

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

05.18.2026

**Re: Revised BCP Application
Broadway Astoria Arts
23-56 Broadway, Astoria, New York 11106
BCP Site No. C241306**

Dear Ms. Radden:

On behalf of Broadway Astoria Arts, LLC (the Requestor), AKRF, Inc. (AKRF) prepared a revised Brownfield Cleanup Program (BCP) application for the Broadway Astoria Arts project site ("Site"; BCP Site No. C241306), which is located at 23-56 Broadway, Astoria, New York (Queens Tax Block 566, Lot 50). The initial application, dated April 1, 2026, has been revised to address comments provided by the New York State Department of Environmental Conservation (NYSDEC) Site Control Section in a Letter of Incompleteness, dated April 29, 2026. Per NYSDEC request, all comments from the April 29, 2026 letter are listed below, along with Applicant responses and indications as to where corresponding revisions to the BCP application were made.

Section I: Property Information

- Please correct the longitude to "-73-55-43.6"
 - The longitudinal coordinate was corrected on the BCP Application Form, as requested.
- Please provide a map showing the location of the Site with the Disadvantaged Community overlay.
 - A map showing the location of the Site with the Disadvantaged Community overlay was included as Figure 6. The existing figures were renumbered as appropriate.

Section IV: Land Use Factors

- Item 4: Current use indicates the Site is currently vacant. Please provide the date by which the Site became vacant.
 - The Site building has been vacant since October 7, 2022, when the former occupant, the DellaMonica Steinway Senior Center, moved to a new location. This information was clarified in the BCP Application Supplemental Documentation in the following locations: Section I, Item 14 under "Site Features"; Section IV, Item 4; Section V, Table 3; and Section X, Item 13.
- Item 5: Please provide an answer to the question regarding single-family housing.
 - The reasonably anticipated post-remediation use (residential and commercial) does not qualify as single-family housing. BCP Application Form Section IV, Item 5 was revised accordingly.

Section V: Current and Historical Property Owner and Operator Information

- Please provide the date by which the current owner became the owner and operator of the Site.

- The Applicant became the owner and operator of the Site on November 22, 2024. This information was provided in BCP Application Form Section V and is repeated in the BCP Application Supplemental Documentation Section V, including Tables 2 and 3.

Section VII: Requestor Information

- Please provide an email address for the Requestor.
 - The email address for the Requestor (kbcostello@gmail.com) was added to Sections V and VII of the BCP Application and to the BCP Application Supplemental Documentation, Section VII, as requested.

Section XII: Site Contact List

- Please provide signed copies of the letters of acknowledgement from the Queens Community Board and the Queens Central Library.
 - Signed copies of the letters of acknowledgement from the Queens Community Board 1 and the Queens Central Library were added to the BCP Application Supplemental Documentation Attachment F.
- Please provide the names of the administrators for all day care facilities located on or near the property.
 - Names of administrators for all day care facilities located on or near the property were added to the BCP Application Supplemental Documentation Section XII.

Section XIII: Statement of Certification and Signatures

- The entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.
 - The BCP Application materials were amended to ensure the entity's name appears exactly as given in the NYS Department of State's Corporation & Business Entity Database. Specifically, in the BCP Application Form Section XIII, "Astora" was corrected to "Astoria".

Additional Comments

- Please include a separate cover letter reiterating Site Control comments, including Applicant responses and indicating where revisions can be found within the revised application.
 - As requested, this cover letter reiterates Site Control comments, including Applicant responses and indicates where revisions can be found within the revised application.
- In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC Site code in the subject line of this letter.
 - The BCP Application Form Page 1 was updated to indicate the submittal is a revised application and include the BCP Site No. C241306.

As requested, a digital copy of the revised BCP Application has been provided to the Site Control Section via the mysend.ny.gov link provided in the Letter of Incompleteness.

We thank you for the opportunity to submit this revised BCP Application on behalf of Broadway Astoria Arts, LLC and look forward to moving ahead with this program under the BCP. If you have any questions or need any additional detail regarding the completeness of this Application, please feel free to contact Deborah at (646) 388-9544, or Patrick at (914) 922-2784 or jdiggins@akrf.com.

Sincerely,
AKRF, Inc.

A handwritten signature in blue ink, appearing to read "D. Shapiro".

Deborah Shapiro, QEP
Sr. Vice President

A handwritten signature in blue ink, appearing to read "J. Patrick Diggins".

J. Patrick Diggins
Vice President

cc: Rebecca Kinal, P.E., Thomas Giordano, Mackenzie Miller/ AKRF
Gerald Sammarco, Jr. /The Coast Group
Paul Leibowitz / Plot Advisory
Katrina Costello /Broadway Astoria Arts LLC

TABLE OF CONTENTS
Broadway Astoria Arts
BCP Application

BCP Application Form

BCP Supplemental Documentation

Figures

Figure 1 – BCP Site Location

Figure 2 – BCP Site Plan and Phase II Sampling Locations

Figure 3 – Tax Map

Figure 4 – Surrounding Land Use

Figure 5 – Zoning Map

Figure 6 – Disadvantaged Communities

Figure 7 – Phase II Soil Sample Concentrations above NYSDEC UUSCOs, RRSCOs, and/or
PGWSCOs

Figure 8 – Phase II Groundwater Sample Concentrations above NYSDEC AWQSGVs

Figure 9 – Phase II Soil Vapor Detections

Attachment A – NYSDEC Online Environmental Resource Mapper

Attachment B – Site Deed

Attachment C – Previous Environmental Reports (provided under separate cover)

Attachment D – Data Summary Tables

Attachment E – NYS Department of State Corporation & Business Entity Database Information

Attachment F – Document Repository Confirmation Letters

BCP APPLICATION FORM



SUBMITTAL INSTRUCTIONS:

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

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

a. VIA SITE CONTROL DROPBOX:

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

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SITE NAME: Broadway Astoria Arts

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: C241306

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME **Broadway Astoria Arts**

ADDRESS/LOCATION **23-56 Broadway**

CITY/TOWN **Astoria**

ZIP CODE **11106**

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

COUNTY **Queens**

SITE SIZE (ACRES) **0.150**

LATITUDE

LONGITUDE

40 ° 45 ' 48.2 " -73 JPD ° -55 ' -43.6 "

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
23-56 Broadway	4	566	50	0.150

	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.	☒	☐
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒	☐
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ☒ 0% ☐ 1-49% ☐ 50-99% ☐ 100%	☐	☒
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐	☒
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: _____	☐	☒

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

SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

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

Is this information clearly identified in the BCP project schedule?

☒ Yes ☐ No ☐ N/A

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

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

Is this information attached?

☒ Yes ☐ No

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

☐ Yes ☐ No

SECTION III: Ecological Concerns

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
☒	☐

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐	☒
-----------------------	----------------------------------

3. Is/are there a/any Contaminant(s) of Ecological Concern?

☐	☒
-----------------------	----------------------------------

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

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

N/A ☐ ☐ ☒

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R6A and C1-4 overlay</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☒ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Broadway Astoria Arts, LLC			
CONTACT NAME Katrina Costello			
ADDRESS 23-56 Broadway			
CITY Astoria		STATE NY	ZIP CODE 11106
PHONE (917) 279-6880		EMAIL	
OWNERSHIP START DATE 11/22/2024			
CURRENT OPERATOR Broadway Astoria Arts, LLC			
CONTACT NAME Katrina Costello			
ADDRESS 23-56 Broadway			
CITY Astoria		STATE NY	ZIP CODE 11106
PHONE (917) 279-6880		EMAIL kbcostello@gmail.com	
OPERATION START DATE 11/22/2024			

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☒	☐	☒
Chlorinated Solvents	☒	☒	☒
Other VOCs	☐	☐	☒
SVOCs	☒	☐	☐
Metals	☒	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

- 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

- Indicate Past Land Uses (check all that apply):

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

Other:

SECTION VII: Requestor Information					
NAME Broadway Astoria Arts, LLC					
ADDRESS 23-56 Broadway					
CITY/TOWN Astoria		STATE NY	ZIP CODE 11106		
PHONE (646) 418-0820		EMAIL kbcostello@gmail.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Gerald Sammarco			
ADDRESS 23-56 Broadway			
CITY Astoria		STATE NY	ZIP CODE 11106
PHONE (646) 418-0820		EMAIL gs@thecoastgroup.net	
REQUESTOR'S CONSULTANT (CONTACT NAME) Deborah Shapiro			
COMPANY AKRF, Inc.			
ADDRESS 440 Park Avenue South, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10016
PHONE (646) 388-9544		EMAIL dshapiro@akrf.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☒	☐

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

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

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

Is this proof attached?

☐ Yes

☐ No

☒ N/A

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

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

SECTION XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. 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)

JPD

I hereby affirm that I am **Owner** (title) of **Broadway Astoria Arts, LLC** (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: **5/11/2026**

Signature: 

Print Name: **Katrina Costello**

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 17

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

Y**N**

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

☒☐

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

☒☐

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

☐☒

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

Upside down

☐☒

Underutilized

☐☒**From ECL 27-1405(31):**

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

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

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

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

SUBMITTAL INSTRUCTIONS – Revision 17 – October 2025

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

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

VIA SITE CONTROL DROPBOX:

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

VIA GROUND MAIL:

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

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SECTION I: Property Information	
PLEASE NOTE	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.
Proposed Site Name	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.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	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.
Tax Map Boundaries	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.
Site Map	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.
En-zone	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 DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	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 Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	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 NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	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).
Previous BCP Applications	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.
Registry Listing and P-site Status	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)

Environmental Assessment	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. A typical Environmental Assessment would look like the following: Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE). <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). <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. <i>Soil Vapor & 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.
Questions 15-17: New York City Sites	These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.

SECTION II: Project Description

Question 3: Inclusion of Work Plans	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.	
Question 4: Post-Remediation Use and Project Schedule	As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, a full project schedule with all key milestones as outlined further below, and including, but not limited to, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated, and any interim or final funding deadlines with the corresponding BCP milestone(s). **Include in the project schedule any public or private funding source deadlines and the associated BCP milestone that you should be considering in order to meet your remedial work planning goals. The schedule should include appropriate review times for DEC/DOH staff for each submittal. Per 6 NYCRR Part 375-3.6(b), DEC will make best efforts to review submittals within 45 days. It is the applicant's responsibility to work all deadlines into a comprehensive BCP schedule. TIP – work backwards from the desired Certificate of Completion date to determine whether the schedule is feasible. *Note: if a document requires significant revisions, the DEC/DOH 45-day review clock resets.	
Questions 5-6: Green and Sustainable Remediation	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	Remedial Investigation/ Alternatives Analysis	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.
	Remedial Design	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.
	Remedial Action	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.
	Site Management	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.

SECTION II: Project Description (continued)

Questions 5-6: Green and Sustainable Remediation (continued)	Redevelopment	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.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns

Please refer to [DER-10](#) Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors

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

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

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

Zoning and Current Use	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.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.

SECTION IV: Land Use Factors (continued)

Renewable Energy Facility Site	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.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	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

Owner Information	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.
Operator Information	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.
Historical Owners and Operators	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

Requestor Name	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. 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 NYS Department of State's Corporation & Business Entity Database. 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.
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.
Document Certification	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 DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include: • 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; • qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49; • remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or • site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VIII: Requestor Contact Information

Requestor's Representative	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.
Requestor's Consultant and Requestor's Attorney	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.

Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
----------------------------	--

SECTION X: Requestor Eligibility (continued)

Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided 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.

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	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) website for a database of sites with classifications.
RCRA Listing	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.
Registry/RCRA Sites Owned by Volunteers	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.
Existing Order	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.
Pending Enforcement Actions	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.

BCP SUPPLEMENTAL DOCUMENTATION

Brownfield Cleanup Program Application Supplemental Documentation
Broadway Astoria Arts
23-56 Broadway, Queens, NY

Section I: Property Information

1. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 3*. The Site is currently identified by the City of New York as Borough of Queens, Block 566, Lot 50.

2. Site Maps

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

14. Property Description and Environmental Assessment

Location – The Site is located at 23-56 Broadway in the Astoria section of Queens, New York in a primarily residential and commercial use neighborhood. The Site is abutted to the north by Broadway, followed by mixed-use residential and commercial properties; to the south by residential units followed by 33rd Avenue and additional residential uses; to the east by Crescent Street, followed by mixed-use residential and commercial properties; and to the west by mixed-use residential and commercial properties.

Site Features – The Site currently comprises a one-story, 8,670-gross-square-foot (gsf) vacant commercial building with two partial cellars. Partial Cellar No. 1 located in the southwestern portion of the Site contains a 250-gallon petroleum above ground storage tank (AST) within a vault, and Partial Cellar No. 2 is vacant and located in the eastern portion of the Site. A small concrete-paved exterior loading dock area is located in the southeastern corner of the Site along Crescent Street. The Site building has been vacant since October 7, 2022, when the former occupant, the DellaMonica Steinway Senior Center, moved to a new location. The greater surrounding area includes primarily residential and commercial uses.

Current Zoning and Land Use – The Site is currently zoned as R6A (residential) with a C1-4 (commercial) overlay. The proposed building will be constructed consistent with the existing zoning.

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

Disadvantaged Communities – The Site falls within a Disadvantaged Community. A map showing the Site with the Disadvantaged Communities Overlay is included as *Figure 6*.

Past Use of the Site – Available Sanborn Fire Insurance Maps, reviewed as part of the American Environmental Assessment and Solutions, Inc. (AEAS) Phase I Environmental Site Assessment, dated November 2024, indicate that the Site was developed with a one-story commercial building by at least 1948. Historical Site uses include cable and power tool manufacturing (approximately 1967 through 1979), plumbing supply store (approximately 1970 through 1975), dry cleaner (approximately 1967 through 1990) and a community center (approximately 1985 through 2020).

Sanborn Fire Insurance maps identified primarily residential and commercial historical uses adjacent to the Site and in the surrounding area. Pertinent commercial listings between circa 1936 and 1990 included various automobile garages; a sheet metal works facility located approximately 350 feet west of the Site in 1936; a fur dyeing facility located approximately 450 feet northeast of the Site in 1936; a metal works facility and a die casting facility located approximately 600 feet west of the Site in 1948; an automobile repair facility located approximately 600 feet west of the Site between 1977 and 1979; an auto repair facility located approximately 250 feet west of the Site between 1988 and 1990.

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

- Historic property uses including cable and power tool manufacturing, dry-cleaning, and on-site petroleum bulk storage.

Site Geology and Hydrology – Based on the USGS, Central Park, New York 2013 Quadrangle map, the Site lies at approximately 30 feet above mean sea level, with the general surrounding area topography gently sloping down in a westerly/northwesterly direction towards the East River.

During AKRF Inc. (AKRF's) Phase II subsurface investigation, which is summarized in the December 2025 Phase II ESA Report, groundwater was encountered beneath the Site at approximately 19 to 20 feet below sidewalk grade. Based upon a review of topographical data, groundwater is assumed to flow in a westerly/northwesterly direction toward the East River, approximately 0.55 miles northwest of the Site; however, actual groundwater flow at the Site can be affected by many factors, including past filling activities, underground utilities, and other subsurface openings or obstructions such as basements or nearby subway lines. There are no surface water bodies or streams on or immediately adjacent to the Site. Groundwater in this portion of Queens is not used as a source of potable water.

The stratigraphy of the Site consists of fill material (comprised of sand, gravel, and silt with trace amounts of brick) to approximately 11 feet below grade, underlain by apparent native gray and/or brown sand and gravel with trace amounts of silt to the boring terminus (approximately 25 feet below grade). Bedrock was not encountered in any of the borings during the previous subsurface investigation.

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

- *Soil* – Nine soil samples were collected from four soil borings (SB-01 through SB-04) advanced between September 29, and October 1, 2025 during AKRF's Phase II investigation. Soil sample results were compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Use Soil Cleanup Objectives (RRSCOs), and Commercial Soil Cleanup Objectives (CSCOs). For this application, chlorinated VOCs laboratory analytical results were also compared to the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).
 - Nine VOCs [acetone, carbon disulfide, methyl ethyl ketone, methylcyclohexane, b-butylbenzene, sec-butylbenzene, tetrachloroethylene (PCE), toluene, and trichloroethylene (TCE)] were detected in the soil samples at concentrations up to 0.19 milligrams per kilogram (mg/kg), below UUSCOs and PGWSCOs.
 - Eleven PAHs, a class of SVOCs commonly found in some petroleum products, ash, and historic fill material, were detected in the soil samples at concentrations up to 0.65 mg/kg, below UUSCOs.
 - Twenty-three metals were detected in the soil samples at concentrations up to 1,060 mg/kg, with four metals (copper, lead, mercury, and zinc) detected above UUSCOs. Two metals were detected above RRSCOs and CSCOs: lead (max. 1,060 mg/kg) and mercury (max. 2 mg/kg). Metals exceedances were detected in shallow samples (between ground surface to 2 feet below grade) and appear to be related to the presence of fill material at the Site.
 - Polychlorinated biphenyls (PCBs) were not detected above laboratory reporting limits in any of the soil samples.

Exceedances of the UUSCOs, RRSCOs, and PGWSCOs in the soil samples are shown in *Figure 7*. Exceedances of the UUSCOs, RRSCOs, and PGWSCOs were not detected at boring locations and sampling intervals where no data is shown.

- *Groundwater* – Four groundwater samples were collected for laboratory analysis from four temporary monitoring wells (TW-01 through TW-04) installed between September 29 and October 1, 2025 during the AKRF Phase II. Groundwater sample analytical results for VOCs, SVOCs, and PCBs were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs).
 - The chlorinated VOC (CVOC) PCE, and some of its breakdown compounds (TCE, cis-1,2-dichloroethylene, and trans-1,2-dichloroethene) were detected in one or more of the groundwater samples at concentrations up to 140 micrograms per liter (µg/L) of PCE, above the AWQSGVs.
 - No SVOCs were detected above AWQSGVs.
 - PCBs were not detected above laboratory reporting limits in any of the groundwater samples.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figure 8*. Exceedances of the AWQSGVs were not detected at temporary well locations where no data is shown.

- *Soil Vapor* – Four soil vapor samples were collected from temporary soil vapor points (SV-01 through SV-04) installed between September 29 and October 1, 2025 during the AKRF Phase II. All soil vapor samples were analyzed for VOCs using EPA TO-15 method parameters.
 - Petroleum-related VOCs, including benzene, toluene, ethylbenzene, and xylenes (collectively referred to as “BTEX”), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 1,3-dichlorobenzene, 2,2,4-trimethylpentane, cyclohexane, n-propylbenzene, n-heptane, and n-hexane were detected at concentrations up to 380 micrograms per cubic meter (µg/m³) [m,p-xylenes in sample SV-04_20250930].
 - Solvent-related VOCs, including acetone, 1,1,1-trichloroethane, carbon disulfide, carbon tetrachloride, chloroform, dichlorodifluoromethane, cis-1,2-DCE, trichlorofluoromethane, PCE, and TCE were detected at concentrations up to 600 µg/m³ from a diluted analysis (PCE in sample SV-04_20250930).

VOC detections in soil vapor are shown on *Figure 9*. There were no detections of VOCs that exceed the NYSDOH Soil Vapor/Indoor Air Decision Matrix values requiring mitigation, regardless of indoor air concentration.

Section II: Project Description

2. Phase II ESA Report

A Phase II Investigation was conducted by AKRF between September 29 and October 1, 2025, and documented in a Phase II ESA Report dated December 2025. Soil, groundwater, and soil vapor data collected during the investigation are being provided in support of this Brownfield Cleanup Program (BCP) Application. This previous investigation is discussed in more detail in Section III. A Draft Remedial Investigation Work Plan (RIWP) was prepared and submitted to NYSDEC alongside this BCP application.

4. Project Description and Schedule

The Site consists of an approximately 0.15-acre parcel located at 23-56 Broadway in the Astoria section of Queens, New York, and is identified by the City of New York as Queens Borough Tax Block 566, Lot 50.

The Site is part of the Queens County Census Tract 53. According to the 2020-2024 American Community Survey (ACS) Profile data, the unemployment rate for Census Tract 53 is estimated at 3.9%, compared to the New York City unemployment rate of 5.6% as of December 2025. The Site is not located in an En-Zone.

Redevelopment of the Site will include construction of a seven-story mixed use commercial and residential building with two cellar levels, multiple theatre spaces, and a mix of approximately 21 market rate and affordable residential units.

The Requestor plans to enter the BCP as a Volunteer. Neither the Requestor nor any of its members or affiliates have had any previous involvement in the ownership or operation of the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site to create a new mixed-use building with a performing arts center and housing.

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

Estimated Project Schedule:

A Draft Remedial Investigation Work Plan (RIWP) was submitted with this BCP application. The Certificate of Completion (COC) is anticipated to be obtained in December 2028. The BCP project will likely include some or all the activities listed below. This preliminary project schedule is subject to change.

**Table 1
Estimated Project Schedule**

Activity	Time To Complete
Submittal of BCP Application with Draft Remedial Investigation Work Plan (RIWP)	April 16, 2026
30-day Completeness Review	May 19, 2026
30-day Public Notice/Public Comment Period is Initiated	June 29, 2026
30-day Public Notice/Public Comment Period Ends	July 29, 2026
BCA Execution	September 2026
Submittal of Citizen Participation Plan	September 2026
RIWP Approved	October 2026
Remedial Investigation	November 2026
Draft Remedial Investigation Report (RIR) Submitted to NYSDEC	January 2027
Draft Remedial Action Work Plan (RAWP) Submitted to NYSDEC	February 2027
NYSDEC/NYSDOH Issues RIR comments	February 2027
Revised RIR Submitted to NYSDEC	March 2027
NYSDEC Approves RIR	April 2027
45-day Public Comment Period for RAWP	April-May 2027
NYSDEC Approves RAWP and Issues Decision Document	July 2027
Issue Remedial/Construction Notice Fact Sheet	August 2027
Begin Redevelopment (Construction) with Implementation of RAWP	August 2027
Execution of Environmental Easement (if required)	June 2028
Draft Site Management Plan (SMP) Submitted to NYSDEC	August 2028
Draft Final Engineering Report and Fact Sheet	September 2028
Certificate of Completion and Fact Sheet	December 2028
Completion of Building (first occupancy)	December 2030 ¹

¹ The affordable housing portion of the project will be constructed under the 485x program. The deadline for start of construction to in 485x is June 15, 2034.

