

# NYSDEC Brownfield Cleanup Program Application

## Location:

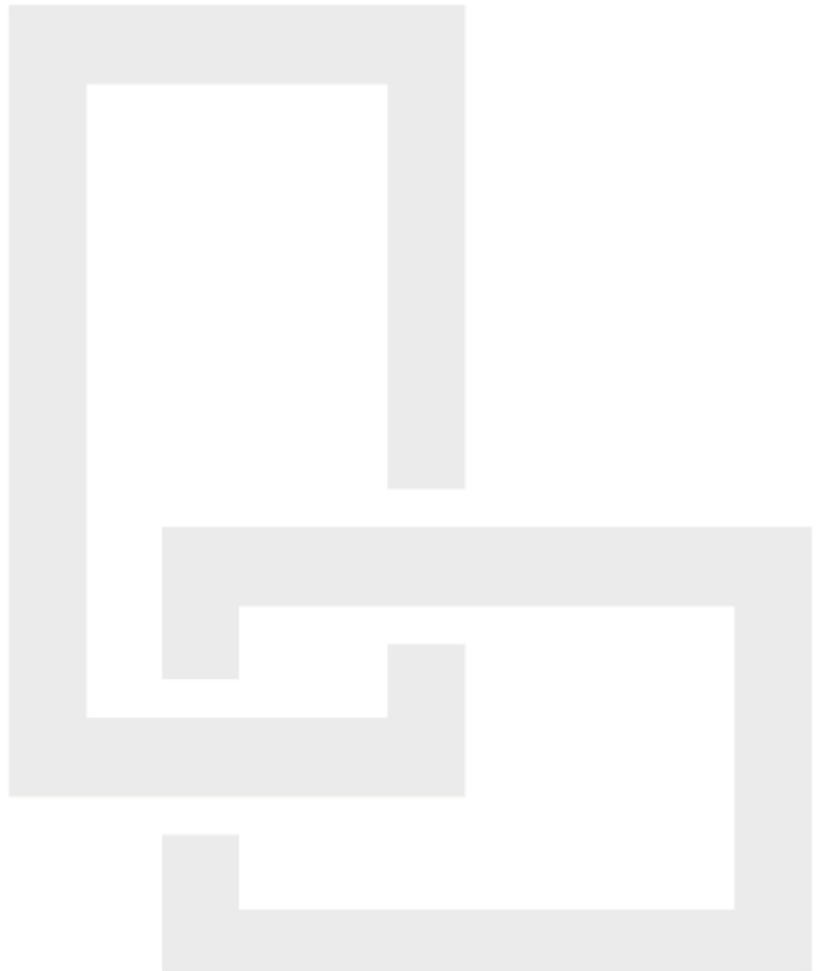
Whitestone Shopping Center  
153-17 Cross Island Parkway  
Whitestone, Queens County, New  
York

## Prepared for:

BTF Whitestone Realty LLC  
120 North Village Avenue  
Rockville Centre, New York

LaBella Project No. 2242954

September 2026



45 Main Street, Suite 1018 | Brooklyn, NY 11201 | p 917-280-6364

## Table of Contents

NYSDEC BCP Application

BCP Application – Narrative

Attachment A – Survey Map, Site Location Map, Site Boundary Map

Attachment B – Tenant Vacancy History Summary

Attachment C – Environmental Assessment Figures

Attachment D – Redevelopment Plans

Attachment E – Fish and Wildlife Assessment

Attachment F – Deed

Attachment G – Previous Owners and Operators

Attachment H – Entity Information

Attachment I – Document Repository Acknowledgement Letters

Environmental Reports



**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, 12<sup>th</sup> Floor  
Albany, NY 12233-7015

**SITE NAME:** Whitestone Center Former Dry-Cleaning Facility

**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: C241310

☒

Yes

☐

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

### SECTION I: Property Information

PROPOSED SITE NAME Whitestone Center Former Dry-Cleaning Facility

ADDRESS/LOCATION 153-17 Cross Island Parkway

CITY/TOWN Flushing

ZIP CODE 11357

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Whitestone

COUNTY Queens

SITE SIZE (ACRES) 0.918

LATITUDE

LONGITUDE

40 ° 47 ' 21.0012 " 73 ° 48 ' 31.1904 "

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 |
|-------------------------------------------------|---------|-------|--------|---------|
| 153-17 Cross Island Parkway, Flushing, NY 11357 |         | 4717  | p/o 16 | 0.918   |
|                                                 |         |       |        |         |
|                                                 |         |       |        |         |

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



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

**SECTION II: Project Description**

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

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

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

☐ Yes ☐ No ☒ N/A

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

☐ RIWP ☐ RAWP ☐ IRM ☒ No

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                                |
|-----------------------|----------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> |

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

|                       |                                  |
|-----------------------|----------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> |
|-----------------------|----------------------------------|

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

|                       |                                  |
|-----------------------|----------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> |
|-----------------------|----------------------------------|

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

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

N/A ☒ ☐ ☐

| SECTION IV: Land Use Factors                                                                                                                                                                                                                                                                        |                                       |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| 1. What is the property's current municipal zoning designation? <u>C1-2\R3-2</u>                                                                                                                                                                                                                    |                                       |                                  |
| 2. What uses are allowed by the property's current zoning (select all that apply)?<br>Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>                                                                            |                                       |                                  |
| 3. Current use (select all that apply):<br>Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>                                                            |                                       |                                  |
| 4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.<br>Is this summary included with the application?                       | Y<br><input checked="" type="radio"/> | N<br><input type="radio"/>       |
| 5. Reasonably anticipated post-remediation use (check all that apply):<br>Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/><br>If residential, does it qualify as single-family housing? N/A <input checked="" type="radio"/> | <input type="radio"/>                 | <input type="radio"/>            |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached?                                                                                                                                                                                    | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>See application instructions for additional information.                                                                                                                                                                    | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 8. Do current and/or recent development patterns support the proposed use?                                                                                                                                                                                                                          | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 9. Is the proposed use consistent with applicable zoning laws/maps?<br>Please provide a brief explanation. Include additional documentation if necessary.                                                                                                                                           | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?<br>Please provide a brief explanation. Include additional documentation if necessary.                                              | <input checked="" type="radio"/>      | <input type="radio"/>            |

| SECTION V: Current and Historical Property Owner and Operator Information |                              |                |
|---------------------------------------------------------------------------|------------------------------|----------------|
| CURRENT OWNER BTF Whitestone Realty LLC                                   |                              |                |
| CONTACT NAME Benjamin Malinsky                                            |                              |                |
| ADDRESS 120 North Village Road                                            |                              |                |
| CITY Rockville Centre                                                     | STATE NY                     | ZIP CODE 11570 |
| PHONE (917) 750-0726                                                      | EMAIL bm@curbcutpartners.com |                |
| OWNERSHIP START DATE 7/24/2026                                            |                              |                |
| CURRENT OPERATOR BTF Whitestone Realty LLC                                |                              |                |
| CONTACT NAME Benjamin Malinsky                                            |                              |                |
| ADDRESS 120 North Village Road                                            |                              |                |
| CITY Rockville Centre                                                     | STATE NY                     | ZIP CODE 11570 |
| PHONE (917) 750-0726                                                      | EMAIL bm@curbcutpartners.com |                |
| OPERATION START DATE 7/24/2026                                            |                              |                |

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

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

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

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

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

- 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):

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

Other: Former railroad tracks.

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                              |                |                                  |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------|----------------|----------------------------------|-----------------------|
| NAME BTF Whitestone Realty LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                              |                |                                  |                       |
| ADDRESS 120 North Village Road                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                              |                |                                  |                       |
| CITY/TOWN Rockville Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | STATE NY                     | ZIP CODE 11570 |                                  |                       |
| PHONE (917) 750-0726                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | EMAIL bm@curbcutpartners.com |                |                                  |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                              |                | Y                                | N                     |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                        |  |                              |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? |  |                              |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>                                                                                                                                                                                                                                                                                                                         |  |                              |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                            |  |                              |                | <input checked="" type="radio"/> | <input type="radio"/> |

| SECTION VIII: Requestor Contact Information              |                              |                |
|----------------------------------------------------------|------------------------------|----------------|
| REQUESTOR'S REPRESENTATIVE Benjamin Malinsky             |                              |                |
| ADDRESS 120 North Village Road                           |                              |                |
| CITY Rockville Centre                                    | STATE NY                     | ZIP CODE 11570 |
| PHONE (917) 750-0726                                     | EMAIL bm@curbcutpartners.com |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Richard T. Kampf   |                              |                |
| COMPANY LaBella Associates, DPC                          |                              |                |
| ADDRESS 45 Main Street, Suite 1018                       |                              |                |
| CITY Brooklyn                                            | STATE NY                     | ZIP CODE 11201 |
| PHONE (917) 280-6364                                     | EMAIL rkampf@labellapc.com   |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw           |                              |                |
| COMPANY Knauf Shaw LLP                                   |                              |                |
| ADDRESS 2600 Innovation Square, 100 South Clinton Avenue |                              |                |
| CITY Rochester                                           | STATE NY                     | ZIP CODE 14604 |
| PHONE (585) 546-8430                                     | EMAIL lshaw@nyenvlaw.com     |                |

**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

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

**SECTION X: Requestor Eligibility (continued)**

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

**PARTICIPANT**

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: \_\_\_\_\_

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

Is this proof attached?

☐ Yes

☐ No

☒ N/A

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

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

| SECTION XII: Site Contact List                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul> |



### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_

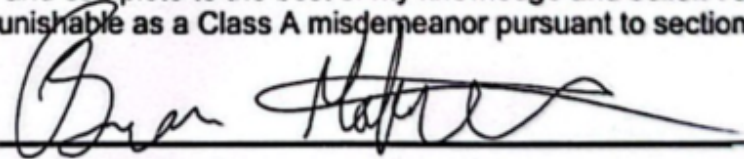
Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am Development Manager (title) of BTF Whitestone Realty 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: 8/28/26

Signature: 

Print Name: Benjamin Malinsky

**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.

## Section I.14: Property Description

### ***Site Location:***

The Whitestone Center Former Dry-cleaning Facility (the “Site”) is located at 153-17 Cross Island Parkway in the Whitestone neighborhood of Queens, New York on a portion of the Whitestone Shopping Center property known as Building E. The Site is located in a predominantly suburban commercial and residential area.

The Site is located within the Whitestone Shopping Center, a commercial retail center situated along the Cross Island Parkway service road in a predominantly suburban commercial and residential area of Queens, New York. The Whitestone Shopping Center is identified as Block 4717, Lot 16 on the New York City Tax Map. The BCP Site is an approximately 0.918 acre portion of the larger Whitestone Shopping Center, Block 4717, Lot 16 in the eastern portion of the Lot in Building E, where the former Stephen’s Dry Cleaners facility was located in tenant space E-12. See attached survey map, site location map, tax map, and site boundary map (**Attachment A**). The Whitestone Shopping Center is bounded generally by 14th Road to the north, residential properties to the east, Clintonville Street, a Queens Public Library branch, a residential structure, and a religious structure to the west, and commercial and transportation-related uses associated with the Cross Island Parkway corridor to the south. The surrounding area is characterized by a mix of neighborhood commercial development, community facilities, and low-density residential uses.

