

June 6, 2025

Site Control Section  
Mr. Len Zinoman  
New York State Department of Environmental Conservation  
Bureau of Technical Support  
625 Broadway, 11th Floor  
Albany, New York 12233

Re: Revised Brownfield Cleanup Program Application  
Former Bordens Farm Products  
BCP # C241294

Dear Mr. Zinoman:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of LMXD INNOQ B1 LLC, is submitting the attached Revised Brownfield Cleanup Program (BCP) Application for the above referenced Site (Site). This revised application reflects the NYSDEC comments to the application dated May 15, 2025. All items have been completed, as noted below:

**Section I: Property Information**

- In the Appendix A Metes and Bounds Description, the statement “RUNNING THENCE northerly along the easterly side of Steinway Street, 182.50 feet to the southerly side of 35th Avenue” must be revised to say, “along the westerly side of Steinway Street”.

**RESPONSE:** The statement has been revised to say, “along the westerly side of Steinway Street”.

- According to DEC’s website, a portion of the site is within a designated Environmental Zone (En-zone). Identify the census tract, indicate the percentage of property in En-zone, and provide a map showing the location of the site with the En-zone overlay.

**RESPONSE:** No portion of the Site is within a designated En-zone as discussed with NYSDEC. No revision has been made.

**Section II: Project Description**

- Add an estimated date when the Certificate of Completion is expected to be issued to the Project Schedule provided.

**RESPONSE:** An estimated date when the Certificate of Completion is expected to be issued of December 2026 was added to the Project Schedule.

- The Timeframe given for submittal of the Remedial Investigation Report is December 2026 in the Appendix C Project Schedule. Confirm whether December 2025 was meant to be the Timeframe given for that deliverable.

**RESPONSE:** The Timeframe given for submittal of the Remedial Investigation Report in Appendix C was revised to December 2025.

4806.0001Y103/CL

**Section XII: Site Contact List**

- Provide acknowledgement from the Queens Public Library at Broadway that it agrees to act as a document repository for the site.

**RESPONSE: An acknowledgment from the Queens Public Library that it agrees to act as a document repository for the Site has been added to Appendix I.**

- Add the appropriate Community Board as a document repository for the project and provide acknowledgement from the Community Board that it agrees to act as a document repository for the site.

**RESPONSE: Contact information for Queens Community Board 1 and an acknowledgment from Queens Community Board 1 that it agrees to act as a document repository for the Site has been added to Appendix I.**

Please contact the undersigned if you have any questions.

Sincerely,

**ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.**



Jack Rusk  
Project Geologist



Noelle M. Clarke, P.E. (NY)  
Principal Engineer

Attachments





**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, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** **Former Bordens Farm Products**

**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: C241294

☒

Yes

☐

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

### SECTION I: Property Information

PROPOSED SITE NAME **Former Bordens Farm Products**

ADDRESS/LOCATION **35-18 Steinway Street**

CITY/TOWN **Astoria, NY**

ZIP CODE **11101**

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

COUNTY **Queens**

SITE SIZE (ACRES) **.99**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40		45	18.16	73	55	21.83

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

#### ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
35-18 Steinway Street, Long Island City		668	p/o 5	.99

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

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.  <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):  <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? <span style="border: 1px solid red; padding: 2px;">Appendix B</span>		<input checked="" type="radio"/>	<input type="radio"/>
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input checked="" type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input checked="" type="radio"/>
<b>NOTE:</b> If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
<b>If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.</b> <b>Initials of each Requestor:</b> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

## SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

Appendix C

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

Appendix C

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

Not applicable

## SECTION III: Ecological Concerns

- |   | Y                     | N                                |
|---|-----------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern?   | <input type="radio"/> | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. |                       |                                  |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  | <input type="radio"/> | <input type="radio"/>            |








N/A ☒

SECTION IV: Land Use Factors		Appendix E	
1. What is the property's current municipal zoning designation? <u>M1-4/R9/ M1-4/R7-3/ MX-24</u>			
2. What uses are allowed by the property's current zoning (select all that apply)?			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>			
3. Current use (select all that apply):			
Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>			
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?		Y	N
Appendix D		<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>			
If residential, does it qualify as single-family housing?		N/A	<input type="radio"/>
Appendix D		<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?		<input checked="" type="radio"/>	<input type="radio"/>
Appendix D			
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?		<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.		<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.		<input checked="" type="radio"/>	<input type="radio"/>
Appendix D			

SECTION V: Current and Historical Property Owner and Operator Information			Appendix E
CURRENT OWNER 35-18 Steinway Street, LLC			
CONTACT NAME Bernard P. Kennedy, Esq			
ADDRESS 185 Central Avenue			
CITY Bethpage	STATE NY	ZIP CODE 11714	
PHONE 516-827-6239	EMAIL bkennedy@kingkullen.com		
OWNERSHIP START DATE December 19, 2018			
CURRENT OPERATOR P.C. Richard & Son			
CONTACT NAME Robert Webber, Esq			
ADDRESS 150 Price Parkway			
CITY Farmingdale	STATE NY	ZIP CODE 11735	
PHONE 631-843-4394	EMAIL robert.webber@prrichard.com		
OPERATION START DATE 2000			

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

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

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

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

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

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

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

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

Are the required drawings included with this application?



YES



NO

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

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

Other: Bordens Farm Products Co. Inc., including pasteurizing, bottle washing, garage and office space

SECTION VII: Requestor Information				Appendix G		
NAME LMXD INNOQ B1 LLC						
ADDRESS 1865 Palmer Ave, Suite 203						
CITY/TOWN Larchmont			STATE NY		ZIP CODE 10538	
PHONE 914-636-7368		EMAIL kkelman@lmsd.com				
					Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?					<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?					<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>					<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>					<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Katherine Kelman			
ADDRESS 2 Park Ave, 23rd Floor			
CITY New York		STATE NY	ZIP CODE 10016
PHONE 646-527-7224		EMAIL kkelman@lmsd.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Noelle Clarke			
COMPANY Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY Islandia		STATE NY	ZIP CODE 11749
PHONE 631-630-2341		EMAIL nclarke@rouxinc.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin			
COMPANY Sive, Paget & Riesel, PC			
ADDRESS 560 Lexington Avenue			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (646) 378-7210		EMAIL mbogin@sprlaw.com	



**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

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



## SECTION X: Requestor Eligibility (continued)

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

### PARTICIPANT

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

☐

### VOLUNTEER

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

☒

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

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

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

☒ 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

**Appendix G**

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

**SECTION XI: Property Eligibility Information**

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

**SECTION XII: Site Contact List****Appendix I**

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)

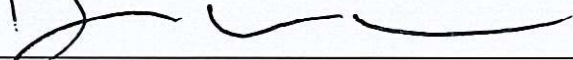
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) 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 David Dishy (title) of LMXD INNOQ B1 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: 04/24/2025 Signature:  \_\_\_\_\_

Print Name: David Dishy \_\_\_\_\_

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

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

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

**BCP App Rev 16.1**

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

**Y**

**N**

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

☒☐

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

☒☐

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

☐☒

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

Upside down

☐☒

Underutilized

☐☒

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

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

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

375-3.2:

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

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

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

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

**Check appropriate box below:**

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

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

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



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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

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

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

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

**SUBMITTAL INSTRUCTIONS**

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

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

**VIA SITE CONTROL DROPBOX:**

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

**VIA GROUND MAIL:**

- Save the application file and cover letter to an external storage device (e.g., flash drive). **DO NOT INCLUDE PAPER COPIES OF THE APPLICATION OR ATTACHMENTS.**
- Mail the external storage device to the following address:

Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7020

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



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

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

## SECTION I: Property Information (continued)

### Property Description Narrative

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

#### Location:

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

#### Site Features:

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

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

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

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

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

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

#### Site Geology and Hydrogeology:

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

## SECTION I: Property Information (continued)

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

SECTION II: Project Description		
<b>Question 3: Inclusion of Work Plans</b>	If a work plan is to be released for public comment concurrently with the BCP application, <u>the work plan must be submitted at the time of application submittal</u> . Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.	
<b>Question 4: Post-Remediation Use and Project Schedule</b>	As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.	
<b>Questions 5-6: Green and Sustainable Remediation</b>	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	<b>Remedial Investigation/ Alternatives Analysis</b>	The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.
	<b>Remedial Design</b>	The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.
	<b>Remedial Action</b>	The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.
	<b>Site Management</b>	The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.
	<b>Redevelopment</b>	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	<b>Climate Screening/ Climate Vulnerability Assessment</b>	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to <a href="#">DER-10</a> Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

#### SECTION IV: Land Use Factors

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

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

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

<b>Zoning and Current Use</b>	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
<b>Anticipated Use</b>	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
<b>Renewable Energy Facility Site</b>	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
<b>Compliance with Zoning Laws, Recent Development, and Community Master Plans</b>	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

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

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

## SECTION VI: Property's Environmental History

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

## SECTION VII: Requestor Information

<b>Requestor Name</b>	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
<b>Address, etc.</b>	Provide the requestor's mailing address, telephone number and e-mail.
<b>LLC Information</b>	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.

**SECTION VII: Requestor Information (continued)**

<b>Document Certification</b>	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of <a href="#">DER-10</a>. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none"><li>• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;</li><li>• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;</li><li>• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or</li><li>• site owners, which are the owners of the property comprising the site at the time of the certification.</li></ul>
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**SECTION VIII: Requestor Contact Information**

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

**SECTION IX: Program Fee**

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

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

## SECTION X: Requestor Eligibility

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

<b>Volunteer Statement</b>	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
<b>Proof of Site Access</b>	If a requestor is not the current owner of the entirety of the site, a site access agreement <b>must be provided</b> that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

## SECTION XI: Property Eligibility Information

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

<b>CERCLA / NPL Listing</b>	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
<b>Registry Listing</b>	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) <a href="#">website</a> for a database of sites with classifications.
<b>RCRA Listing</b>	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.



**SECTION XI: Property Eligibility Information (continued)**

<b>Registry/RCRA Sites Owned by Volunteers</b>	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27- 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
<b>Existing Order</b>	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
<b>Pending Enforcement Actions</b>	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

**SECTION XII: Site Contact List**

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

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

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

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

## DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

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

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

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

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

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

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

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

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

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

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

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

## Example Data Summary Tables

**Soil Table:**

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

**Groundwater Table:**

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

**Soil Gas Table:**

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**DETERMINATION OF A COMPLETE APPLICATION**

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

## DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

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

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**TABLES**

1. Summary of Volatile Organic Compounds in Soil
2. Summary of Semivolatile Organic Compounds in Soil
3. Summary of Metals in Soil
4. Summary of Polychlorinated Biphenyls in Soil
5. Summary of Pesticides and Herbicides in Soil
6. Summary of Volatile Organic Compounds in Groundwater
7. Summary of Semivolatile Organic Compounds in Groundwater
8. Summary of Metals in Groundwater

## Notes Utilized Throughout Tables

### Soil Tables

J - Estimated value

U - The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit

T - Indicates that a quality control parameter has exceeded laboratory limits

ft bls - Feet below land surface

mg/kg - Milligrams per kilogram

NYSDEC - New York State Department of Environmental Conservation

SCO - Soil Cleanup Objectives

-- No SCO available

Bold data indicates that parameter was detected above the NYSDEC Part 375 Restricted Residential SCO

Shaded data indicates that parameter was detected above the NYSDEC Part 375 Protection of Groundwater SCO

### Groundwater Tables

J - Estimated Value

U - The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit

T - Indicates that a quality control parameter has exceeded laboratory limits

µg/L - Micrograms per liter

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water-Quality Standards and Guidance Values

-- No NYSDEC AWQSGV available

Bold data indicates that parameter was detected above the NYSDEC AWQSGVs

**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-1	SB-1	SB-2	SB-2	SB-2
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5	5 - 7
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
1,1,1-Trichloroethane (TCA)	100	0.68	MG/KG	0.00032 U	0.00032 U	0.00032 U	0.00036 U	0.00027 U
1,1,2,2-Tetrachloroethane	--	--	MG/KG	0.00029 U	0.00029 U	0.00029 U	0.00033 U	0.00025 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	--	--	MG/KG	0.00041 U	0.00041 U	0.00041 U	0.00047 U	0.00035 U
1,1,2-Trichloroethane	--	--	MG/KG	0.00024 U	0.00024 U	0.00024 U	0.00028 U	0.0002 U
1,1-Dichloroethane	26	0.27	MG/KG	0.00028 U	0.00028 U	0.00028 U	0.00032 U	0.00024 U
1,1-Dichloroethene	100	0.33	MG/KG	0.00031 U	0.00031 U	0.00031 U	0.00035 U	0.00026 U
1,2,3-Trichlorobenzene	--	--	MG/KG	0.00025 U	0.00025 U	0.00025 U	0.00028 U	0.00021 U
1,2,4-Trichlorobenzene	--	--	MG/KG	0.00049 U	0.00049 U	0.00049 U	0.00056 U	0.00041 U
1,2,4-Trimethylbenzene	52	3.6	MG/KG	0.00051 J	0.00034 U	0.00034 U	0.00038 U	0.00028 U
1,2-Dibromo-3-Chloropropane	--	--	MG/KG	0.00062 U	0.00063 U	0.00063 U	0.00072 U	0.00053 UT
1,2-Dibromoethane (Ethylene Dibromide)	--	--	MG/KG	0.00024 U	0.00025 U	0.00025 U	0.00028 U	0.00021 U
1,2-Dichlorobenzene	100	1.1	MG/KG	0.00049 U	0.00049 U	0.0005 U	0.00056 U	0.00041 U
1,2-Dichloroethane	3.1	0.02	MG/KG	0.0004 U	0.00041 U	0.00041 U	0.00046 U	0.00034 U
1,2-Dichloropropane	--	--	MG/KG	0.00057 U	0.00058 U	0.00058 U	0.00066 U	0.00049 U
1,3,5-Trimethylbenzene (Mesitylene)	52	8.4	MG/KG	0.00043 U	0.00043 U	0.00043 U	0.00049 U	0.00036 U
1,3-Dichlorobenzene	49	2.4	MG/KG	0.0005 U	0.0005 U	0.0005 U	0.00057 U	0.00042 U
1,4-Dichlorobenzene	13	1.8	MG/KG	0.00031 U	0.00031 U	0.00031 U	0.00035 U	0.00026 U
2-Hexanone	--	--	MG/KG	0.0023 U	0.0023 U	0.0023 U	0.0027 U	0.002 U
Acetone	100	0.05	MG/KG	0.0091	0.0078 U	0.0078 U	0.0089 U	0.0096
Benzene	4.8	0.06	MG/KG	0.00035 U	0.00035 U	0.00035 U	0.0004 U	0.0003 U
Bromochloromethane	--	--	MG/KG	0.00038 U	0.00038 U	0.00039 U	0.00044 U	0.00032 U
Bromodichloromethane	--	--	MG/KG	0.00035 U	0.00035 U	0.00035 U	0.0004 U	0.0003 U
Bromoform	--	--	MG/KG	0.00058 UT	0.00058 UT	0.00058 UT	0.00066 UT	0.00049 U
Bromomethane	--	--	MG/KG	0.0014 U	0.0014 U	0.0014 U	0.0016 U	0.0011 U
Carbon Disulfide	--	--	MG/KG	0.00036 U	0.00036 U	0.00036 U	0.00041 U	0.00031 U
Carbon Tetrachloride	2.4	0.76	MG/KG	0.00052 U	0.00053 U	0.00053 U	0.0006 U	0.00044 U
Chlorobenzene	100	1.1	MG/KG	0.00024 U	0.00024 U	0.00024 U	0.00028 U	0.0002 U
Chloroethane	--	--	MG/KG	0.00071 U	0.00071 U	0.00072 U	0.00081 U	0.0006 U
Chloroform	49	0.37	MG/KG	0.0013 U	0.0013 U	0.0013 U	0.0015 U	0.0011 U
Chloromethane	--	--	MG/KG	0.00059 U	0.0006 U	0.0006 U	0.00068 U	0.0005 U
Cis-1,2-Dichloroethylene	100	0.25	MG/KG	0.00049 U	0.00049 U	0.00049 U	0.00056 U	0.00041 U
Cis-1,3-Dichloropropene	--	--	MG/KG	0.00037 U	0.00037 U	0.00037 U	0.00042 U	0.00031 U



**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-1	SB-1	SB-2	SB-2	SB-2
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5	5 - 7
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
Cyclohexane	--	--	MG/KG	0.0003 U	0.0003 U	0.0003 U	0.00077 J	0.00025 U
Dibromochloromethane	--	--	MG/KG	0.00026 U	0.00027 U	0.00027 U	0.0003 U	0.00022 U
Dichlorodifluoromethane	--	--	MG/KG	0.00046 U	0.00046 U	0.00046 U	0.00053 U	0.00039 U
Ethylbenzene	41	1	MG/KG	0.00027 U	0.00027 U	0.00027 U	0.00031 U	0.00023 U
Isopropylbenzene (Cumene)	--	--	MG/KG	0.00039 U	0.00039 U	0.00039 U	0.00044 U	0.00033 U
m,p-Xylene	--	--	MG/KG	0.00024 U	0.00024 U	0.00024 U	0.00027 U	0.0002 U
Methyl Acetate	--	--	MG/KG	0.0058 UT	0.0059 UT	0.0059 UT	0.0067 UT	0.0049 U
Methyl Ethyl Ketone (2-Butanone)	100	0.12	MG/KG	0.0005 U	0.0005 U	0.0005 U	0.00057 U	0.00042 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	--	--	MG/KG	0.0021 U	0.0021 U	0.0021 U	0.0024 U	0.0018 U
Methylcyclohexane	--	--	MG/KG	0.00068 U	0.00068 U	0.00068 U	0.00078 U	0.00057 U
Methylene Chloride	100	0.05	MG/KG	0.0016 U	0.0016 U	0.0016 U	0.0018 U	0.0013 U
N-Butylbenzene	100	12	MG/KG	0.0004 U	0.0004 U	0.0004 U	0.00046 U	0.00034 U
N-Propylbenzene	100	3.9	MG/KG	0.00024 U	0.00024 U	0.00024 U	0.00027 U	0.0002 U
O-Xylene (1,2-Dimethylbenzene)	--	--	MG/KG	0.00026 U	0.00027 U	0.00027 U	0.0003 U	0.00022 U
Sec-Butylbenzene	100	11	MG/KG	0.00039 U	0.00039 U	0.0004 U	0.00045 U	0.00033 U
Styrene	--	--	MG/KG	0.00038 U	0.00038 U	0.00038 U	0.00043 U	0.00032 U
T-Butylbenzene	100	5.9	MG/KG	0.00037 U	0.00038 U	0.00038 U	0.00043 U	0.00032 U
Tert-Butyl Methyl Ether	100	0.93	MG/KG	0.00069 U	0.0007 U	0.0007 U	0.0008 U	0.00059 U
Tetrachloroethylene (PCE)	19	1.3	MG/KG	0.00041 U	0.00042 U	0.00042 U	0.00047 U	0.00035 U
Toluene	100	0.7	MG/KG	0.00032 U	0.00032 U	0.00032 U	0.00036 U	0.00027 U
Trans-1,2-Dichloroethene	100	0.19	MG/KG	0.00033 U	0.00034 U	0.00034 U	0.00038 U	0.00028 U
Trans-1,3-Dichloropropene	--	--	MG/KG	0.00036 U	0.00036 U	0.00036 U	0.00041 U	0.00031 U
Trichloroethylene (TCE)	21	0.47	MG/KG	0.00044 U	0.00044 U	0.00044 U	0.0005 U	0.00037 U
Trichlorofluoromethane	--	--	MG/KG	0.00055 U	0.00056 U	0.00056 U	0.00063 U	0.00047 U
Vinyl Chloride	0.9	0.02	MG/KG	0.00074 U	0.00075 U	0.00075 U	0.00085 U	0.00063 U
Xylenes	100	1.6	MG/KG	0.00024 U	0.00024 U	0.00024 U	0.00027 U	0.0002 U

