.1	~	~	0.29	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1260	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1262	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07
PCB-1268	0.1	~	~	<0.087	<0.069	<0.079	<0.068	<0.076	<0.069	<0.07

Table 5
TAL Metals in Soil
39-36 28th Street

Lab Sample ID	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Protection of GW	CS42565	CS42566	CS42567	CS42568	CS42569	CS42570
Collection Date				1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID				SB1 (0-2')	SB1 (13'-15')	SB2 (0-2')	SB2 (2'-4')	SB3 (0-2')	SB3 (13'-15')
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result
Metals, Total	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Aluminum	~	~	~	18,400	7,550	8,780	6,150	8,910	6,400
Antimony	~	~	~	< 4.3	< 3.3	< 3.4	< 3.3	< 3.9	< 3.7
Arsenic	13	16	16	6.34	1.72	4.52	2.09	9.96	1.37
Barium	350	400	820	137	40.2	149	52.8	117	31.5
Beryllium	7.2	72	47	0.82	0.35	0.41	0.31	0.48	0.31
Cadmium	2.5	4.3	7.5	1.03	< 0.33	< 0.34	< 0.33	0.51	< 0.37
Calcium	~	~	~	1,820	1,920	21,200	2,600	3,190	1,670
Chromium	~	~	~	24.3	19.3	18.3	23.7	15.3	17.1
Cobalt	~	~	~	8.29	7.67	6.2	6.92	6.97	6.65
Copper	50	270	1,720	29.9	14.3	48	15.6	71.1	12.1
Iron	~	~	~	21,000	15,700	13,900	14,900	18,800	13,500
Lead	63	400	450	116	4.87	323	78.4	461	4.12
Magnesium	~	~	~	3,150	3,840	3,740	2,640	2,300	3,350
Manganese	1,600	2,000	2,000	579	388	397	398	474	370
Mercury	0.18	0.81	0.73	0.52	< 0.10	1.19	< 0.10	1.41	< 0.10
Nickel	30	310	130	17	14.9	13.6	17	15.3	13.1
Potassium	~	~	~	893	1,990	1,170	1,200	813	1,230
Selenium	3.9	180	4	< 1.7	< 1.3	< 1.4	< 1.3	< 1.6	< 1.5
Silver	2	180	8.3	< 0.43	< 0.33	< 0.34	< 0.33	< 0.39	< 0.37
Sodium	~	~	~	79.6	119	308	125	135	135
Thallium	~	~	~	< 3.9	< 3.0	< 3.1	< 3.0	< 3.5	< 3.3
Vanadium	~	~	~	37.7	28.1	22.7	26.8	21.2	24.4
Zinc	109	10,000	2,480	564	31.1	135	38	150	27