### ***Site Features:***

The BCP Site includes all of Building E, which includes 13 commercial tenant spaces, nine of which are vacant. The former Stephens Dry Cleaner facility was in Tenant Space E-12, which vacated this tenant space in 2024, and which historically utilized chlorinated solvents. The former dry-cleaning facility in Tenant Space E-12 historically utilized chlorinated solvents, along with the surrounding portions of the shopping center that are included within the BCP Site boundary. The Site is improved with one building (Building E) with extensive asphalt pavement and associated parking facilities surrounding the commercial structures. Building E has its own slab.

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

The Site is located within a C1-2 commercial overlay within an R3-2 zoning district. This zoning designation permits both commercial and residential uses, including neighborhood retail, commercial services, and other uses consistent with the existing shopping center operation.

The Whitestone Shopping Center is currently utilized as an active neighborhood shopping center anchored by a grocery store and multiple commercial tenants. However, the Center currently has a 60% vacancy rate due to lack of investment by the immediate past owner (see attached Tenant Vacancy History Summary – **Attachment B**). The Requestor just acquired the entire Whitestone Shopping Center property to perform a major renovation. The Site contains 13 commercial tenant spaces, including one tenant space historically occupied by a dry-cleaning facility. The surrounding area consists primarily of residential neighborhoods, local commercial establishments, community facilities, and transportation infrastructure and is characterized by a combination of commercial and residential land uses.



The proposed future use of the Site consists of continued commercial retail use through renovation and modernization of the existing shopping center. The proposed use is consistent with the existing zoning designation. No rezoning of the property is currently proposed or anticipated.

***Past Site Use:***

Historical maps, aerial photographs, Sanborn maps, and other historical resources indicate that the Site and surrounding portions of the Whitestone Shopping Center contained railroad tracks associated with the Long Island Railroad Whitestone Branch by at least 1903, along with a small greenhouse. By 1941, the Whitestone Shopping Center had been further developed with a dwelling, a shed, and an additional structure. The railroad tracks were removed between 1941 and 1950, and by 1954 the shopping center was vacant. Between 1966 and 1988, the Whitestone Shopping Center was redeveloped with the existing shopping center improvements, except for an addition to Building No. 2, currently occupied by New York Sports Clubs, which was completed by 1989.

Historical operations that have impacted Site conditions include the former dry-cleaning facility, which had occupied E-12 since at least 1985. The facility had documented use of chlorinated solvents, including tetrachloroethylene (PCE), from 1996 until it vacated the Site in 2024.

***Site Geology and Hydrogeology:***

Based on available geologic mapping and subsurface investigations, Site bedrock consists of Middle Ordovician- to Lower Cambrian-aged metamorphic formations including quartz schist, gneiss, biotite-bearing rock units, and granitic materials typical of the region.

Surficial soils are mapped by the United States Department of Agriculture Natural Resources Conservation Service as predominantly urban land complexes and disturbed urban fill materials. Specifically, the mapped surficial soils consist of approximately 73.2% Urban land, till substratum; 23.4% Urban land-Greenbelt complex, 0 to 8 percent slopes; and 3.4% Laguardia-Urban land complex, 8 to 15 percent slopes. Site grades generally slope from south to north with an approximate elevation differential of ten feet across the property.

Subsurface materials encountered during the 2024 Phase II generally consisted of shallow sand, silt, gravel, and/or fill material, underlain by a compact clay layer typically encountered at approximately 4 to 8 ft bgs. A dense, rock-like cementitious silty fine sandy clay layer was also observed locally at approximately 6 to 9 ft bgs. Groundwater was encountered during subsurface investigations at depths ranging from approximately 11.85 feet to 13.50 feet below ground surface. Based upon Site topography and regional hydrogeologic conditions, groundwater flow is interpreted to be generally toward the north and northeast, toward the East River.

***Disadvantaged Community Determination:***

The Site is not located within a designated New York State Disadvantaged Community (DAC) as identified pursuant to the Climate Leadership and Community Protection Act. The Site is not in an En-Zone or Brownfield Opportunity Area (BOA). Since the Site is not located in an En-Zone, DAC, or BOA, and the project is not for affordable housing, even though it is largely underutilized, the Requestor will not be making a claim for tangible tax credits.

#### Section I.14: Environmental Assessment

Based upon environmental investigations completed to date, the primary contaminants of concern at the Site include chlorinated volatile organic compounds (CVOCs), particularly tetrachloroethylene (PCE) and trichloroethylene (TCE), as well as petroleum-related volatile organic compounds including benzene, toluene, ethylbenzene, and xylenes (BTEX). Figures 4 through 8 present investigation locations and sampling results (**Attachment C**).

**Soil** - PCE concentrations exceeding the NYSDEC Commercial Use Soil Cleanup Objective (CUSCO) of 81 mg/kg were identified in soil beneath and adjacent to tenant spaces E-12 and E-13, including the adjoining parking lot area. PCE exceeded the CUSCO in three soil samples: SB-03 at 110 mg/kg within tenant space E-12, SB-13 at 100 mg/kg within tenant space E-13, and SB-18 at 110 mg/kg in the adjacent parking lot area. These CUSCO exceedances were identified in shallow soil at depths ranging from 0 to 4 ft bgs. Based on the current dataset, vertical migration of PCE at concentrations exceeding the CUSCO appears to be limited and may be influenced by the compact clay and cementitious clay layers observed beneath the shallow soil interval. The horizontal extent of PCE in soil exceeding the CUSCO appears to be delineated to the south and east; however, additional delineation may be warranted to confirm the extent of impacts to the north and west of the former dry-cleaning tenant space.

**Groundwater**- Groundwater impacts appear limited in extent. PCE has been detected at concentrations above laboratory detection limits but below applicable Ambient Water Quality Standards (AWQS). PCE was detected at concentrations of up to 2.2 µg/L. TCE has not been detected in groundwater samples collected to date.

Chloroform was detected at concentrations slightly exceeding applicable groundwater standards in selected monitoring locations. Chloroform was detected at concentrations up to 9.4 µg/L. No other compounds exceeded the applicable AWQS in the groundwater samples collected. No significant chlorinated solvent groundwater plume has been identified based upon currently available data. Upgradient groundwater conditions are represented by monitoring well MW-3, which is located off-site, outside the BCP Site Boundary. Although MW-3 is not located within the Site, it was installed and sampled as part of the Phase II ESA and provides a representative characterization of upgradient groundwater quality and flow conditions.

**Soil Vapor**- Soil vapor investigations identified elevated concentrations of PCE and TCE in the vicinity of the former dry-cleaning operation. The highest concentrations were detected immediately adjacent to the former dry-cleaning tenant space and decrease with distance from the apparent source area. The highest chlorinated solvent concentrations were detected in soil vapor sample SV-05, located northwest of the former dry-cleaning facility, where PCE and TCE were reported at 354 µg/m<sup>3</sup> and 142 µg/m<sup>3</sup>, respectively. The remaining soil vapor samples were either non-detect or contained relatively low concentrations of PCE.

Petroleum-related volatile organic compounds including benzene, toluene, ethylbenzene, and xylenes were also detected within soil vapor samples collected in and surrounding Building E. Elevated concentrations of benzene, toluene, and ethylbenzene were identified, with ethylbenzene detected at a maximum concentration of 1,060 µg/m<sup>3</sup>. The potential soil vapor intrusion condition at Building E will be investigated and/or mitigated. No evidence of significant off-site migration of chlorinated solvent vapors has been identified.

### ***Summary:***

The nature and extent of contamination identified to date indicate that the Site contains environmental impacts requiring further investigation and remediation. The Requestor intends to pursue a Track 1 Unrestricted Use cleanup through participation in the New York State Brownfield Cleanup Program to permanently address identified contamination and facilitate continued productive commercial use of the property.

Based upon currently available data, the primary source areas appear to be associated with historical dry-cleaning operations. However, the RI will be designed to further evaluate the nature and extent of impacts, confirm the confining layer, confirm groundwater quality and migration potential, evaluate potential off-site vapor migration pathways, and support selection of an appropriate remedy under the BCP.

No significant off-site migration has been identified based on currently available data and additional RI activities will evaluate potential off-site vapor migration pathways and whether off-site or on-site sources have contributed to observed vapor conditions.

### **Section II: Project Description**

The purpose of the project is to facilitate the investigation, remediation, and redevelopment of environmental conditions associated with the Site while preserving and improving a longstanding neighborhood commercial center serving the Whitestone community.

The Site that is the focus of this investigation contains thirteen commercial tenant spaces, of which four are currently occupied by active businesses and nine are vacant. Environmental investigations have identified chlorinated solvent impacts associated with historical dry-cleaning operations and petroleum-related impacts. Participation in the Brownfield Cleanup Program will allow these environmental conditions to be comprehensively investigated and remediated under NYSDEC oversight.

### ***Proposed Redevelopment:***

The proposed redevelopment consists of renovation and modernization of the existing shopping center for continued commercial retail use (**Attachment D** – Redevelopment Plans). The redevelopment is intended to attract new commercial tenants through modernization of the shopping center and building façade improvements. The current remedial program is being conducted in support of the proposed commercial redevelopment of the Site.

Redevelopment of the BCP Site will include:

- Support of excavation for Building E including steel bracing of the walls and ceiling;
- Removal of a portion of the north wall behind the dry cleaner;
- Removal of all the floor slabs for excavation of contaminated soil;
- Import of clean fill;
- Reset slabs at a lower elevation.

Planned improvements at the rest of the Center are anticipated to include:



- Modernization of tenant spaces;
- Building façade improvements;
- Site lighting upgrades;
- Parking field improvements;
- Landscaping improvements;
- Utility infrastructure improvements;
- Signage upgrades; and
- Associated site improvements necessary to support long-term commercial occupancy.

The redevelopment is intended to strengthen the long-term economic viability of the shopping center, improve the appearance and functionality of the property, and support continued neighborhood-serving commercial uses.

No rezoning is currently proposed or anticipated as part of the redevelopment project.

### ***Rationale for BCP***

The Requestor seeks entry into the Brownfield Cleanup Program at the investigation stage.

Although environmental investigations have identified chlorinated solvent and petroleum-related impacts, additional investigation may be necessary to further define the nature and extent of contamination and support remedy selection.

The Requestor intends to pursue a remedial strategy that achieves Track 1 Unrestricted Use cleanup standards to the extent practicable and consistent with NYSDEC requirements by removing all contaminated soil to achieve the Track 1 standards, which would eliminate the source of any potential groundwater and soil vapor contamination. Final remedy selection will be based upon the results of the remedial investigation, alternatives analysis, and NYSDEC review.