**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-3	SB-4	SB-4	SB-5	SB-5
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
1,1,1-Trichloroethane (TCA)	100	0.68	MG/KG	0.00029 U	0.00032 U	0.00033 U	0.00045 U	0.00033 U
1,1,2,2-Tetrachloroethane	--	--	MG/KG	0.00027 U	0.00029 U	0.00031 U	0.00041 U	0.00031 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	--	--	MG/KG	0.00038 U	0.00041 U	0.00043 U	0.00058 U	0.00043 U
1,1,2-Trichloroethane	--	--	MG/KG	0.00022 U	0.00024 U	0.00026 U	0.00035 U	0.00025 U
1,1-Dichloroethane	26	0.27	MG/KG	0.00026 U	0.00028 U	0.0003 U	0.0004 U	0.00029 U
1,1-Dichloroethene	100	0.33	MG/KG	0.00028 U	0.00031 U	0.00032 U	0.00044 U	0.00032 U
1,2,3-Trichlorobenzene	--	--	MG/KG	0.00023 U	0.00025 U	0.00026 U	0.00035 U	0.00026 U
1,2,4-Trichlorobenzene	--	--	MG/KG	0.00045 U	0.00049 U	0.00051 U	0.00069 U	0.00051 U
1,2,4-Trimethylbenzene	52	3.6	MG/KG	0.00094 J	0.00033 U	0.00035 U	0.00048 U	0.00035 U
1,2-Dibromo-3-Chloropropane	--	--	MG/KG	0.00057 U	0.00063 U	0.00066 U	0.00089 U	0.00066 U
1,2-Dibromoethane (Ethylene Dibromide)	--	--	MG/KG	0.00022 U	0.00024 U	0.00026 U	0.00035 U	0.00026 U
1,2-Dichlorobenzene	100	1.1	MG/KG	0.00045 U	0.00049 U	0.00052 U	0.0007 U	0.00052 U
1,2-Dichloroethane	3.1	0.02	MG/KG	0.00037 U	0.0004 U	0.00043 U	0.00057 U	0.00042 U
1,2-Dichloropropane	--	--	MG/KG	0.00053 U	0.00058 U	0.00061 U	0.00082 U	0.0006 U
1,3,5-Trimethylbenzene (Mesitylene)	52	8.4	MG/KG	0.00039 U	0.00043 U	0.00045 U	0.00061 U	0.00045 U
1,3-Dichlorobenzene	49	2.4	MG/KG	0.00045 U	0.0005 U	0.00052 U	0.00071 U	0.00052 U
1,4-Dichlorobenzene	13	1.8	MG/KG	0.00028 U	0.00031 U	0.00032 U	0.00044 U	0.00032 U
2-Hexanone	--	--	MG/KG	0.0021 U	0.0023 U	0.0025 U	0.0033 U	0.0024 U
Acetone	100	0.05	MG/KG	0.009	0.0078 U	0.011	0.011 U	0.0082 U
Benzene	4.8	0.06	MG/KG	0.00032 U	0.00035 U	0.00037 U	0.0005 U	0.00037 U
Bromochloromethane	--	--	MG/KG	0.00035 U	0.00038 U	0.0004 U	0.00054 U	0.0004 U
Bromodichloromethane	--	--	MG/KG	0.00032 U	0.00035 U	0.00037 U	0.0005 U	0.00037 U
Bromoform	--	--	MG/KG	0.00053 UT	0.00058 UT	0.00061 UT	0.00082 UT	0.00061 UT
Bromomethane	--	--	MG/KG	0.0012 U	0.0014 U	0.0014 U	0.0019 U	0.0014 U
Carbon Disulfide	--	--	MG/KG	0.00033 U	0.00036 U	0.00038 U	0.00052 U	0.00038 U
Carbon Tetrachloride	2.4	0.76	MG/KG	0.00048 U	0.00053 U	0.00056 U	0.00075 U	0.00055 U
Chlorobenzene	100	1.1	MG/KG	0.00022 U	0.00024 U	0.00025 U	0.00034 U	0.00025 U
Chloroethane	--	--	MG/KG	0.00065 U	0.00071 U	0.00075 U	0.001 U	0.00075 U
Chloroform	49	0.37	MG/KG	0.0012 U	0.0013 U	0.0014 U	0.0019 U	0.0014 U
Chloromethane	--	--	MG/KG	0.00054 U	0.00059 U	0.00063 U	0.00084 U	0.00062 U
Cis-1,2-Dichloroethylene	100	0.25	MG/KG	0.00045 U	0.00049 U	0.00051 U	0.00069 U	0.00051 U
Cis-1,3-Dichloropropene	--	--	MG/KG	0.00034 U	0.00037 U	0.00039 U	0.00053 U	0.00039 U

**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-3	SB-4	SB-4	SB-5	SB-5
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
Cyclohexane	--	--	MG/KG	0.00028 U	0.0003 U	0.00032 U	0.00043 U	0.00032 U
Dibromochloromethane	--	--	MG/KG	0.00024 U	0.00026 U	0.00028 U	0.00038 U	0.00028 U
Dichlorodifluoromethane	--	--	MG/KG	0.00042 U	0.00046 U	0.00049 U	0.00066 U	0.00048 U
Ethylbenzene	41	1	MG/KG	0.00025 U	0.00027 U	0.00029 U	0.00039 U	0.00028 U
Isopropylbenzene (Cumene)	--	--	MG/KG	0.00036 U	0.00039 U	0.00041 U	0.00055 U	0.00041 U
m,p-Xylene	--	--	MG/KG	0.00022 U	0.00024 U	0.00025 U	0.00034 U	0.00025 U
Methyl Acetate	--	--	MG/KG	0.0054 UT	0.0058 UT	0.0062 UT	0.0083 UT	0.0061 UT
Methyl Ethyl Ketone (2-Butanone)	100	0.12	MG/KG	0.00046 U	0.0005 U	0.00053 U	0.00071 U	0.00053 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	--	--	MG/KG	0.0019 U	0.0021 U	0.0022 U	0.003 U	0.0022 U
Methylcyclohexane	--	--	MG/KG	0.00062 U	0.00068 U	0.00072 U	0.00097 U	0.00071 U
Methylene Chloride	100	0.05	MG/KG	0.0014 U	0.0016 U	0.0016 U	0.0022 U	0.0016 U
N-Butylbenzene	100	12	MG/KG	0.00037 U	0.0004 U	0.00042 U	0.00057 U	0.00042 U
N-Propylbenzene	100	3.9	MG/KG	0.00022 U	0.00024 U	0.00025 U	0.00034 U	0.00025 U
O-Xylene (1,2-Dimethylbenzene)	--	--	MG/KG	0.00024 U	0.00026 U	0.00028 U	0.00038 U	0.00028 U
Sec-Butylbenzene	100	11	MG/KG	0.00036 U	0.00039 U	0.00041 U	0.00056 U	0.00041 U
Styrene	--	--	MG/KG	0.00035 U	0.00038 U	0.0004 U	0.00054 U	0.0004 U
T-Butylbenzene	100	5.9	MG/KG	0.00034 U	0.00038 U	0.0004 U	0.00054 U	0.00039 U
Tert-Butyl Methyl Ether	100	0.93	MG/KG	0.00064 U	0.0007 U	0.00074 U	0.00099 U	0.00073 U
Tetrachloroethylene (PCE)	19	1.3	MG/KG	0.00038 U	0.00041 U	0.00044 U	0.00059 U	0.00044 U
Toluene	100	0.7	MG/KG	0.00029 U	0.00032 U	0.00034 U	0.00045 U	0.00033 U
Trans-1,2-Dichloroethene	100	0.19	MG/KG	0.00031 U	0.00033 U	0.00035 U	0.00048 U	0.00035 U
Trans-1,3-Dichloropropene	--	--	MG/KG	0.00033 U	0.00036 U	0.00038 U	0.00052 U	0.00038 U
Trichloroethylene (TCE)	21	0.47	MG/KG	0.0004 U	0.00044 U	0.00046 U	0.00062 U	0.00046 U
Trichlorofluoromethane	--	--	MG/KG	0.00051 U	0.00055 U	0.00058 U	0.00079 U	0.00058 U
Vinyl Chloride	0.9	0.02	MG/KG	0.00068 U	0.00074 U	0.00078 U	0.0011 U	0.00078 U
Xylenes	100	1.6	MG/KG	0.00022 U	0.00024 U	0.00025 U	0.00034 U	0.00025 U

**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation: <b>SB-5</b>			
Sample Date: <b>02/07/2025</b>			
Sample Depth (ft bls): <b>16 - 18</b>			
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units
1,1,1-Trichloroethane (TCA)	100	0.68	MG/KG 0.00028 U
1,1,2,2-Tetrachloroethane	--	--	MG/KG 0.00025 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	--	--	MG/KG 0.00036 U
1,1,2-Trichloroethane	--	--	MG/KG 0.00021 U
1,1-Dichloroethane	26	0.27	MG/KG 0.00024 U
1,1-Dichloroethene	100	0.33	MG/KG 0.00027 U
1,2,3-Trichlorobenzene	--	--	MG/KG 0.00021 U
1,2,4-Trichlorobenzene	--	--	MG/KG 0.00042 U
1,2,4-Trimethylbenzene	52	3.6	MG/KG 0.00029 U
1,2-Dibromo-3-Chloropropane	--	--	MG/KG 0.00054 UT
1,2-Dibromoethane (Ethylene Dibromide)	--	--	MG/KG 0.00021 U
1,2-Dichlorobenzene	100	1.1	MG/KG 0.00043 U
1,2-Dichloroethane	3.1	0.02	MG/KG 0.00035 U
1,2-Dichloropropane	--	--	MG/KG 0.0005 U
1,3,5-Trimethylbenzene (Mesitylene)	52	8.4	MG/KG 0.00037 U
1,3-Dichlorobenzene	49	2.4	MG/KG 0.00043 U
1,4-Dichlorobenzene	13	1.8	MG/KG 0.00027 U
2-Hexanone	--	--	MG/KG 0.002 U
Acetone	100	0.05	MG/KG 0.0068 U
Benzene	4.8	0.06	MG/KG 0.00031 U
Bromochloromethane	--	--	MG/KG 0.00033 U
Bromodichloromethane	--	--	MG/KG 0.0003 U
Bromoform	--	--	MG/KG 0.0005 U
Bromomethane	--	--	MG/KG 0.0012 U
Carbon Disulfide	--	--	MG/KG 0.00031 U
Carbon Tetrachloride	2.4	0.76	MG/KG 0.00046 U
Chlorobenzene	100	1.1	MG/KG 0.00021 U
Chloroethane	--	--	MG/KG 0.00062 U
Chloroform	49	0.37	MG/KG 0.0011 U
Chloromethane	--	--	MG/KG 0.00052 U
Cis-1,2-Dichloroethylene	100	0.25	MG/KG 0.00042 U
Cis-1,3-Dichloropropene	--	--	MG/KG 0.00032 U

**Table 1. Summary of Volatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation: <b>SB-5</b>			
Sample Date: <b>02/07/2025</b>			
Sample Depth (ft bls): <b>16 - 18</b>			
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units
Cyclohexane	--	--	MG/KG 0.00026 U
Dibromochloromethane	--	--	MG/KG 0.00023 U
Dichlorodifluoromethane	--	--	MG/KG 0.0004 U
Ethylbenzene	41	1	MG/KG 0.00024 U
Isopropylbenzene (Cumene)	--	--	MG/KG 0.00034 U
m,p-Xylene	--	--	MG/KG 0.00021 U
Methyl Acetate	--	--	MG/KG 0.0051 U
Methyl Ethyl Ketone (2-Butanone)	100	0.12	MG/KG 0.00044 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	--	--	MG/KG 0.0018 U
Methylcyclohexane	--	--	MG/KG 0.00059 U
Methylene Chloride	100	0.05	MG/KG 0.0014 U
N-Butylbenzene	100	12	MG/KG 0.00035 U
N-Propylbenzene	100	3.9	MG/KG 0.00021 U
O-Xylene (1,2-Dimethylbenzene)	--	--	MG/KG 0.00023 U
Sec-Butylbenzene	100	11	MG/KG 0.00034 U
Styrene	--	--	MG/KG 0.00033 U
T-Butylbenzene	100	5.9	MG/KG 0.00033 U
Tert-Butyl Methyl Ether	100	0.93	MG/KG 0.00061 U
Tetrachloroethylene (PCE)	19	1.3	MG/KG 0.00036 U
Toluene	100	0.7	MG/KG 0.00028 U
Trans-1,2-Dichloroethene	100	0.19	MG/KG 0.00029 U
Trans-1,3-Dichloropropene	--	--	MG/KG 0.00031 U
Trichloroethylene (TCE)	21	0.47	MG/KG 0.00038 U
Trichlorofluoromethane	--	--	MG/KG 0.00048 U
Vinyl Chloride	0.9	0.02	MG/KG 0.00065 U
Xylenes	100	1.6	MG/KG 0.00021 U

**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

				Sample Designation:		SB-1	SB-1	SB-2	SB-2	SB-2	SB-3
				Sample Date:		11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025	11/04/2024
				Sample Depth (ft bls):		0 - 2	3 - 5	0 - 2	3 - 5	5 - 7	0 - 2
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units								
1,2,4,5-Tetrachlorobenzene	--	--	MG/KG	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.053 U	0.01 U
1,4-Dioxane (P-Dioxane)	13	0.1	MG/KG	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.15 U	0.029 U
2,3,4,6-Tetrachlorophenol	--	--	MG/KG	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.11 U	0.023 U
2,4,5-Trichlorophenol	--	--	MG/KG	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.034 U	0.17 U	0.034 U
2,4,6-Trichlorophenol	--	--	MG/KG	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U	0.22 U	0.043 U
2,4-Dichlorophenol	--	--	MG/KG	0.021 U	0.021 U	0.022 U	0.022 U	0.022 U	0.022 U	0.11 U	0.021 U
2,4-Dimethylphenol	--	--	MG/KG	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.2 UT	0.04 U
2,4-Dinitrophenol	--	--	MG/KG	0.16 U	0.16 U	0.17 U	0.17 U	0.17 U	0.17 U	0.83 U	0.16 U
2,4-Dinitrotoluene	--	--	MG/KG	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.18 U	0.036 U
2,6-Dinitrotoluene	--	--	MG/KG	0.024 U	0.024 U	0.024 U	0.024 U	0.024 U	0.024 U	0.12 U	0.024 U
2-Chloronaphthalene	--	--	MG/KG	0.015 U	0.015 U	0.016 U	0.016 U	0.016 U	0.016 U	0.078 U	0.015 U
2-Chlorophenol	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.06 U	0.012 U
2-Methylnaphthalene	--	--	MG/KG	0.028 J	0.012 J	0.023 J	0.03 J	0.03 J	0.03 J	0.047 U	0.1 J
2-Methylphenol (O-Cresol)	100	0.33	MG/KG	0.012 U	0.012 U	0.013 U	0.013 U	0.013 U	0.013 U	0.063 U	0.012 U
2-Nitroaniline	--	--	MG/KG	0.025 U	0.025 U	0.026 U	0.026 U	0.026 U	0.026 U	0.13 U	0.025 U
2-Nitrophenol	--	--	MG/KG	0.033 U	0.033 U	0.034 U	0.034 U	0.034 U	0.034 U	0.17 U	0.033 U
3,3'-Dichlorobenzidine	--	--	MG/KG	0.05 U	0.05 U	0.051 U	0.051 U	0.051 U	0.051 U	0.26 U	0.05 U
3-Nitroaniline	--	--	MG/KG	0.079 U	0.079 U	0.08 U	0.08 U	0.08 U	0.08 U	0.4 UT	0.079 U
4,6-Dinitro-2-Methylphenol	--	--	MG/KG	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.69 U	0.14 U
4-Bromophenyl Phenyl Ether	--	--	MG/KG	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.067 U	0.013 U
4-Chloro-3-Methylphenol	--	--	MG/KG	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.095 U	0.019 U
4-Chloroaniline	--	--	MG/KG	0.059 U	0.059 U	0.06 U	0.06 U	0.06 U	0.06 U	0.3 UT	0.059 U
4-Chlorophenyl Phenyl Ether	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.06 U	0.012 U
4-Methylphenol (P-Cresol)	100	0.33	MG/KG	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.11 U	0.021 U
4-Nitroaniline	--	--	MG/KG	0.038 U	0.038 U	0.039 U	0.039 U	0.039 U	0.039 U	0.19 U	0.038 U
4-Nitrophenol	--	--	MG/KG	0.054 U	0.054 U	0.055 U	0.055 U	0.055 U	0.055 U	0.28 U	0.054 U
Acenaphthene	100	98	MG/KG	0.018 J	0.015 J	0.012 J	0.3 J	0.3 J	0.3 J	0.12 J	0.6
Acenaphthylene	100	107	MG/KG	0.069 J	0.065 J	0.051 J	0.073 J	0.073 J	0.073 J	0.058 J	0.092 J
Acetophenone	--	--	MG/KG	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.083 U	0.069 J
Anthracene	100	1000	MG/KG	0.085 J	0.075 J	0.061 J	0.58	0.58	0.58	0.3 J	1.7
Atrazine	--	--	MG/KG	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.1 U	0.02 U
Benzaldehyde	--	--	MG/KG	0.055 U	0.055 U	0.056 U	0.056 U	0.056 U	0.056 U	0.28 U	0.055 U