Table 5
TAL Metals in Soil
39-36 28th Street

Lab Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	CS42571	CS42572	CS42573	CS42574	CS42575	CS42576	CS42577
Collection Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25	1/9/25
Sample ID	Cleanup Objectives	Cleanup Objectives -	Cleanup Objectives -	SB4 (0-2')	SB4 (13'-15')	SB5 (0-2')	SB5 (13'-15')	SB6 (0-2')	SB6 (13'-15')	SOIL DUPLICATE
Sample Matrix		Restricted Residential	Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound				Result	Result	Result	Result	Result	Result	Result
Metals, Total	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Aluminum	~	~	~	13,800	4,390	9,600	4,990	10,500	7,010	5,980
Antimony	~	~	~	< 4.2	< 3.2	< 3.9	< 3.2	< 3.8	< 3.2	< 3.4
Arsenic	13	16	16	12.3	0.96	8.69	1.36	8.28	1.4	1.91
Barium	350	400	820	262	27.1	167	31.4	379	30.2	68.8
Beryllium	7.2	72	47	0.97	< 0.26	0.52	0.26	0.57	0.33	0.29
Cadmium	2.5	4.3	7.5	1.44	< 0.32	1.04	< 0.32	0.81	< 0.32	< 0.34
Calcium	~	~	~	4,990	906	2,780	1,080	11,700	1,800	2,100
Chromium	~	~	~	28.1	12.3	18.1	14.2	18.6	19.3	21.3
Cobalt	~	~	~	11	4.96	7.52	5.66	7.62	7.07	6.89
Copper	50	270	1,720	198	9.6	93.5	11.4	81.8	14	15.1
Iron	~	~	~	41,400	10,300	21,500	12,100	16,900	14,500	14,500
Lead	63	400	450	624	3.34	384	3.51	467	4.41	75.7
Magnesium	~	~	~	4,100	2,180	2,220	2,440	2,970	3,780	2,460
Manganese	1,600	2,000	2,000	390	294	353	348	350	377	373
Mercury	0.18	0.81	0.73	0.75	< 0.10	0.32	< 0.10	4.74	< 0.10	< 0.10
Nickel	30	310	130	26.1	10	16.7	10.9	16.7	14.4	16.1
Potassium	~	~	~	1,130	761	930	798	1,060	1,300	1,140
Selenium	3.9	180	4	< 2.0	< 1.3	< 1.5	< 1.3	< 1.5	< 1.3	< 1.3
Silver	2	180	8.3	< 0.45	< 0.32	< 0.39	< 0.32	< 0.38	< 0.32	< 0.34
Sodium	~	~	~	129	79.1	165	81.6	398	161	122
Thallium	~	~	~	< 3.8	< 2.9	< 3.5	< 2.9	< 3.4	< 2.9	< 3.0
Vanadium	~	~	~	190	18.8	28.6	23	30	25.2	27.2
Zinc	109	10,000	2,480	349	17.5	442	20.5	277	29.7	46.2

Table 6
PFAS Compounds in Soil
39-26 28th Street