### **Project Schedule**

| <b>Milestone</b>                                           | <b>Current Anticipated Timing</b> |
|------------------------------------------------------------|-----------------------------------|
| BCP Application Submission                                 | July 2026                         |
| BCP Acceptance / Brownfield Cleanup Agreement (BCA)        | Fall 2026                         |
| Combined RIWP / IRM Work Plan Submission                   | November 2026                     |
| NYSDEC Review, Comment Response, and Final Approval        | November 2026 - February 2027     |
| IRM Procurement / Logistics                                | March 2027                        |
| Remedial Investigation Field Activities                    | March 2027                        |
| IRM Excavation Mobilization                                | March 2027                        |
| IRM Excavation and Source Removal Activities               | March - June 2027                 |
| Post-IRM Confirmation Sampling                             | Spring - Summer 2027              |
| RI Data Evaluation / Supplemental RI Planning              | Spring - Summer 2027              |
| Supplemental RI, if required                               | Summer 2027                       |
| IRM Completion Documentation / RIR / RAWP Submittal        | Summer 2027                       |
| RAWP Public Comment / NYSDEC Review                        | Fall 2027                         |
| RAWP Approval / Decision Document                          | Late 2027 - Early 2028            |
| Remedial Closeout / SMP and FER Preparation, as applicable | 2028                              |

| <b>Milestone</b>                 | <b>Current Anticipated Timing</b> |
|----------------------------------|-----------------------------------|
| Certificate of Completion Target | 2028                              |

Actual project milestones may be adjusted based upon NYSDEC review schedules, public comment periods, field conditions, access conditions, tenant coordination, redevelopment sequencing, and whether supplemental RI or expanded remedial evaluation is required. There are no financing deadlines that impact this schedule and no local land use actions are required.

### ***Interim Remedial Measure Strategy***

The Requestor proposes to proceed with a phased RI/IRM approach following acceptance into the BCP and execution of the Brownfield Cleanup Agreement. Existing data indicate that CVOC-impacted soil and suspected source material are present above an observed or inferred cementitious clay layer that appears to represent a relatively low-permeability interval and may be acting as a hydrogeologic control limiting downward migration. The lateral extent, continuity, thickness, and hydraulic significance of this layer have not yet been fully confirmed and will be further evaluated as part of the RI.

Groundwater data collected to date have not identified impacts above applicable AWQS and guidance values other than for chloroform. Because contaminated soil and suspected source material appear to be present above the apparent low-permeability layer, and groundwater is solely below this low-permeability layer, the Requestor proposes to remove the overlying impacted soil and source material through an IRM before advancing intrusive investigation activities that could penetrate or compromise the layer and potentially create a preferential pathway for migration into deeper soil intervals and/or groundwater.

Following acceptance into the Brownfield Cleanup Program and execution of the Brownfield Cleanup Agreement, the Requestor intends to submit a combined Remedial Investigation Work Plan / Interim Remedial Measure Work Plan for NYSDEC review and approval. The IRM will be designed as a targeted early action to remove CVOC-impacted soil and associated source material located above the apparent cementitious clay layer. The IRM may also include removal of petroleum-impacted soil or source material identified within the excavation limits or otherwise determined to require removal based on field observations, laboratory data, or NYSDEC direction.

The purpose of the IRM will be to remove soil that exceeds UUSCOs, including source material, support redevelopment, and reduce the potential for continued soil vapor impacts, lateral migration, or future downward migration. The IRM will be implemented in accordance with a NYSDEC-approved work plan and will include appropriate soil screening, waste characterization, off-site disposal, Community Air Monitoring Plan implementation, endpoint and/or confirmation sampling, and documentation of excavation limits and residual conditions.

Following the IRM, the initial RI will focus on characterization of soil, soil vapor, groundwater, petroleum impacts, and the extent and continuity of the apparent cementitious clay layer without penetrating the layer unless specifically required and approved by NYSDEC.

### ***Green and Sustainable Remediation***

BTF Whitestone Realty LLC is committed to incorporating Green and Sustainable Remediation (GSR) principles throughout all phases of the Brownfield Cleanup Program in accordance with NYSDEC DER-31. The project will also incorporate applicable Best Management Practices (BMPs) and qualitative sustainability evaluations consistent with NYSDEC DER-31 and USEPA green remediation guidance.

Applicable best management practices will be selected to reduce energy consumption, greenhouse gas and air emissions, water use, waste generation, and impacts to land and ecosystems while maintaining the protectiveness and effectiveness of the investigation and selected remedy. GSR considerations, implemented practices, and applicable performance metrics will be documented in the relevant work plans and reports.

During the remedial investigation, the investigation program will be planned to obtain the required data efficiently while minimizing unnecessary mobilizations, drilling, material use, and waste generation. Measures will include coordinating field activities to reduce vehicle trips; using local laboratories, vendors, and disposal facilities where practicable; limiting equipment idling; using energy-efficient or lower-emission vehicles and equipment where available; minimizing investigation-derived waste and purge-water generation; segregating waste streams; using reusable sampling equipment when appropriate; and maintaining electronic field records and project documentation. Investigation locations and methods will also be coordinated with the anticipated remedy and redevelopment plan to minimize duplicative work and avoid unnecessary disturbance.

During remedy evaluation, design, and implementation, the environmental footprint of the remedial alternatives will be considered together with protectiveness, effectiveness, implementability, and cost. The evaluation will consider energy requirements; direct and indirect greenhouse gas and air emissions; water consumption; material use; waste generation; transportation distances; and potential impacts to the surrounding community. Remedial design and construction will incorporate practicable measures such as beneficial reuse of eligible on-Site materials, reduction of off-Site trucking and disposal, recycling of construction materials, use of local or recycled-content materials, efficient construction sequencing, equipment anti-idling requirements, use of energy-efficient or lower-emission equipment, dust and noise controls, and protection of stormwater and water quality. Remedy selection and implementation will remain fully protective of public health and the environment; GSR considerations will not be used to justify a less protective remedy.

An environmental footprint analysis will be completed using an NYSDEC-accepted tool, such as SiteWise or SEFA, during remedy selection and at other project stages where appropriate or requested by NYSDEC. The analysis will be updated if material changes to the investigation or remedial approach are proposed. GSR metrics and the BMPs evaluated and implemented will be documented, as applicable, in the Remedial Investigation Report, Interim Remedial Measure documentation, Alternatives Analysis/Remedial Action Work Plan, Final Engineering Report, and Site Management Plan.

The redevelopment will be coordinated with the remedial program to integrate the remedy with the future use of the Site and minimize duplicative excavation, construction, and mobilization. Confirmed redevelopment measures include replacing lighting throughout the building and shopping center with energy-efficient LED lighting and installing approximately 250 tons of energy-efficient, low-emission HVAC equipment. The development team will also evaluate additional practicable measures, including reuse of existing building components, recycling of construction and demolition materials, use of low-emitting and resource-efficient building materials, water-conservation measures, and energy-efficient building systems.

Climate resiliency will be considered at appropriate project milestones, including an evaluation of the potential effects of extreme precipitation, flooding, heat, and other climate-related conditions on the investigation, selected remedy, redevelopment, and any long-term engineering controls. If long-term Site management is required, the Site Management Plan will incorporate practicable measures for energy-efficient operation, monitoring, maintenance, remedy optimization, and resilience. The Final

Engineering Report and subsequent Site management reports will document the GSR practices implemented and evaluate opportunities for further footprint reduction over the life of the remedy.

### **Section III – Ecological Concerns**

#### ***Fish and Wildlife Resources Impact Analysis Evaluation:***

The Site is located within a densely developed urban environment and consists primarily of commercial buildings, asphalt pavement, parking areas, landscaped areas, and associated utility infrastructure. The Site has been substantially developed for commercial use for several decades.

A review of Site conditions, surrounding land uses, historical aerial photography, available environmental resources mapping, and currently available environmental investigation data was performed to evaluate whether Site conditions warrant preparation of a Fish and Wildlife Resources Impact Analysis (FWRIA) pursuant to NYSDEC DER-10.

The Site does not contain freshwater or tidal wetlands, streams, rivers, lakes, ponds, significant natural vegetation, protected wildlife habitat, or known habitat for endangered, threatened, or special concern species. The surrounding area is similarly developed with commercial properties, residential neighborhoods, transportation corridors, and other urban land uses. The Site is located approximately 0.52 miles south of the East River.

Environmental investigations have identified localized chlorinated solvent and petroleum-related impacts in soil, groundwater, and soil vapor associated with historical commercial operations. However, no surface water bodies or ecological habitats are present on the Site, no significant ecological receptors have been identified, and no evidence of contaminant migration to ecological resources has been observed.

Based on the developed nature of the Site, the absence of ecological resources, and the lack of identified exposure pathways to sensitive ecological receptors, preparation of a Fish and Wildlife Resources Impact Analysis is not anticipated to be required under DER-10. This determination may be confirmed with NYSDEC during implementation of the Brownfield Cleanup Program should additional information become available. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare a Fish and Wildlife Resource Impact Analysis for the Site. A copy of the completed Fish and Wildlife Resource Impact Analysis Decision Key has been included in **Attachment E**.

### **Section IV - Land Use Factors**

#### ***Current Zoning:***

The Site is located within a C1-2 commercial overlay within an R3-2 zoning district in the Whitestone section of Queens, New York.

Permitted uses within the zoning district include neighborhood retail establishments, commercial services, food stores, professional offices, personal service establishments, and other community-

serving commercial uses. The Site has historically operated as a neighborhood shopping center and continues to function as a commercial retail center serving the surrounding residential community.

The current zoning designation permits the existing shopping center use and supports the proposed redevelopment program.

***Current Use:***

The Whitestone Shopping Center consists of approximately twenty-five commercial tenant spaces occupied by multiple independent businesses. The Site that is the focus of this investigation contains thirteen commercial tenant spaces, of which four are currently occupied by active businesses and nine are vacant.

Current uses include:

- Retail establishments;
- Service-oriented businesses;
- Personal service establishments; and
- Associated parking and support facilities.

Although the Site remains operational, portions of the shopping center have experienced reduced tenancy and deferred capital improvements.

Historical environmental investigations identified contamination associated with former dry-cleaning operations and historical petroleum storage activities. These conditions adversely affect leasing flexibility, redevelopment opportunities, and long-term economic utilization of portions of the property.

***Summary of Business Operations and Potential Sources of Contamination:***

Environmental investigations completed to date identified historical operations that may have contributed to environmental impacts at the Site.

The Whitestone Shopping Center has experienced a decline in tenancy over the years, with a current 60% vacancy rate. See attached vacancy analysis. There are nine out of thirteen vacant tenant spaces at the Site. Impacts related to the dry-cleaning operations and adjacent tenant spaces have been identified. The COVID-19 pandemic further contributed to reduced occupancy across portions of the shopping center.