**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

				Sample Designation:					
				Sample Date:					
				Sample Depth (ft bls):					
				SB-1	SB-1	SB-2	SB-2	SB-2	SB-3
				11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025	11/04/2024
				0 - 2	3 - 5	0 - 2	3 - 5	5 - 7	0 - 2
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units						
Benzo(A)Anthracene	1	1	MG/KG	0.41	0.42	0.27	2.5	1.5	5.2
Benzo(A)Pyrene	1	22	MG/KG	0.55	0.59	0.34	2.8	1.5	5.8
Benzo(B)Fluoranthene	1	1.7	MG/KG	0.72	0.7	0.48	3.6	1.9	7.7
Benzo(G,H,I)Perylene	100	1000	MG/KG	0.31 J	0.57	0.21 J	1.3	0.87 J	3
Benzo(K)Fluoranthene	3.9	1.7	MG/KG	0.27	0.27	0.17	1.5	0.75	3
Benzyl Butyl Phthalate	--	--	MG/KG	0.016 U	0.016 U	0.016 U	0.043 J	350	0.016 U
Biphenyl (Diphenyl)	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.021 J	0.059 U	0.04 J
Bis(2-Chloroethoxy) Methane	--	--	MG/KG	0.026 U	0.026 U	0.026 U	0.026 U	0.13 U	0.026 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U	0.059 U	0.012 U
Bis(2-Chloroisopropyl) Ether	--	--	MG/KG	0.02 U	0.02 U	0.02 U	0.02 U	0.1 U	0.02 U
Bis(2-Ethylhexyl) Phthalate	--	--	MG/KG	0.018 U	0.018 U	0.043 J	5.6	320	0.018 U
Caprolactam	--	--	MG/KG	0.052 U	0.052 U	0.052 U	0.052 U	0.26 U	0.052 U
Carbazole	--	--	MG/KG	0.025 J	0.022 J	0.014 J	0.21 J	0.099 J	0.6
Chrysene	3.9	1	MG/KG	0.47	0.45	0.33 J	2.5	1.4 J	5
Cresols, M & P	100	0.33	MG/KG	0.021 U	0.021 U	0.021 U	0.021 U	0.11 U	0.021 U
Dibenz(A,H)Anthracene	0.33	1000	MG/KG	0.082	0.11	0.047	0.37	0.22	0.78
Dibenzofuran	59	210	MG/KG	0.015 J	0.014 J	0.011 J	0.081 J	0.057 U	0.32 J
Diethyl Phthalate	--	--	MG/KG	0.011 U	0.011 U	0.011 U	0.011 U	0.055 U	0.011 U
Dimethyl Phthalate	--	--	MG/KG	0.076 U	0.076 U	0.076 U	0.076 U	0.39 U	0.076 U
Di-N-Butyl Phthalate	--	--	MG/KG	0.071 J	0.089 J	0.039 J	0.027 J	0.37 J	0.013 U
Di-N-Octylphthalate	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.09 U	0.018 U
Fluoranthene	100	1000	MG/KG	0.58	0.66	0.41	4.4	2.5	9.6
Fluorene	100	386	MG/KG	0.015 J	0.013 J	0.014 J	0.16 J	0.092 J	0.55
Hexachlorobenzene	1.2	3.2	MG/KG	0.016 U	0.016 U	0.016 U	0.016 U	0.081 U	0.016 U
Hexachlorobutadiene	--	--	MG/KG	0.0071 U	0.0071 U	0.0072 U	0.0071 U	0.036 U	0.0071 U
Hexachlorocyclopentadiene	--	--	MG/KG	0.029 U	0.029 U	0.029 U	0.029 U	0.15 UT	0.029 U
Hexachloroethane	--	--	MG/KG	0.011 U	0.011 U	0.012 U	0.012 U	0.058 U	0.011 U
Indeno(1,2,3-C,D)Pyrene	0.5	8.2	MG/KG	0.31	0.5	0.18	1.4	0.71	3
Isophorone	--	--	MG/KG	0.097 U	0.097 U	0.097 U	0.097 U	0.49 U	0.096 U
Naphthalene	100	12	MG/KG	0.034 J	0.034 J	0.022 J	0.072 J	0.039 J	0.18 J
Nitrobenzene	--	--	MG/KG	0.019 U	0.019 U	0.019 U	0.019 U	0.094 U	0.019 U
N-Nitrosodi-N-Propylamine	--	--	MG/KG	0.024 U	0.024 U	0.024 U	0.024 U	0.12 U	0.024 U

**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

				Sample Designation:	SB-1	SB-1	SB-2	SB-2	SB-2	SB-3
				Sample Date:	11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025	11/04/2024
				Sample Depth (ft bls):	0 - 2	3 - 5	0 - 2	3 - 5	5 - 7	0 - 2
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units							
N-Nitrosodiphenylamine	--	--	MG/KG	0.027 U	0.027 U	0.028 U	0.028 U	0.14 U	0.027 U	
Pentachlorophenol	6.7	0.8	MG/KG	0.069 U	0.068 U	0.069 U	0.069 U	0.35 U	0.068 U	
Phenanthrene	100	1000	MG/KG	0.23 J	0.28 J	0.16 J	2.2	1.1 J	6.1	
Phenol	100	0.33	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U	0.062 U	0.012 U	
Pyrene	100	1000	MG/KG	0.62	0.69	0.43	4.1	2.2	8.9	



**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-4	SB-4	SB-5	SB-5
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units				
1,2,4,5-Tetrachlorobenzene	--	--	MG/KG	0.01 U	0.011 U	0.01 U	0.01 U
1,4-Dioxane (P-Dioxane)	13	0.1	MG/KG	0.029 U	0.03 U	0.029 U	0.029 U
2,3,4,6-Tetrachlorophenol	--	--	MG/KG	0.023 U	0.023 U	0.023 U	0.023 U
2,4,5-Trichlorophenol	--	--	MG/KG	0.034 U	0.035 U	0.034 U	0.034 U
2,4,6-Trichlorophenol	--	--	MG/KG	0.043 U	0.044 U	0.043 U	0.043 U
2,4-Dichlorophenol	--	--	MG/KG	0.022 U	0.022 U	0.021 U	0.021 U
2,4-Dimethylphenol	--	--	MG/KG	0.04 U	0.041 U	0.04 U	0.04 U
2,4-Dinitrophenol	--	--	MG/KG	0.16 U	0.17 U	0.16 U	0.16 U
2,4-Dinitrotoluene	--	--	MG/KG	0.036 U	0.037 U	0.036 U	0.036 U
2,6-Dinitrotoluene	--	--	MG/KG	0.024 U	0.025 U	0.024 U	0.024 U
2-Chloronaphthalene	--	--	MG/KG	0.016 U	0.016 U	0.015 U	0.015 U
2-Chlorophenol	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U
2-Methylnaphthalene	--	--	MG/KG	0.034 J	0.019 J	0.045 J	0.039 J
2-Methylphenol (O-Cresol)	100	0.33	MG/KG	0.013 U	0.013 U	0.012 U	0.012 U
2-Nitroaniline	--	--	MG/KG	0.026 U	0.026 U	0.025 U	0.025 U
2-Nitrophenol	--	--	MG/KG	0.034 U	0.034 U	0.033 U	0.033 U
3,3'-Dichlorobenzidine	--	--	MG/KG	0.051 U	0.051 U	0.05 U	0.05 U
3-Nitroaniline	--	--	MG/KG	0.08 U	0.081 U	0.079 U	0.079 U
4,6-Dinitro-2-Methylphenol	--	--	MG/KG	0.14 U	0.14 U	0.14 U	0.14 U
4-Bromophenyl Phenyl Ether	--	--	MG/KG	0.013 U	0.013 U	0.013 U	0.013 U
4-Chloro-3-Methylphenol	--	--	MG/KG	0.019 U	0.019 U	0.019 U	0.037 J
4-Chloroaniline	--	--	MG/KG	0.06 U	0.06 U	0.059 U	0.059 U
4-Chlorophenyl Phenyl Ether	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U
4-Methylphenol (P-Cresol)	100	0.33	MG/KG	0.021 U	0.021 U	0.021 U	0.021 U
4-Nitroaniline	--	--	MG/KG	0.039 U	0.039 U	0.038 U	0.038 U
4-Nitrophenol	--	--	MG/KG	0.055 U	0.055 U	0.054 U	0.054 U
Acenaphthene	100	98	MG/KG	0.16 J	0.14 J	0.062 J	0.53
Acenaphthylene	100	107	MG/KG	0.12 J	0.041 J	0.057 J	0.062 J
Acetophenone	--	--	MG/KG	0.016 U	0.017 U	0.016 U	0.016 U
Anthracene	100	1000	MG/KG	0.37	0.34	0.22 J	1.5
Atrazine	--	--	MG/KG	0.02 U	0.02 U	0.02 U	0.02 U
Benzaldehyde	--	--	MG/KG	0.055 U	0.056 U	0.055 U	0.055 U

**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

				Sample Designation:			
				Sample Date:			
				Sample Depth (ft bls):			
				SB-4	SB-4	SB-5	SB-5
				11/04/2024	11/04/2024	11/04/2024	11/04/2024
				0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units				
Benzo(A)Anthracene	1	1	MG/KG	1.8	1.6	1.2	3.8
Benzo(A)Pyrene	1	22	MG/KG	2	1.6	1.4	3.5
Benzo(B)Fluoranthene	1	1.7	MG/KG	2.7	2	1.9	4.5
Benzo(G,H,I)Perylene	100	1000	MG/KG	0.98	1	0.7	1.8
Benzo(K)Fluoranthene	3.9	1.7	MG/KG	0.97	0.79	0.65	1.6
Benzyl Butyl Phthalate	--	--	MG/KG	0.016 U	0.016 U	0.016 U	0.016 U
Biphenyl (Diphenyl)	--	--	MG/KG	0.012 U	0.012 U	0.017 J	0.017 J
Bis(2-Chloroethoxy) Methane	--	--	MG/KG	0.026 U	0.026 U	0.026 U	0.026 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	--	--	MG/KG	0.012 U	0.012 U	0.012 U	0.012 U
Bis(2-Chloroisopropyl) Ether	--	--	MG/KG	0.02 U	0.02 U	0.02 U	0.02 U
Bis(2-Ethylhexyl) Phthalate	--	--	MG/KG	0.018 U	0.018 U	0.044 J	0.018 U
Caprolactam	--	--	MG/KG	0.052 U	0.053 U	0.052 U	0.052 U
Carbazole	--	--	MG/KG	0.12 J	0.13 J	0.065 J	0.26 J
Chrysene	3.9	1	MG/KG	1.8	1.5	1.2	3.9
Cresols, M & P	100	0.33	MG/KG	0.021 U	0.021 U	0.021 U	0.021 U
Dibenz(A,H)Anthracene	0.33	1000	MG/KG	0.26	0.25	0.18	0.51
Dibenzofuran	59	210	MG/KG	0.062 J	0.052 J	0.058 J	0.18 J
Diethyl Phthalate	--	--	MG/KG	0.011 U	0.011 U	0.011 U	0.011 U
Dimethyl Phthalate	--	--	MG/KG	0.076 U	0.077 U	0.076 U	0.076 U
Di-N-Butyl Phthalate	--	--	MG/KG	0.081 J	0.048 J	0.087 J	0.013 U
Di-N-Octylphthalate	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U
Fluoranthene	100	1000	MG/KG	2.9	2.9	1.5	7.8
Fluorene	100	386	MG/KG	0.1 J	0.097 J	0.042 J	0.39
Hexachlorobenzene	1.2	3.2	MG/KG	0.016 U	0.016 U	0.016 U	0.016 U
Hexachlorobutadiene	--	--	MG/KG	0.0071 U	0.0072 U	0.0071 U	0.0071 U
Hexachlorocyclopentadiene	--	--	MG/KG	0.029 U	0.03 U	0.029 U	0.029 U
Hexachloroethane	--	--	MG/KG	0.012 U	0.012 U	0.011 U	0.011 U
Indeno(1,2,3-C,D)Pyrene	0.5	8.2	MG/KG	0.99	1	0.69	1.8
Isophorone	--	--	MG/KG	0.097 U	0.098 U	0.096 U	0.097 U
Naphthalene	100	12	MG/KG	0.078 J	0.038 J	0.1 J	0.026 J
Nitrobenzene	--	--	MG/KG	0.019 U	0.019 U	0.018 U	0.019 U
N-Nitrosodi-N-Propylamine	--	--	MG/KG	0.024 U	0.025 U	0.024 U	0.024 U

**Table 2. Summary of Semivolatile Organic Compounds in Soil, 35-18 Steinway Street, Long Island City, New York**

				Sample Designation:	SB-4	SB-4	SB-5	SB-5
				Sample Date:	11/04/2024	11/04/2024	11/04/2024	11/04/2024
				Sample Depth (ft bls):	0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
N-Nitrosodiphenylamine	--	--	MG/KG	0.028 U	0.028 U	0.027 U	0.027 U	
Pentachlorophenol	6.7	0.8	MG/KG	0.069 U	0.07 U	0.068 U	0.068 U	
Phenanthrene	100	1000	MG/KG	1.3	1.4	0.59	5.5	
Phenol	100	0.33	MG/KG	0.012 U	0.013 U	0.012 U	0.012 U	
Pyrene	100	1000	MG/KG	2.8	2.7	1.8	7.2	

**Table 3. Summary of Metals in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-1	SB-1	SB-2	SB-2	SB-2	SB-3	SB-4
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	02/07/2025	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5	5 - 7	0 - 2	0 - 2
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units							
Aluminum	--	--	MG/KG	6820	7050	7640	6540	4580	4930	6190
Antimony	--	--	MG/KG	0.13 U	1.5	0.13 U	0.36 J	0.43 J	0.21 J	0.16 J
Arsenic	16	16	MG/KG	3	6.6	2.9	4.3	4.3	2.7	3.3
Barium	400	820	MG/KG	55.1	58.2	65.5	102	73.2	94.1	68.3
Beryllium	72	47	MG/KG	0.28 J	0.26 J	0.3 J	0.29 J	0.19 J	0.22 J	0.24 J
Cadmium	<b>4.3</b>	7.5	MG/KG	0.23 J	0.27 J	0.24 J	0.64 J	<b>5</b>	0.39 J	0.33 J
Calcium	--	--	MG/KG	27400	3390	22500	16100	19600	28400	12100
Chromium, Hexavalent	110	19	MG/KG	0.84 U	0.84 U	0.85 U	0.85 U	NA	1.7 J	0.83 U
Chromium, Total	180	--	MG/KG	15.9	23.9	16.2	17.7	20.5	12.6	13.7
Cobalt	--	--	MG/KG	4.8	4	5.7	5	5.5	3.7	4.9
Copper	270	1720	MG/KG	23.8	37	29.9	39.9	50.3	20.9	22.8
Cyanide	27	40	MG/KG	0.12 U	0.11 U	0.17 J	0.12 U	NA	0.16 J	0.31
Iron	--	--	MG/KG	14000	12400	14300	18000	36900	11800	11100
Lead	400	450	MG/KG	47.9	299	64.3	161	109	116	70.4
Magnesium	--	--	MG/KG	5910	1660	4690	4870	4010	8600	3490
Manganese	2000	2000	MG/KG	164	268	202	271	229	143	185
Mercury	0.81	0.73	MG/KG	0.099	0.53	0.16	0.22	0.11	0.13	0.19
Nickel	310	130	MG/KG	12.8	13.8	14.5	15.3	22.6	9.8	11.2
Potassium	--	--	MG/KG	1410	602	1710	796	917	902	880
Selenium	180	4	MG/KG	0.19 J	0.87 J	0.19 J	0.22 J	0.18 J	0.14 J	0.19 J
Silver	180	8.3	MG/KG	0.078 U	0.13 J	0.081 U	0.091 U	0.17 J	0.082 U	0.081 U
Sodium	--	--	MG/KG	313	165	226	169	440	541	270
Thallium	--	--	MG/KG	0.077 J	0.16 J	0.1 J	0.055 J	0.062 J	0.049 J	0.062 J
Vanadium	--	--	MG/KG	30.7	16.9	33.4	23.2	33.3	26	21.3
Zinc	10000	2480	MG/KG	61.3	190	90.7	282	231	173	103

**Table 3. Summary of Metals in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-4	SB-5	SB-5
Sample Date:				11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units			
Aluminum	--	--	MG/KG	6280	6840	7050
Antimony	--	--	MG/KG	0.14 J	0.16 J	0.41 J
Arsenic	16	16	MG/KG	2.9	2.7	3.8
Barium	400	820	MG/KG	63	75.4	58.6
Beryllium	72	47	MG/KG	0.27 J	0.28 J	0.27 J
Cadmium	<b>4.3</b>	7.5	MG/KG	0.34 J	0.36 J	0.29 J
Calcium	--	--	MG/KG	12400	19000	13900
Chromium, Hexavalent	110	19	MG/KG	0.85 U	0.82 U	0.84 U
Chromium, Total	180	--	MG/KG	16.6	13.6	12.6
Cobalt	--	--	MG/KG	4.2	4.5	4.1
Copper	270	1720	MG/KG	20.7	25.4	31.6
Cyanide	27	40	MG/KG	0.12 U	0.12 U	0.18 J
Iron	--	--	MG/KG	10400	11600	12300
Lead	400	450	MG/KG	68.2	89.6	219
Magnesium	--	--	MG/KG	3410	3620	3210
Manganese	2000	2000	MG/KG	212	209	262
Mercury	0.81	0.73	MG/KG	0.48	0.083	0.15
Nickel	310	130	MG/KG	11.3	11.5	11.7
Potassium	--	--	MG/KG	830	1040	757
Selenium	180	4	MG/KG	0.18 J	0.15 J	0.25 J
Silver	180	8.3	MG/KG	0.087 U	0.085 U	0.084 U
Sodium	--	--	MG/KG	299	343	241
Thallium	--	--	MG/KG	0.054 J	0.066 J	0.066 J
Vanadium	--	--	MG/KG	18.8	23	17
Zinc	10000	2480	MG/KG	99.2	129	121

**Table 4. Summary of Polychlorinated Biphenyls in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-1	SB-1	SB-2	SB-2	SB-3	SB-4	SB-4
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5	0 - 2	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units							
PCB-1016 (Aroclor 1016)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1221 (Aroclor 1221)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1232 (Aroclor 1232)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1242 (Aroclor 1242)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1248 (Aroclor 1248)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1254 (Aroclor 1254)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1260 (Aroclor 1260)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1262 (Aroclor 1262)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
PCB-1268 (Aroclor 1268)	--	--	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
Polychlorinated Biphenyl (PCBs)	1	3.2	MG/KG	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U

**Table 4. Summary of Polychlorinated Biphenyls in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				<b>SB-5</b>	<b>SB-5</b>
Sample Date:				<b>11/04/2024</b>	<b>11/04/2024</b>
Sample Depth (ft bls):				<b>0 - 2</b>	<b>3 - 5</b>
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units		
PCB-1016 (Aroclor 1016)	--	--	MG/KG	0.018 U	0.018 U
PCB-1221 (Aroclor 1221)	--	--	MG/KG	0.018 U	0.018 U
PCB-1232 (Aroclor 1232)	--	--	MG/KG	0.018 U	0.018 U
PCB-1242 (Aroclor 1242)	--	--	MG/KG	0.018 U	0.018 U
PCB-1248 (Aroclor 1248)	--	--	MG/KG	0.018 U	0.018 U
PCB-1254 (Aroclor 1254)	--	--	MG/KG	0.018 U	0.018 U
PCB-1260 (Aroclor 1260)	--	--	MG/KG	0.018 U	0.018 U
PCB-1262 (Aroclor 1262)	--	--	MG/KG	0.018 U	0.018 U
PCB-1268 (Aroclor 1268)	--	--	MG/KG	0.018 U	0.018 U
Polychlorinated Biphenyl (PCBs)	1	3.2	MG/KG	0.018 U	0.018 U