Sample ID Laboratory ID Sampling Date Sample Matrix	NYSDEC Part 375 Remedial Soil Guidance PFAS Unrestricted	NYSDEC Part 375 Remedial Soil Guidance PFAS Restricted Residential	NYSDEC Part 375 Remedial Soil Guidance PFAS Protection of Groundwater	SB4 (13-15 ft) 25A0713 1/9/25 Soil
Compound				Result
PFAS, EPA 1633 Target List	ppb	ppb	ppb	ppb
Dilution Factor				ND
11CL-PF3OUdS	~	~	~	ND
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS)	~	~	~	ND
1H,1H,2H,2H-Perfluorohexanesulfonic acid (4:2 FTS)	~	~	~	ND
1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FTS)	~	~	~	ND
3-Perfluoroheptyl propanoic acid (FHpPA)	~	~	~	ND
3-Perfluoropentyl propanoic acid (FPePA)	~	~	~	ND
3-Perfluoropropyl propanoic acid (FPrPA)	~	~	~	ND
9CL-PF3ONS	~	~	~	ND
ADONA	~	~	~	ND
HFPO-DA (Gen-X)	~	~	~	ND
N-EtFOSA	~	~	~	ND
N-EtFOSAA	~	~	~	ND
N-EtFOSE	~	~	~	ND
N-MeFOSA	~	~	~	ND
N-MeFOSAA	~	~	~	ND
N-MeFOSE	~	~	~	ND
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	~	~	~	ND
Perfluoro-1-decanesulfonic acid (PFDS)	~	~	~	ND
Perfluoro-1-heptanesulfonic acid (PFHpS)	~	~	~	ND
Perfluoro-1-nonanesulfonic acid (PFNS)	~	~	~	ND
Perfluoro-1-octanesulfonamide (FOSA)	~	~	~	ND
Perfluoro-1-pentanesulfonate (PFPeS)	~	~	~	ND
Perfluoro-3,6-dioxahexanoic acid (NFDHA)	~	~	~	ND
Perfluoro-4-oxapentanoic acid (PFMPA)	~	~	~	ND
Perfluoro-5-oxahexanoic acid (PFMBA)	~	~	~	ND
Perfluorobutanesulfonic acid (PFBS)	~	~	~	ND
Perfluorodecanoic acid (PFDA)	~	~	~	ND
Perfluorododecanesulfonic acid (PFDoS)	~	~	~	ND
Perfluorododecanoic acid (PFDoA)	~	~	~	ND
Perfluoroheptanoic acid (PFHpA)	~	~	~	ND
Perfluorohexanesulfonic acid (PFHxS)	~	~	~	0.0576
Perfluorohexanoic acid (PFHxA)	~	~	~	ND
Perfluoro-n-butanoic acid (PFBA)	~	~	~	ND
Perfluorononanoic acid (PFNA)	~	~	~	ND
Perfluorooctanesulfonic acid (PFOS)	0.88	44	1	ND
Perfluorooctanoic acid (PFOA)	0.66	33	0.8	ND
Perfluoropentanoic acid (PFPeA)	~	~	~	ND
Perfluorotetradecanoic acid (PFTA)	~	~	~	ND
Perfluorotridecanoic acid (PFTTrDA)	~	~	~	ND
Perfluoroundecanoic acid (PFUnA)	~	~	~	0.207