Potential contaminant source areas include:

- **Dry-Cleaning Operations:** A dry-cleaning facility occupied E-12, a portion of the shopping center and has historically utilized tetrachloroethylene (PCE) and related chlorinated solvents. Environmental investigations identified chlorinated volatile organic compounds (CVOCs) in soil, soil vapor, and limited groundwater samples in the vicinity of the dry-cleaning tenant space. LaBella conducted a Phase I Environmental Site Assessment (ESA) in August 2024 and a Phase II ESA between August and December 2024, which identified elevated concentrations of chlorinated VOCs in sub-slab vapor and soil at the former dry-cleaning facility, tenant space E-12. PCE-impacted soil appears to be vertically contained by a cementitious clay layer and constrained horizontally to the south and east, with some uncertainty to the north and west of the former dry-cleaning area.
- **Former Petroleum Storage Area:** Historical petroleum releases associated with former petroleum storage systems have been documented near portions of the shopping center.

Environmental investigations identified petroleum-related compounds including benzene, toluene, ethylbenzene, and xylenes (BTEX) in soil and soil vapor samples collected in and around Building E. Elevated concentrations of benzene, toluene, and ethylbenzene were identified in soil vapor samples collected in the northeastern portion of the Site.

- Building and Utility Infrastructure: Historic utility corridors, building service connections, and associated subsurface infrastructure may provide migration pathways for contaminants identified during environmental investigations and will be evaluated during implementation of the Brownfield Cleanup Program.

#### ***Intended Post-Remediation Use:***

The proposed future use of the Site consists of continued commercial retail use through renovation and modernization of the existing shopping center.

The redevelopment program is anticipated to include:

- Modernization of commercial tenant spaces;
- Building façade improvements;
- Parking area improvements;
- Landscaping enhancements;
- Utility upgrades;
- Lighting improvements;
- Signage improvements; and
- Related site improvements.

The proposed redevelopment may also include potential reconfiguration of interior slab elevations to improve leasability of tenant spaces; however, no substantial change in the Site's overall commercial retail function is proposed as part of the current remedial program.

The proposed redevelopment will maintain the Site's longstanding function as a neighborhood-serving commercial center while improving building functionality, environmental performance, and long-term economic viability.

The Site is located within a C1-2 commercial overlay within an R3-2 zoning district, which permits both commercial and residential uses; however, the current redevelopment program is focused on continued commercial retail use of the existing shopping center.

#### ***Compliance with Applicable Zoning Laws, Recent Development, and Community Master Plans***

BTF Whitestone Realty LLC proposes to redevelop the Site as a commercial development. The current redevelopment program, however, is focused on the continued commercial retail use of the existing shopping center. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment to this Application. The proposed development is consistent with the existing community master plans, with the redevelopment of a 60% vacant, commercial shopping center into a remediated and modern commercial shopping center.



## Section V - Current and Historical Property Owner and Operator Information

### ***Current Owner:***

The Requestor, BTF Whitestone Realty LLC, just recently purchased the property on July 24, 2026 and intends to conduct investigation and remediation activities pursuant to the Brownfield Cleanup Program, to immediately vacate any tenants in impacted spaces or to mitigate as appropriate to keep them safe. The deed is included in **Attachment F**.

### ***Current Operator:***

The Site is currently operated as an active commercial shopping center. The Whitestone Shopping Center consists of approximately twenty-five commercial tenant spaces occupied by multiple independent businesses. The Site that is the focus of this investigation contains thirteen commercial tenant spaces, of which four are currently occupied by active businesses and nine are vacant.

The Previous Owner and Operator list is included in **Attachment G**.

### ***Relationship of Requestor to Current and Historical Owners and Operators:***

BTF Whitestone Realty LLC is the new site owner which recently acquired the property on July 24, 2026. The prior site owner refused to sign a site access agreement and the contract required site acquisition in short order or the deal was not going to move forward. The site was owned for years by a large family and various family members could not agree on the maintenance of the property. Until just last week, the Requestor has not owned, operated, managed, controlled, leased, or otherwise exercised authority over the property, and environmental contamination occurred prior to this recent ownership from former tenants no longer present.

The Requestor is not affiliated with any known current or historical owner or operator that may have contributed to contamination identified at the Site. No common ownership, management, corporate affiliation, contractual relationship, or operational control exists between the Requestor and any party potentially responsible for historical environmental conditions identified at the Site other than the Requestor acquired the Site from the prior owner.

## Section VI - Property Environmental History

### ***Section VI.1***

***Phase I ESA:*** Separate Attachment

***Phase II ESA:*** Separate Attachment

## Section VI.2 Sampling Data:

### Soil:

| Analytes > CUSCOs | Detection > CUSCO | Maximum Detection (mg/kg) | CUSCO (mg/kg) | Depth (ft-bgs) |
|-------------------|-------------------|---------------------------|---------------|----------------|
| <b>VOCs</b>       |                   |                           |               |                |
| Tetrachloroethene | 3                 | 110                       | 81            | 2 - 3'         |

### Soil:

| Analytes > UUSCOs | Detection > UUSCO | Maximum Detection (mg/kg) | UUSCO (mg/kg) | Depth (ft-bgs) |
|-------------------|-------------------|---------------------------|---------------|----------------|
| <b>VOCs</b>       |                   |                           |               |                |
| 2-Butanone        | 1                 | 0.34                      | 0.1           | 4'             |
| Benzene           | 4                 | 5                         | 0.06          | 3'             |
| Tetrachloroethene | 18                | 110                       | 1.3           | 3'             |
| Toluene           | 2                 | 9.3                       | 0.7           | 3'             |
| Xylene, Total     | 1                 | 3.2                       | 0.52          | 3.5'           |

### Groundwater:

| Analytes > AWQS      | Detection > AWQS | Maximum Detection (ppb) | AWQS (ppb) |
|----------------------|------------------|-------------------------|------------|
| <b>VOCs</b>          |                  |                         |            |
| Acetone              | 0                | 2.4                     | 50         |
| Bromodichloromethane | 0                | 0.47                    | 50         |
| Chloroform           | 1                | 9.4                     | 7          |
| Tetrachloroethylene  | 0                | 2.2                     | 5          |

### Soil Gas:

| Analytes                  | Total Detections | Maximum Detection (ug/m³) | Type       |
|---------------------------|------------------|---------------------------|------------|
| <b>VOCs</b>               |                  |                           |            |
| 1,1,1-Trichloroethane     | 2                | 5.57                      | Sub-Slab   |
| 1,1,2,2-Tetrachloroethane | 2                | 12                        | Soil Vapor |
| 1,1-Dichloroethene        | 1                | 7.3                       | Soil Vapor |
| 1,2,4-Trimethylbenzene    | 7                | 43.8                      | Soil Vapor |
| 1,2-Dichloroethane        | 1                | 1                         | Sub-Slab   |
| 1,3,5-Trimethylbenzene    | 7                | 18.8                      | Soil Vapor |
| 1,3-Butadiene             | 3                | 13.4                      | Soil Vapor |
| 1,4-Dioxane               | 2                | 3.68                      | Sub-Slab   |



| Analytes                  | Total Detections | Maximum Detection (ug/m³) | Type            |
|---------------------------|------------------|---------------------------|-----------------|
| 2,2,4-Trimethylpentane    | 2                | 8.87                      | Soil Vapor      |
| 2-Butanone                | 6                | 114                       | Soil Vapor      |
| 2-Hexanone                | 3                | 19.9                      | Soil Vapor      |
| 3-Chloropropene           | 1                | 2.12                      | Soil Vapor      |
| 4-Ethyltoluene            | 7                | 19.7                      | Soil Vapor      |
| 4-Methyl-2-pentanone      | 5                | 14                        | Soil Vapor      |
| Acetone                   | 6                | 1010                      | Sub-Slab        |
| Benzene                   | 7                | 187                       | Soil Vapor      |
| Carbon disulfide          | 7                | 76.6                      | Soil Vapor      |
| Chlorobenzene             | 1                | 1.55                      | Sub-Slab        |
| Chloroethane              | 1                | 7.65                      | Soil Vapor      |
| Chloroform                | 2                | 26.4                      | Sub-Slab        |
| Chloromethane             | 6                | 3.94                      | Soil Vapor      |
| cis-1,2-Dichloroethene    | 1                | 189                       | Soil Vapor      |
| Cyclohexane               | 7                | 1910                      | Soil Vapor      |
| Dibromochloromethane      | 0                | -                         | -               |
| Dichlorodifluoromethane   | 5                | 4.07                      | Soil Vapor      |
| Ethanol                   | 7                | 181                       | Soil Vapor      |
| Ethyl Acetate             | 2                | 51.2                      | Sub-Slab        |
| Ethylbenzene              | 6                | 1060                      | Soil Vapor      |
| Freon-113                 | 0                | -                         | -               |
| Freon-114                 | 0                | -                         | -               |
| Heptane                   | 7                | 226                       | Soil Vapor      |
| Isopropanol               | 7                | 26.1                      | Sub-Slab        |
| Methyl tert butyl ether   | 0                | -                         | -               |
| Methylene chloride        | 4                | 14.3                      | Soil Vapor      |
| n-Hexane                  | 6                | 1400                      | Soil Vapor      |
| Naphthalene               | 1                | 1.26                      | Sub-Slab        |
| o-Xylene                  | 7                | 1230                      | Soil Vapor      |
| p/m-Xylene                | 7                | 2560                      | Soil Vapor      |
| Styrene                   | 4                | 1.54                      | Sub-Slab        |
| Tertiary butyl Alcohol    | 7                | 20.8                      | Soil Vapor      |
| <b>Tetrachloroethene</b>  | <b>5</b>         | <b>52600</b>              | <b>Sub-Slab</b> |
| Tetrahydrofuran           | 6                | 6.34                      | Soil Vapor      |
| Toluene                   | 7                | 182                       | Soil Vapor      |
| trans-1,2-Dichloroethene  | 2                | 7.3                       | Soil Vapor      |
| trans-1,3-Dichloropropene | 0                | -                         | -               |
| Trichloroethene           | 4                | 411                       | Sub-Slab        |

| Analytes               | Total Detections | Maximum Detection (ug/m <sup>3</sup> ) | Type       |
|------------------------|------------------|----------------------------------------|------------|
| Vinyl chloride         | 1                | 2.54                                   | Soil Vapor |
| Trichlorofluoromethane | 5                | 386                                    | Soil Vapor |

**Notes:** CUSCO = NYSDEC Commercial Use Soil Cleanup Objectives (6 NYCRR Part 375-6.8[b]; Effective December 31, 2025)

UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives (6 NYCRR Part 375-6.8[b]; Effective December 31, 2025)

Detections exceeding CUSCOs also exceed the UUSCOs

ft bgs = feet below grade surface

ppm = parts per million

AWQS = Ambient Water Quality Standards

µg/L = microgram per liter

µg/m<sup>3</sup> = microgram per cubic meter

### **Section VI.3 Sampling Data**

For each impacted medium above, refer to Figures 4 through 8 (**Attachment C**), which include detailed information requested in Application Section VI.3.