**Table 5. Summary of Pesticides and Herbicides in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-1	SB-1	SB-2	SB-2	SB-3
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5	0 - 2
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units					
Aldrin	0.097	0.19	MG/KG	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.48	0.02	MG/KG	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00068 U
Alpha Endosulfan	24	102	MG/KG	0.001 UT	0.001 UT	0.001 UT	0.001 UT	0.001 UT
Beta Bhc (Beta Hexachlorocyclohexane)	0.36	0.09	MG/KG	0.00076 U	0.00076 U	0.00076 U	0.00076 U	0.00075 U
Beta Endosulfan	24	102	MG/KG	0.0017 U	0.0017 U	0.0017 U	0.0017 U	0.0017 U
Chlordane (Technical)	--	--	MG/KG	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U
cis-Chlordane	4.2	2.9	MG/KG	0.0011 U	0.0011 U	0.0011 U	0.0011 U	0.0011 U
Delta BHC (Delta Hexachlorocyclohexane)	100	0.25	MG/KG	0.00041 U	0.00041 U	0.00042 U	0.00042 U	0.00041 U
Dieldrin	0.2	0.1	MG/KG	0.00088 U	0.00088 U	0.00088 U	0.00088 U	0.00088 U
Endosulfan Sulfate	24	1000	MG/KG	0.00085 U	0.00085 U	0.00085 U	0.00085 U	0.00084 U
Endrin	11	0.06	MG/KG	0.00097 U	0.00097 U	0.00097 U	0.00098 U	0.00097 U
Endrin Aldehyde	--	--	MG/KG	0.0016 U	0.0016 U	0.0016 U	0.0016 U	0.0016 U
Endrin Ketone	--	--	MG/KG	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U
Gamma Bhc (Lindane)	1.3	0.1	MG/KG	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00062 U
Heptachlor	2.1	0.38	MG/KG	0.0008 U	0.0008 U	0.0008 U	0.0008 U	0.00079 U
Heptachlor Epoxide	--	--	MG/KG	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U
Methoxychlor	--	--	MG/KG	0.0015 U	0.0015 U	0.0016 U	0.0016 U	0.0015 U
P,P'-DDD	13	14	MG/KG	0.0012 U	0.0012 U	0.0012 U	0.0012 U	0.0011 U
P,P'-DDE	8.9	17	MG/KG	0.0008 U	0.0008 U	0.0008 U	0.0008 U	0.00079 U
P,P'-DDT	7.9	136	MG/KG	0.0012 U	0.0012 U	0.0012 U	0.0013 U	0.0012 U
Toxaphene	--	--	MG/KG	0.024 U	0.024 U	0.025 U	0.025 U	0.024 U



**Table 5. Summary of Pesticides and Herbicides in Soil, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:				SB-4	SB-4	SB-5	SB-5
Sample Date:				11/04/2024	11/04/2024	11/04/2024	11/04/2024
Sample Depth (ft bls):				0 - 2	3 - 5	0 - 2	3 - 5
Parameter	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO	Units				
Aldrin	0.097	0.19	MG/KG	0.001 U	0.001 U	0.001 U	0.001 U
Alpha Bhc (Alpha Hexachlorocyclohexane)	0.48	0.02	MG/KG	0.00069 U	0.0007 U	0.00068 U	0.00069 U
Alpha Endosulfan	24	102	MG/KG	0.001 UT	0.001 UT	0.001 UT	0.001 UT
Beta Bhc (Beta Hexachlorocyclohexane)	0.36	0.09	MG/KG	0.00076 U	0.00077 U	0.00075 U	0.00076 U
Beta Endosulfan	24	102	MG/KG	0.0017 U	0.0018 U	0.0017 U	0.0017 U
Chlordane (Technical)	--	--	MG/KG	0.016 U	0.017 U	0.016 U	0.016 U
cis-Chlordane	4.2	2.9	MG/KG	0.007	0.0011 U	0.0011 U	0.0011 U
Delta BHC (Delta Hexachlorocyclohexane)	100	0.25	MG/KG	0.00041 U	0.00042 U	0.00041 U	0.00041 U
Dieldrin	0.2	0.1	MG/KG	0.00088 U	0.00089 U	0.00087 U	0.00088 U
Endosulfan Sulfate	24	1000	MG/KG	0.00085 U	0.00086 U	0.00084 U	0.00085 U
Endrin	11	0.06	MG/KG	0.0024 J	0.00098 U	0.00096 U	0.00097 U
Endrin Aldehyde	--	--	MG/KG	0.0016 U	0.0016 U	0.0016 U	0.0016 U
Endrin Ketone	--	--	MG/KG	0.0013 U	0.0013 U	0.0013 U	0.0013 U
Gamma Bhc (Lindane)	1.3	0.1	MG/KG	0.00063 U	0.00064 U	0.00062 U	0.00063 U
Heptachlor	2.1	0.38	MG/KG	0.0008 U	0.00081 U	0.00079 U	0.0008 U
Heptachlor Epoxide	--	--	MG/KG	0.001 U	0.001 U	0.001 U	0.001 U
Methoxychlor	--	--	MG/KG	0.0015 U	0.0016 U	0.0015 U	0.0015 U
P,P'-DDD	13	14	MG/KG	0.0012 U	0.0012 U	0.0011 U	0.0012 U
P,P'-DDE	8.9	17	MG/KG	0.0008 U	0.00081 U	0.00079 U	0.0008 U
P,P'-DDT	7.9	136	MG/KG	0.0012 U	0.0013 U	0.0012 U	0.0012 U
Toxaphene	--	--	MG/KG	0.024 U	0.025 U	0.024 U	0.024 U

**Table 6. Summary of Volatile Organic Compounds in Groundwater, 35-18 Steinway Street, Long Island City, New York**

Sample Designation: Sample Date:			GW-2 02/07/2025	GW-5 02/07/2025
Parameter	NYSDEC AWQSGVs (µg/L)	Units		
1,1,1-Trichloroethane (TCA)	5	UG/L	0.24 U	0.24 U
1,1,2,2-Tetrachloroethane	5	UG/L	0.37 U	0.37 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	5	UG/L	0.31 U	0.31 U
1,1,2-Trichloroethane	1	UG/L	0.2 U	0.2 U
1,1-Dichloroethane	5	UG/L	0.26 U	0.26 U
1,1-Dichloroethene	5	UG/L	0.26 U	0.26 U
1,2,3-Trichlorobenzene	5	UG/L	0.36 U	0.36 U
1,2,4-Trichlorobenzene	5	UG/L	0.37 U	0.37 U
1,2,4-Trimethylbenzene	5	UG/L	0.37 U	0.37 U
1,2-Dibromo-3-Chloropropane	0.04	UG/L	0.38 U	0.38 U
1,2-Dibromoethane (Ethylene Dibromide)	0.0006	UG/L	0.5 U	0.5 U
1,2-Dichlorobenzene	3	UG/L	0.21 U	0.21 U
1,2-Dichloroethane	0.6	UG/L	0.43 U	0.43 U
1,2-Dichloropropane	1	UG/L	0.35 U	0.35 U
1,3,5-Trimethylbenzene (Mesitylene)	5	UG/L	0.33 U	0.33 U
1,3-Dichlorobenzene	3	UG/L	0.34 U	0.34 U
1,4-Dichlorobenzene	3	UG/L	0.33 U	0.33 U
2-Hexanone	50	UG/L	1.1 U	1.1 U
Acetone	50	UG/L	4.4 U	4.4 U
Benzene	1	UG/L	0.2 U	0.2 U
Bromochloromethane	5	UG/L	0.41 U	0.41 U
Bromodichloromethane	50	UG/L	0.34 U	0.34 U
Bromoform	50	UG/L	0.54 U	0.54 U
Bromomethane	5	UG/L	0.55 U	0.55 U
Carbon Disulfide	60	UG/L	0.82 U	0.82 U
Carbon Tetrachloride	5	UG/L	0.21 U	0.21 U
Chlorobenzene	5	UG/L	0.38 U	0.38 U
Chloroethane	5	UG/L	0.32 UT	0.32 UT
Chloroform	7	UG/L	0.33 U	0.33 U
Chloromethane	5	UG/L	0.4 U	0.4 U
Cis-1,2-Dichloroethylene	5	UG/L	0.22 U	0.22 U
Cis-1,3-Dichloropropene	--	UG/L	0.22 U	0.22 U
Cyclohexane	--	UG/L	0.32 U	0.32 U
Dibromochloromethane	50	UG/L	0.28 U	0.28 U
Dichlorodifluoromethane	5	UG/L	0.31 U	0.31 U

**Table 6. Summary of Volatile Organic Compounds in Groundwater, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:			GW-2	GW-5
Sample Date:			02/07/2025	02/07/2025
Parameter	NYSDEC AWQSGVs (µg/L)	Units		
Ethylbenzene	5	UG/L	0.3 U	0.3 U
Isopropylbenzene (Cumene)	5	UG/L	0.34 U	0.34 U
m,p-Xylene	5	UG/L	0.3 U	0.3 U
Methyl Acetate	--	UG/L	0.79 U	0.79 U
Methyl Ethyl Ketone (2-Butanone)	50	UG/L	1.9 U	1.9 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	--	UG/L	1.3 U	1.3 U
Methylcyclohexane	--	UG/L	0.71 U	0.71 U
Methylene Chloride	5	UG/L	0.32 U	0.32 U
N-Butylbenzene	5	UG/L	0.32 U	0.32 U
N-Propylbenzene	5	UG/L	0.32 U	0.32 U
O-Xylene (1,2-Dimethylbenzene)	5	UG/L	0.36 U	0.36 U
Sec-Butylbenzene	5	UG/L	0.37 U	0.37 U
Styrene	5	UG/L	0.42 U	0.42 U
T-Butylbenzene	5	UG/L	0.34 U	0.34 U
Tert-Butyl Methyl Ether	10	UG/L	0.22 U	0.22 U
Tetrachloroethylene (PCE)	5	UG/L	0.25 U	0.25 U
Toluene	5	UG/L	0.38 U	0.38 U
Trans-1,2-Dichloroethene	5	UG/L	0.24 U	0.24 U
Trans-1,3-Dichloropropene	--	UG/L	0.22 U	0.22 U
Trichloroethylene (TCE)	5	UG/L	0.31 U	0.31 U
Trichlorofluoromethane	5	UG/L	0.32 U	0.32 U
Vinyl Chloride	2	UG/L	0.17 U	0.17 U
Xylenes	5	UG/L	0.65 U	0.65 U

**Table 7. Summary of Semivolatile Organic Compounds in Groundwater, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:			<b>GW-2</b>	<b>GW-5</b>
Sample Date:			<b>02/07/2025</b>	<b>02/07/2025</b>
Parameter	NYSDEC AWQSGVs (µg/L)	Units		
1,2,4,5-Tetrachlorobenzene	5	UG/L	1.2 U	1.2 U
1,4-Dioxane (P-Dioxane)	0.35	UG/L	0.072 U	0.072 U
2,3,4,6-Tetrachlorophenol	--	UG/L	0.75 U	0.75 U
2,4,5-Trichlorophenol	--	UG/L	0.88 U	0.88 U
2,4,6-Trichlorophenol	--	UG/L	0.86 U	0.86 U
2,4-Dichlorophenol	5	UG/L	1.1 U	1.1 U
2,4-Dimethylphenol	50	UG/L	0.62 U	0.62 U
2,4-Dinitrophenol	10	UG/L	11 U	11 U
2,4-Dinitrotoluene	5	UG/L	1 U	1 U
2,6-Dinitrotoluene	5	UG/L	0.83 U	0.83 U
2-Chloronaphthalene	10	UG/L	1.2 U	1.2 U
2-Chlorophenol	--	UG/L	0.95 U	0.95 U
2-Methylnaphthalene	--	UG/L	0.53 U	0.53 U
2-Methylphenol (O-Cresol)	--	UG/L	0.67 U	0.67 U
2-Nitroaniline	5	UG/L	1.2 U	1.2 U
2-Nitrophenol	--	UG/L	0.75 U	0.75 U
3,3'-Dichlorobenzidine	5	UG/L	1.4 U	1.4 U
3-Nitroaniline	5	UG/L	1.9 U	1.9 U
4,6-Dinitro-2-Methylphenol	--	UG/L	8.6 U	8.6 U
4-Bromophenyl Phenyl Ether	--	UG/L	0.75 U	0.75 U
4-Chloro-3-Methylphenol	--	UG/L	1.3 U	1.3 U
4-Chloroaniline	5	UG/L	1.9 U	1.9 U
4-Chlorophenyl Phenyl Ether	--	UG/L	1.3 U	1.3 U
4-Methylphenol (P-Cresol)	--	UG/L	0.65 U	0.65 U
4-Nitroaniline	5	UG/L	1.2 U	1.2 U
4-Nitrophenol	--	UG/L	4 U	4 U
Acenaphthene	20	UG/L	1.1 U	1.1 U
Acenaphthylene	20	UG/L	0.82 U	0.82 U
Acetophenone	--	UG/L	2.3 U	2.3 U
Anthracene	50	UG/L	1.3 U	1.3 U
Atrazine	7.5	UG/L	1.3 UT	1.3 UT
Benzaldehyde	--	UG/L	2.1 UT	2.1 UT
Benzo(A)Anthracene	0.002	UG/L	0.59 U	0.59 U
Benzo(A)Pyrene	<b>0</b>	UG/L	<b>0.53 J</b>	0.41 U
Benzo(B)Fluoranthene	0.002	UG/L	0.68 U	0.68 U

**Table 7. Summary of Semivolatile Organic Compounds in Groundwater, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:			GW-2	GW-5
Sample Date:			02/07/2025	02/07/2025
Parameter	NYSDEC AWQSGVs (µg/L)	Units		
Benzo(G,H,I)Perylene	--	UG/L	0.7 U	0.7 U
Benzo(K)Fluoranthene	0.002	UG/L	0.67 U	0.67 U
Benzyl Butyl Phthalate	50	UG/L	0.85 U	0.85 U
Biphenyl (Diphenyl)	5	UG/L	1.2 U	1.2 U
Bis(2-Chloroethoxy) Methane	5	UG/L	0.59 U	0.59 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	1	UG/L	0.63 U	0.63 U
Bis(2-Chloroisopropyl) Ether	5	UG/L	0.63 U	0.63 U
Bis(2-Ethylhexyl) Phthalate	5	UG/L	0.8 U	0.8 U
Caprolactam	--	UG/L	2.2 U	2.2 U
Carbazole	--	UG/L	0.68 U	0.68 U
Chrysene	0.002	UG/L	0.91 U	0.91 U
Cresols, M & P	--	UG/L	0.64 U	0.64 U
Dibenz(A,H)Anthracene	--	UG/L	0.72 U	0.72 U
Dibenzofuran	--	UG/L	1.1 U	1.1 U
Diethyl Phthalate	50	UG/L	0.98 U	0.98 U
Dimethyl Phthalate	50	UG/L	0.77 U	0.77 U
Di-N-Butyl Phthalate	50	UG/L	0.84 U	0.84 U
Di-N-Octylphthalate	--	UG/L	4 U	4 U
Fluoranthene	50	UG/L	0.84 U	0.84 U
Fluorene	50	UG/L	0.91 U	0.91 U
Hexachlorobenzene	0.04	UG/L	0.4 U	0.4 U
Hexachlorobutadiene	0.5	UG/L	0.78 U	0.78 U
Hexachlorocyclopentadiene	5	UG/L	3.6 U	3.6 U
Hexachloroethane	5	UG/L	0.31 U	0.31 U
Indeno(1,2,3-C,D)Pyrene	0.002	UG/L	0.94 U	0.94 U
Isophorone	50	UG/L	0.8 U	0.8 U
Naphthalene	10	UG/L	0.54 U	0.54 U
Nitrobenzene	0.4	UG/L	0.57 U	0.57 U
N-Nitrosodi-N-Propylamine	--	UG/L	0.43 U	0.43 U
N-Nitrosodiphenylamine	50	UG/L	0.89 U	0.89 U
Pentachlorophenol	1	UG/L	6.6 U	6.6 U
Phenanthrene	50	UG/L	1.3 U	1.3 U
Phenol	1	UG/L	0.29 U	0.29 U
Pyrene	50	UG/L	1.6 U	1.6 U

**Table 8. Summary of Metals in Groundwater, 35-18 Steinway Street, Long Island City, New York**

Sample Designation:			<b>GW-2</b>	<b>GW-5</b>
Sample Date:			<b>02/07/2025</b>	<b>02/07/2025</b>
Parameter	NYSDEC AWQSGVs (µg/L)	Units		
Aluminum	--	UG/L	216000	198000
Antimony	3	UG/L	0.81 J	1.2 J
Arsenic	<b>25</b>	UG/L	<b>64.1</b>	<b>57.8</b>
Barium	<b>1000</b>	UG/L	<b>3330</b>	<b>2760</b>
Beryllium	<b>3</b>	UG/L	<b>10.4</b>	<b>10.2</b>
Cadmium	<b>5</b>	UG/L	<b>25.2</b>	<b>6</b>
Calcium	--	UG/L	1770000	1120000
Chromium, Total	<b>50</b>	UG/L	<b>596</b>	<b>982</b>
Cobalt	--	UG/L	468	480
Copper	<b>200</b>	UG/L	<b>1020</b>	<b>1100</b>
Iron	<b>300</b>	UG/L	<b>659000</b>	<b>730000</b>
Lead	<b>25</b>	UG/L	<b>578</b>	<b>346</b>
Magnesium	<b>35000</b>	UG/L	<b>688000</b>	<b>443000</b>
Manganese	<b>300</b>	UG/L	<b>21000</b>	<b>18200</b>
Mercury	0.7	UG/L	0.54	0.24
Nickel	<b>100</b>	UG/L	<b>775</b>	<b>854</b>
Potassium	--	UG/L	63200	53400
Selenium	10	UG/L	5.4	2.6
Silver	50	UG/L	2.2	2.1
Sodium	<b>20000</b>	UG/L	<b>183000</b>	<b>27800</b>
Thallium	<b>0.5</b>	UG/L	<b>2.6</b>	<b>2.5</b>
Vanadium	--	UG/L	739	709
Zinc	2000	UG/L	1980	1770

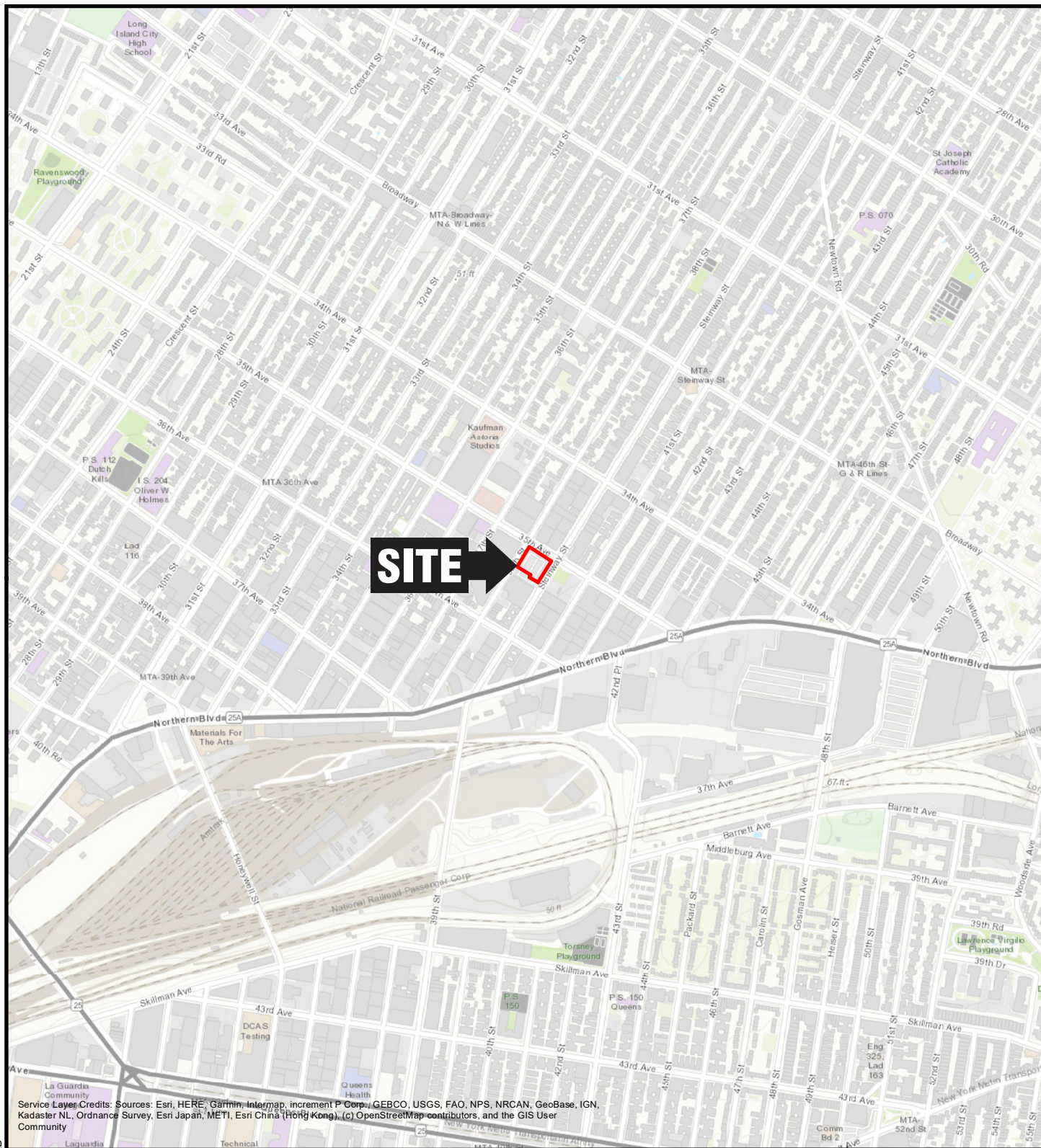
**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**FIGURES**