Table 7
VOCs in Groundwater
39-26 28th Street

Lab Sample ID	TOGS 1.1.1 AWQS	CS43411		CS43412		CS43413	
Collection Date		1/10/25		1/10/25		1/10/25	
Sample ID		MW1		MW2		TRIP BLANK	
Sample Matrix		Groundwater		Groundwater		Water	
Compound		Result	RL	Result	RL	Result	RL
Volatiles By SW8260D	ppb	ppb		ppb		ppb	
1,1,1-Trichloroethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,1,2,2-Tetrachloroethane	5	<0.50	0.50	<0.50	0.50	<0.50	0.50
1,1,2-Trichloroethane	1	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,1-Dichloroethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,1-Dichloroethene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,1-Dichloropropene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,2,3-Trichlorobenzene	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,2,3-Trichloropropane	0.04	<0.25	0.25	<0.25	0.25	<0.25	0.25
1,2,4-Trichlorobenzene	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,2,4-Trimethylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,2-Dibromo-3-chloropropane	0.04	<0.50	0.50	<0.50	0.50	<0.50	0.50
1,2-Dibromoethane	0.0006	<0.25	0.25	<0.25	0.25	<0.25	0.25
1,2-Dichlorobenzene	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,2-Dichloroethane	0.6	<0.60	0.60	<0.60	0.60	<0.60	0.60
1,2-Dichloropropane	1	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,3,5-Trimethylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,3-Dichlorobenzene	3	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,3-Dichloropropane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,4-Dichlorobenzene	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
2,2-Dichloropropane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
2-Chlorotoluene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
2-Hexanone	50	<5.0	5.0	<5.0	5.0	<5.0	5.0
2-Isopropyltoluene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
4-Chlorotoluene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
4-Methyl-2-pentanone	~	<5.0	5.0	<5.0	5.0	<5.0	5.0
Acetone	50	<25	25	82	25	<25	25
Benzene	1	<0.70	0.70	<0.70	0.70	<0.70	0.70
Bromobenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Bromochloromethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Bromodichloromethane	50	<0.50	0.50	0.56	0.50	<0.50	0.50
Bromoform	50	<1.0	1.0	<1.0	1.0	<1.0	1.0
Bromomethane	5	<1.0	1.0	2.2	1.0	<1.0	1.0
Carbon Disulfide	~	<5.0	5.0	<5.0	5.0	<5.0	5.0
Carbon tetrachloride	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Chlorobenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Chloroethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Chloroform	7	<1.0	1.0	9.9	1.0	<1.0	1.0
Chloromethane	5	<1.0	1.0	8.1	1.0	<1.0	1.0
cis-1,2-Dichloroethene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
cis-1,3-Dichloropropene	0.4	<0.40	0.40	<0.40	0.40	<0.40	0.40
Dibromochloromethane	50	<0.50	0.50	<0.50	0.50	<0.50	0.50
Dibromomethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Dichlorodifluoromethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Ethylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Hexachlorobutadiene	0.5	<0.40	0.40	<0.40	0.40	<0.40	0.40
Isopropylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
m&p-Xylene	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
Methyl ethyl ketone	50	<5.0	5.0	11	5.0	<5.0	5.0
Methyl t-butyl ether (MTBE)	~	<1.0	1.0	<1.0	1.0	<1.0	1.0
Methylene chloride	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Naphthalene	10	<1.0	1.0	<1.0	1.0	<1.0	1.0
n-Butylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
n-Propylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
o-Xylene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
p-Isopropyltoluene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
sec-Butylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Styrene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
tert-Butylbenzene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Tetrachloroethene	5	41	1.0	19	1.0	<1.0	1.0
Tetrahydrofuran (THF)	50	<2.5	2.5	<2.5	2.5	<2.5	2.5
Toluene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Total Xylenes	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
trans-1,2-Dichloroethene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
trans-1,3-Dichloropropene	0.4	<0.40	0.40	<0.40	0.40	<0.40	0.40
trans-1,4-dichloro-2-butene	5	<5.0	5.0	<5.0	5.0	<5.0	5.0
Trichloroethene	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Trichlorofluoromethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Trichlorotrifluoroethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Vinyl chloride	2	<1.0	1.0	<1.0	1.0	<1.0	1.0
1,1,1,2-Tetrachloroethane	5	<1.0	1.0	<1.0	1.0	<1.0	1.0
Acrolein	5	<5.0	5.0	<5.0	5.0	<5.0	5.0
Acrylonitrile	5	<1.0	1.0	<1.0	1.0	<5.0	5.0
Tert-butyl alcohol	~	<50	50	<50	50	<50	50