5. Green and Sustainable Remediation

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

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

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

Section III: Ecological Concerns

1. Fish, Wildlife, or Ecological Resources

According to the NYSDEC online Environmental Resource Mapper, a "Rare Plants or Animals" area is located approximately 0.4 miles north-northeast of the Site. However, based on the distance and assumed groundwater flow direction, it is unlikely that there is a pathway for contamination from the Site to affect the Rare Plants or Animals area. A screen capture showing the Environmental Resource Mapper "Rare Plants or Animals" area is included in *Attachment A*.

A Fish and Wildlife Impact Analysis will be completed as part of the Remedial Investigation Report (RIR).

Section IV: Land Use Factors

4. Current Site Use

Currently, the Site contains a vacant one-story, 8,670-gross-square-foot (gsf) commercial building with two partial cellars, which occupy a majority of the lot footprint. A small concrete-paved exterior loading dock area is located in the southeastern corner of the Site along Crescent Street. According to the AEAS Phase I ESA, the Site was historically used for dry cleaning, and cable and power tool manufacturing. The Site building has been vacant since October 7, 2022, when the former occupant, the DellaMonica Steinway Senior Center, moved to a new location. Partial Cellar No. 1 located in the southwestern portion of the Site contains a 250-gallon petroleum AST within a vault, and Partial Cellar No. 2 is vacant and located in the eastern portion of the Site.

6. Anticipated Use Post-Remediation

Redevelopment of the Site will include construction of a seven-story mixed use commercial and residential building with two cellar levels, multiple theatre spaces, and a mix of approximately 12 market rate and affordable residential units.

9. Zoning

The current zoning designation of the Site is R6A (residential) with a commercial overlay (C1-4) along both Broadway and Crescent Street. The proposed building will be constructed consistent with the existing zoning.

10. Applicable Land Use Plans

The proposed project complies with several housing plans in New York City, including Housing New York/YOUR Home NYC, OneNYC, and City of Yes for Housing Opportunity. Housing New York, launched in 2014, was a plan intended to build and preserve 200,000 affordable homes over the coming decade to support New Yorkers with a range of incomes. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites, facilitating homeownership, preventing displacement, and creating more homes for seniors. The goals of YOUR Home NYC are to build and preserve affordable housing, create neighborhood wealth, and protect renters.

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

City of Yes for Housing Opportunity is a series of zoning reforms adopted in December 2024. The overall goal of City of Yes for Housing Opportunity is to increase the number of housing units in all neighborhoods built in the city, with a focus on affordability and density.

Section V: Current and Historical Property Owner and Operator Information

Current Owner/Current Operator

The Site is currently owned and operated by the Requestor, Broadway Astoria Arts, LLC. Broadway Astoria Arts, LLC acquired the Site on November 22, 2024. A copy of the current Site deed is provided in *Attachment B*.

Historical Owners and Operators

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

Table 2
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Broadway Astoria Arts, LLC	11/22/2024-Present	Active	23-56 Broadway Astoria, New York 11106 Katrina Costello, Requestor Phone: (917) 279-6880	Requestor
2356 Broadway Associates LLC	2022-2024	Active	245-02 Jericho Turnpike, Floral Park, New York 11001 Phone number not available	None
The J. Jerome Reddy Foundation, Inc	1984-2022	Active	191 Joralemon St., Brooklyn, New York 11201 (718) 722-6000	None
Castriota, George	1978-1984	Unknown	Unknown	None
J E Rich Mar Realty Inc	1968-1978	Unknown	Unknown	None
Jaffe Betsey G	1955-1968	Unknown	Unknown	None
Unknown	Prior to 1955	Unknown	Unknown	None

Table 3
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Broadway Astoria Arts, LLC	11/22/2024-Present	Active	23-56 Broadway Astoria, New York 11106 Katrina Costello, Requestor Phone: (917) 279-6880	Requestor
DellaMonica Steinway Senior Center	2003 - 2022	Active	23-11 31 st Road New York 11106 Phone: (718) 626-1500	None
Astoria Community Senior Citizen	2008	Unknown	Unknown	None
Catholic Charities Senior Center	2000	Unknown	Unknown	None
Astoria Senior Citizen Center	1980 - 1995	Unknown	Unknown	None
Express Cleaners	1980	Unknown	Unknown	None
Astoria Plumbing Supply	1971 - 1975	Unknown	Unknown	None
Fabulous French Dry Cleaners	1956 - 1975	Unknown	Unknown	None
Buckeye Tools Division Rockwell Manufacturing Co	1965	Unknown	Unknown	None
Delta Power Tool Division Rockwell Manufacturing Co	1965	Unknown	Unknown	None

Table 3
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Rockwell Manufacturing Co – Delta Power Tool Division	1965	Unknown	Unknown	None
Porter Cable Machine Co	1960 - 1965	Unknown	Unknown	None
US Government – Branch Post Offices, Broadway	1951 - 1956	Active	2117 Broadway Astoria, NY 11106 Phone: 347-396-3221	None
Strand Radio and Electric Appliances	1951	Unknown	Unknown	None

Section VI: Property's Environmental History

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment C*.

- Phase I Environmental Site Assessment, 23-56 Broadway, Astoria, Queens, New York, American Environmental Assessment & Solutions, Inc., November 2024.
- Phase II Environmental Site Assessment, 23-56 Broadway, Astoria, New York, AKRF, Inc., December 2025.

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

The previous environmental studies are summarized below:

Phase I Environmental Site Assessment, 23-56 Broadway, Astoria, Queens, New York, American Environmental Assessment & Solutions, Inc., November 2024

AEAS performed a Phase I ESA for the Site, which was dated November 11, 2024. The Phase I ESA report identified on-site Recognized Environmental Conditions (RECs) related to historical dry cleaning, cable and power tool manufacturing, and current and historical petroleum bulk storage. The Phase I ESA recommended performance of a Phase II ESA to investigate potential subsurface impacts related to the RECs.

Phase II Environmental Site Assessment, 23-56 Broadway, Astoria, New York, AKRF, Inc., December 2025

AKRF conducted a Phase II investigation at the Site between September 29 and October 1, 2025. The scope consisted of a geophysical survey; the advancement of four borings with continuous soil core collection, field screening, and collection of nine soil samples; installation of three temporary groundwater monitoring wells with collection of three groundwater samples; and installation of three temporary soil vapor points with the collection of three soil vapor samples and one ambient air sample.

Based on the findings of this investigation, AKRF concluded the following:

- The Site subsurface consisted of fill material (sand, gravel, and silt with trace amounts of brick) to approximately 11 feet below ground surface (bgs), underlain by apparent native grey and/or brown sand

and gravel with trace silt to 25 feet bgs (the terminus of the deepest boring). Bedrock was not encountered during the investigation but is expected to be approximately 30 feet bgs at the Site.

- Groundwater was encountered at the Site at approximately 19 to 20 feet bgs at sidewalk grade. Based on the regional topography, groundwater is expected to generally flow in a west/northwesterly direction toward the East River.
- Petroleum-like odors and elevated photoionization detector (PID) readings [up to 25 parts per million (ppm) in SB-03] were observed in soil borings SB-01 and SB-03.
- Low level concentrations of certain VOCs and SVOCs were detected in shallow soil below the UUSCOs, PGWSCOs, RRSCOs, and CSCOs, and four metals (copper, lead, mercury, and zinc) were detected at concentrations above UUSCOs, RRSCOs, and/or CSCOs in shallow soil. These detections are likely attributable to the presence of fill material.
- The chlorinated VOCs (CVOCs) PCE, TCE, cis-1,2-dichloroethylene, and trans-1,2-dichloroethene were detected at concentrations above the AWQSGVs in groundwater across the Site. These detections are likely related to historical dry cleaning and/or cable and tool manufacturing operations at the Site.
- Petroleum-related VOCs and CVOCs were detected at variable concentrations in soil vapor samples collected from the Site. These detections are likely attributable to historical dry cleaning, cable and tool manufacturing, and petroleum bulk storage at the Site.

2. Sampling Data

Data summary tables for soil, groundwater, and soil vapor are included in *Attachment D*. Referenced laboratory reports are included as Appendix D of the Phase II ESA Report dated December 2025 (provided in *Attachment C* of this application).

3. Soil, Groundwater, and Soil Vapor Sampling Plans

Soil concentrations above the UUSCOs, RRSCOs, and CCSCOs, groundwater concentrations above the AWQSGVs, and soil vapor detections are shown on *Figure 7, 8, and 9*, respectively.

Section VII: Requestor Information

1. Requestor Information

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

Table 4
Requestor Information

Entity Name/Requestor	Member/Owner	Contact Information
Broadway Astoria Arts, LLC	Broadway Astoria Arts, LLC Katrina Costello, Requestor Phone: (917) 279-6880 kbcostello@gmail.com	23-56 Broadway Astoria, New York 11106 Gerald Sammarco, Requestor Representative Phone: (646) 418-0820

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

The New York State Department of State's Corporation and Business Entity Database information for the requestor, Broadway Astoria Arts, LLC, is included as *Attachment E*.

4. Document Certification

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

Section X: Requestor Eligibility

13. Volunteer Statement

Requestor, Broadway Astoria Arts, LLC, qualifies as a Volunteer under 6 NYCRR 375-3.2(c)(2) because its potential liability stems solely from post-disposal ownership and it is exercising “appropriate care” by taking reasonable steps to address previously released contamination. In connection with Requestor’s 2024 purchase of the Site, the Requestor performed a Phase I ESA that complied with the EPA All-Appropriate Inquiries Rule (40 CFR 312), which identified a recognized environmental condition tied to historical and ongoing activities and regulatory violations.

Since acquisition of the Site, the Requestor has exercised due care and “appropriate care” through actions that meet the state Volunteer standard and “continuing obligations,” including ongoing investigation, maintenance of site controls, and pursuit of NYSDEC oversight. The Site building has been vacant since October 7, 2022 (prior to Requestor’s acquisition of the Site), when the former occupant, the DellaMonica Steinway Senior Center, moved to a new location. Additionally, upon Requestor’s possession of the property, it secured all entrances with roll top metal cages or swinging case exterior doors. Based on this information, the Requestor is seeking entry into the BCP at the investigation stage to ensure that proper care is taken going forward. By maintaining control of the Site and seeking NYSDEC oversight prior to any development activities or site work, Requestor will stop any continuing discharge; preventing any threatened future release; and preventing human, environmental or natural resource exposure to any previously released hazardous waste or contamination. The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site.