1. Site Location Map
2. Site Plan
3. Tax Map
4. Existing Conditions
5. Surrounding Land Use
6. Adjacent Land Owners
7. NYS En-Zone Boundaries
8. Disadvantaged Communities
9. Environmental Justice Areas
10. Summary of Exceedances in Soil
11. Summary of Exceedances in Groundwater





Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# QUADRANGLE LOCATION



Title:

## SITE LOCATION MAP

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC



Compiled by: J.R.	Date: 04/08/2025	FIGURE <b>1</b>
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: N.C.	Project: 4806.0001Y000	
File: 4806.0001Y103.1.mxd		



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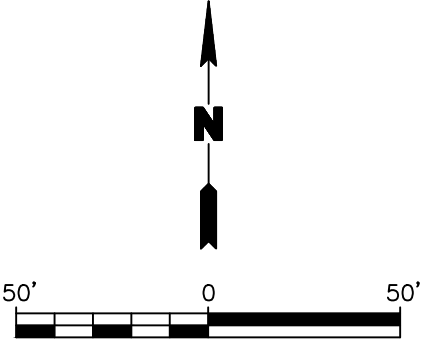
LEGEND

PROPOSED BCP SITE BOUNDARY

BCP ELIGIBILITY SAMPLING LOCATIONS

SB-3 SOIL BORING SAMPLING LOCATION AND DESIGNATION

SB-2 SOIL BORING AND GROUNDWATER GRAB SAMPLING LOCATION AND DESIGNATION





Title:			
SITE PLAN			
35-30 STEINWAY STREET ASTORIA, NEW YORK			
Prepared for:			
LMXD INNOQ B1 LLC			
ROUX	Compiled by: B.F.	Date: 4/21/2025	FIGURE 2
	Prepared by: B.H.C.	Scale: AS SHOWN	
	Project Mgr: B.F.	Project: 4806.0001Y000	
	File: 4806.0001Y103.10.DWG		



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LEGEND

-  PROPOSED BCP SITE BOUNDARY
-  PARCEL BOUNDARY

**668 - 5**  
**BLOCK LOT**  
(SEE NOTE 2)

NOTES

- 1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)
- 2. AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO  
TWO LOTS HAS BEEN FILED WITH THE CITY OF  
NEW YORK AND THE TENTATIVE LOT ASSIGNED TO  
THE PROPOSED BCP SITE IS LOT 6.




Title:

TAX MAP

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC

	Compiled by: J.R.	Date: 04/21/2025	FIGURE <b>3</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: N.C.	Project: 4806.0001Y000	
	File: 4806.0001Y103.3.mxd		





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LEGEND

PROPOSED BCP SITE BOUNDARY

PARCEL BOUNDARY

- NOTES
- 1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
  - 2. PARCEL SOURCE: MAPPLUTO DEPARTMENT OF CITY PLANNING (DCP)



Title:

EXISTING CONDITIONS

35-18 STEINWAY STREET,  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC

	Compiled by: J.R.	Date: 04/21/2025	FIGURE <b>4</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: N.C.	Project: 4806.0001Y000	
	File: 4806.0001Y103.4.mxd		





LEGEND

PROPOSED BCP SITE BOUNDARY

PARCEL BOUNDARY

LAND USE CATEGORIES

ONE & TWO FAMILY BUILDINGS

MULTI-FAMILY WALK-UP BUILDINGS

MIXED COMMERCIAL & RESIDENTIAL BUILDINGS

COMMERCIAL & OFFICE BUILDINGS

INDUSTRIAL & MANUFACTURING

TRANSPORATION & UTILITY

PUBLIC FACILITIES & INSTITUTIONS

OPEN SPACE & OUTDOOR RECREATION

PARKING FACILITIES

VACANT LAND

668 - 5

BLOCK LOT

(SEE NOTE 3)

NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)

2. PARCEL SOURCE: MAPPLUTO DEPARTMENT OF CITY PLANNING (DCP)

3. AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO TWO LOTS HAS BEEN FILED WITH THE CITY OF NEW YORK AND THE TENTATIVE LOT ASSIGNED TO THE PROPOSED BCP SITE IS LOT 6.

60060

Title:

SURROUNDING LAND USE

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC

ROUX

Compiled by: J.R.  
Prepared by: M.S.R.  
Project Mgr: N.C.  
File: 4806.0001Y103.5.mxd

Date: 04/21/2025  
Scale: AS SHOWN  
Project: 4806.0001Y000

FIGURE

5

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LEGEND

PROPOSED BCP SITE BOUNDARY

PARCEL BOUNDARY

35-18 STEINWAY STREET LLC  
OWNER  
**668 - 5**  
BLOCK LOT  
(SEE NOTE 2)

- NOTES
1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)
  2. AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO  
TWO LOTS HAS BEEN FILED WITH THE  
CITY OF NEW YORK AND THE TENTATIVE LOT ASSIGNED  
TO THE PROPOSED BCP SITE IS LOT 6.



Title:

**ADJACENT LAND OWNERS**

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:




LMXD INNOQ B1 LLC

	Compiled by: J.R.	Date: 04/21/2025	FIGURE <b>6</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: N.C.	Project: 4806.0001Y000	
	File: 4806.0001Y103.6.mxd		





LEGEND

-  PROPOSED BCP SITE BOUNDARY
-  PARCEL BOUNDARY
- NYS ENVIRONMENTAL ZONE**
-  NONE : DOES NOT MEET CRITERIA

668 - 5  
BLOCK LOT  
(SEE NOTE 4)

NOTES

1. NYS ENVIRONMENTAL ZONE SOURCE:  
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
2. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)
3. AERIAL SOURCE: NYS OFFICE OF INFORMATION  
TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
4. AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO  
TWO LOTS HAS BEEN FILED WITH THE  
CITY OF NEW YORK AND THE TENTATIVE LOT ASSIGNED  
TO THE PROPOSED BCP SITE IS LOT 6.




Title:

NYS EN-ZONE BOUNDARIES

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:




LMXD INNOQ B1 LLC

	Compiled by: J.R.	Date: 04/21/2025	FIGURE  <b>7</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: N.C.	Project: 4806.0001Y000	
	File: 4806.0001Y103.7.mxd		





LEGEND

-  DESIGNATED AS DISADVANTAGED COMMUNITY (DAC)
-  PROPOSED BCP SITE BOUNDARY
-  PARCEL BOUNDARY

**668 - 5**  
**BLOCK LOT**  
(SEE NOTE 4)

NOTES

1. DISADVANTAGED COMMUNITIES SOURCE: MAYOR'S OFFICE OF CLIMATE & ENVIRONMENTAL JUSTICE (EJNYC)
2. PARCEL SOURCE: MAPPLUTO DEPARTMENT OF CITY PLANNING (DCP)
3. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
4. AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO TWO LOTS HAS BEEN FILED WITH THE CITY OF NEW YORK AND THE TENTATIVE LOT ASSIGNED TO THE PROPOSED BCP SITE IS LOT 6.



Title:

**DISADVANTAGED COMMUNITIES**

35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC



Compiled by: J.R.	Date: 04/21/2025
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: N.C.	Project: 4806.0001Y000
File: 4806.0001Y103.8.mxd	

FIGURE





LEGEND

- IDENTIFIED AS ENVIRONMENTAL JUSTICE AREAS
- PROPOSED BCP SITE BOUNDARY
- PARCEL BOUNDARY

668 - 5  
BLOCK LOT  
(SEE NOTE 4)

NOTES


- ENVIRONMETNAL JUSTICE AREA SOURCE:  
MAYOR'S OFFICE OF CLIMATE &  
ENVIRONMENTAL JUSTICE (EJNYC)
- PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)
- AERIAL SOURCE: NYS OFFICE OF INFORMATION  
TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
- AN APPLICATION TO SUBDIVIDE CURRENT LOT 5 INTO  
TWO LOTS HAS BEEN FILED WITH THE  
CITY OF NEW YORK AND THE TENTATIVE LOT ASSIGNED  
TO THE PROPOSED BCP SITE IS LOT 6.



Title:  
**ENVIRONMENTAL JUSTICE AREAS**

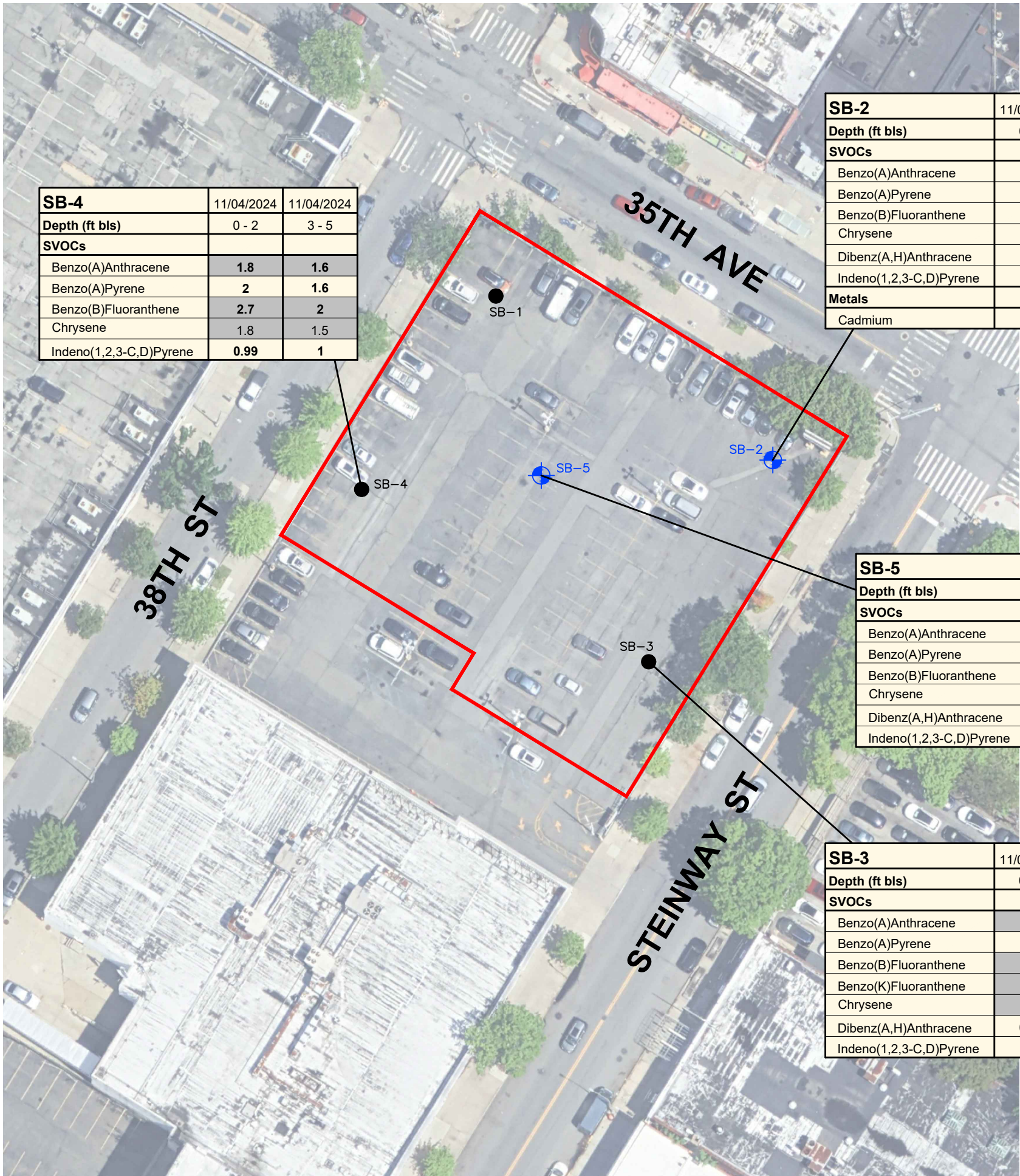
35-18 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:  
LMXD INNOQ B1 LLC

	Compiled by: J.R.	Date: 04/21/2025	FIGURE  <b>9</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: N.C.	Project: 4806.0001Y000	
	File: 4806.0001Y103.9.mxd		



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LEGEND

PROPOSED BCP SITE BOUNDARY

BCP ELIGIBILITY SAMPLING LOCATIONS

SB-3 SOIL BORING SAMPLING LOCATION AND DESIGNATION

SB-2 SOIL BORING AND GROUNDWATER GRAB SAMPLING LOCATION AND DESIGNATION

TYPICAL DATA BOX INFORMATION

SAMPLE ID#	SB-3	11/04/2024	SAMPLE DATE
	Depth (ft bls)	0 - 2	SAMPLE DEPTH
	SVOCs		
	Benzo(A)Anthracene	5.2	
	Benzo(A)Pyrene	5.8	
	Benzo(B)Fluoranthene	7.7	
	Benzo(K)Fluoranthene	3	
ANALYTES	CONCENTRATIONS (mg/kg)		

Parameter	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives
VOCs	NE	NE
SVOCs		
Benzo(A)Anthracene	1	1
Benzo(A)Pyrene	1	22
Benzo(B)Fluoranthene	1	1.7
Benzo(K)Fluoranthene	3.9	1.7
Chrysene	3.9	1
Dibenz(A,H)Anthracene	0.33	1000
Indeno(1,2,3-C,D)Pyrene	0.5	8.2
Metals		
Cadmium	4.3	7.5
PCBs	ND	ND
Pesticides/Herbicides	NE	NE

Concentrations in mg/kg

mg/kg - Milligrams per kilogram

NYSDEC - New York State Department of Environmental Conservation

-- - No NYSDEC Part 375 Soil Cleanup Objectives available

J - Estimated value

VOCs - Volatile Organic Compounds

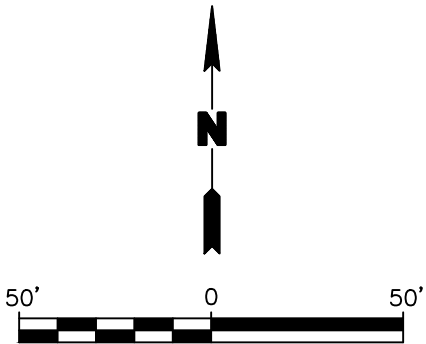
SVOCs - Semivolatile Organic Compounds

PCBs - Polychlorinated Biphenyls

NE - No exceedance

ND - No detection

ft bls - Feet below land surface



Title:

SUMMARY OF EXCEEDANCES  
IN SOIL

35-30 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC

ROUX

Compiled by: B.F.

Prepared by: B.H.C.

Project Mgr: B.F.

File: 4806.0001Y103.10.DWG

Date: 4/21/2025

Scale: AS SHOWN

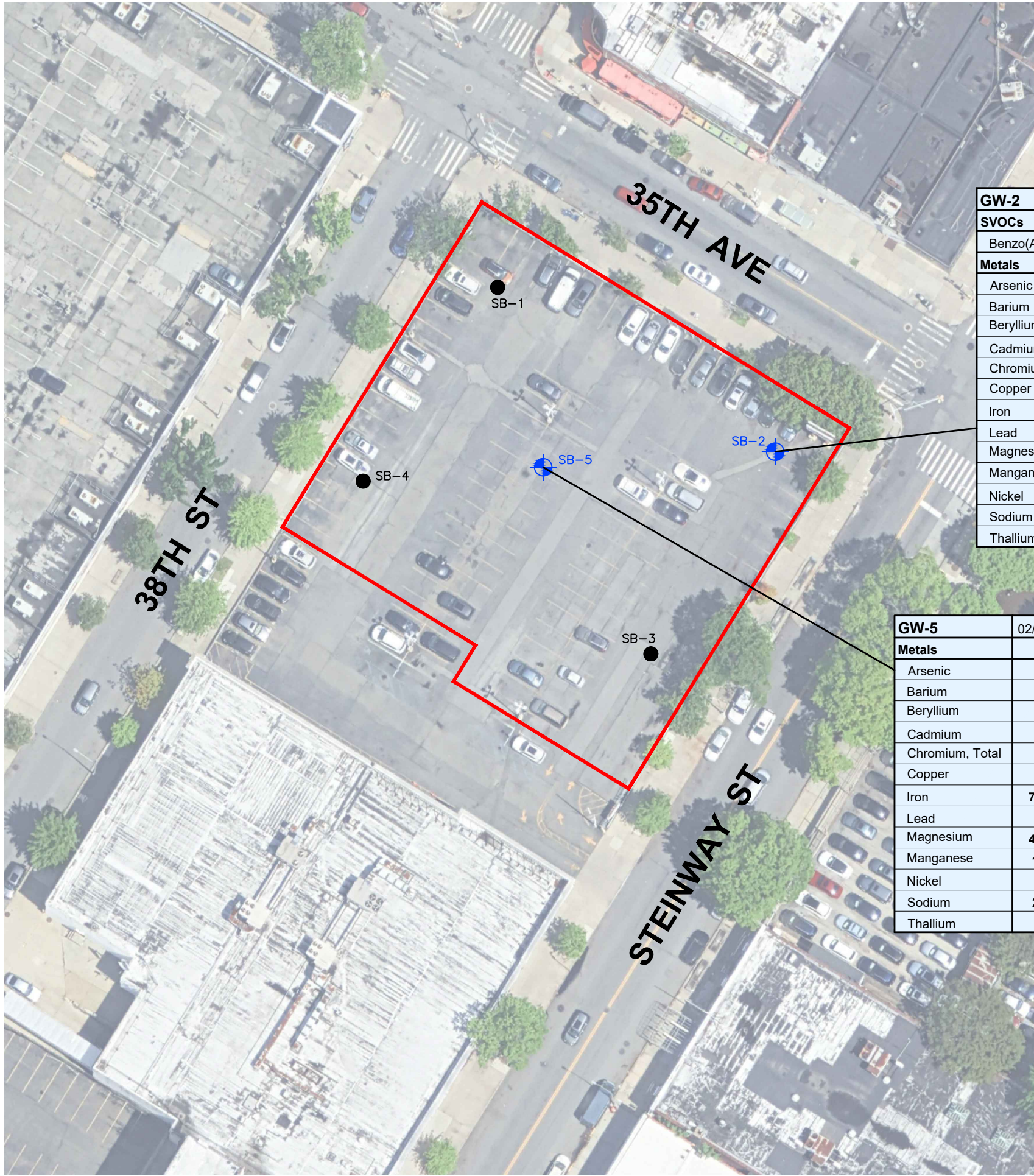
Project: 4806.0001Y000

FIGURE

10



V:\CAD\PROJECTS\4806\Y0001\Y103\4806.0001\Y103.10.DWG GMLT0N



LEGEND

PROPOSED BCP SITE BOUNDARY

BCP ELIGIBILITY SAMPLING LOCATIONS

- SB-3 SOIL BORING SAMPLING LOCATION AND DESIGNATION
- SB-2 SOIL BORING AND GROUNDWATER GRAB SAMPLING LOCATION AND DESIGNATION