Table 8
SVOCs in Groundwater
39-26 28th Street

Lab Sample ID	TOGS 1.1.1 AWQS	CS43411		CS43412	
Collection Date		1/10/25		1/10/25	
Sample ID		MW1		MW2	
Sample Matrix		Groundwater		Groundwater	
Compound		Result	RL	Result	RL
Semivolatiles By SW8270E	ppb	ppb		ppb	
1,2,4,5-Tetrachlorobenzene	~	<8.2	8.2	<4.6	4.6
1,2,4-Trichlorobenzene	~	<12	12	<6.5	6.5
1,2-Dichlorobenzene	~	<4.7	4.7	<3.3	3.3
1,2-Diphenylhydrazine	~	<12	12	<6.5	6.5
1,3-Dichlorobenzene	3	<3.0	3.0	<3.0	3.0
1,4-Dichlorobenzene	~	<5.0	5.0	<3.3	3.3
2,2'-Oxybis(1-Chloropropane)	5	<5.0	5.0	<5.0	5.0
2,4,5-Trichlorophenol	1	<1	1	<1	1
2,4,6-Trichlorophenol	1	<1	1	<1.0	1.0
2,4-Dichlorophenol	1	<1	1	<1.0	1.0
2,4-Dimethylphenol	1	<1	1	<1.0	1.0
2,4-Dinitrophenol	1	<1	1	<1	1
2,4-Dinitrotoluene	5	<5.0	5.0	<5.0	5.0
2,6-Dinitrotoluene	5	<5.0	5.0	<5.0	5.0
2-Chloronaphthalene	10	<10	10	<6.5	6.5
2-Chlorophenol	1	<1	1	<1.0	1.0
2-Methylphenol (o-cresol)	1	<1	1	<1	1
2-Nitroaniline	5	<5.0	5.0	<5.0	5.0
2-Nitrophenol	1	<1	1	<1	1
3&4-Methylphenol (m&p-cresol)	~	<24	24	<13	13
3,3'-Dichlorobenzidine	5	<5.0	5.0	<5.0	5.0
3-Nitroaniline	5	<5.0	5.0	<5.0	5.0
4,6-Dinitro-2-methylphenol	1	<1	1	<1	1
4-Bromophenyl phenyl ether	~	<12	12	<6.5	6.5
4-Chloro-3-methylphenol	1	<1	1	<1	1
4-Chloroaniline	5	<5.0	5.0	<5.0	5.0
4-Chlorophenyl phenyl ether	~	<2.4	2.4	<1.3	1.3
4-Nitroaniline	5	<5.0	5.0	<5.0	5.0
4-Nitrophenol	1	<1	1	<1	1
Acetophenone	~	<12	12	<6.5	6.5
Aniline	5	<5.0	5.0	<5.0	5.0
Benidine	5	<5	5	<5.0	5.0
Benzoic acid	~	<50	50	<50	50
Benzyl butyl phthalate	50	<12	12	<6.5	6.5
Bis(2-chloroethoxy)methane	5	<5.0	5.0	<5.0	5.0
Bis(2-chloroethyl)ether	1	<1	1	<1.0	1.0
Bis(2-ethylhexyl)phthalate	5	<2.4	2.4	<1.3	1.3
Carbazole	~	<12	12	<6.5	6.5
Dibenzofuran	~	<5.0	5.0	<5.0	5.0
Diethyl phthalate	50	<12	12	<6.5	6.5
Dimethylphthalate	50	<12	12	<6.5	6.5
Di-n-butylphthalate	50	<12	12	<6.5	6.5
Di-n-octylphthalate	50	<12	12	<6.5	6.5
Hexachloroethane	5	<2.4	2.4	<1.3	1.3
Isophorone	50	<12	12	<6.5	6.5
N-Nitrosodi-n-propylamine	~	<12	12	<6.5	6.5
N-Nitrosodiphenylamine	50	<12	12	<6.5	6.5
Pentachloronitrobenzene	~	<5.9	5.9	<3.3	3.3
Phenol	1	7.6	2.4	<1.0	1.0
Semivolatiles (SIM) By SW8270E (SIM)					
2-Methylnaphthalene	~	<1.2	1.2	<0.65	0.65
Acenaphthene	20	<1.2	1.2	<0.65	0.65
Acenaphthylene	~	<1.2	1.2	<0.65	0.65
Anthracene	50	<1.2	1.2	<0.65	0.65
Benzo(a)anthracene	0.002	<0.05	0.05	0.07	0.03
Benzo(a)pyrene	~	<0.05	0.05	0.04	0.03
Benzo(b)fluoranthene	0.002	<0.05	0.05	0.05	0.03
Benzo(ghi)perylene	~	<1.2	1.2	<0.65	0.65
Benzo(k)fluoranthene	0.002	<0.05	0.05	0.04	0.03
Chrysene	0.002	<0.05	0.05	0.09	0.03
Dibenz(a,h)anthracene	~	<1.2	1.2	<0.65	0.65
Fluoranthene	50	<1.2	1.2	<0.65	0.65
Fluorene	50	<1.2	1.2	0.78	0.65
Hexachlorobenzene	0.04	<0.05	0.05	<0.04	0.04
Hexachlorobutadiene	0.5	<0.50	0.50	<0.50	0.50
Hexachlorocyclopentadiene	5	<1.2	1.2	<0.65	0.65
Indeno(1,2,3-cd)pyrene	0.002	<0.05	0.05	<0.03	0.03
Naphthalene	10	<1.2	1.2	<0.65	0.65
Nitrobenzene	0.4	<0.59	0.59	0.41	0.40
N-Nitrosodimethylamine	~	<1.2	1.2	<0.65	0.65
Pentachlorophenol	1	<1.0	1.0	<0.65	0.65
Phenanthrene	50	<1.2	1.2	1.4	0.65
Pyrene	50	<1.2	1.2	<0.65	0.65
Pyridine	50	<1.2	1.2	<0.65	0.65
1,4-dioxane By SW8260D					
1,4-dioxane	~	<100	100	<100	100