### **Section VII - Requestor Information**

The entity requesting participation in the Brownfield Cleanup Program (BCP) (the Requestor) is BTF Whitestone Realty LLC, a New York State Domestic Limited Liability Company. Benjamin Malinsky is the Managing Member and authorized representative of BTF Whitestone Realty LLC. The list of members of BTF Whitestone Realty LLC is included in **Attachment H**.

The contact information for the Requestor is:

Benjamin Malinsky  
120 North Village Road  
Rockville Centre, NY 11570

A printout of the entity information from the New York State Department of State Corporation and Business Entity Database for BTF Whitestone Realty LLC is included as **Attachment H**.

All documents submitted under the Brownfield Cleanup Program will be certified by a New York State Licensed Professional Engineer employed by LaBella Associates and/or the Requestor, as applicable, in accordance with NYSDEC DER-10, Section 1.5.

### **Volunteer Certification**

The Requestor certifies that it is a Volunteer, as defined under the Brownfield Cleanup Program. The Requestor and its affiliated entities do not have, nor have they ever had, a relationship with any prior owner or operator of the Site that caused the existing contamination. Requestor acquired the Site after performing environmental due diligence such that it qualifies as a bone fide prospective purchaser. Since acquisition, which only occurred on July 24, 2026, the volunteer has performed due care of the Site by planning to vacate any tenants in any potentially impacted tenant spaces as soon as possible and intends to perform an IRM to eliminate the source of soil vapor contamination as soon as possible in the BCP.

## Section XII - Site Contact List

### Executive

| Role                                                | Name                                    | Phone                       | Mailing Address                                                 | Email / Contact                                                                       |
|-----------------------------------------------------|-----------------------------------------|-----------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|
| NYC Mayor                                           | Zohran Mamdani                          | 212-NEW-YORK (212-639-9675) | City Hall, New York, NY 10007                                   | <a href="https://www.nyc.gov/mayor">https://www.nyc.gov/mayor</a>                     |
| Queens Borough President                            | Donovan Richards Jr.                    | 718-286-3000                | Queens Borough Hall, 120-55 Queens Blvd., Kew Gardens, NY 11424 | <a href="https://queensbp.org">https://queensbp.org</a>                               |
| Queens Community Board 7                            | Chuck Apelian                           | 718-359-2800                | 133-32 41st Road, Suite 202, Flushing, NY 11355                 | <a href="https://www.nyc.gov/site/queenscb7">https://www.nyc.gov/site/queenscb7</a>   |
| NYC Council District 19                             | Vickie Paladino                         | 718-746-8484                | 19-09 Francis Lewis Blvd., Whitestone, NY 11357                 | <a href="https://council.nyc.gov/district-19">https://council.nyc.gov/district-19</a> |
| New York State Senate District 11                   | Toby Ann Stavisky                       | 718-445-0004                | 38-50 Bell Blvd., Suite C, Bayside, NY 11361                    | <a href="mailto:stavisky@nysenate.gov">stavisky@nysenate.gov</a>                      |
| New York State Assembly District 26                 | Edward C. Braunstein                    | 718-357-3588                | 213-33 39th Avenue, Suite 238, Bayside, NY 11361                | <a href="mailto:brownstein@nyassembly.gov">brownstein@nyassembly.gov</a>              |
| NYC Department of City Planning (Queens Office)     | Lin Zeng                                | 718-286-3170                | 120-55 Queens Blvd., Kew Gardens, NY 11424                      | <a href="https://www.nyc.gov/site/planning">https://www.nyc.gov/site/planning</a>     |
| NYC Department of Buildings – Queens Borough Office | Nina Meisel                             | 212-393-2616                | 120-55 Queens Blvd., Kew Gardens, NY 11424                      | <a href="https://www.nyc.gov/site/buildings">https://www.nyc.gov/site/buildings</a>   |
| NYC Department of Health and Mental Hygiene         | Ashwin Vasan, M.D., Ph.D., Commissioner | 212-639-9675                | 42-09 28th Street, Queens, New York 11101                       | <a href="https://www.nyc.gov/health">https://www.nyc.gov/health</a>                   |
| Mayor's Office of Environmental Remediation (OER)   | Shaminder Chawla                        | 212-788-8841                | 100 Gold Street New York, New York 10038                        | <a href="https://www.nyc.gov/oer">https://www.nyc.gov/oer</a>                         |
| NYPD 109th Precinct                                 | Karam Chowdhury, Commanding Officer     | 718-321-2250                | 37-05 Union Street, Flushing, NY 11354                          | <a href="https://www.nyc.gov/nypd">https://www.nyc.gov/nypd</a>                       |
| FDNY Engine 320 / Ladder 167                        | Officer in Charge                       | 718-476-6220                | 36-18 Francis Lewis Blvd., Flushing, NY 11358                   | <a href="https://www.nyc.gov/fdny">https://www.nyc.gov/fdny</a>                       |

### Property Owner:

| Owner Name                | Contact Name      | Phone        | Property Address                              | Owner Mailing Address                              |
|---------------------------|-------------------|--------------|-----------------------------------------------|----------------------------------------------------|
| BTF Whitestone Realty LLC | Benjamin Malinsky | 917-750-0726 | 153-17 Cross Island Parkway, Queens, NY 11357 | 120 North Village Road, Rockville Centre, NY 11570 |

### Site Occupants:

| Occupant Name        | Occupant Phone Number | Owner Contact Name                                   | Owner Phone Number | Owner Mailing Address                              |
|----------------------|-----------------------|------------------------------------------------------|--------------------|----------------------------------------------------|
| Optometrics Eye Care | 718.767.6379          | Benjamin Malinsky; Schuckman Realty (Leasing Broker) | 516.496.8888       | 120 North Village Road, Rockville Centre, NY 11570 |
| Sammy's Barber Shop  | 718.747.9773          |                                                      |                    |                                                    |
| Angel Tips Nail Spa  | 718.767.7770          |                                                      |                    |                                                    |

**Adjacent Property Owners and Occupants:**

| Owner/Entity Name                    | Property Use                       | Title                                | Property Address                                        | Mailing Address                                         | Tax ID              |
|--------------------------------------|------------------------------------|--------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------|
| Queens Public Library                | Institutional / Community Facility | Owner of 151-10 14th Road            | 151-10 14th Road, Whitestone, New York 11357            | 151-10 14th Road, Whitestone, New York 11357            | Block 4717, Lot 25  |
| St. Nicholas Orthodox Russian Church | Institutional / Place of Worship   | Owner of 14-71 Clintonville Street   | 14-71 Clintonville Street, Whitestone, New York 11357   | 14-71 Clintonville Street, Whitestone, New York 11357   | Block 4717, Lot 8   |
| DeWitt Clinton Owners Corp.          | Residential (Cooperative Housing)  | Owner of 151-05 Cross Island Parkway | 151-05 Cross Island Parkway, Whitestone, New York 11357 | 151-05 Cross Island Parkway, Whitestone, New York 11357 | Block 4717, Lot 1   |
| Margaret Gioia                       | Residential                        | Owner of 14-04 154 Street            | 14-04 154 Street, Whitestone, NY 11357                  | 14-04 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 156 |
| Eva Radoslovich                      | Residential                        | Owner of 14-10 154 Street            | 14-10 154 Street, Whitestone, NY 11357                  | 14-10 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 158 |
| Li Dong                              | Residential                        | Owner of 14-14 154 Street            | 14-14 154 Street, Whitestone, NY 11357                  | 14-14 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 160 |
| Anna Martin                          | Residential                        | Owner of 14-20 154 Street            | 14-20 154 Street, Whitestone, NY 11357                  | 14-20 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 162 |
| Yong Li Li                           | Residential                        | Owner of 14-24 154 Street            | 14-24 154 Street, Whitestone, NY 11357                  | 14-24 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 165 |
| Apolinar Hernandez                   | Residential                        | Owner of 14-28 154 Street            | 14-28 154 Street, Whitestone, NY 11357                  | 14-28 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 166 |
| Linda Toich                          | Residential                        | Owner of 14-34 154 Street            | 14-34 154 Street, Whitestone, NY 11357                  | 14-34 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 168 |
| Alla Koumoullou                      | Residential                        | Owner of 14-38 154 Street            | 14-38 154 Street, Whitestone, NY 11357                  | 14-38 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 170 |
| Myunghhee Kang                       | Residential                        | Owner of 14-44 154 Street            | 14-44 154 Street, Whitestone, NY 11357                  | 14-44 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 172 |
| Andreas Koudellou                    | Residential                        | Owner of 14-48 154 Street            | 14-48 154 Street, Whitestone, NY 11357                  | 14-48 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 175 |
| Rona Rong Jiang                      | Residential                        | Owner of 14-54 154 Street            | 14-54 154 Street, Whitestone, NY 11357                  | 14-54 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 178 |
| Sandy Jiuhsiang Tien                 | Residential                        | Owner of 14-58 154 Street            | 14-58 154 Street, Whitestone, NY 11357                  | 14-58 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 180 |
| Jane Boneta                          | Residential                        | Owner of 14-62 154 Street            | 14-62 154 Street, Whitestone, NY 11357                  | 14-62 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 183 |
| 1470 154 <sup>th</sup> LLC           | Residential                        | Owner of 14-70 154 Street            | 14-70 154 Street, Whitestone, NY 11357                  | 14-70 154 Street, Whitestone, NY 11357                  | Block 4717, Lot 186 |