TYPICAL DATA BOX INFORMATION

SAMPLE ID#	GW-2	02/07/2025	SAMPLE DATE
ANALYTES	SVOCs		CONCENTRATIONS (µg/L)
	Benzo(A)Pyrene	0.53 J	
	Metals		
	Arsenic	64.1	
	Barium	3330	
	Beryllium	10.4	
	Cadmium	25.2	

Parameter	NYSDEC AWQSGV
VOCs	ND
SVOCs	
Benzo(A)Pyrene	0
Metals	
Arsenic	25
Barium	1000
Beryllium	3
Cadmium	5
Chromium, Total	50
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Sodium	20000
Thallium	0.5

Concentrations in µg/L

µg/L - Micrograms per liter

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water-Quality Standards and Guidance Values

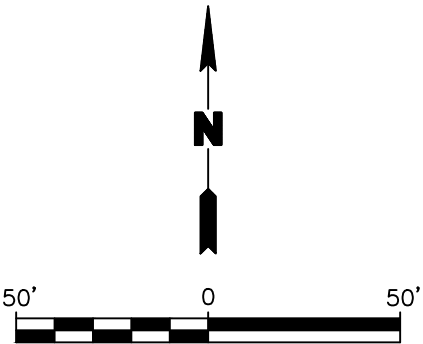
J - Estimated value

DUP - Duplicate Sample

VOCs - Volatile Organic Compounds

SVOCs - Semivolatile Organic Compounds

ND - No detection



Title:

SUMMARY OF EXCEEDANCES  
IN GROUNDWATER

35-30 STEINWAY STREET  
ASTORIA, NEW YORK

Prepared for:

LMXD INNOQ B1 LLC

ROUX

Compiled by: B.F.

Date: 4/21/2025

Prepared by: B.H.C.

Scale: AS SHOWN

Project Mgr: B.F.

Project: 4806.0001Y000

File: 4806.0001Y103.10.DWG

FIGURE

11



**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDICES**

- A. Site Survey, Metes and Bounds
- B. Property Description
- C. Project Description
- D. Land Use Factors
- E. Current Property Owner-Operator Information
- F. Environmental History
- G. Requestor Information
- H. Requestor Eligibility
- I. Site Contact List

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX A**

Site Survey, Metes and Bounds

**MONTROSE**  
**SURVEYING CO., LLP.**

**CITY & LAND**  
**SURVEYORS**

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090  
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO @MONTROSESURVEYING.COM

67961

Legal Description

Block 668

Tentative Tax Lot 6

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 the corner formed by the intersection of the easterly side of 38<sup>th</sup> Street (60 feet wide) with the southerly side of 35<sup>th</sup> Avenue (80 feet wide);

RUNNING THENCE southerly along the easterly side of 38<sup>th</sup> Street, 164.50 feet to a point;

RUNNING THENCE easterly at right angles to the last mentioned course, 97.46 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 18.00 feet to a point;


RUNNING THENCE easterly at right angles to the last mentioned course, 88.27 feet the westerly side of Steinway Street (irregular width);

RUNNING THENCE northerly along the westerly side of Steinway Street, 182.50 feet to the southerly side of 35<sup>th</sup> Avenue;

RUNNING THENCE westerly along the southerly side of 35<sup>th</sup> Avenue, 185.96 feet to the point or place of BEGINNING;

The above-described parcel having an area of 32,172 square feet or 0.73857 acres.

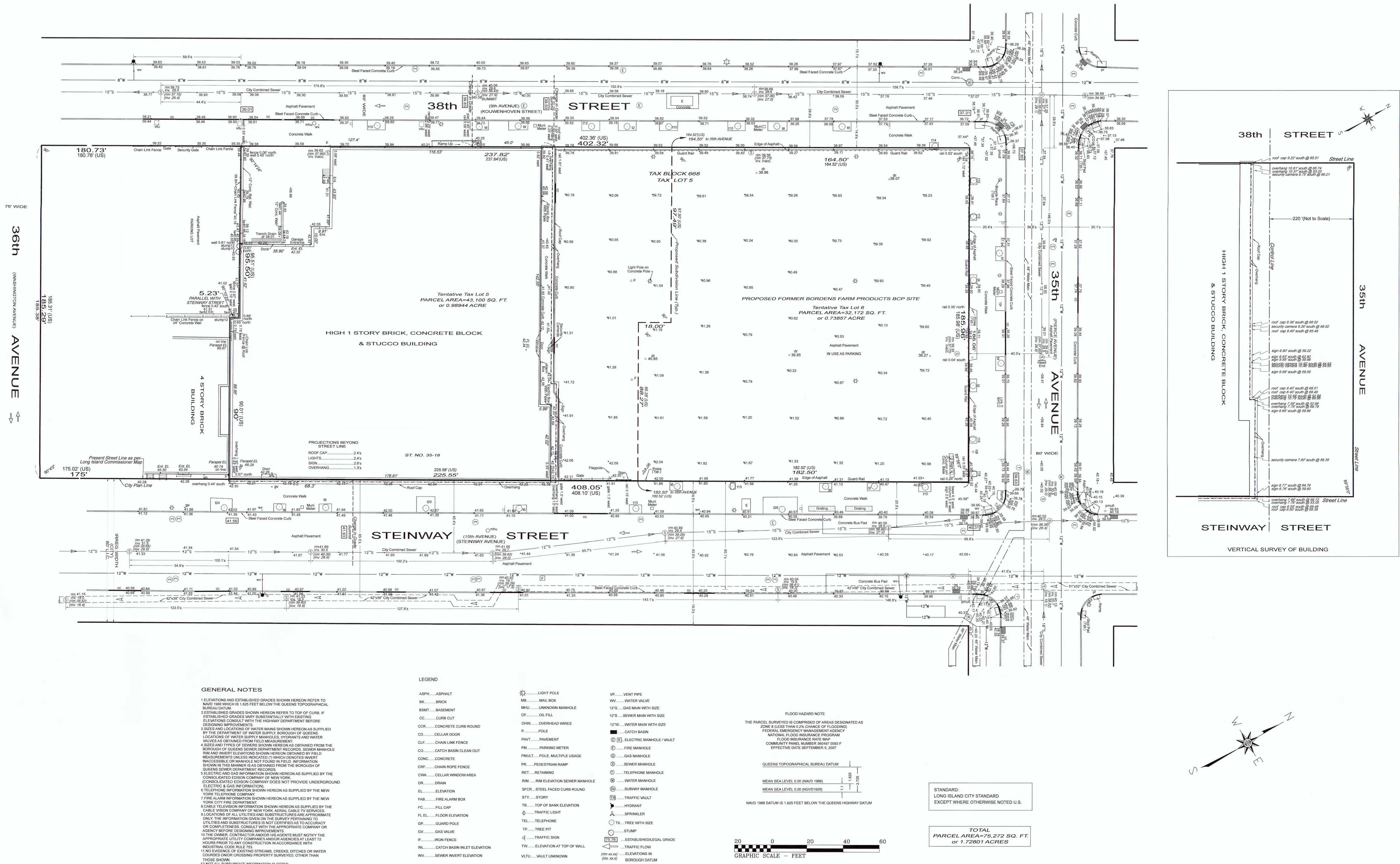


  
Saeid Jalilvand, L.S., C.S.  
Partner

MONTROSE SURVEYING CO., LLP. • ESTABLISHED 1876 • RECORDS OF:

B.G. MEINKHEIM C.S. • L.C.I. SMITH C.S. • C.U. POWELL C.E., C.S. • NATHAN CAMPBELL C.E., C.S. • A.U. WHITSON C.E., C.S. • C. STIDOLPH R.A., L.S. • WHITSON & POWELL INC., P.E., L.S., C.S. • G. WEBER L.S., C.S. • WILLIAM L. SAVACOL C.E., L.S., C.S. • KELLER & POWELL P.E., L.S., C.S. • FRED J. POWELL P.E., L.S., C.S. • LOUIS MONTROSE C.E., L.S., C.S. • LOUIS DORNHOEFFER P.E., L.S., C.S. • COUNTY SURVEYING SERVICE L.S. • CHARLES E. RANHOFFER L.S. • NOYES PALMER L.S.





REV	DATE	DESCRIPTION	ck	REV	DATE	DESCRIPTION	ck
				01-27-25	TOPOGRAPHICAL SURVEY WITH SUBDIVISION		

UNAUTHORIZED ALTERATION OF ANY PART OF THIS SURVEY IS A VIOLATION OF THE PROFESSIONAL SEAL AND EVIDENCE OF UNLAWFUL PRACTICE OF THE PROFESSION OF SURVEYING. ANY SUCH VIOLATION SHALL BE CONSIDERED TO BE A VIOLATION OF THE PROFESSIONAL SEAL AND EVIDENCE OF UNLAWFUL PRACTICE OF THE PROFESSION OF SURVEYING.

**MONTROSE**  
SURVEYING CO., LLP.  
CITY & LAND SURVEYORS  
116 20 METROPOLITAN AVE. • RICHMOND HILL, NY 11418-1090 • (718) 849-0600  
WWW.MONTROSE-SURVEYING.COM • EMAIL: info@montrose-surveying.com



CITY OF NEW YORK  
COUNTY: QUEENS  
TAX BLOCK 668  
TAX LOT 5  
SCALE: 1" = 20'



**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX B**

Property Description

## **Appendix B – Property Description Narrative**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application - Section I

### **Location**

The Former Bordens Farm Products site proposed for entry into the Brownfield Cleanup Program (BCP) is located in an at 35-18 Steinway Street, in the Astoria area of Queens, New York, as shown on **Figure 1 and Figure 2** (Site). The Site is identified on the New York City Tax Map as a portion of Block 668, Lot 5 in Queens County of New York City, as shown on **Figure 3**. An application to subdivide Lot 5 into two lots has been filed with the City of New York and the tentative lot assigned to the Site is Lot 6. A survey showing the boundaries of the Site with the associated metes and bounds description is included in **Appendix A**. Currently, the Site consists of a parking area associated with an adjacent existing commercial building, as shown on **Figure 4**.

The Site was a portion of Block 174 until at least 1915 based on the 1915 Sanborn map which is included in the Phase I Environmental Site Assessment (ESA) prepared by EBI Consulting (EBI) included in **Appendix D**. The Site is shown as being a portion of Block 668 starting in the 1936 Sanborn map. The Site has been a portion of Block 668, Lot 5 since at least 1965 based on a review of the earliest available NYC Tax Map dated January 1, 1965.

The Site is not located within a designated Environmental Zone pursuant to Tax Law 21(b)(6), as shown on **Figure 7**. The Site is located within a disadvantaged community, as shown on **Figure 8**. The Site is also located in an Environmental Justice Area as shown on **Figure 9**.

### **Site Features**

The main Site features include a parking lot associated with an adjacent retail building. The Site currently encompasses an area of approximately 0.74 acres.

### **Current Zoning and Land Use**

Zoning for the Site is currently labeled as M1-4/R9 and M1-4/R7-3. The Site and the surrounding area is within the special purpose district MX-24, which permits side-by-side residential and non-residential uses. The area surrounding the Site is similar with mixed manufacturing and residential zoning. The Site is surrounded by the following properties (**Figure 5**), as summarized in the table below, and adjacent landowners are shown on **Figure 6**:

Adjacent Property Direction	Property Use
North	The Site is bounded to the north by the intersection of 35th Avenue and 38th Street, beyond which is located Uno Pizzeria (37-11 35th Avenue), 35th Avenue, beyond which are located Applebee's Grill & Bar, Panera Bread, and The Yoga Room (38-01 35th Avenue), Riviera Gentleman's Club (34-48 Steinway Street), and the intersection of 35 <sup>th</sup> Avenue and Steinway Street, beyond which is Metropolitan Lumber (34-35 Steinway Street).
South	The Site is bounded to the south by a P.C. Richard & Son appliance store (35-18 Steinway Street) and a portion of the associated parking lot directly adjacent to the Site. Multi-family residential buildings are located on the same block beyond the P.C. Richard & Son building along Steinway Street and 38 <sup>th</sup> Street.
East	The Site is bounded to the east by Steinway Street, beyond which is New York City Parks Department Playground 35, a vacant commercial building (35-25 Steinway Street), and Luxury of Queens, a car dealership and associated parking lot (35-11 Steinway Street).
West	The Site is bounded to the west by 38 <sup>th</sup> Street, beyond which is UA Kaufman Astoria Cinemas (35-30 38th Street).



## **Appendix B – Property Description Narrative**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application - Section I

### **Past Use of the Site**

Based on review of historical topographic maps, the Site was historically vacant land until at least 1915. From 1915 to 1930, residential dwellings and a milk pasteurizing facility occupied by Bordens Farm Products Co. Inc. occupied some of the previously vacant lots. Over time Bordens Farm Products Co. Inc. included wagon areas, pasteurizing plants, bottle washing area, garages and offices. The Site remained in this fashion until the 1970s, when the buildings were demolished and the Site became vacant. The current parking lot was constructed in 1984.

### **Site Geology and Hydrogeology**

The Site is generally flat with an elevation of approximately +39 feet (ft) above mean sea level (msl). Urban fill material, of an unknown origin, including asphalt, brick, concrete, and glass was observed to depths ranging from 4.5 to 7 ft below land surface (bls). The fill material is underlain by light brown poorly sorted sands with little to trace amounts of gravel to a maximum boring depth of 25 feet below land surface (ft bls) during previous investigation performed by Roux Environmental Engineering and Geology, D.P.C. (Roux) (see **Appendix D**). Bedrock was not encountered during the prior Site investigation and is estimated to be approximately 80 ft bls based on data from nearby BCP Sites.

Groundwater was encountered at depths ranging from 18.5 to 19.5 ft bls at the Site. Groundwater flow is anticipated to be generally from northeast to southwest towards Dutch Kills/Newtown Creek. According to the ASTM Phase I Environmental Site Assessment (ESA) performed by EBI Consulting, see **Appendix D**, the Site is not located in, or adjacent to, regulated wetlands. The closest surface water body is Dutch Kills/Newtown Creek, located approximately 6,000 feet to the southwest. However, it is noted that the M/R-train Subway, subsurface conduits, and nearby dewatering projects may influence local groundwater flow direction. The Site is not located within the 100-year flood zones.

### **Environmental Assessment**

Based upon previous investigations conducted to date, the primary contaminants of concern for the Site include semivolatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals in soil and groundwater. Soil analytical data was compared to the New York State Department of Environmental Conservation (NYSDEC) Restricted Residential Soil Cleanup Objectives (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). Groundwater analytical data was compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGV).

#### *Soil*

There were no exceedances of the applicable RRSCOs for volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), or pesticides. SVOCs were found in exceedance of the applicable RRSCO and PGWSCOs at multiple locations and depths throughout the Site. Benzo(a)anthracene was found at a maximum concentration of 5.2 parts per million (ppm), which exceeds the applicable RRSCO and PGWSCO of 1 ppm. Benzo(a)pyrene was found at a maximum concentration of 5.8 ppm, which exceeds the applicable RRSCO of 1 ppm. Benzo(b)fluoranthene was found at a maximum concentration of 7.7 ppm, which exceeds the applicable RRSCO of 1 ppm and PGWSCO of 1.7 ppm. Chrysene was found at a maximum concentration of 5 ppm, which exceeds the applicable RRSCO of 3.9 ppm and PGWSCO of 1 ppm. Dibenzo(a,h)anthracene was found at a maximum concentration of 0.78 ppm, which exceeds the applicable RRSCO of 0.33 ppm. Indeno(1,2,3-c,d)pyrene was found at a maximum concentration of 3 ppm, which exceeds the applicable RRSCO of 0.5 ppm. SVOC RRSCO exceedances were detected Site-wide from land surface to approximately 7 ft bls. Benzo(k)fluoranthene was found at a maximum concentration of 3 ppm, which exceeds the applicable PGWSCO of 1.7 ppm.

One metal was found in exceedance of the applicable RRSCO at one location. Cadmium was found at a maximum concentration of 5 ppm, which exceeds the applicable RRSCO of 4.3 ppm.

## **Appendix B – Property Description Narrative**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application - Section I

### *Groundwater*

No VOCs, PCBs, or pesticides were detected in groundwater above the AWQSGV. Benzo(a)pyrene was detected at 0.53J (estimated) micrograms per liter (µg/L) above the applicable AWQSGV of 0 µg/L. Metals were detected at both groundwater sampling locations above the applicable AWQSGVs. Arsenic was found at a maximum concentration of 64.1 micrograms per liter (µg/L), which exceeds the applicable AWQSGV of 25 µg/L. Barium was found at a maximum concentration of 3330 µg/L, which exceeds the applicable AWQSGV of 1000 µg/L. Beryllium was found at a maximum concentration of 10.4 µg/L, which exceeds the applicable AWQSGV of 25 µg/L. Cadmium was found at a maximum concentration of 25.2 µg/L, which exceeds the applicable AWQSGV of 5 µg/L. Chromium was found at a maximum concentration of 982 µg/L, which exceeds the applicable AWQSGV of 50 µg/L. Copper was found at a maximum concentration of 1100 µg/L, which exceeds the applicable AWQSGV of 200 µg/L. Iron was found at a maximum concentration of 730000 µg/L, which exceeds the applicable AWQSGV of 300 µg/L. Lead was found at a maximum concentration of 578 µg/L, which exceeds the applicable AWQSGV of 25 µg/L. Magnesium was found at a maximum concentration of 688,000 µg/L, which exceeds the applicable AWQSGV of 35,000 µg/L. Manganese was found at a maximum concentration of 21,000 µg/L, which exceeds the applicable AWQSGV of 300 µg/L. Nickel was found at a maximum concentration of 854 µg/L, which exceeds the applicable AWQSGV of 100 µg/L. Sodium was found at a maximum concentration of 183,000 µg/L, which exceeds the applicable AWQSGV of 20,000 µg/L.