Section XII: Site Contact List

1. Local, State, and Federal Officials

Hon. Zohran K. Mamdani Mayor of New York City City Hall Park New York, NY 10007	Hon. Mark Levine New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007	Hon. Donovan Richards Queens Borough President 120-55 Queens Boulevard Kew Gardens, NY 11424
Diana C. Moreno State Assembly District 36 24-08 32 nd Street Suite 1002A Queens, NY 11102	Tiffany Caban City Council District 22 30-83 31 st St. Queens, NY 11102
Sideya Sherman, Chair NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Boulevard., Room 201 Kew Gardens, NY 11424
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 885 Third Avenue, Suite 2402 New York, NY 10017
Alexandria Ocasio-Cortez U.S. House of Representatives 30-83 31 st Street Queens, NY 11102	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Shaminder Chawla, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Elijah Hutchinson, Director Mayor's Office of Climate and Environmental Justice 253 Broadway, 15 th Floor New York, NY 10007
Melissa Enoch, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Audrey I. Pheffer Queens County Clerk Queens Supreme Court Building 88-11 Sutphin Boulevard Jamaica New York, 11435
Lisa Garcia Commissioner, NYCDEP 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	Kristen Gonzalez New York State Senator, 59 th District 801 2 nd Avenue, Suite #303 New York, NY 10017
Evie Hantzopoulos, Chair Queens Community Board 1 45-02 Ditmars Boulevard LL Suite 1025 Queens, NY 11105	Florence Koulouris, District Manager Queens Community Board 1 45-02 Ditmars Boulevard LL Suite 1025 Astoria, NY 11105

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

The Site, Block 566, Lot 50 is currently owned by Broadway Astoria Arts, LLC. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
567/1	Farid Jaber Farid Jaber Corporation 30-12 30 th Avenue, Suite 260 Astoria, NY 11102 Phone: Unknown	Trade Fair Supermarket 23-55 Broadway Astoria, NY 11106 Phone: (718) 932-4275
579/16	Ravenswood Realty, Inc. Gina Argento 203 Meserole Avenue Brooklyn, NY 11222 Phone: Unknown	Strand Pharmacy 25-01 Broadway Astoria, NY 11106 Phone: (718) 721-3650 Broadway Electronics 25-03 Broadway Astoria, NY 11106 Phone: (718) 726-3545 ShredTronics 25-03 Broadway Astoria, NY 11106 Phone: (845) 414-6188 Seabelle Unisex Beauty Salon 25-05 Broadway Astoria, NY 11106 Phone: (718) 606-8612 Botte Bar 25-07 Broadway Astoria, NY 11106 Phone: (718) 433-9079 QSAC 25-09 Broadway Astoria, NY 11106 Phone: (718) 728-8476 Total Wireless 25-13 Broadway Astoria, NY 11106 Phone: (347) 448-6059 The Bridge 25-15 Broadway Astoria, NY 11106 Phone: Unknown VAV Group 31-89 Crescent Street Astoria, NY 11106 Phone: (646) 456-5719
580/18	3 Star Rental LLC	Broadway Candy Store

	% Ahmed Muqbel M. Saeed 2502 Broadway Astoria, NY 11106 Phone: Unknown	2502 Broadway Astoria, NY 11106 Phone: Unknown
580/117	Domenico and Laura LLC 3211 Crescent Street Astoria, NY 11106 Phone: Unknown	Residential
566/1	L.P.P. Crescent LLC 33-20 Broadway Astoria, NY 11106 Phone: Unknown	Residential
566/49	Pavlou Family Trust Address: Unknown Phone: Unknown	Residential

3. Local News Media

New York Post 1211 Avenue of the Americas New York, NY 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018
Astoria Post 45-06 Queens Boulevard, #160 Sunnyside, NY 11104	The Queens Courier 38-15 Bell Boulevard Bayside, NY 11361
Queens Daily Eagle 89-00 Sutphin Boulevard Jamaica, NY 11435	Queens Gazette 42-16 34 th Avenue Long Island City, NY 11101
El Diario 15 MetroTech Center, 7 th Floor Brooklyn, NY 11201	Queens Chronicle 71-19 80 th Street, Suite 8-201 Glendale, NY 11385

4. Public Water Supply

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

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

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

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

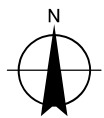
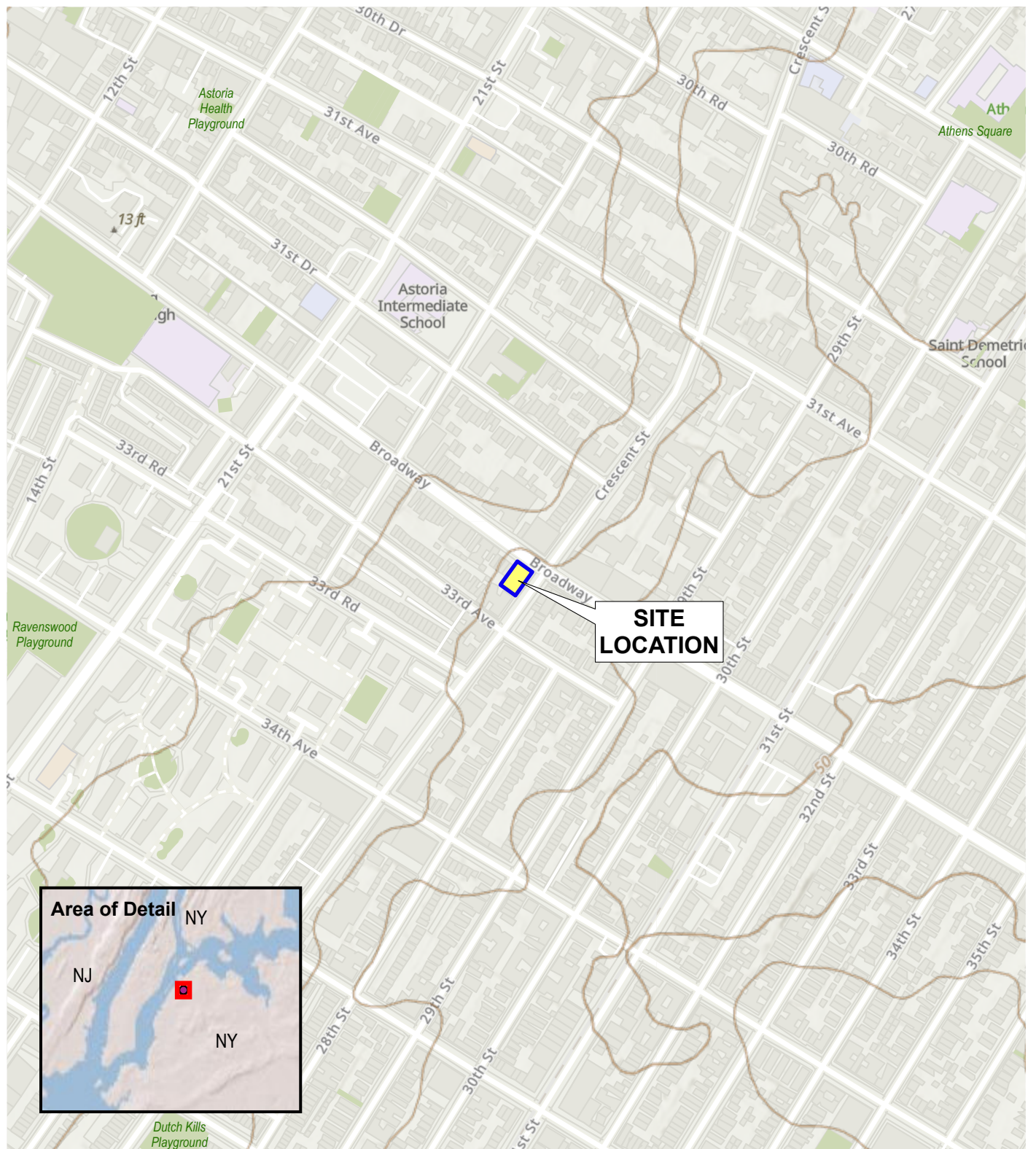
Schools	
Albert Shanker School for Visual and Performing Arts 31-51 21 st Street Astoria, NY 11106 (718) 274-8316 Principal: Alexander Angueira Distance: 1,000 feet north-northwest of the Site	Long Island City High School 14-30 Broadway Astoria, NY 11106 (718) 545-7095 Principal: Vivian Selenikas Distance: 1,300 feet northwest of the Site
Saint Demetrios Greek American School 30-03 30 th Drive Astoria, NY 11102 (718) 728-1718 Superintendent: Gregory Stamkopoulos Distance: 1,700 feet north-northeast of the Site	P.S. 234 30-15 29 th Street Astoria, NY 11102 (718) 956-2760 Principal: Dora Perry Distance: 1,900 feet north-northeast of the Site
Daycare Facilities	
The Blue Apple Preschool 31-10 23 rd Street Astoria, NY 11103 (718) 545-2583 Administrator: Dulcilene Dalcin Distance: 1,100 feet north of the Site	The Learning Experience – Astoria 31-57 31 st Street Astoria, NY 11106 (718) 204-1352 Administrator: Larisa B. Monteleone Distance: 1,150 feet east of the Site
Queensview Nursery School 21-36 33 rd Road Astoria, NY 11106 (718) 728-4164 Administrator: Stephanie Varsam Saris Distance: 750 feet southwest of the Site	All Children’s Child Care Center of Queens, Inc. 32-04 31 st Avenue Astoria, NY 11106 (718) 777-2011 Administrator: Kristina Greiner Distance: 1,550 feet southwest of the Site
Adventureland Child Care Center 32-04 31 st Avenue Astoria, NY 11106 (718) 777-2011 Administrator: Annette Schroter Distance: 1,600 feet northeast of the Site	Kisses & Smiles Daycare 31-14 34 th Street Astoria, NY 11106 (347) 998-0813 Administrator: Violeta Salvador Distance: 1,900 feet east of the Site
A Learning Odyssey Daycare 30-83 30 th Street, Suite 1L Astoria, NY 11102 (718) 956-5390 Administrator: Arete Galanis Distance: 1,500 feet north-northeast of the Site	MSGR. Andrew Landi Early Childhood Development Center 21-20 35 th Avenue Astoria, NY 11106 (718) 806-1598 Administrator: Brenda Rodriguez Distance: 1,800 feet southwest
Elva’s Daycare 31-57 34 th Street, Apartment 4B Astoria, NY 11106 (347) 448-6114 Administrator: Elva Castro Distance: 1,850 feet east of the Site	

7. Document Repositories

Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105 Phone: (718) 626-1021 Email: qn01@cb.nyc.gov Chair: Evie Hantzopoulos District Manager: Florence Koulouris	Broadway Library Lubomira Kierkosz, Community Library Manager 40-20 Broadway Astoria, NY 11103 Phone: (718) 721-2462 Email: lkierkosz@queenslibrary.org
---	--

Acknowledgement from the Queens Community Board 1 and Broadway Library is included in *Attachment F*.