Table 9
VOCs in Soil Vapor
39-36 28th Street

Lab Sample ID	CS43415		CS43418		CS43416		CS43414		CS43417	
Collection Date	1/10/25		1/10/25		1/10/25		1/10/25		1/10/25	
Sample ID	SV1		SV2		SV3		SV4		SV5	
Sample Matrix	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor	
Compound	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Volatiles (TO15) By TO15	ug/m ³									
1,1,1,2-Tetrachloroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,1,1-Trichloroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,1,2,2-Tetrachloroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,1,2-Trichloroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,1-Dichloroethane	<5.02	5.02	<5.02	5.02	<5.02	5.02	<5.02	5.02	<5.02	5.02
1,1-Dichloroethene	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00
1,2,4-Trichlorobenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,2,4-Trimethylbenzene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
1,2-Dibromoethane(EDB)	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,2-Dichlorobenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,2-Dichloroethane	<5.02	5.02	<5.02	5.02	<5.02	5.02	<5.02	5.02	<5.02	5.02
1,2-dichloropropane	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
1,2-Dichlorotetrafluoroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,3,5-Trimethylbenzene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
1,3-Butadiene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,3-Dichlorobenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,4-Dichlorobenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
1,4-Dioxane	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
2-Hexanone(MBK)	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
4-Ethyltoluene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
4-Isopropyltoluene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
4-Methyl-2-pentanone(MIBK)	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Acetone	6.77	5.01	6.65	5.01	30.6	5.01	8.69	5.01	7.79	5.01
Acrylonitrile	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Benzene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Benzyl chloride	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Bromodichloromethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Bromoform	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Bromomethane	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Carbon Disulfide	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Carbon Tetrachloride	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00
Chlorobenzene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Chloroethane	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Chloroform	10.7	4.98	6.78	4.98	<4.98	4.98	<4.98	4.98	6.25	4.98
Chloromethane	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	6.87	4.99
Cis-1,2-Dichloroethene	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00
cis-1,3-Dichloropropene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Cyclohexane	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Dibromochloromethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Dichlorodifluoromethane	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Ethanol	6.46	5.01	5.76	5.01	8.4	5.01	7.44	5.01	11.6	5.01
Ethyl acetate	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Ethylbenzene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Heptane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Hexachlorobutadiene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Hexane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Isooctane	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Isopropylalcohol	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Isopropylbenzene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
m,p-Xylene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	6.12	4.99
Methyl Ethyl Ketone	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Methyl tert-butyl ether(MTBE)	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Methylene Chloride	<15.0	15.0	<15.0	15.0	<15.0	15.0	<15.0	15.0	<15.0	15.0
Naphthalene	<5.23	5.23	<5.23	5.23	<5.23	5.23	<5.23	5.23	<5.23	5.23
n-Butylbenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
o-Xylene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Propylene	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
sec-Butylbenzene	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Styrene	<4.98	4.98	<4.98	4.98	<4.98	4.98	<4.98	4.98	<4.98	4.98
Tetrachloroethene	1,160	1.25	4,110	5.00	1,670	2.50	<1.25	1.25	3,590	7.52
Tetrahydrofuran	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01	<5.01	5.01
Toluene	<5.01	5.01	<5.01	5.01	<5.01	5.01	6.29	5.01	<5.01	5.01
Trans-1,2-Dichloroethene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
trans-1,3-Dichloropropene	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99	<4.99	4.99
Trichloroethene	8.38	0.99	53.7	0.99	10.9	0.99	<0.99	0.99	11.6	0.99
Trichlorofluoromethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Trichlorotrifluoroethane	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00	<5.00	5.00
Vinyl Chloride	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00	<1.00	1.00

Result Detected

ATTACHMENT F**SECTION VII. REQUESTOR INFORMATION****REQUESTOR NAME, ADDRESS, LLC INFORMATION**

The requestor is 403739 Holding LLC and is authorized to conduct business in New York State.

The requestor is a Limited Liability Company (LLC), and the Members of the LLC are as follows:

Requestor/Applicant	Members	Contact Information
403739 Holding LLC	Wei Ma, Member (40%)	72 Tompkins Circle Staten Island, NY 10301 t: (646) 416-2306 email: estimating@hwconstructionllc.com
	Wensheng Liu, Member (30%)	22130 58th Avenue Oakland Gardens, NY 11364 t: (646) 932-6362 email: liuwensheng118@gmail.com
	Jinhang Shen, Member (30%)	96 Parkway Dr., Roslyn Heights, NY 11577 t: (646) 416-2306 email: cindyshen0215@gmail.com

A copy of the entity information obtained from the New York State Department of State Division of Corporations online database is included in Attachment F. The resolution of LLC showing members is also included in this Attachment.