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX C**

Project Description

## **Appendix C – Project Description**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, NY  
BCP Application - Section II

The site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 35-18 Steinway Street, Queens, New York, as shown on **Figure 1 and Figure 2** (Site). The Site is in the Astoria neighborhood of Queens. The Site is identified on the New York City Tax Map as a portion of Block 668, Lot 5 in the Queens County of New York City, as shown on **Figure 3**. An application to subdivide Lot 5 into two lots has been filed with the City of New York and the tentative lot assigned to the Site is Lot 6. A survey showing the boundaries of the Site with the associated metes and bounds description is included in **Appendix A**.

The project is starting at the investigation stage. The proposed investigation is anticipated to include the advancement of soil borings, the installation of monitoring wells, and the installation of soil vapor monitoring points, which are further detailed in the Remedial Investigation Work Plan (RIWP) submitted concurrently with this BCP application.

The Site is subject to an E-Designation for Hazardous Material, Noise Attenuation, and Air Quality under E-675. Following acceptance into the BCP, the Hazardous Materials requirements will be fulfilled through the BCP. The Noise Attenuation and Air Quality requirements will be fulfilled through coordination and as approved by the New York City Office of Environmental Remediation (NYCOER).

### **Proposed Development Plan**

The proposed development consists of an approximately 25% affordable housing mixed residential and commercial building with 27 floors and a cellar. The cellar of the building will include a parking garage, retail storage space and mechanical space. The first floor of the building will include retail space and the residential lobby. The second floor will include residences, amenity space, and a terrace. The third floor through the 27<sup>th</sup> floor will consist of residences.

### **Green and Sustainable Remediation**

Throughout the remedial program, beginning with the remedial investigation, throughout the remedial design/remedial action, and finally the site management phase (as applicable), the Green Remediation principles presented in NYSDEC's DER-31 Green Remediation will be incorporated. The goal of incorporating these concepts, techniques and best practices is to improve the sustainability of the cleanup and identify the net environment benefit of any implemented green technology. Green and sustainable remediation goals will be incorporated into and tracked during each stage of the project, as appropriate, and will be discussed in applicable reports. Beginning during preparation of the Remedial Action Work Plan (RAWP), the environmental footprint of each remedial alternative will be compared using a NYSDEC-accepted tool like SiteWise™ or the Spreadsheets Footprint Analysis (SEFA). This evaluation will be carried out at other milestones during the remedial program, as appropriate. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

### **Projected Schedule**

<b>Timeframe</b>	<b>Description</b>
April 2025	Submit BCP Application and RIWP
August 2025	Finalize and Execute Brownfield Cleanup Agreement, Submit Citizen Participation Plan
September 2025	Finalize Remedial Investigation Work Plan
September/October 2025	Remedial Investigation Implementation
December 2025	Submit Remedial Investigation Report
January 2026	Submit Remedial Action Work Plan

**Appendix C – Project Description**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, NY  
BCP Application - Section II

Timeframe	Description
April 2026	Implement Approved Remedial Action Work Plan
June 2026	Submit Environmental Easement
August 2026	Submit Draft Site Management Plan
October 2026	Submit Draft Final Engineering Report and Approvable SMP
November 2026	Submit Approvable Final Engineering Report and Record Easement
December 2026	Receive Certificate of Completion

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX D**

Land Use Factors

## **Appendix D – Land Use Factors**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section IV

### **Question 3 & 4 - Current Use & Current Business Operations/Uses**

The main site features include a parking lot associated with an adjacent commercial building, as shown on **Figure 3**. Based on review of historical topographic maps, the site was historically vacant land until at least 1915. From 1915 to 1930, residential dwellings and a milk pasteurizing facility occupied by Bordens Farm Products Co. Inc. occupied some of the previously vacant lots. Over time Bordens Farm Products Co. Inc. included wagon areas, pasteurizing plants, bottle washing area, garages and offices. The site remained in this fashion until the 1970s, when the buildings were demolished, and the site became vacant. The current parking lot was constructed in 1984.

### **Question 5 & 6- Proposed Use**

The proposed development consists of approximately 25% affordable housing mixed residential and commercial building with 27 floors and a cellar. The cellar of the building will include a parking garage, back of house retail space and mechanical space. The first floor of the building will include retail space and the residential lobby. The second floor will include residences, amenity space, and a terrace. The third floor through the 27th floor will consist of residence, and the 10<sup>th</sup> floor will include amenities for the residents.

### **Question 8 - Do current historical and/or recent development patterns support the proposed use?**

The proposed future use of the site as a mixed commercial/residential use, partial affordable housing building is consistent with the current and reasonably anticipated development patterns in the neighborhood. This block was part of a targeted rezoning that was approved in 2022 to enable mixed-use and mixed-income residential and commercial development.

### **Question 9 - Is the proposed use consistent with applicable zoning laws/maps?**

Yes, the site is zoned for M1-4/R9 and M1-4/R7-3. The site and the surrounding area are within the special purpose district MX-24, which permits side-by-side residential and non-residential uses.

### **Question 10 - Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?**

The proposed development is consistent with the general zoning principles. The site and the surrounding area are within the special purpose district MX-24, which permits side-by-side residential and non-residential uses.

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX E**

Current Property Owner-Operator Information



## **Appendix E – Previous Property Owners and Operators**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section V

The Former Bordens Farm Products site is located in an urban area and proposed for entry into the Brownfield Cleanup Program (BCP) is located at 35-18 Steinway Street, in the Astoria area of Queens, New York, as shown on **Figure 1** and **Figure 2** (Site). The Site is identified on the New York City Tax Map as a portion of Block 668, Lot 5 in the Queens County of New York City, as shown on **Figure 3**. An application to subdivide Lot 5 into two lots has been filed with the City of New York and the tentative lot assigned to the Site is Lot 6. A survey showing the boundaries of the site with the associated metes and bounds description is included in **Appendix A**.

Neither the Requestor (LMXD INNOQ B1 LLC) nor any of its corporate members have any relationship with the current or former owners and operators, or the release of contaminants associated with prior uses. Additional information is provided below. Phone numbers were not available for many of the previous owners and operators.

The Site has been a portion of Block 688, Lot 5 since at least January 1, 1965 based on the NYC Tax Map from 1965.

### **CURRENT/FORMER OWNERS' INFORMATION<sup>1</sup>**

<b>Date</b>	<b>Lot</b>	<b>Previous Owner</b>	<b>Contact Name</b>	<b>Contact Number</b>	<b>Source</b>	<b>Relationship to Requestor</b>
Pre-1981	5	Mac Ing Co Inc	Joseph T Macari	Not Available	Deed	None
5/15/1981 – 9/15/1982	5	Joseph T Macari	Joseph T Macari	Not Available	Deed	None
9/15/1982 – 11/10/1982	5	Steinway Street Associates	Not Available	Not Available	Deed	None
11/10/1982 – 12/19/2018	5	King Kullen Grocery Co. Inc.	Bernard P. Kennedy, Esq.	516-827-6239	Deed	None
12/19/2018 – present	5	35-18 Steinway Street LLC	Bernard P. Kennedy, Esq.	516-827-6239	Deed	None

<sup>1</sup> ACRIS includes transactions records from 1966 to present. If no other records are shown, it is assumed that additional property transactions occurred before 1966.

## **Appendix E – Previous Property Owners and Operators**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section V

### **CURRENT/FORMER OPERATORS' INFORMATION<sup>2</sup>**

<b>Date</b>	<b>Lot</b>	<b>Previous Operator</b>	<b>Contact Name</b>	<b>Contact Number</b>	<b>Source</b>	<b>Relationship to Requestor</b>
1934 - 1967	5	Borden Farm Products / Borden Co The Milk Products/Bordens Ice Cream Co	Not Available	Not Available	Sanborn Fire Insurance Maps	None
1950	5	Igloo Food Shop	Not Available	Not Available	Phase I ESA/City Directory	None
1991	5	Seafood, Bakery, Delicatessen	Not Available	Not Available	Phase I ESA/City Directory	None
1995 - Present	5	P.C. Richard & Son (Parking Lot)	Robert Webber, Esq	631-843-4394	Phase I ESA/City Directory	None

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<sup>2</sup> This list of previous operators includes commercial listings only. There were also several residential listings for the Site that are not shown.

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX F**

Environmental History

## **Appendix F – Property’s Environmental History**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section VI

A summary of the following environmental investigations previously conducted at the site are included within this Appendix. Analytical laboratory reports and soil borings logs from the BCP Eligibility Sampling, and the Phase I Environmental Site Assessment (ESA) are included in this appendix.

- **ASTM Phase I ESA**, prepared by EBI Consulting, dated September 22, 2017; and
- **BCP Eligibility Sampling**, completed by Roux Environmental Engineering and Geology, D.P.C., November 4, 2024, and February 7, 2025.

The proposed development consists of an approximately 25% affordable housing mixed residential and commercial building with 27 floors and a cellar. The cellar of the building will include a parking garage, , back of house retail space and mechanical space. The first floor of the building will include retail space and the residential lobby. The second floor will include residences, amenity space, and a terrace. The third floor through the 27th floor will consist of residences, and the 10<sup>th</sup> floor will include amenities for the residents. Therefore, the soil data from the previous investigations was compared to the following New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs): Restricted Residential Use SCOs (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

A Remedial Investigation Work Plan (RIWP) has been developed and is included as an attachment to this Brownfield Cleanup Program (BCP) application. A summary of the findings from the previously conducted investigations is included below.

### **Soil Exceedances**

A total of 11 soil samples were collected from five soil borings at the site during the previously completed investigations.

### ***Volatile Organic Compounds***

No soil samples collected during the prior Investigations exceeded NYSDEC RRSCOs or PGWSCOs for volatile organic compounds (VOCs).

### ***Semivolatile Organic Compounds***

Seven soil samples collected during the investigation exceeded RRSCOs for semivolatile organic compounds (SVOCs), particularly polycyclic aromatic hydrocarbons (PAHs).

Laboratory analytical data in exceedance of the RRSCOs are summarized below.

Analyte	Number of Exceedances	Location of RRSCO Exceedance (feet below level surface [ft bls])	Concentrations (milligrams per kilogram [mg/kg])	RRSCOs (mg/kg)
Benzo(A)Anthracene	RRSCOs: 7	SB-2 (3-5)	2.5	RRSCO: 1
		SB-2 (5-7)	1.5	
		SB-3 (0-2)	5.2	
		SB-4 (0-2)	1.8	
		SB-4 (3-5)	1.6	
		SB-5 (0-2)	1.2	
		SB-5 (3-5)	3.8	
Benzo(A)Pyrene	RRSCOs: 7	SB-2 (3-5)	2.8	RRSCO: 1
		SB-2 (5-7)	1.5	
		SB-3 (0-2)	5.8	
		SB-4 (0-2)	2	
		SB-4 (3-5)	1.6	
		SB-5 (0-2)	1.4	
		SB-5 (3-5)	3.5	

## **Appendix F – Property’s Environmental History**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section VI

Analyte	Number of Exceedances	Location of RRSCO Exceedance (feet below level surface [ft bls])	Concentrations (milligrams per kilogram [mg/kg])	RRSCOs (mg/kg)
Benzo(B)Fluoranthene	RRSCOs: 7	SB-2 (3-5) SB-2 (5-7) SB-3 (0-2) SB-4 (0-2) SB-4 (3-5) SB-5 (0-2) SB-5 (3-5)	3.6 1.9 7.7 2.7 2 1.9 4.5	RRSCO: 1
Chrysene	RRSCOs: 1	SB-3 (0-2)	5	RRSCO: 3.9
Dibenz(A,H)Anthracene	RRSCOs: 3	SB-2 (3-5) SB-3 (0-2) SB-5 (3-5)	0.37 0.78 0.51	RRSCO: 0.33
Indeno(1,2,3-C,D)Pyrene	RRSCOs: 7	SB-2 (3-5) SB-2 (5-7) SB-3 (0-2) SB-4 (0-2) SB-4 (3-5) SB-5 (0-2) SB-5 (3-5)	1.4 0.71 3 0.99 1 0.69 1.8	RRSCO: 0.5

Seven soil samples collected during the investigation also exceeded PGWSCOs for SVOCs, particularly PAHs.

Analyte	Number of Exceedances	Location of RRSCO Exceedance (ft bls)	Concentrations (mg/kg)	PGWSCOs (mg/kg)
Benzo(A)Anthracene	PGWSCOs: 7	SB-2 (3-5) SB-2 (5-7) SB-3 (0-2) SB-4 (0-2) SB-4 (3-5) SB-5 (0-2) SB-5 (3-5)	2.5 1.5 5.2 1.8 1.6 1.2 3.8	PGWSCO: 1
Benzo(B)Fluoranthene	PGWSCOs: 7	SB-2 (3-5) SB-2 (5-7) SB-3 (0-2) SB-4 (0-2) SB-4 (3-5) SB-5 (0-2) SB-5 (3-5)	3.6 1.9 7.7 2.7 2 1.9 4.5	PGWSCO: 1.7
Benzo(K)Fluoranthene	PGWSCOs: 1	SB-3 (0-2)	3	PGWSCO: 1.7
Chrysene	PGWSCOs: 7	SB-2 (3-5) SB-2 (5-7) SB-3 (0-2) SB-4 (0-2) SB-4 (3-5) SB-5 (0-2) SB-5 (3-5)	2.3 1.4 J 5 1.8 1.5 1.2 3.9	PGWSCO: 1

J – Estimated Value

### ***Metals***

One (1) soil sample collected during the investigations exceeded RRSCOs for metals. No metals exceeded PGWSCOs.

## **Appendix F – Property’s Environmental History**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section VI

Laboratory analytical data in exceedance of the RRSCOs are summarized below.

Analyte	Number of Exceedances	Location of SCO Exceedance (ft bls)	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Cadmium	RRSCOs: 1	SB-2 (5-7)	5	RRSCO: 4.3

### ***Polychlorinated Biphenyls***

No soil samples collected during the investigations exceeded NYSDEC RRSCOs or PGWSCOs for polychlorinated biphenyls (PCBs).

### ***Pesticides***

No soil samples collected during the investigations exceeded NYSDEC RRSCOs or PGWSCOs for pesticides.

### **Groundwater Exceedances**

Groundwater was encountered at depths ranging from 18.5 to 19.5 ft bls at the site during the BCP Eligibility Sampling. Two (2) groundwater samples were collected from temporary monitoring wells and were compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). A summary of the groundwater data results is presented below.

### ***Volatile Organic Compounds***

The groundwater sample collected during the investigations did not exceed AWQSGVs for VOCs.

### ***Semivolatile Organic Compounds***

The groundwater investigation yielded one (1) exceedance of the AWQSGVs for total SVOCs. Laboratory analytical data for the exceedances of AWQSGVs for metals is summarized below.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (microgram per liter [µg/L])	AWQSGV (µg/L)
Benzo(a)pyrene	1	GW-2	0.53 J	0

J – Estimated Value

### ***Metals***

The groundwater investigation yielded exceedances of the AWQSGVs for total metals. Groundwater was not analyzed for dissolved metals. Laboratory analytical data for the exceedances of AWQSGVs for metals is summarized below.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (microgram per liter [µg/L])	AWQSGV (µg/L)
Arsenic, Total	2	GW-2 GW-5	64.1 57.8	25
Barium, Total	2	GW-2	3330	1000

**Appendix F – Property's Environmental History**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section VI

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (microgram per liter [µg/L])	AWQSGV (µg/L)
		GW-5	2760	
Beryllium, Total	2	GW-2 GW-5	10.4 10.2	3
Cadmium, Total	2	GW-2 GW-5	25.2 6	5
Chromium, Total	2	GW-2 GW-5	596 982	50
Copper, Total	2	GW-2 GW-5	1020 1100	200
Iron, Total	2	GW-2 GW-5	659000 730000	300
Lead, Total	2	GW-2 GW-5	578 346	25
Magnesium, Total	2	GW-2 GW-5	688000 443000	35000
Manganese, Total	2	GW-2 GW-5	21000 18200	300
Nickel, Total	2	GW-2 GW-5	775 854	100
Sodium, Total	2	GW-2 GW-5	183000 27800	20000
Thallium, Total	2	GW-2 GW-5	2.6 2.5	0.5

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

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**APPENDIX G**

Requestor Information



**Appendix G – Requestor Information**

Former Bordens Farm Products  
35-18 Steinway Street, Astoria, New York  
BCP Application – Section VII

The Requestor, LMXD INNOQ B1 LLC, is authorized to do business in New York State. The Department of State entity information and ownership organization chart are attached.

LXMD INNOQ B1 LLC  
1865 Palmer Avenue, Suite 203,  
Larchmont, NY

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section V

**LLC Members / Owners**

The Members / Owners of LMXD INNOQ B1 LLC are as follows:

LMXD Management LLC	100%
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An official website of New York State.  
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# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** LMXD INNOQ B1 LLC

**DOS ID:** 7585900

**FOREIGN LEGAL NAME:** LMXD INNOQ B1 LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 04/14/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 04/14/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 01/07/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** WESTCHESTER

**NEXT STATEMENT DUE DATE:** 04/30/2027

**JURISDICTION:** DELAWARE, 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:** CORPORATION SERVICE COMPANY

**Address:** 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

Electronic Service of Process on the Secretary of State as agent: Permitted

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

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

Stock Information

Share Value	Number Of Shares	Value Per Share
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## ***ACCESS AGREEMENT***

ACCESS AGREEMENT made as of this 1st day of April 2025, by and between 35-18 Steinway Street, LLC, a New York limited liability company with offices at 185 Central Avenue, Bethpage, New York 11714 ("**Grantor**"), and LMXD INNOQ B1 LLC c/o L+M Development Partners LLC, a New York limited liability company with offices at 1865 Palmer Avenue, Floor 2, Larchmont, NY 10538, and Kaufman Bedrock Astoria I LLC, a New York limited liability company with offices at c/o Bedrock Real Estate Partners LLC, 501 5<sup>th</sup> Avenue, #1803, New York, NY 10017 ("**Grantee**").

WHEREAS, Grantor owns that certain real property located at 35-18 Steinway Street, Astoria, NY 11101, Block 668, Lot 5, together with the building and improvements thereon ("**Grantor's Property**"); and

WHEREAS, Grantor and Grantee mutually desire for Grantee to apply for admission to the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, following admission of Grantee to the BCP, Grantee may require access to Grantor's Property to carry out certain investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. The performance of the Work will not interfere unreasonably with the quiet enjoyment of Grantor's Building by the tenants thereof. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to Grantor's Property to perform the Work, and Grantee shall comply with the indemnity and

insurance requirements of Sections 15(b) and (c) of the Purchase and Sale Agreement between the parties with respect to any Work performed or to be performed.

4. Grantee shall be responsible for obtaining all federal, state or local governmental approvals and providing all notices in relation to the Work.