FIGURES



akrf

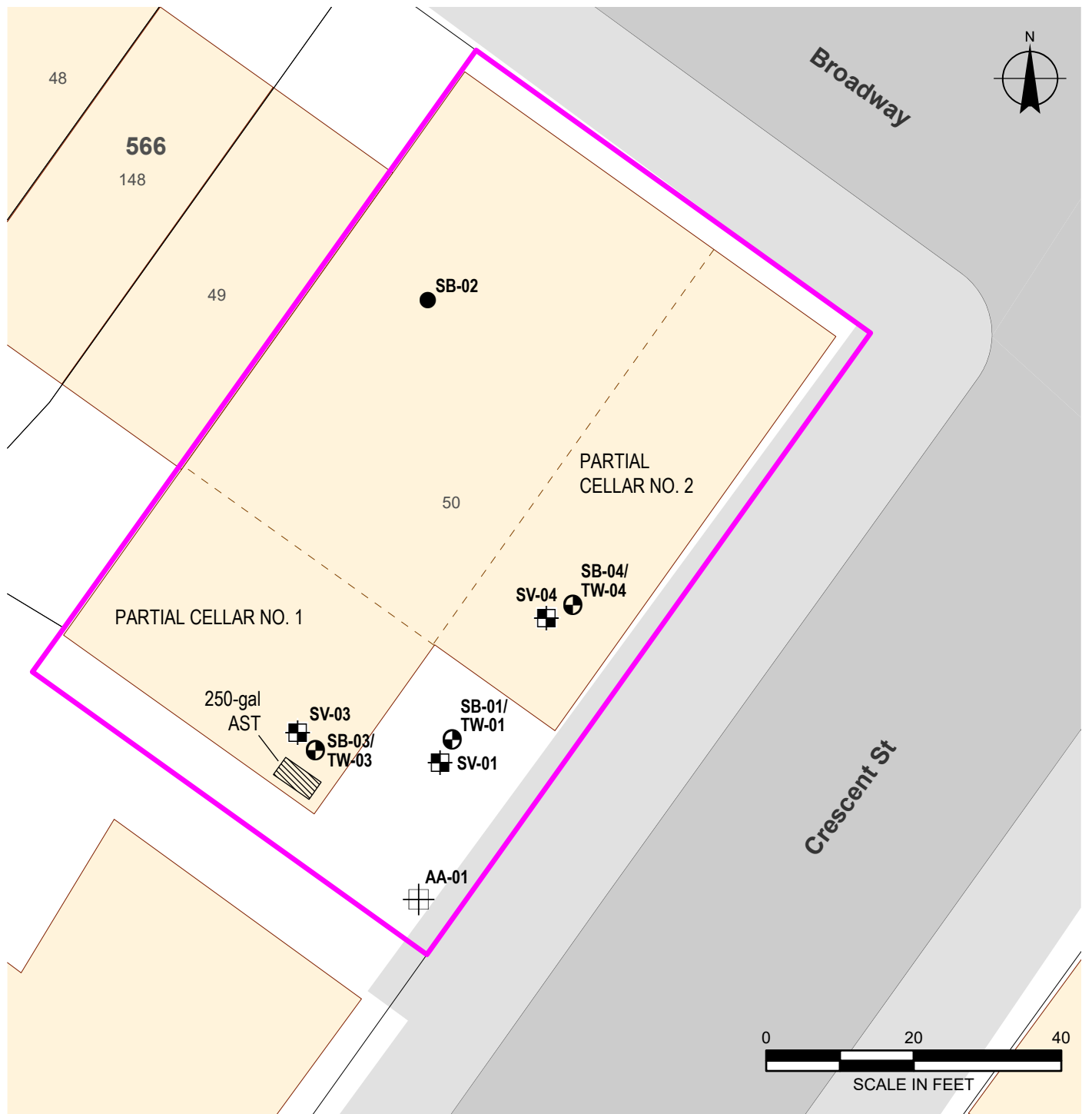
440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts
23-56 Broadway Queens, New York

BCP SITE LOCATION

DATE 12/15/2025
PROJECT NO. 250825
FIGURE 1

AKRF O:\Projects\250825 - 23-56 BROADWAY\SAR\250825 Phase II Figures.aprx 12/11/2025 11:32 PM\250825 Fig 2 Site Plan and sampling locations.sxl



LEGEND

- SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 566** BLOCK NUMBER
- BUILDING
- SOIL BORING
- SOIL BORING/TEMPORARY WELL
- SOIL VAPOR POINT
- AMBIENT AIR SAMPLING LOCATION

Aerial Source:
2023 New York State ITS GIS Orthomagery

akrf

440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts
23-56 Broadway, Queens, New York

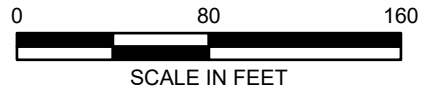
BCP SITE PLAN AND PHASE II SAMPLING LOCATIONS

DATE	3/24/2026
PROJECT NO.	250825
FIGURE	2

AKRF O:\Projects\250825 - 23-56 BROADWAY\250825 BCP App Figures.aprx/24/2026 11:17 AM\250825 Fig 3 Tax Map & Surrounding Property\szalus



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



LEGEND

-  SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 566** BLOCK NUMBER
-  ADJACENT PROPERTY

Adjacent Property Owners

Block	Lot	OwnerName
566	1	L.P.P. Crescent Llc
566	49	Pavlou Family Trust
567	1	Farid Jaber Corp
579	16	Ravenswood Realty, Inc
580	18	3 Star Rental Llc
580	117	Domenico And Laura Llc

akrf

440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts
23-56 Broadway
Queens, New York

TAX MAP

DATE

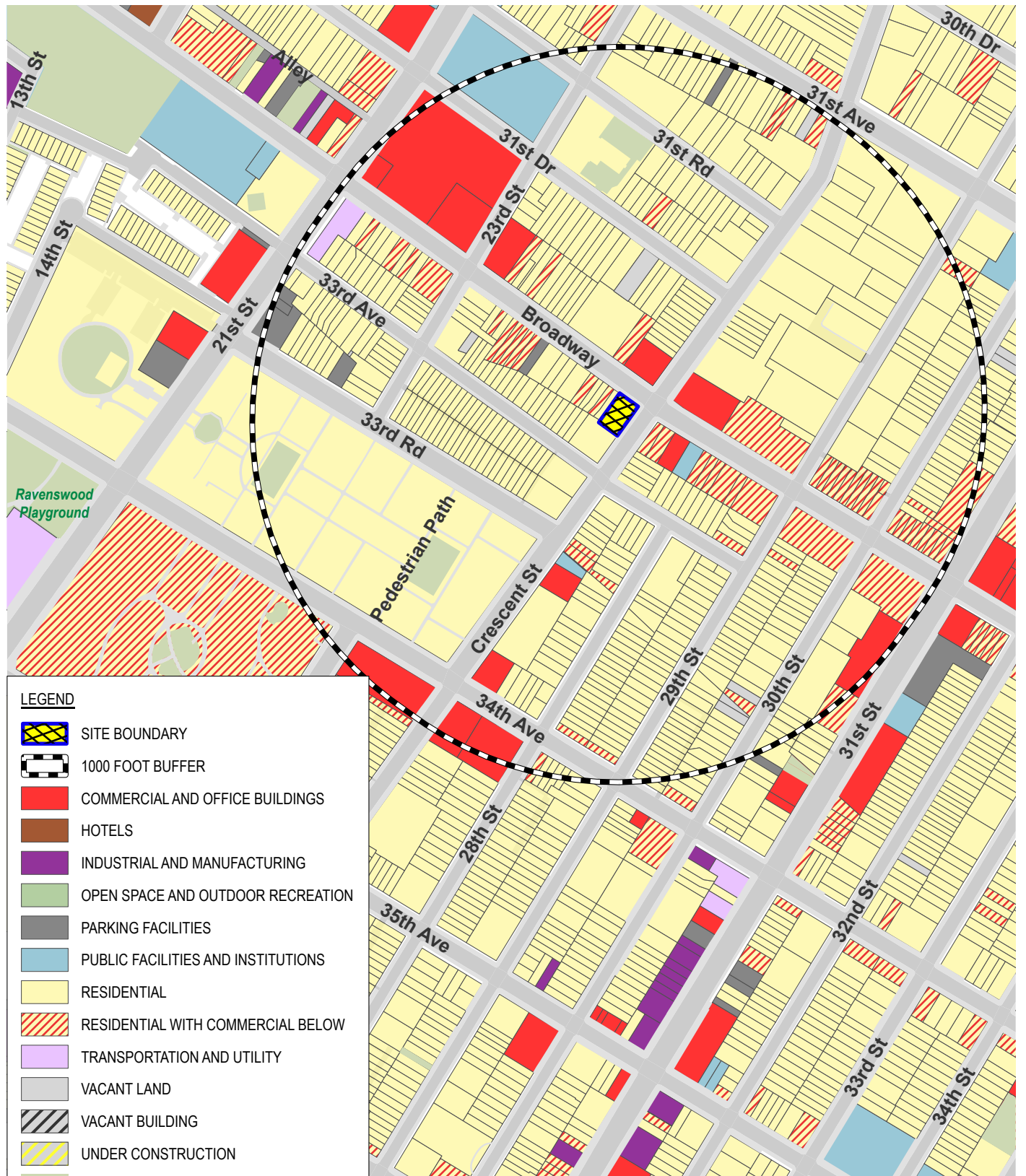
3/24/2026

PROJECT NO.