An official website of New York State.
[Here's how you know](#) ▼



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 403739 HOLDING LLC
DOS ID: 7315995
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: 04/29/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 04/29/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 04/30/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

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

Service of Process on the Secretary of State as Agent

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

Name: THE LIMITED LIABILITY COMPANY
Address: 72 TOMPKINS CIRCLE, STATEN ISLAND, NY, UNITED STATES, 10301

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: REGISTERED AGENT REVOKED

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

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Limited Liability Company Operating Agreement.

403739 HOLDING LLC

By: Wei Ma
Name: MA, Wei
Title: Member

By: Wensheng Liu
Name: LIU, Wensheng
Title: Member

By: Jinhang Shen
Name: SHEN, Jinhang
Title: Member

Schedule A—List of Members

Members	Units	Mailing Address	Membership Interest Percentage
MA, Wei	40	72 Tompkins Circle, Staten Island, NY 10301	40%
LIU, Wensheng	30	22130 58th Ave, Oakland Gardens, NY 11364	30%
SHEN, Jinhang	30	96 Parkway Dr., Roslyn Heights, NY 11577	30%
TOTAL	100		100%

ATTACHMENT G**SECTION X. REQUESTOR ELIGIBILITY****13. VOLUNTEER STATEMENT**

403739 Holding LLC (the “Requestor”) qualifies as a Volunteer pursuant to the definition set forth in Environmental Conservation Law (ECL) § 27-1405(1)(b). The Requestor acquired ownership of the Site in March 2025, after the occurrence of any known or suspected contamination. The members of the Requestor, Wei Ma, Wensheng Liu, and Jinhang Shen, have no prior or existing affiliation with any party responsible for the contamination of the Site, nor have they contributed to any environmental conditions that may have led to its current status. The Requestor have completed due diligence and exercised appropriate care by performing a voluntary investigation and disclosing the findings to the NYSDEC.

The Requestor has no knowledge of any continuing releases of contamination at the Site and has not engaged in any operations that would cause or exacerbate such conditions. Further, the Requestor is committed to preventing any future releases and to remediating existing contamination through participation in the BCP. This application reflects the Requestor’s intent to act in good faith and in the public interest by addressing historical environmental impacts at the Site in accordance with NYSDEC guidance and regulations.

Based on the above, 403739 Holding LLC meets the criteria for Volunteer status under the BCP, as they neither caused nor contributed to the contamination, have no legal or equitable relationship with any party responsible for the contamination, and are taking meaningful steps to remediate the Site.

ATTACHMENT H**SECTION XII. SITE CONTACT LIST****Local Officials**

Chief Executive Officer Mayor Eric Adams 250 Broadway New York, NY 10007
New York City Planning Commission Raj Rampershad, Chairperson 120-55 Queens Boulevard, Room 201 Kew Gardens, New York 11424
Queens Borough President Donovan Richards 120-55 Queens Boulevard Kew Gardens, New York 11424
Queens Deputy Borough President Ebony Young 120-55 Queens Boulevard Kew Gardens, New York 11424
Department of Planning and Development Queens Borough Office Raj Rampershad 120-55 Queens Boulevard Kew Gardens, New York 11424
Queens Community Board 1 Evie Hantzopoulos, Chairperson 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105
Mayor's Office of Environmental Remediation Shaminder Chawla, Acting Director 100 Gold Street, 2 nd Floor New York, NY 10038

Residents, Owners, and Occupants of the Adjacent Properties

John Patrikis 16-51 154 th Street Whitestone, NY 11357
Hsuan Chen c/o MG Law Group 37-01 Main Street, Suite 309 Flushing, NY 11354
Anthony Schettino 39-39 27 th Street Long Island City, NY 11101

Issta 27th Street LLC
c/o Issta Assets Ltd.,
8 Menorat H'Maor Street,
Tel Aviv, 6744835
Israel

St. Patrick R C Church
39-38 29th Street
Long Island City, NY 11101
T: (718) 729-6060