5. Grantor hereby also grants Grantee the right and authority to place an environmental easement pursuant to Article 71, Title 36 of the Environmental Conservation Law ("ECL") on Grantor's Property, should an environmental easement be deemed necessary as an element of the site remediation under the BCP, and to record such environmental easement with the Office of the City Register of New York City.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

**GRANTOR:**

35-18 Steinway Street, LLC

By: 

Name: Bernard P. Kennedy

Title: Authorized Signatory

**GRANTEE:**

LMXD INNOQ B1 LLC

By: 

Name: David D. Dish

Title: Authorized Signatory

Kaufman Bedrock Astoria I LLC

By: 

Name: James Martin

Title: Authorized Signatory

RESOLUTION ADPOTED BY

LMXD INNOQ B1 LLC

The undersigned hereby certifies that he is the duly appointed and acting Managing Member of LMXD INNOQ B1 LLC, a Delaware limited liability company authorized to transact business in New York (the “Company”) and further certifies as follows:

WHEREAS, the Company has applied to be admitted as a Volunteer in the New York State Brownfield Cleanup Program in connection with property occupying Tax Lot 5 Block 668 in Queens, New York (the “Site”); and

WHEREAS, the Company deems it advisable and in the best interest of the Company to authorize, approve and ratify the submission of the Brownfield Cleanup Program Application (“Application”);

NOW, THEREFORE, BE IT RESOLVED, that the undersigned is authorized to sign the Application and execute the Brownfield Site Cleanup Agreement (“BSCA”) once the Site is accepted into the BCP on behalf of the Company and to undertake measures necessary to fulfill the obligations under the Application, the BSCA and BCP (the “Consent”), including but not limited to the execution and recordation of an environmental easement pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law (“Environmental Easement”) should such Environmental Easement be deemed necessary for the Site remedy; and it is further

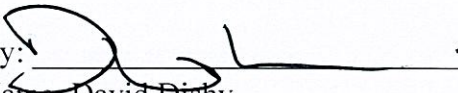
RESOLVED, that a facsimile copy of a signature shall be deemed an original signature under this Consent; and it is further

RESOLVED, that the authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this Consent are hereby ratified and approved. The authority hereby conferred shall continue in full force and effect until the New York Department of Environmental Conservation (“NYSDEC”) shall have received notice, in writing, of the revocation hereof by a resolution duly adopted by the Managing Member of the Company. Any such revocation shall be effective only as to the actions taken by the Company subsequent to NYSDEC’s receipt of such notice.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as of this 15<sup>th</sup> day of April 2025.

LMXD INNOQ B1 LLC  
A Delaware limited liability company

By:   
Name: David Dishy  
Title: Authorized Signatory



**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

---

**APPENDIX H**

Requestor Eligibility

## **Appendix H – Requestor Eligibility Information**

Former Bordens Farm Products  
35-18 Steinway Street, Astoria, New York  
BCP Application – Section VI

The Requestor (LMXD INNOQ B1 LLC) qualifies as a Volunteer because (i) the Requestor has not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any and (ii) the Requestor is an unrelated third-party LLC and neither it or its members has any direct involvement with the ownership or operation of the Site.

The Requestor will continue to exercise appropriate care by implementing the requirements of the Brownfield Cleanup Program and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestor is a Volunteer as defined in ECL 27-1405(1)(b).

**Brownfield Cleanup Program (BCP) Application**  
***Former Bordens Farm Products***  
***35-18 Steinway Street, Queens, New York***

---

**APPENDIX I**

Site Contact List

## **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section XII

### **i. Local and State Officials**

Hon. Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten E. Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Rep. Nydia Velazquez (CD-7)  
U.S. House of Representatives  
39-16 47<sup>th</sup> Avenue  
Sunnyside, NY 11104

Hon. Eric Adams  
New York City Mayor  
City Hall  
New York, NY 10007

Julie Won  
NYC Councilmember – District 26  
37-04 Queens Boulevard, Suite 205  
Long Island City, NY 11101

Hon. Michael Gianaris  
NYS Senator – District 12  
22-07 45<sup>th</sup> Street, Suite 1008  
Astoria, NY 11105

Hon. Zohran Mamdani  
NYS Assemblymember – District 36  
24-08 32<sup>nd</sup> Street, Suite 1002A  
Astoria, NY 11102

Hon. Brad Lander  
New York City Comptroller  
1 Centre Street #530  
New York, NY 10007

Hon. Jumane D Williams  
Public Advocate  
1 Centre Street #15N  
New York, NY 10007

Dan Garodnick  
Director, NYC Dept. of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Donovan Richards, Jr.  
Queens Borough President  
120-55 Queens Boulevard  
Kew Gardens, NY 11424

Evie Hantzopoulos  
Chairperson, Queens Community Board 1  
45-02 Ditmars Blvd., LL Suite 1025  
Astoria, NY 11105

Audrey I. Pheffer  
Queens County Clerk  
8811 Sutphin Boulevard  
Jamaica, NY 11435

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

Shaminder Chawla  
Acting Director, NYCOER  
100 Gold Street – 2<sup>nd</sup> Floor  
New York, NY 10038

Thomas V. Panzone  
NYSDEC, Citizen Participation Specialist  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

Steven Berninger  
NYSDOH, Public Health Specialist  
Coning Tower, Room 1787  
Albany, NY 12237

## **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section XII

### **ii. Current Site Owner**

35-18 Steinway Street LLC  
185 Central Avenue  
Bethpage, NY 11714

### **iii. Current Site Operators**

P.C. Richard & Son  
35-18 Steinway Street  
Astoria NY 11101

### **iv. Current Owners and Occupants of Adjacent Site**

#### **Block 668 – Lot 2**

Standard Motor Products Inc.  
37-18 Northern Boulevard  
Long Island City, NY 11101

#### **Block 668 – Lot 1**

Maryann Terrero  
149-43 22<sup>nd</sup> Avenue  
Whitestone, NY 11357

#### **Block 668 – Lot 46**

3549 LLC  
35-49 38<sup>th</sup> Street  
Astoria, NY 11101

#### **Block 668 – Lot 45**

Luis Urueta Montes  
35-51 38<sup>th</sup> Street  
Long Island City, NY 11101

#### **Block 668 – Lot 44**

Tarequr Rahman  
35-53 38<sup>th</sup> Street  
Long Island City, NY 11101

#### **Block 668 – Lot 143**

Kemal Dervisevic  
35-55 38<sup>th</sup> Street  
Astoria, NY 11101

#### **Block 668 – Lot 43**

Astoria OLE REO LLC  
215-48 Jamaica Avenue  
Queens Village, NY 11428

#### **Block 668 – Lot 42**

Steven Rigogiannis  
16 Hollywood Avenue  
Douglaston, NY 11363

#### **Block 668 – Lot 40**

DIMITRIOS PISTIKOS  
23-67 36<sup>th</sup> Street  
Astoria, NY 11105

#### **Block 668 – Lot 38**

EERA Properties, LLC  
30-05 30<sup>th</sup> Avenue, Suite 300  
Long Island City, NY 11102

#### **Block 668 – Lot 36**

3544 Steinway Street, LLC  
28-46 215<sup>th</sup> Place  
Bayside, NY 11360

#### **Block 641 – Lot 9**

Kaufman Bedrock Astoria I LLC  
34-12 36<sup>th</sup> Street  
Astoria, NY 11106

#### **Block 641 – Lot 4**

Kaufman Bedrock Astoria I LLC  
34-12 36<sup>th</sup> Street  
Astoria, NY 11106

#### **Block 641 – Lot 51**

Kaufman Bedrock Astoria I LLC  
34-12 36<sup>th</sup> Street  
Astoria, NY 11106

## **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
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### **Block 641 – Lot 52**

Sultan Bacchus and Bibi R. Bacchus Living  
Trust  
36-25 37<sup>th</sup> Street  
Long Island City, NY 11101

### **Block 669 – Lot 1**

HHB 53, LLC  
P.O. BOX 397  
Locust Valley, NY 11560

### **Block 669 – Lot 3**

HHB 49, LLC  
P.O. BOX 397  
Locust Valley, NY 11560

### **Block 669 – Lot 7**

Sydney Taylor Properties, LLC  
2 kaiser Hill  
Huntington Bay, NY 11743

### **Block 669 – Lot 8**

HHB 35, LLC  
P.O. BOX 397  
Locust Valley, NY 11560

### **Block 669 – Lot 13**

Wilbee Corporation  
P.O. Box 5375  
West Babylon, NY 11707

### **Block 669 – Lot 16**

Queensboro Farm Products Inc  
51-20 59<sup>th</sup> Street  
Woodside, NY 11377

### **Block 669 – Lot 20**

Dept of Environmental Protection  
NYC Dept. of Parks & Recreation  
The Arsenal, Central Park, 830 Fifth Avenue  
New York, NY 10065

### **Block 645 – Lot 1**

Paramount Astoria Assets LLC  
98 Cuttermill Road Suite 444 South  
Great Neck, NY 11021

### **Block 672 – Lot 1**

Werwaiss Properties Company LLC  
230 Park Avenue Suite 945  
New York, NY 10169

### **Block 672 – Lot 43**

Ridge Associates, LLC  
4 Pam Lane  
Huntington, NY 11743

### **Block 673 – Lot 1**

ZDJ Steinway LLC  
60 Cuttermill Road Suite 405  
Great Neck, NY 11021

### **Block 673 – Lot 42**

M. Kally's Corp.  
24-02 23<sup>rd</sup> Avenue  
Astoria, NY 11105

### **M/R-train Subway in Steinway St**

Metropolitan Transportation Authority  
347 Madison Avenue  
New York, NY 10017

## **v. Religious Authorities and Community Services**

Centro Mundial de Avivamiento NY  
35-35 Steinway Street  
Astoria, NY 11101

Hope Astoria Church  
36-14 35<sup>th</sup> Street  
Astoria, NY 11106  
(646) 737-1725

Emmanuel Charismatic Church  
3109 35<sup>th</sup> Avenue  
Astoria, NY 11106  
(718) 274-9256  
Most Precious Blood Roman Catholic Church

32-23 36<sup>th</sup> Street  
Astoria, NY 11106  
(718) 278-337

CityLight Church  
44-01 Broadway  
Long Island City, NY 11103  
(212) 254-5123

New York Presbyterian Church  
43-23 37<sup>th</sup> Avenue  
Long island City, NY 11101  
(718) 706-0100

## **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section XII

Al-Amin Jame Masjud & Islamic Center  
35-19 36<sup>th</sup> Avenue  
Long Island City, NY 11106  
(718) 729-6325

Igreja Pentecostal Missionaria de Lingua  
Portuguesa  
36-13 36<sup>th</sup> Avenue  
Long Island City, NY 11106

Iglesia De Dios Pentecostal El Renuevo, Inc.  
34-08 36<sup>th</sup> Avenue  
Astoria, NY 11106

Trinity Lutheran Church  
31-18 37<sup>th</sup> Street  
Astoria, NY 11103

Korean Central Church of New York  
32-71 41<sup>st</sup> Street  
Long Island City, Ny 11103

St. Joseph Roman Catholic Church  
43-19 30<sup>th</sup> Avenue  
Astoria, NY 11103

FDNY Engine 261/Ladder 116  
37-20 29<sup>th</sup> Street  
Long Island City, NY 11101  
911

NYPD 114 Precinct  
34-16 Astoria Boulevard  
Astoria, NY 11103  
911 or (718) 626-9311

### **vi. Parks and Recreation**

Playground Thirty-Five  
NYC Dept. of Parks & Recreation  
The Arsenal, Central Park, 830 Fifth Avenue  
New York, NY 10065

### **vii. Day Cares and Schools**

Babyland Daycare Astoria  
35-10 35<sup>th</sup> Street B21  
Astoria, NY 11106  
(719) 310-8532

Zachery's Familycare Center  
3525 34<sup>th</sup> Street  
Astoria, NY 11106  
(917) 403-8048

Children Blossom Daycare  
3525 34<sup>th</sup> Street  
Astoria, NY 11106  
(347) 642-3591

All about Kids Therapy and Education Services  
37-11 35<sup>th</sup> Avenue Suite 3C  
Long Island City, NY  
(718) 706-7500

District 30 Pre-K Center  
32-52 37<sup>th</sup> Street  
Astoria, NY 11103  
(718) 316-9337

P.S. 166Q The Henry Gradstein School  
33-09 35<sup>th</sup> Avenue  
Astoria, NY 11106  
(718) 786-6703

Q580 The Baccalaureate School for Global  
Education  
34-12 36<sup>th</sup> Ave  
Long Island City, NY 11106  
(718) 361-5275

A Child's Daycation  
35-25 34<sup>th</sup> Street  
Long Island City, NY 11106  
(347) 527-2078

Frank Sinatra School of the Arts High School  
35-12 35<sup>th</sup> Ave  
Astoria, NY 11106  
(718) 361-9920

OWN 1 Elementary School  
36-12 35<sup>th</sup> Avenue  
Astoria, NY 11106  
(718) 392-3405

### **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section XII

Joint Apprentice Committee Ironworks Locals 40  
& 361  
3523 36<sup>th</sup> Street  
Astoria, NY 11106  
(718) 433-4195

P.S. Q993  
35-12 35<sup>th</sup> Ave  
Astoria, NY 11106  
(718) 831-4040

Miami Ad School New York  
35-37 36<sup>th</sup> St 3rd Floor  
Astoria, NY 11106  
(917) 773-8820

Beautiful mandarin  
3537 36<sup>th</sup> St  
Astoria, NY 11106  
(646) 387-9930

All About Kids Therapy and Education Services  
37-11 35<sup>th</sup> Ave Suite 3C  
Long Island City, NY 11101  
(718) 706-7500

Dorika Oskin Esthetic Holistic Academy  
34-27 Steinway St  
Long Island City, NY 11101  
(347) 335-5540

Darul Ihsan Cultural Center USA  
34-14 44<sup>th</sup> Street  
Long Island City, NY 11101  
(929) 575-3165

Diki Daycare Center  
30-81 Steinway Street  
Astoria, NY 11103  
(718) 278-1570

The Learning Experience  
31-57 31<sup>st</sup> Street  
Astoria, NY 11106  
(718) 204-1352

A Learning Odyssey Daycare  
30-83 30<sup>th</sup> Street  
Astoria, NY 11102  
(718) 956-5390

Adventureland Child Care Center  
32-04 31<sup>st</sup> Avenue  
Astoria, NY 11106  
(718) 777-2011

Kisses & Smiles Daycare  
31-14 34<sup>th</sup> Street  
Astoria, NY 11106

Happinest Daycare  
31-41 37<sup>th</sup> Street  
Astoria, NY 11103  
(718) 204-2082

The Learning Station  
31-32 47<sup>th</sup> Street  
Astoria, NY 11103  
(347) 523-0906

#### **viii. Local Water Supply**

NYCDEP – NYC Water Department  
1250 Broadway  
New York, NY 10001

#### **ix. Local News and Media**

Queens Gazette  
42-16 34<sup>th</sup> Ave  
Astoria, NY 11101  
(718) 361-6161

Time Television  
36-50 38<sup>th</sup> St  
Long Island City, NY 11101  
(718) 753-0086



### **Appendix I - Site Contact List**

Former Bordens Farm Products  
35-18 Steinway Street, Queens, New York  
BCP Application – Section XII

ABC7 New York  
7 Lincoln Square  
New York, NY 10023

El Diario NY  
15 Metrotech Center  
7<sup>th</sup> Floor  
Brooklyn, NY 11201

**x. Any Person, Community Based Organization, or Local Media Who Has Requested to be placed on the contact list**

No persons have requested to be on the Site Contact List.

**xi. Document Repository**

Lubomira Lierkosz  
lkierkosz@queenslibrary.org  
Queens Public Library at Broadway  
40-20 Broadway  
Astoria, NY 11103

Florence Koulouris  
qn01@cb@nyc.gov  
District Manager, Queens Community Board 1  
45-02 Ditmars Blvd., LL Suite 1025  
Astoria, NY 11105

See attached documentation confirming acceptance as document repository.

**From:** [QN01@cb.nyc.gov \(CB\)](mailto:QN01@cb.nyc.gov)  
**To:** [Jack Rusk](#)  
**Cc:** [Noelle Clarke](#)  
**Subject:** RE: [EXTERNAL] RE: Document Repository Request  
**Date:** Thursday, May 29, 2025 11:00:35 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Hello,

Yes.

Florence Koulouris  
District Manager  
Community Board 1, Queens  
City of New York  
718-626-1021  
[Qn01@cb.nyc.gov](mailto:Qn01@cb.nyc.gov)



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**From:** Jack Rusk <[jrusk@rouxinc.com](mailto:jrusk@rouxinc.com)>  
**Sent:** Wednesday, May 21, 2025 12:48 PM  
**To:** QN01@cb.nyc.gov (CB) <[qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)>  
**Cc:** Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)>

**Subject:** [EXTERNAL] RE: Document Repository Request

You don't often get email from [jrusk@rouxinc.com](mailto:jrusk@rouxinc.com). [Learn why this is important](#)

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Good afternoon,

I wanted to check in on the status of our request to use the Borough of Queens Community Board 1 as one of the document repositories for the 35-18 Steinway Street project. Please respond via email to confirm the Community Board can be a repository. Do not hesitate to reach out with any questions. Thank you.

Best,

**Jack Rusk | Project Geologist**

209 Shafter St, Islandia, NY 11749

Main: (631) 232-2600 | Direct: (631) 630-2433 | Mobile: (845) 905-6286

Email: [jrusk@rouxinc.com](mailto:jrusk@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** Jack Rusk

**Sent:** Monday, April 7, 2025 4:48 PM

**To:** [qn01@cb.nyc.gov](mailto:qn01@cb.nyc.gov)

**Cc:** Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)>

**Subject:** Document Repository Request

Good afternoon,

My name is Jack Rusk and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 35-18 Steinway Street, Astoria, New York and are required to have the nearest library and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Borough of Queens Community Board 1 to be one of the document repositories for the 35-18 Steinway Street project. Please respond via email to confirm the Community Board can be a repository. Do not hesitate to reach out with any questions.

Thanks,

**Jack Rusk | Project Geologist**

209 Shafter St, Islandia, NY 11749

Main: (631) 232-2600 | Direct: (631) 630-2433 | Mobile: (845) 905-6286

Email: [jrusk@rouxinc.com](mailto:jrusk@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** [Kierkosz, Lubomira](#)  
**To:** [Jack Rusk](#)  
**Cc:** [Noelle Clarke](#); [Schmidt, Davia](#)  
**Subject:** Re: Document Repository Request  
**Date:** Monday, April 7, 2025 5:10:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good afternoon, Mr. Rusk,

This is to confirm that I received your email and yes, Broadway library can be a repository for the documents relating to the project on 35-18 Steinway street.

Thank you

Luba

Lubomira Kierkosz  
Community Library Manager-Broadway Library  
**Tel:718 721-2462**  
40-20 Broadway, Astoria, NY, 11103  
[lkierkosz@queenslibrary.org](mailto:lkierkosz@queenslibrary.org)

---

**From:** Jack Rusk <jrusk@rouxinc.com>  
**Sent:** Monday, April 7, 2025 4:59 PM  
**To:** Kierkosz, Lubomira <Lubomira.Kierkosz@queenslibrary.org>  
**Cc:** Noelle Clarke <nclarke@rouxinc.com>  
**Subject:** Document Repository Request

Good afternoon,

My name is Jack Rusk and I work for an Environmental Consulting Firm, Roux Environmental Engineering and Geology, D.P.C. My team is working on a project to redevelop the property located at 35-18 Steinway Street, Astoria, New York and are required to have the nearest library and community board, listed as the document repository for any future documents we generate from this project as requested by New York State Department of Environmental Conservation (NYSDEC). This email is to ask the Queens Public Library at Broadway to be one of the document repositories for the 35-18 Steinway Street project. Please respond via email to confirm the library can be a repository. Do not hesitate to reach out with any questions.

Thanks,

**Jack Rusk | Project Geologist**

209 Shafter St, Islandia, NY 11749

Main: (631) 232-2600 | Direct: (631) 630-2433 | Mobile: (845) 905-6286

Email: [jrusk@rouxinc.com](mailto:jrusk@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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