250825

FIGURE

3



LEGEND

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

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



akrf

440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts

23-56 Broadway
Queens, New York

SURROUNDING LAND USE

DATE

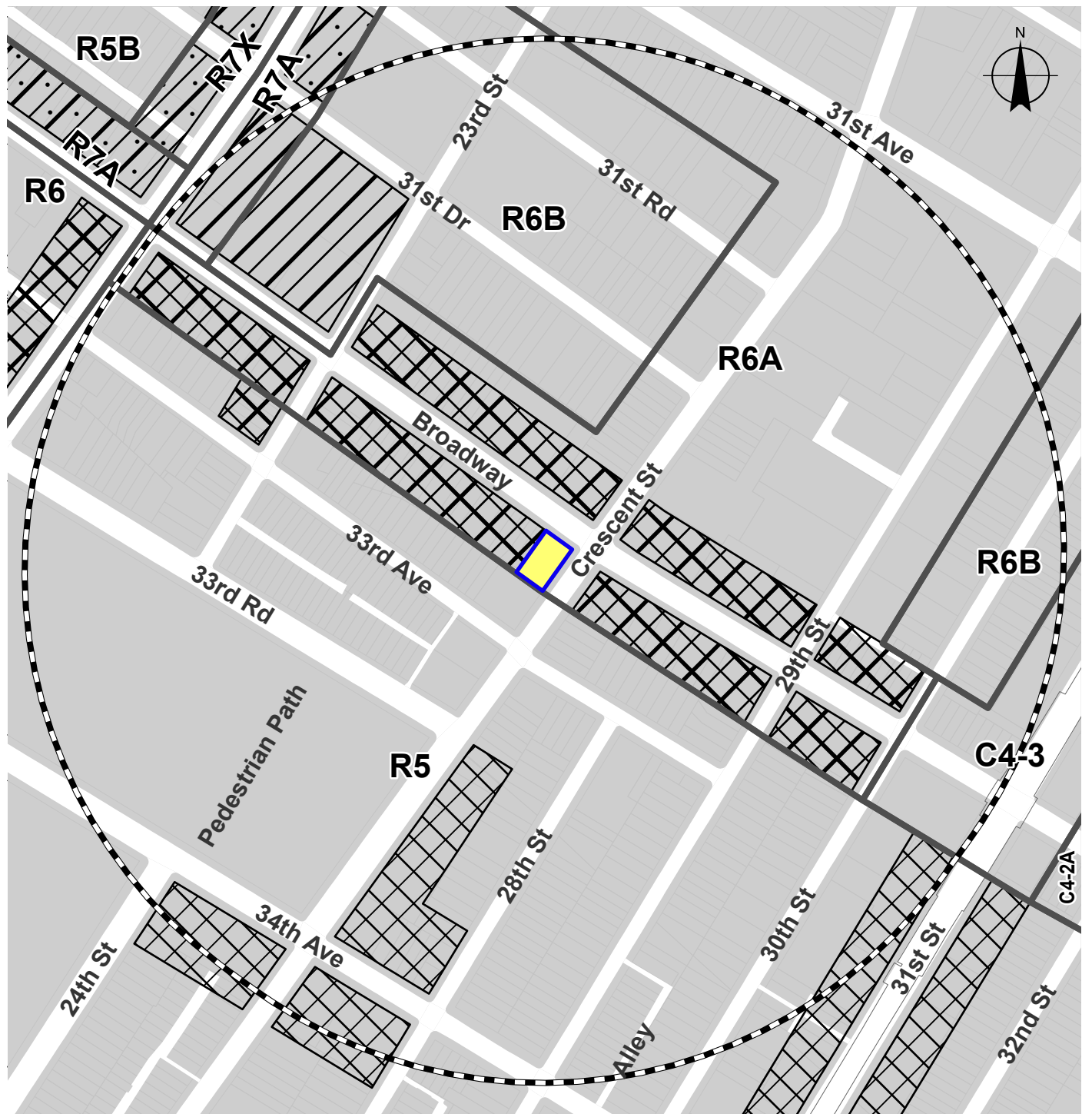
3/24/2026

PROJECT NO.

250825

FIGURE

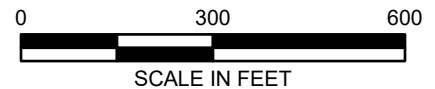
4



LEGEND

-  BCP SITE BOUNDARY
-  1,000 FT RADIUS BUFFER
-  ZONING DISTRICT BOUNDARY
-  C1-2

-  C1-3
-  C1-4
-  C2-3
-  LOT BOUNDARY AND TAX LOT NUMBER



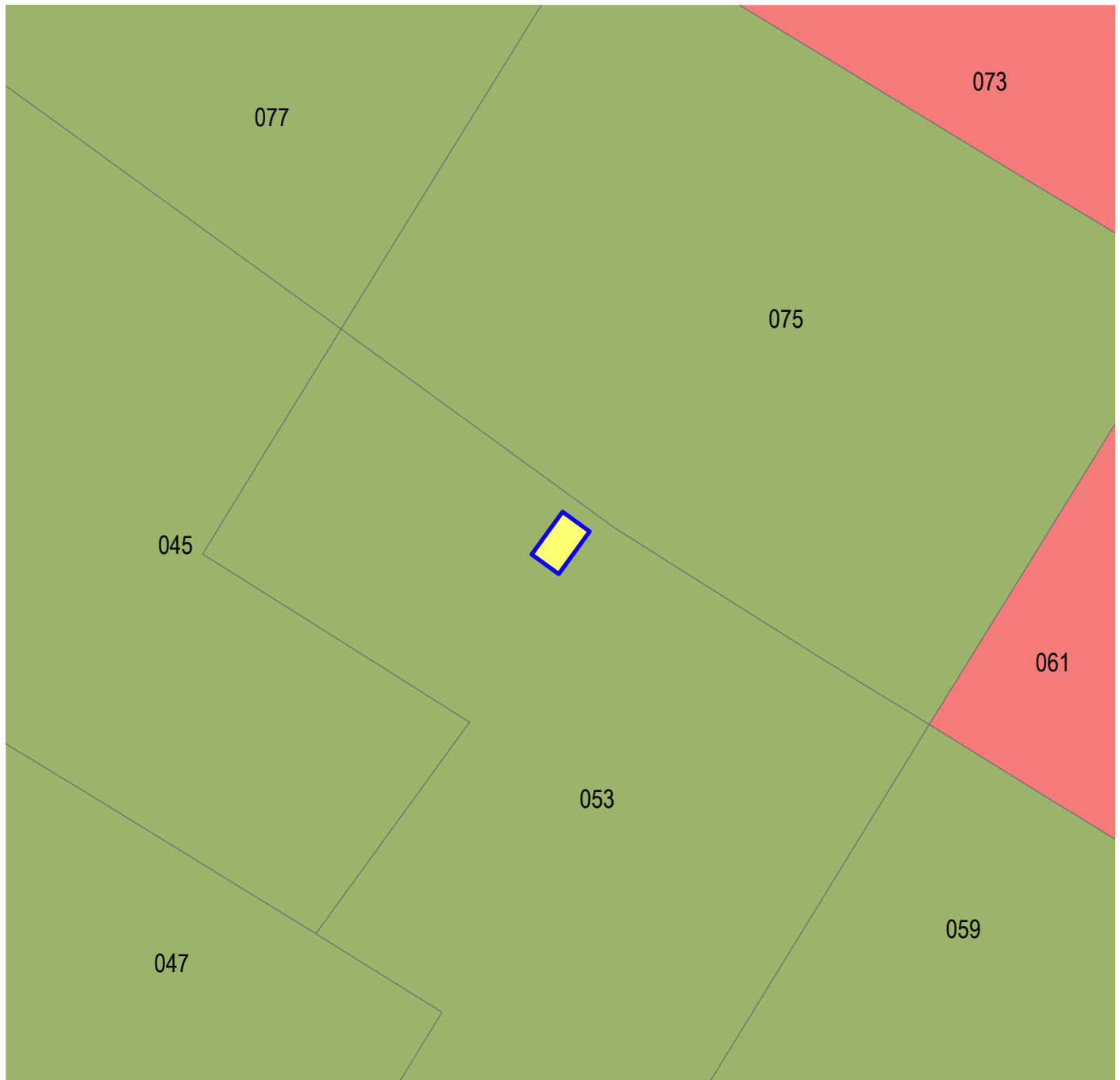
akrf

440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts
23-56 Broadway
Queens, New York

ZONING MAP

DATE 3/24/2026
PROJECT NO. 250825
FIGURE 5



LEGEND



BCP SITE BOUNDARY

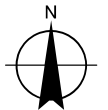


DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)



NOT DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)

227 CENSUS TRACT NUMBER



Map Source:
NYSDEC DAC
<https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map>

akrf

440 Park Avenue South, New York, NY 10016

Broadway Astoria Arts

23-56 Broadway
Queens, New York

DISADVANTAGED COMMUNITY MAP

DATE

5/1/2026

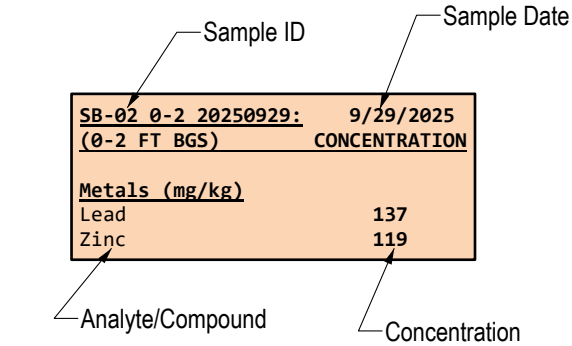
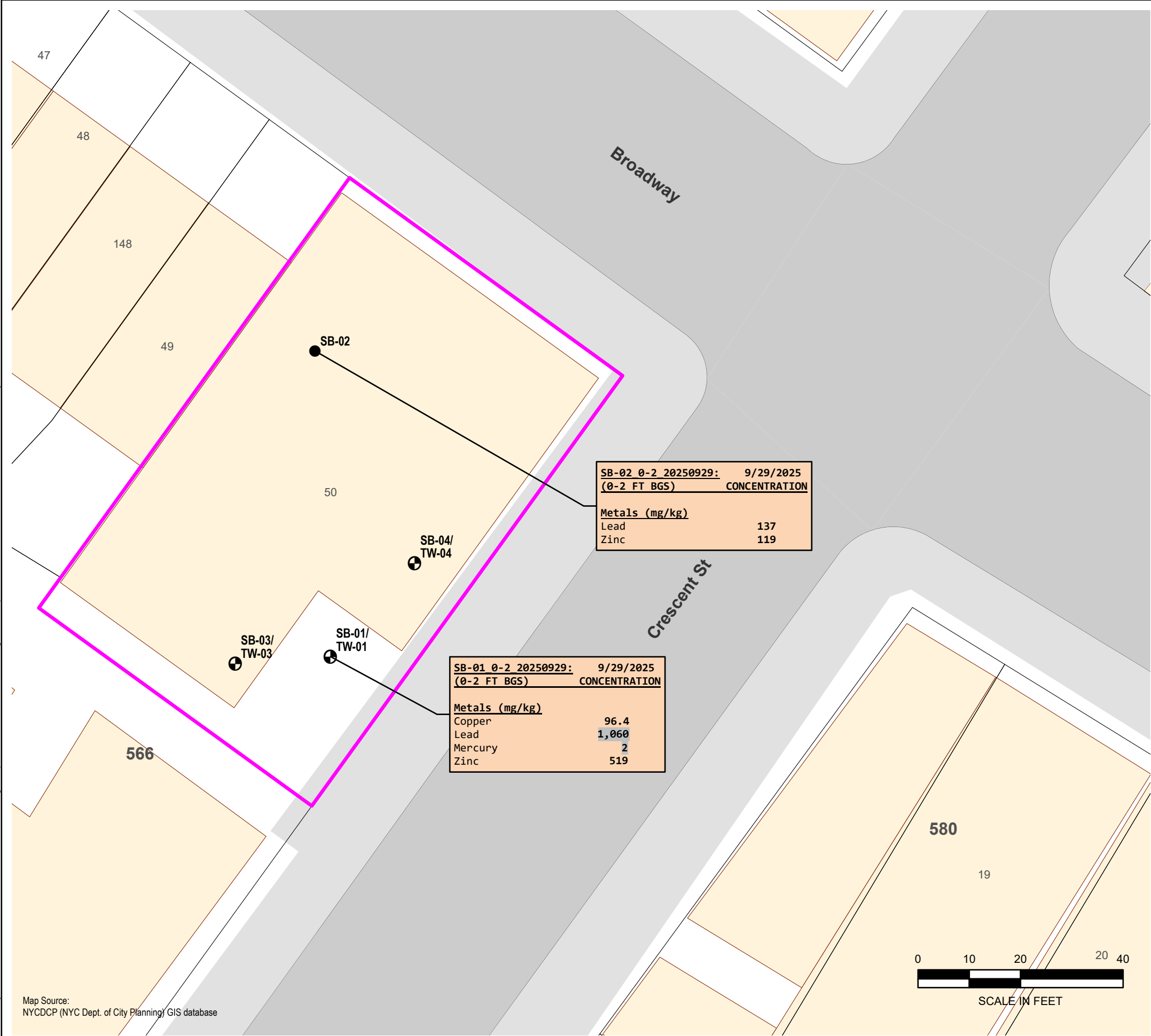
PROJECT NO.