Local News Media

Queens Chronicle
Shops at Atlas Park 71-19 80th Street, Suite 8-201
Glendale, NY 11385

Queens Daily Eagle
8900 Sutphin Blvd, LL2
Jamaica, NY 11435

New York Post
1211 Avenue of the Americas
New York, NY 10036

Public Water Supplier

Public water is provided by the City of New York Department of Environmental Protection

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

Nearby School or Day Care Facilities

Growing Up Green Charter School – Elementary School
Anabel Schmelz, School Leader
39-27 28th Street
Long Island City, NY 11101
T: (347) 642-4306
Distance: Approximately 0.015-mile east

Our World Neighborhood Charter School Middle School
Anita Angrum, Principal
38-27 30th Street
Astoria, NY 11101
T:(718) 274-2902
Distance: Approximately 0.2-mile northeast

Playhouse NYC Long Island City 29-22 Northern Blvd 2nd Floor, Long Island City, NY 11101 T:(718) 392-2783 help@playhousenyc.com Distance: Approximately 0.26-mile southeast
P.S. 112 Dutch Kills Mr. Witkes, Principal 25-05 37th Avenue Astoria, NY 11101 T:(718) 784-5250 Distance: Approximately 0.3-mile north
I.S. 204 Oliver W. Holmes Faye Erstejn Kotzer, Principal 36-41 28th Street Astoria, NY 11106 T:(718) 937-1463 Distance: Approximately 0.3-mile north-northeast
All Children's Child Care 35-01 24th Street Astoria, NY 11106 T:(718) 707-0501 allchildrens@daycaremail.com Distance: Approximately 0.5-mile north
P.S. 111 Jacon Blackwell Mrs. Tiana Hamm, Principal 37-15 13th Street Astoria, NY 11101 T:(718) 786-2073 Distance: Approximately 0.5-mile northwest

Public Repositories

Queens Public Library – Long Island City Elisabeth de Bourdon – Director of Communications 37-44 21st Street Long Island City, NY 11101
Queens Community Board Evie Hantzopoulos, Chairperson 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105

Signed letters from the Queens Public Library – Long Island City Branch and Queens Community Board 1 confirming that their offices will be document repository for the Site are provided in Attachment H.

April 11, 2025

Florence Koulouris, District Manager
Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
Qn01@cb.nyc.gov

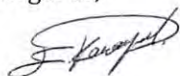
Re: Brownfield Cleanup Program Repository
403739 Holding LLC
Address: 39-36 28th Street, Queens, NY 11101

Dear Ms. Koulouris:

Vektor Consultants (Vektor) represents 403739 Holding LLC for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the redevelopment project located at the above-referenced address (Tax Block: 397, Lot: 31).

Vektor is requesting the community board office to serve as the public repository for all documents pertaining to the cleanup of this property as per the NYSDEC requirements. Please sign below and return if you are able to certify that your office would be willing and able to act as the public repository for this project.

Regards,



Ezgi Karayel
Principal

Queens Community Board 1

Name: Florence Koulouris

Title: District Manager

Signature: [Handwritten Signature]

Date: _____

April 16, 2025

Nelson Lu
Director, Central Library
Queens Public Library
89-11 Merrick Blvd.
Jamaica, NY 11432
ylu@queenslibrary.org

Re: Brownfield Cleanup Program Repository
403739 Holding LLC
Address: 39-36 28th Street, Queens, NY 11101

Dear Ms. de Bourdon:

Vektor Consultants (Vektor) represents 403739 Holding LLC for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the redevelopment project located at the above-referenced address (Tax Block: 397, Lot: 31).

Vektor is requesting the Queens Public Library – Central Library Office to serve as the public repository for all documents pertaining to the cleanup of this property as per the NYSDEC requirements. Please sign below and return if you are able to certify that your office would be willing and able to act as the public repository for this project.

Regards,



Ezgi Karayel
Principal

Queens Public Library – Central Library Office

Name: Yusheng (Nelson) Lu

Title: Director, Central Library

Signature: *Yusheng Lu*

Date: 04/17/2025