| Owner/Entity Name                 | Property Use                      | Title                                | Property Address                                | Mailing Address                                                 | Tax ID              |
|-----------------------------------|-----------------------------------|--------------------------------------|-------------------------------------------------|-----------------------------------------------------------------|---------------------|
| Concetta Tenebruso                | Residential                       | Owner of 14-74 154 Street            | 14-74 154 Street, Whitestone, NY 11357          | 14-74 154 Street, Whitestone, NY 11357                          | Block 4717, Lot 189 |
| Jane Boneta                       | Residential                       | Owner of 14-76 154 Street            | 14-76 154 Street, Whitestone, NY 11357          | 14-76 154 Street, Whitestone, NY 11357                          | Block 4717, Lot 191 |
| Whitestone Plaza Associates Inc   | Whitestone Car Wash               | Owner of 150-55 Cross Island Parkway | 150-55 Cross Island Parkway, Flushing, NY 11357 | 150-65 Cross Island Parkway, Flushing, NY 11357                 | Block 4697, Lot 31  |
| Whitestone Plaza Associates Inc   | Office Space                      | Owner of 150-45 Cross Island Parkway | 150-45 Cross Island Parkway, Flushing, NY 11357 | 150-65 Cross Island Parkway, Flushing, NY 11357                 | Block 4697, Lot 34  |
| Elm Property Holdings LLC         | Parking Lot                       | Owner of 150 Place                   | 150 Place, Flushing, NY 11357                   | 150-65 Cross Island Parkway, Flushing, NY 11357                 | Block 4680, Lot 1   |
| Shad Gasoline Service, Inc.       | Gas Station w/Auto Repair         | Owner of 150-17 Cross Island Parkway | 150-17 Cross Island Parkway, Flushing, NY 11357 | 150-17 Cross Island Parkway, Flushing, NY 11357                 | Block 4680, Lot 3   |
| Calusa LLC                        | Multifamily Residential           | Owner of 150-27 14 Road              | 150-27 14 Road, Flushing, NY 11357              | 154-05 12th Avenue, Flushing, NY 11357                          | Block 4678, Lot 41  |
| Mario Ferazzoli                   | General Warehouse                 | Owner/Operator of 150-33 14 Road     | 150-33 14 Road, Flushing, NY 11357              | 150-33 14 Road, Flushing, NY 11357                              | Block 4678, Lot 44  |
| Frank Ferazzoli                   | Commercial/Residential            | Owner of 150-39 14 Road              | 150-39 14 Road, Flushing, NY 11357              | 49-26 Browvale Lane, Little Neck, NY 11362                      | Block 4678, Lot 45  |
| Mario Ferazzoli                   | Commercial/Residential            | Owner of 150-45 14 Road              | 150-45 14 Road, Flushing, NY 11357              | 52-11 Browvale Lane, Little Neck, NY 11362                      | Block 4678, Lot 47  |
| Mario Ferazzoli                   | Commercial/Residential            | Owner of 150-51 14 Road              | 150-51 14 Road, Flushing, NY 11357              | 52-11 Browvale Lane, Little Neck, NY 11362                      | Block 4678, Lot 50  |
| Alex Yu c/o Summit Associates     | Multifamily Residential w/ Office | Owner of 150-53 14 Road              | 150-53 14 Road, Flushing, NY 11357              | 100 Lafayette Street, 3 <sup>rd</sup> Floor, New York, NY 10013 | Block 4678, Lot 52  |
| ELIAS326 LLC c/o Titlevest Agency | Multifamily Residential w/ Office | Owner of 150-55 14 Road              | 150-55 14 Road, Flushing, NY 11357              | 44 Wall Street, 10 <sup>th</sup> Floor, New York, NY 10005      | Block 4678, Lot 53  |
| James Efthimiades                 | Two-Family Residential            | Owner of 150-57 14 Road              | 150-57 14 Road, Flushing, NY 11357              | 1225 Franklin Avenue, Ste 325, Garden City, NY 11530            | Block 4678, Lot 54  |
| Yong Yee Foong                    | Residential                       | Owner of 150-59 14 Road              | 150-59 14 Road, Flushing, NY 11357              | 321 Broadway, 5 <sup>th</sup> Floor, New York, NY 10007         | Block 4678, Lot 55  |
| Luigi Ruocco                      | Multifamily Residential           | Owner of 150-63 14 Road              | 150-63 14 Road, Flushing, NY 11357              | 150-63 14 Road, Flushing, NY 11357                              | Block 4678, Lot 56  |
| Whitestone Plaza Associates Inc   | Gas Station with Retail Store     | Owner of 14-68 Clintonville Street   | 14-68 Clintonville Street, Flushing, NY 11357   | 150-65 Cross Island Parkway, Flushing, NY 11357                 | Block 4697, Lot 11  |

| Owner/Entity Name                  | Property Use                     | Title                              | Property Address                              | Mailing Address                                           | Tax ID              |
|------------------------------------|----------------------------------|------------------------------------|-----------------------------------------------|-----------------------------------------------------------|---------------------|
| LGRM LLC                           | Three-Family Residential         | Owner of 14-66 Clintonville Street | 14-66 Clintonville Street, Flushing, NY 11357 | 14-66 Clintonville Street, Flushing, NY 11357             | Block 4697, Lot 110 |
| Jin Lin                            | Three Family Residential         | Owner of 14-64 Clintonville Street | 14-64 Clintonville Street, Flushing, NY 11357 | 14-64 Clintonville Street, Flushing, NY 11357             | Block 4697, Lot 10  |
| Silvana Stellavato                 | Three Family Residential         | Owner of 14-62 Clintonville Street | 14-62 Clintonville Street, Flushing, NY 11357 | 14-62 Clintonville Street, Flushing, NY 11357             | Block 4697, Lot 9   |
| Redmont RFG Company LLC            | Office Space                     | Owner of 150-50 14 Road            | 150-50 14 Road, Flushing, NY 11357            | 150-50 14 Road, Flushing, NY 11357                        | Block 4697, Lot 3   |
| Grace P.E. Church                  | Church, Synagogue, Chapel        | Owner of 151-21 14 Road            | 151-21 14 Road, Flushing, NY 11357            | 151-17 14 Road, Flushing, NY 11357                        | Block 4715, Lot 9   |
| Grace P.E. Church                  | Residential                      | Owner of 151-17 14 Road            | 151-17 14 Road, Flushing, NY 11357            | 151-17 14 Road, Flushing, NY 11357                        | Block 4715, Lot 4   |
| Jbcam Properties, Inc.             | Two-Family Residential           | Owner of 151-29 14 Road            | 151-29 14 Road, Flushing, NY 11357            | 40-18 Bell Blvd, 2 <sup>nd</sup> Floor, Bayside, NY 11361 | Block 4715, Lot 3   |
| Wreatber 682 LLC                   | Residential                      | Owner of 151-33 14 Road            | 151-33 14 Road, Flushing, NY 11357            | 151-25 34 <sup>th</sup> Ave, Ste 2, Flushing, NY 11357    | Block 4715, Lot 1   |
| Sindy Alonso                       | Residential                      | Owner of 14-11 152 Street          | 14-11 152 Street, Flushing, NY 11357          | 14-11 152 Street, Flushing, NY 11357                      | Block 4541, Lot 35  |
| Rd. Pace Realty Inc.               | Autobody, Collision, Auto Repair | Owner of 152-15 14 Road            | 152-15 14 Road, Flushing, NY 11357            | 152-15 14 Road, Flushing, NY 11357                        | Block 4541, Lot 22  |
| Legend Blue Property LLC           | Residential                      | Owner of 152-25 14 Avenue          | 152-25 14 Avenue, Flushing, NY 11357          | 29-16 172 <sup>nd</sup> Street, Flushing, NY 11358        | Block 4541, Lot 14  |
| Eftihios Fiotodimitrakis           | Residential                      | Owner of 152-31 14 Road            | 152-31 14 Road, Flushing, NY 11357            | 152-31 14 Road, Flushing, NY 11358                        | Block 4541, Lot 10  |
| Grigoryan Taguhi                   | Residential                      | Owner of 152-37 14 Avenue          | 152-37 14 Avenue, Flushing, NY 11357          | 152-37 14 Avenue, Flushing, NY 11358                      | Block 4541, Lot 8   |
| 153-03 14 <sup>th</sup> Avenue LLC | Residential                      | Owner of 153-03 14 Avenue          | 153-03 14 Avenue, Flushing, NY 11357          | 153-03 14 Avenue, Whitestone, NY 11357                    | Block 4541, Lot 5   |
| Vivian Garvey                      | Residential                      | Owner of 153-09 14 Avenue          | 153-09 14 Avenue, Flushing, NY 11357          | 153-09 14 Avenue, Flushing, NY 11358                      | Block 4541, Lot 1   |
| Rblenders, LLC                     | Residential                      | Owner of 13-18 154 Street          | 13-18 154 Street, Flushing, NY 11357          | 37-48 83 <sup>rd</sup> Street, Jackson Heights, NY 11372  | Block 4541, Lot 58  |

### Local News and Media

| Owner/Entity Name  | Type                     | Address                                                  | Phone        | Website                                                         |
|--------------------|--------------------------|----------------------------------------------------------|--------------|-----------------------------------------------------------------|
| Queens Chronicle   | Print & Online Newspaper | 71-19 80th Street, Suite 8-201, Glendale, New York 11385 | 718.205.8000 | <a href="https://www.qchron.com">https://www.qchron.com</a>     |
| QNS                | Online News              | 38-15 Bell Boulevard, Bayside, New York 11361            | 718.224.5863 | <a href="https://qns.com">https://qns.com</a>                   |
| Queens Daily Eagle | Online & Print Newspaper | 89-00 Sutphin Boulevard, LL2, Jamaica, New York 11435    | 718.422.7409 | <a href="https://queenseagle.com">https://queenseagle.com</a>   |
| Flushing Post      | Online News              | Flushing, Queens, New York                               | 718.260.2500 | <a href="https://flushingpost.com">https://flushingpost.com</a> |

### Public Water Supplier

| Owner/Entity Name                          | Type                  | Address                                 | Phone        | Website                                                                                                       |
|--------------------------------------------|-----------------------|-----------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------|
| NYC Department of Environmental Protection | Public Water Supplier | 59-17 Junction Blvd, Flushing, NY 11368 | 718.595.7000 | <a href="https://www.nyc.gov/site/dep/about/contact.page">https://www.nyc.gov/site/dep/about/contact.page</a> |

### Schools and Daycare Facilities

| Owner/Entity Name                               | Approximate Distance from Site in feet and (directional) | Administrator              | Phone        | Address                                               |
|-------------------------------------------------|----------------------------------------------------------|----------------------------|--------------|-------------------------------------------------------|
| P.S. 193Q Alfred J. Kennedy                     | 1,100 (southwest)                                        | Danielle Zebrowski         | 718.767.8810 | 152-20 11th Avenue, Whitestone, New York 11357        |
| P.S. 79 Francis Lewis                           | 2,000 (southwest)                                        | George Carter              | 718.746.0396 | 147-27 15th Drive, Whitestone, New York 11357         |
| J.H.S. 194 William Carr                         | 2,300 (south)                                            | Marissa Watson             | 718.746.0818 | 154-60 17th Avenue, Whitestone, New York 11357        |
| P.S. 209 The Clearview Gardens School           | 2,700 (southwest)                                        | Janice Eagen               | 718.352.3939 | 16-10 Utopia Parkway, Whitestone, New York 11357      |
| Kiddie Academy of Whitestone                    | 1,500 (southwest)                                        | Judy Martinez              | 718.747.5555 | 7-05 152nd Street, Whitestone, New York 11357         |
| Pee Wee Folks Preschool and After-school Center | 1,700 (southwest)                                        | Michelle Gembressi         | 718.746.6107 | 12-45 Clintonville Street, Whitestone, New York 11357 |
| Precious Moments Day Care Center Inc.           | 1,800 (southwest)                                        | Dawn D'agostino Posporelis | 718.767.6655 | 11-02 Clintonville Street, Whitestone, New York 11357 |
| There's No Place Like Home Pre-School           | 900 (west)                                               | Christine Canto            | 718.746.0834 | 12-18 154th Street, Flushing, New York 11357          |
| Little All Stars Daycare                        | 1,400 (southwest)                                        | Roslyn Hernandez           | 347.997.0567 | 147-18 16th Road, Flushing, New York 11357            |
| A&S Kiddie Klub House Day Care                  | 1,900 (southwest)                                        | Stephanie Espinal          | 646.467.0661 | 13-08 147th Street, Whitestone, New York 11357        |



### ***Document Repositories***

| <b>Owner/Entity Name</b> | <b>Contact</b>    | <b>Address</b>                                       | <b>Phone</b> | <b>Website</b>                                                                                                                        |
|--------------------------|-------------------|------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Queens Public Library    | Dennis M. Walcott | 151-10 14th Road<br>Whitestone,<br>New York<br>11357 | 718.767.8010 | <a href="https://www.queenslibrary.org/about-us/locations/whitestone">https://www.queenslibrary.org/about-us/locations/whitestone</a> |
| Queens Community Board 7 | Marilyn McAndrews | 30-50<br>Whitestone<br>Expressway<br>Suite 205       | 718.359.2800 | <a href="https://www.nyc.gov/site/queenscb7/index.page">https://www.nyc.gov/site/queenscb7/index.page</a>                             |

See **Attachment I** for Document Repository Acknowledgement Letters.