250825

FIGURE

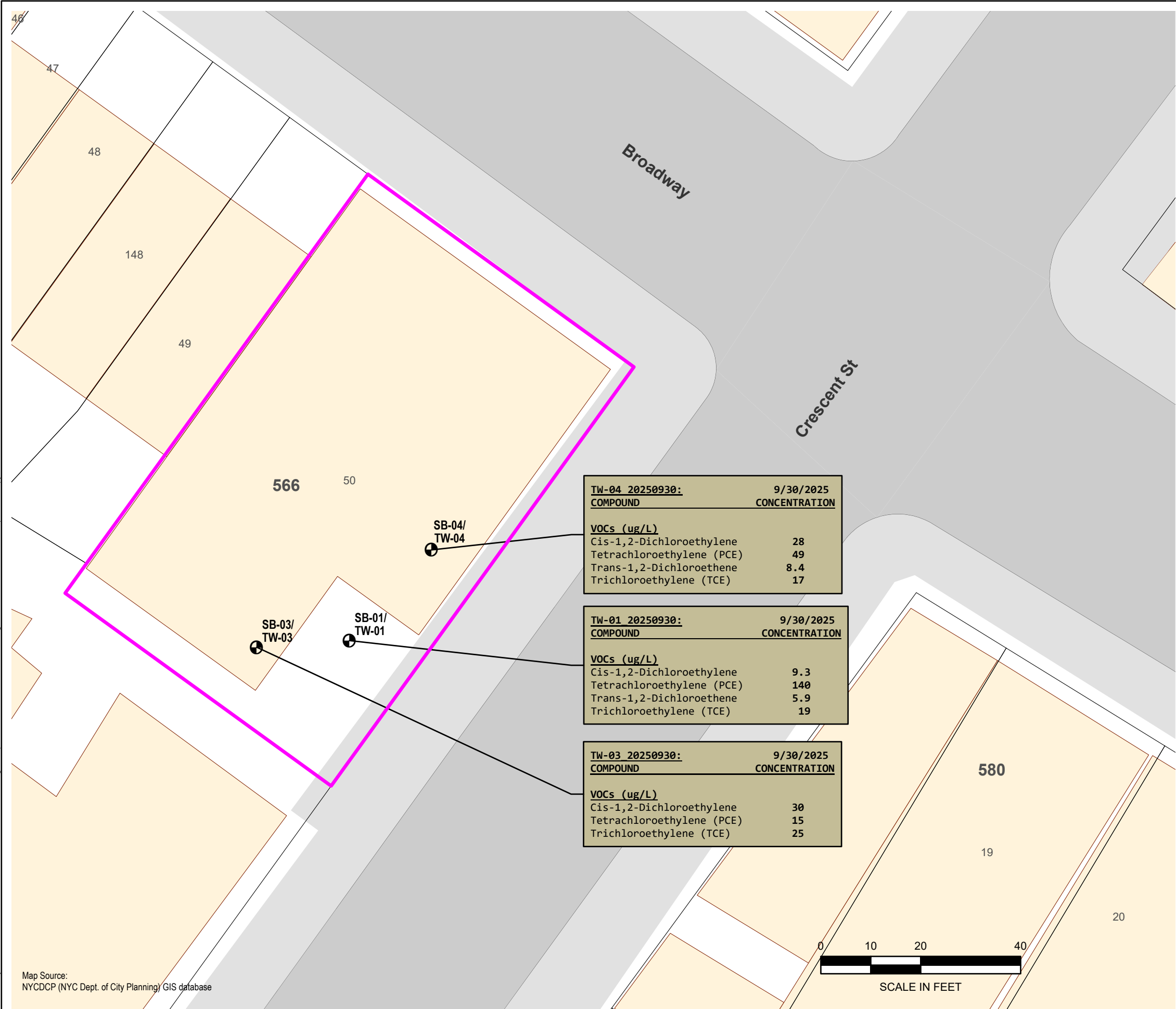
6

AKRF C:\Projects\250825 - 23-56 BROADWAY\ISAR\250825 Phase II Figures.aprx 12/11/2025 11:53 PM\250825 Fig 3 Soil Sample Above NYSDEC and UUSCOs, RRSCOs, and CGSCOs.isz.xlsx



Broadway Astoria Arts
23-56 Broadway, Queens, New York

AKRF_O:\Projects\250825 - 23-56 BROADWAY\ISAR\250825 Phase II Figures.aprx 12/11/2025 11:53 PM\250825 Fig 4 Groundwater Exceedances (AWQSGVs).jszslus



ATTACHMENT A
NYSDEC ONLINE ENVIRONMENTAL RESOURCE MAPPER



Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

☐ Waterbody Classifications for Rivers/Streams

☒ Waterbody Classifications for Lakes

☐ Waterbody Inventory/Priority Waterbodies List

☐ Lakes and Reservoirs

☐ Estuaries

☐ Rivers and Streams

☐ Shorelines

☐ Imperiled Mussels

☐ Mussel Screening Ponded Waters

☐ Mussel Screening Streams

☐ Significant Natural Communities

☐ Natural Communities Near This Location

☒ Rare Plants or Animals

☐ Ten Year Travel Time

☐ Special Groundwater Protection Areas

☐ Base Flood Elevation Plus 72/75 Inches Sea-level Rise

☐ Limit of Moderate Wave Action

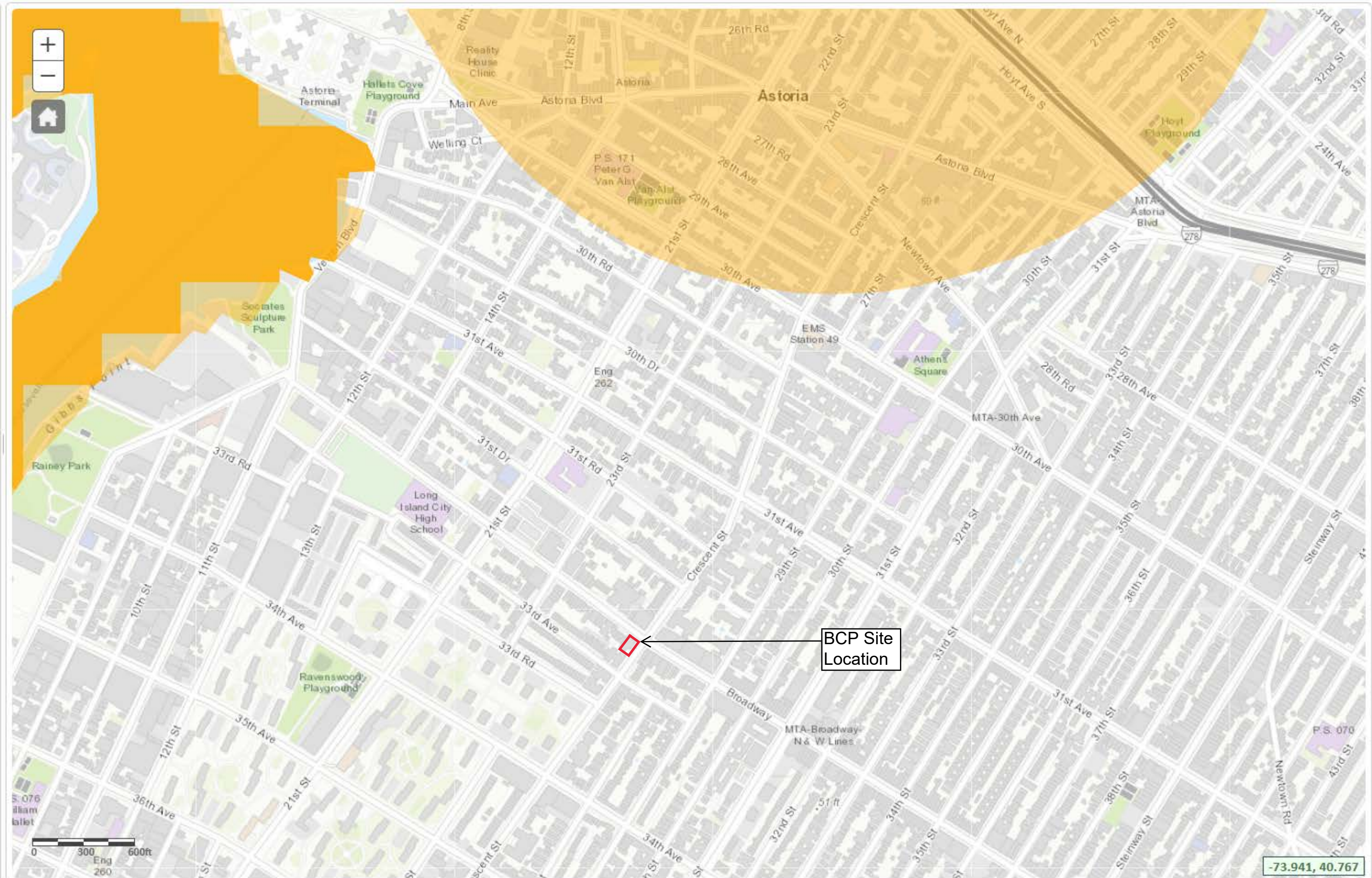
Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

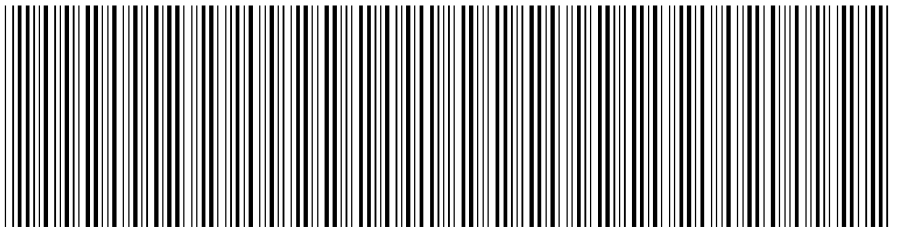
Contacts



ATTACHMENT B
SITE DEED

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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



2024112700260001001E2527

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2024112700260001

Document Date: 11-22-2024

Preparation Date: 11-27-2024

Document Type: DEED

Document Page Count: 3

PRESENTER:

FIRST AMERICAN TITLE INSURANCE COMPANY
666 THIRD AVENUE
3020-1239178
NEW YORK, NY 10017
212-850-0675
CBLISTEIN@FIRSTAM.COM

RETURN TO:

PAULA GLASS, ESQ.
26 FOUR CORNER ROAD
HOLMES, NY 12531

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	566	50	Entire Lot	23-56 BROADWAY
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

2356 BROADWAY ASSOCIATES LLC
245-02 JERICHO TURNPIKE
FLORAL PARK, NY 11001

GRANTEE/BUYER:

BROADWAY ASTORIA ARTS, LLC
2356 BROADWAY
LONG ISLAND CITY, NY 11106-4139

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 145,687.50

NYS Real Estate Transfer Tax:

\$ 36,075.00

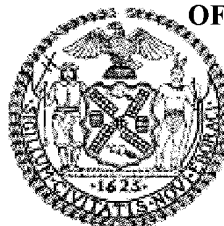
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 12-02-2024 17:00

City Register File No.(CRFN):

2024000314859



Colette McChia-Jacques

City Register Official Signature

3020-1239178

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

THIS INDENTURE, made as of the 22nd day of November 2024

BETWEEN: 2356 BROADWAY ASSOCIATES LLC
245-02 JERICO TURNPIKE
FLORAL PARK, NEW YORK 11001

party of the first part, and

BROADWAY ASTORIA ARTS, LLC
23-56 BROADWAY
ASTORIA, NEW YORK 11106

party of the second part

WITNESSETH, that the party of the first part, in consideration of (Ten) \$10.00 dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE SCHEDULE "A" ATTACHED.

SAID PREMISES being known as 23-56 BROADWAY, ASTORIA NEW YORK

Said premises known as **Block: 566 Lot: 50 (Queens County)**

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid and the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

2356 BROADWAY ASSOCIATES LLC

BY:

NAME:

TITLE:


Manager *Fernandez*

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Queens

ss:

State of New York, County of

ss:

On the 21 day of November in the year 2024
Before me, the undersigned, personally appeared

Fahaz Lavian Liv

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

On the day of in the year before me, the undersigned, personally appeared

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

(signature and office of individual taking acknowledgment)

BEHNAM KAHEN
Notary Public, State of New York
No. 02KA6050495
Qualified in Nassau County
Commission Expires November 06, 2026

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year before me, the undersigned, personally appeared

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

____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____

2356 BROADWAY ASSOCIATES LLC

TO

BROADWAY ASTORIA ARTS, LLC

**SECTION:
BLOCK: 566
LOT: 50
COUNTY OR TOWN: QUEENS
STREET ADDRESS:
23-56 BROADWAY**

First American Title
Insurance Company
666 Third Avenue, 5th FL
New York, N.Y. 10017
Phone (212) 922-9700
Fax (212) 922-0881

COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



**PAULA GLASS, ESQ.
26 FOUR CORNER ROAD
HOLMES, NEW YORK 12531**



Title No. 3020-1239178

SCHEDULE "A"

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

Beginning at the corner formed by the intersection of the Southerly side of Broadway with the Westerly side of Crescent Street as said Streets are shown on the Final Topographical map of the city of New York, 75 feet;

Running thence Westerly along the southerly side of Broadway, 63.85 feet to a point;

Thence Southerly and at right angles to Broadway, 92.54 feet to a stake;

Thence again Southerly and forming an interior angle of $179^{\circ} 54' 37''$ with the last-mentioned course, 7.56 feet to a stake.

Thence Easterly and at right angles to the last-mentioned course, 63.33 feet to the Westerly side of Crescent Street;

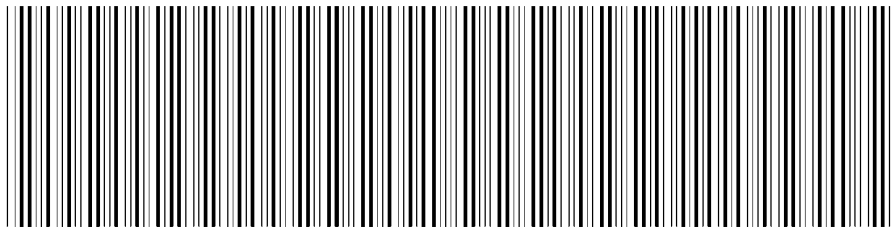
Thence Northerly along the westerly side of Crescent Street, 100 feet to the corner the Point or Place of Beginning.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

Insure

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024112700260001001SEBA6

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024112700260001
Document Type: DEED

Document Date: 11-22-2024

Preparation Date: 11-27-2024

ASSOCIATED TAX FORM ID: 2024112000532

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 566 LOT: 50
- (2) Property Address: 23-56 BROADWAY, QUEENS, NY 11106
- (3) Owner's Name: BROADWAY ASTORIA ARTS, LLC
- Additional Name: _____

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

Kater B. [Signature] Sole Member Date (mm/dd/yyyy) 11/21/24

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 23-56 BROADWAY QUEENS 11106
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BROADWAY ASTORIA ARTS, LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

4A. Planning Board Approval - N/A for NYC

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

Check the boxes below as they apply:

5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH

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

8. Seller Name 2356 BROADWAY ASSOCIATES LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

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

11. Date of Sale / Transfer 11 / 22 / 2024
 Month Day Year

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

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

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

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

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

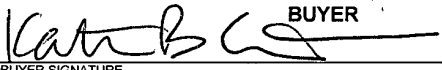
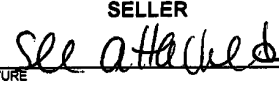
15. Building Class P 5 16. Total Assessed Value (of all parcels in transfer) 4 9 4 5 5 0

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

QUEENS 566 50

CERTIFICATION

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

 BUYER SIGNATURE		11/21/24 DATE		BUYER'S ATTORNEY	
2356 BROADWAY				LAST NAME FIRST NAME	
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE TELEPHONE NUMBER		SELLER	
LONG ISLAND CITY		NY 11106-4139		 SELLER SIGNATURE	
CITY OR TOWN		STATE ZIP CODE		DATE	

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>See attached</i>		DATE	LAST NAME	FIRST NAME
2356 BROADWAY				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
LONG ISLAND CITY				
CITY OR TOWN	STATE NY	ZIP CODE 11106-4139	SELLER	
			SELLER SIGNATURE <i>[Signature]</i>	DATE 11/21/24

2024112000532201

ATTACHMENT C
PREVIOUS ENVIRONMENTAL REPORTS
(provided under separate cover)

ATTACHMENT D
DATA SUMMARY TABLES

**Phase II Environmental Site Assessment
Soil Data Summary Tables
23-56 Broadway
Astoria, New York**

Analyte > UUSCOs, RRSCOs, and/or PGWSCOs	Detections > UUSCOs	Detections > RRSCOs	Maximum Detection (ppm)	UUSCO (ppm)	RRSCO (ppm)	PGWSCO¹ (ppm)	Depth (ft bgs)
Copper	1	0	96.4	50	280	-	0-2
Lead	2	1	1,060	63	400	-	0-2
Mercury	1	1	2	0.18	0.3	-	0-2
Zinc	2	0	519	109	6,600	-	0-2

Note:

¹ PGWSCOs apply to CVOCs only.

ft bgs = feet below ground surface

ppm = parts per million

Phase II Environmental Site Assessment
Groundwater Data Summary Tables
 23-56 Broadway
 Astoria, New York

Analytes > AWQSGVs	Detections > AWQSGVs	Max. Detection (ppb)	AWQSGVs (ppb)
Cis-1,2-Dichloroethylene	3	30	5
Tetrachloroethylene (PCE)	3	140	5
Trans-1,2-Dichloroethene	2	8.4	5
Trichloroethylene (TCE)	3	25	5

Note:

ppb = parts per billion

Phase II Environmental Site Assessment
Soil Vapor Data Summary Tables
23-56 Broadway
Astoria, New York

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
1,1,1-Trichloroethane	1	5.2	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	1	0.52 J	Soil Vapor
1,2,4-Trimethylbenzene	2	110	Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	2	41	Soil Vapor
1,3-Butadiene	1	0.74	Soil Vapor
1,3-Dichlorobenzene	3	2.3	Soil Vapor
2,2,4-Trimethylpentane	4	54	Soil Vapor
2-Hexanone	3	42	Soil Vapor
Acetone	4	180 D	Soil Vapor
Benzene	4	25	Soil Vapor
Butane	3	12	Soil Vapor
Carbon Disulfide	3	3.9	Soil Vapor
Carbon Tetrachloride	4	0.51	Ambient Air
Chlorodifluoromethane	4	1.2 J	Soil Vapor
Chloroform	3	2.2	Soil Vapor
Chloromethane	3	0.89 J	Ambient Air
Cis-1,2-Dichloroethylene	1	4.4	Soil Vapor
Cyclohexane	4	25	Soil Vapor
Cymene	1	1 J	Soil Vapor
Dichlorodifluoromethane	4	2.3 J	Ambient Air
Ethylbenzene	3	100	Soil Vapor
Isopropylbenzene (Cumene)	3	24	Soil Vapor
M,P-Xylenes	4	380	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	3	11	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	4	2.6	Soil Vapor
Methyl Methacrylate	1	1.3 J	Ambient Air
N-Butylbenzene	2	3.3	Soil Vapor
N-Heptane	3	49	Soil Vapor
N-Hexane	3	30	Soil Vapor
N-Propylbenzene	2	23	Soil Vapor
O-Xylene (1,2-Dimethylbenzene)	3	150	Soil Vapor
Sec-Butylbenzene	1	2.5	Soil Vapor
Tert-Butyl Alcohol	1	9 J	Soil Vapor
Tert-Butyl Methyl Ether	2	0.62 J	Soil Vapor
Tetrachloroethylene (PCE)	3	600 D	Soil Vapor
Toluene	4	290 D	Soil Vapor
Trans-1,2-Dichloroethene	2	3.2	Soil Vapor
Trichloroethylene (TCE)	2	78	Soil Vapor
Trichlorofluoromethane	4	26	Soil Vapor

Notes:

J = The concentration given is an estimated value.

D = Indicates an identified compound in an analysis that has been diluted.

$\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

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

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



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: BROADWAY ASTORIA ARTS, LLC
DOS ID: 7430263
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 09/26/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 09/26/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: QUEENS
NEXT STATEMENT DUE DATE: 09/30/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:



ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: THE LLC
Address: 23-56 BROADWAY, ASTORIA, NY, UNITED STATES, 11006

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT F
DOCUMENT REPOSITORY CONFIRMATION LETTERS



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

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

4.1.2026

**Re: Document Repository
Broadway Astoria Arts
23-56 Broadway, Astoria, NY 11106**

Dear Ms. Koulouris:

AKRF, Inc. (AKRF) is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Broadway Astoria Arts, LLC for the Broadway Astoria Arts project site located at 23-56 Broadway, Astoria, NY (Queens Tax Block 566, Lot 50). As required by NYSDEC, Queens Community Board 1 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jdiggins@akrf.com. Please call me at (914) 922-2784 with any questions. Thank you.

Sincerely,
AKRF, Inc.

J. Patrick Diggins
Vice President

ACKNOWLEDGED AND ACCEPTED:

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

____ Hard copy ☒ Electronic (CD)

Name	Title	Signature

Broadway Library
40-20 Broadway
Astoria, NY 11103
Phone: (718) 721-2462

4.1.2026

**Re: Document Repository
Broadway Astoria Arts
23-56 Broadway, Astoria, NY 11106**

Dear Ms. Lubomira Kierkosz:

AKRF, Inc. (AKRF) submitted a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Broadway Astoria Arts, LLC for the Broadway Astoria Arts project site located at 23-56 Broadway, Astoria, NY (Queens Tax Block 566, Lot 50). As required by NYSDEC, a local public library branch will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jdiggins@akrf.com. Please call me at (914) 922-2784 with any questions. Thank you.

Sincerely,
AKRF, Inc.



J. Patrick Diggins
Vice President

ACKNOWLEDGED AND ACCEPTED:

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

☒ Hard copy ☐ Electronic (CD)


Name

CLM
Title


Signature