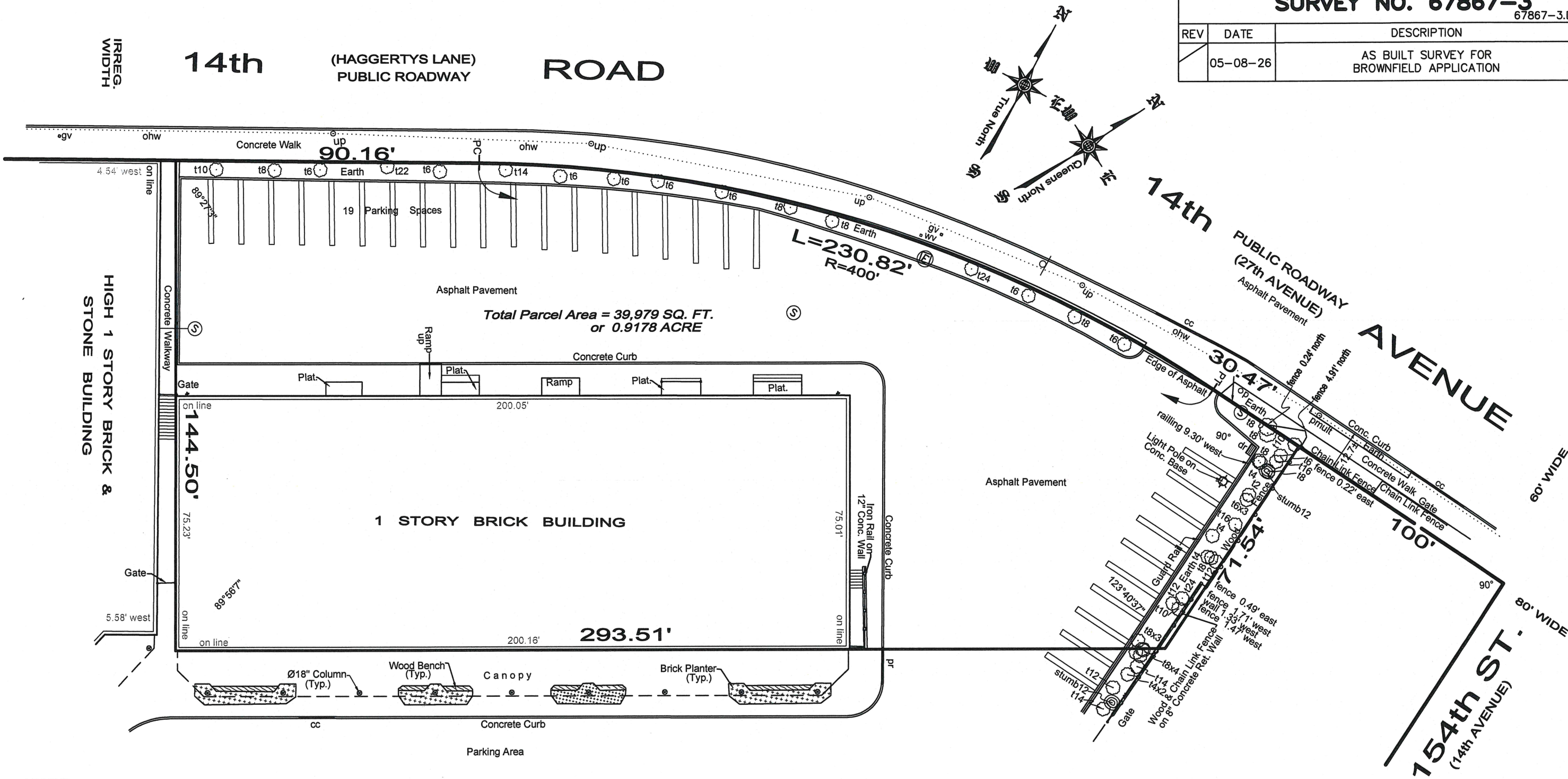
# ATTACHMENT A

Survey Map  
Site Location Map  
Site Boundary Map

# **SURVEY NO. 67867-3**

67867-3.DWG

| REV | DATE     | DESCRIPTION                                | ck |
|-----|----------|--------------------------------------------|----|
|     | 05-08-26 | AS BUILT SURVEY FOR BROWNFIELD APPLICATION |    |



**LEGEND**

|                        |                           |
|------------------------|---------------------------|
| CC.....CURB CUT        | PC.....POINT OF CURVATURE |
| DR.....DRAIN           | PT.....POINT OF TANGENCY  |
| GV.....GAS VALVE       | UP.....UTILITY POLE       |
| OHW.....OVERHEAD WIRES | d.....TRAFFIC SIGN        |
| P.....POLE             | ⊙.....SEWER MANHOLE       |
| PR.....PEDESTRIAN RAMP | ⊙T8.....TREE WITH SIZE    |

## **ESTABLISHED 1876 \* SUCCESSOR TO:**

B.G. MEINIKHEIM C.S.\*C.U. POWELL C.E.,C.S.\*L.C.L. SMITH C.S.\*NATHAN CAMPBELL C.E.,C.S.\*A.U. WHITSON C.E.,C.S.\*  
 WILLIAM L. SAVACOL C.E.,L.S.,C.S.\*A.U. WHITSON INC. C.E.,C.S.\*G. WEBER L.S.,C.S.\*C. STIDOLPH R.A.,L.S.\*WHITSON &  
 POWELL INC. P.E.,L.S.,C.S.\*KELLER & POWELL P.E.,L.S.,C.S.\*LOUIS MONTROSE C.E.,L.S.,C.S.\*FRED J. POWELL P.E.,L.S.,C.S.\*

CITY OF NEW YORK

TAX BLOCK: 4717

PART OF TAX LOT 16

COUNTY: QUEENS

SCALE 1" = 30'

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW  
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DRN: EM

**MONTROSE**  
 SURVEYING CO., LLP.  
 CITY & LAND SURVEYORS

116 20 METROPOLITAN AVE \* RICHMOND HILL NY 11418-1080 \* (718) 849-0600  
 WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com

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## Metes and Bounds Description

Block: 4717 Part of Tax Lot 16

67867-3

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

BEGINNING at a point on the southerly side of 14<sup>th</sup> Avenue (60 feet wide) distant 100.00 feet westerly from the corner formed by the intersection of the southerly side of 14<sup>th</sup> Avenue with the westerly side of 154<sup>th</sup> Street (80 feet wide);

RUNNING THENCE southerly at right angles to the southeasterly side of 14<sup>th</sup> Avenue, 71.54 feet to a point;

RUNNING THENCE westerly along a line forming an interior angle of 123 degrees 40 minutes 37 seconds with the last mentioned course, 293.51 feet to a point;

RUNNING THENCE northerly along a line forming an interior angle of 89 degrees 56 minutes 7 seconds with the last mentioned course, 144.50 feet to the southerly side of 14<sup>th</sup> Road (irregular width);

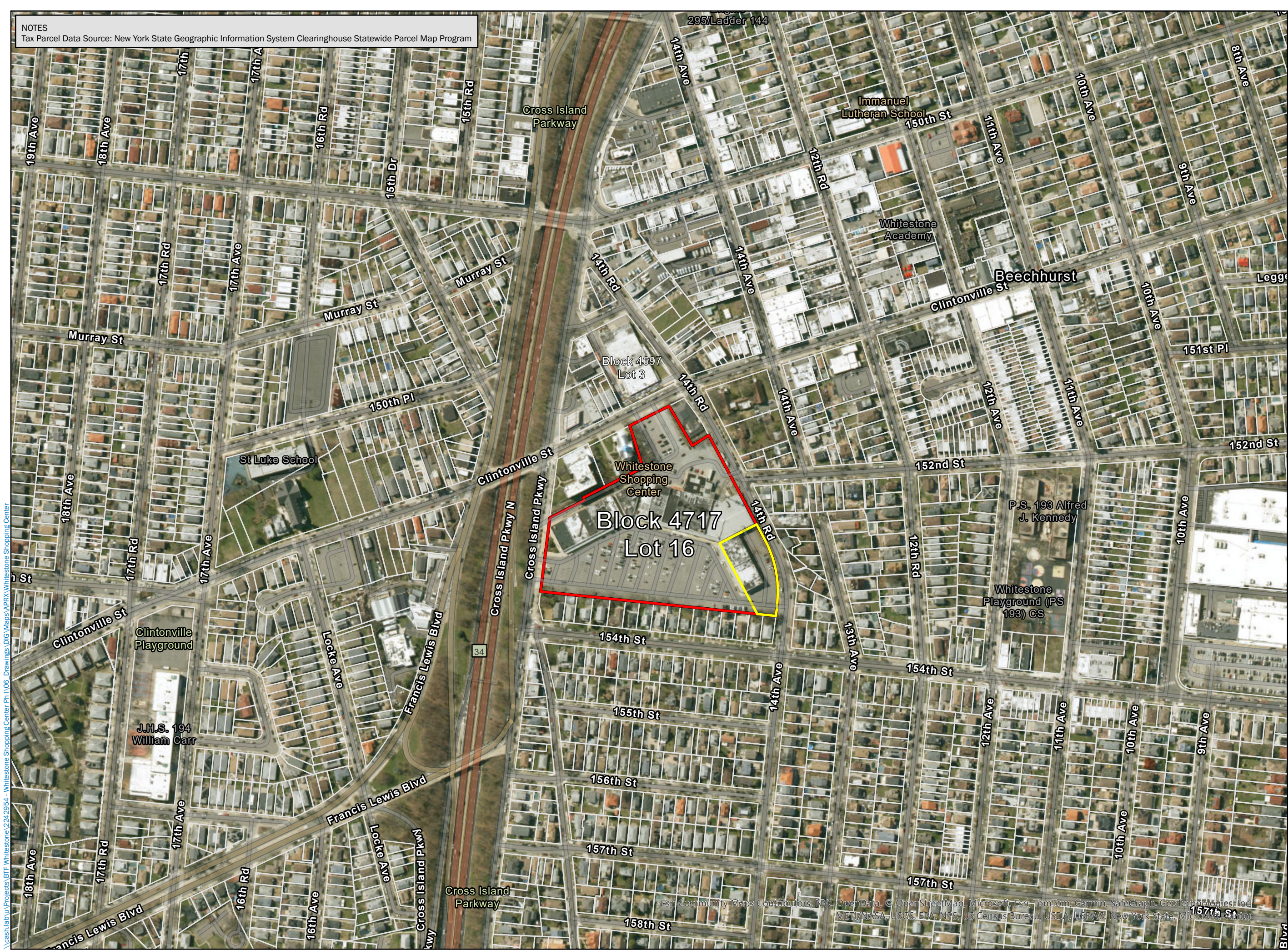
RUNNING THENCE easterly along the southeasterly side of 14<sup>th</sup> Road, 90.16 feet to a point of curvature;

RUNNING THENCE easterly continuing along a curve connecting the southeasterly side of 14<sup>th</sup> Road to the southerly side of 14<sup>th</sup> Avenue bearing to the right, having a radius of 400 feet, an arc length of 230.82 feet to a point of tangency;

RUNNING THENCE easterly along the southerly side of 14<sup>th</sup> Road, 30.47 feet to the point or place of BEGINNING.

The above described parcel having an area of 39,979 square feet or 0.9178 acre.





## Whitestone Shopping Center

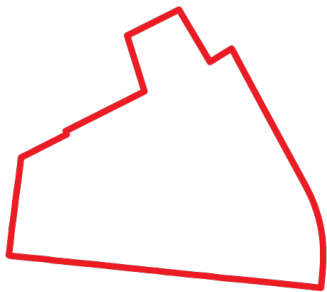
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 320  
1 Inch = 320 Feet

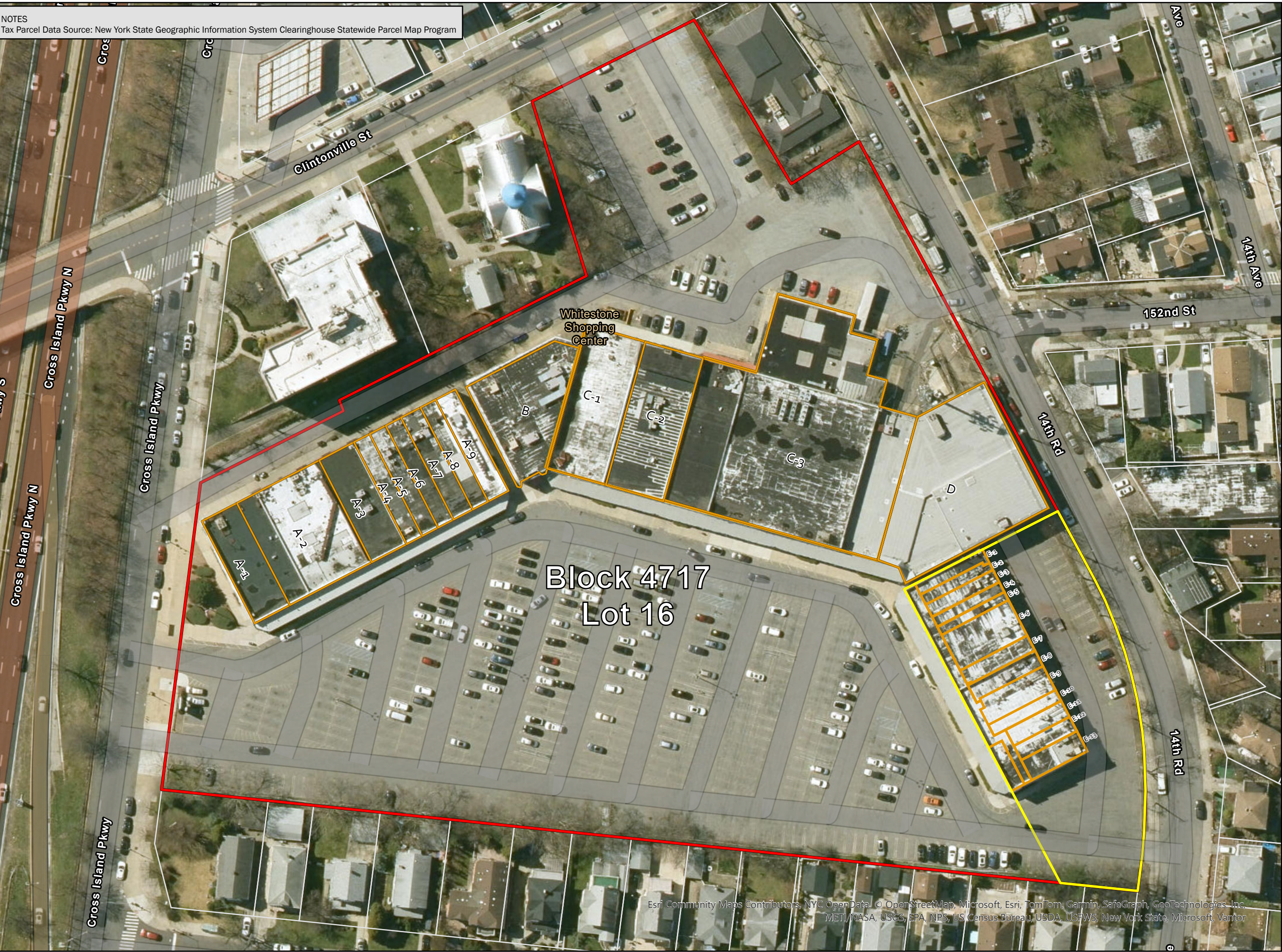
- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels



SITE MAP

FIGURE 1





**Whitestone Shopping Center**

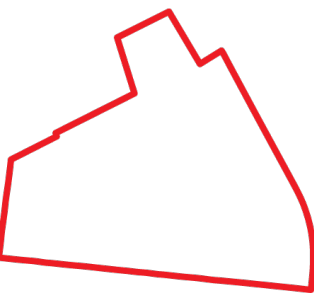
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

**Brownfield Cleanup Program  
Application**



0 70  
1 Inch = 70 Feet

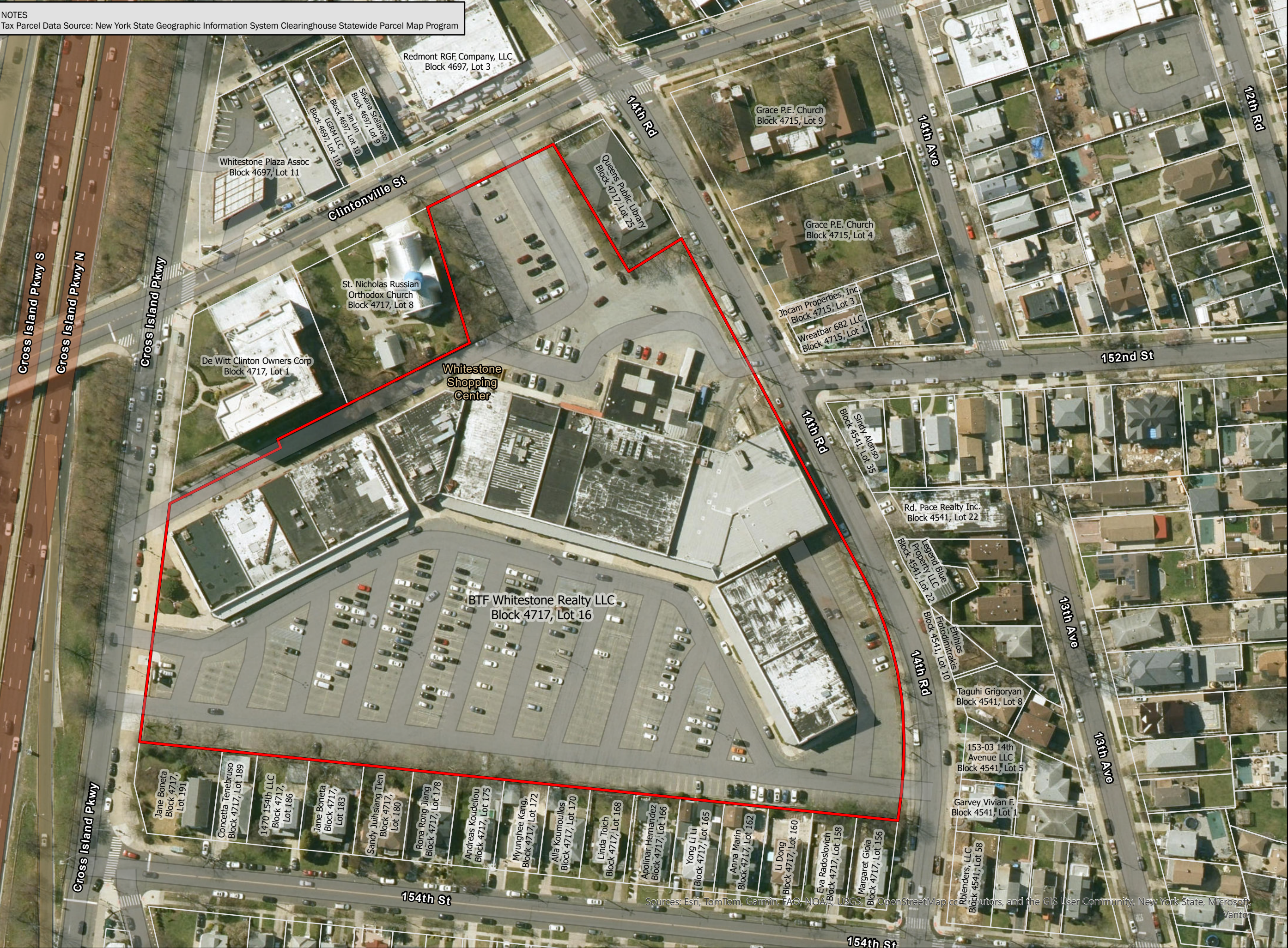
- BCP Site Boundary
- Whitestone Shopping Center Boundary
- Tax Parcels
- Tenant Spaces



**SITE BOUNDARY  
MAP**

**FIGURE 2**





## Whitestone Shopping Center

153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 100  
1 Inch = 100 Feet

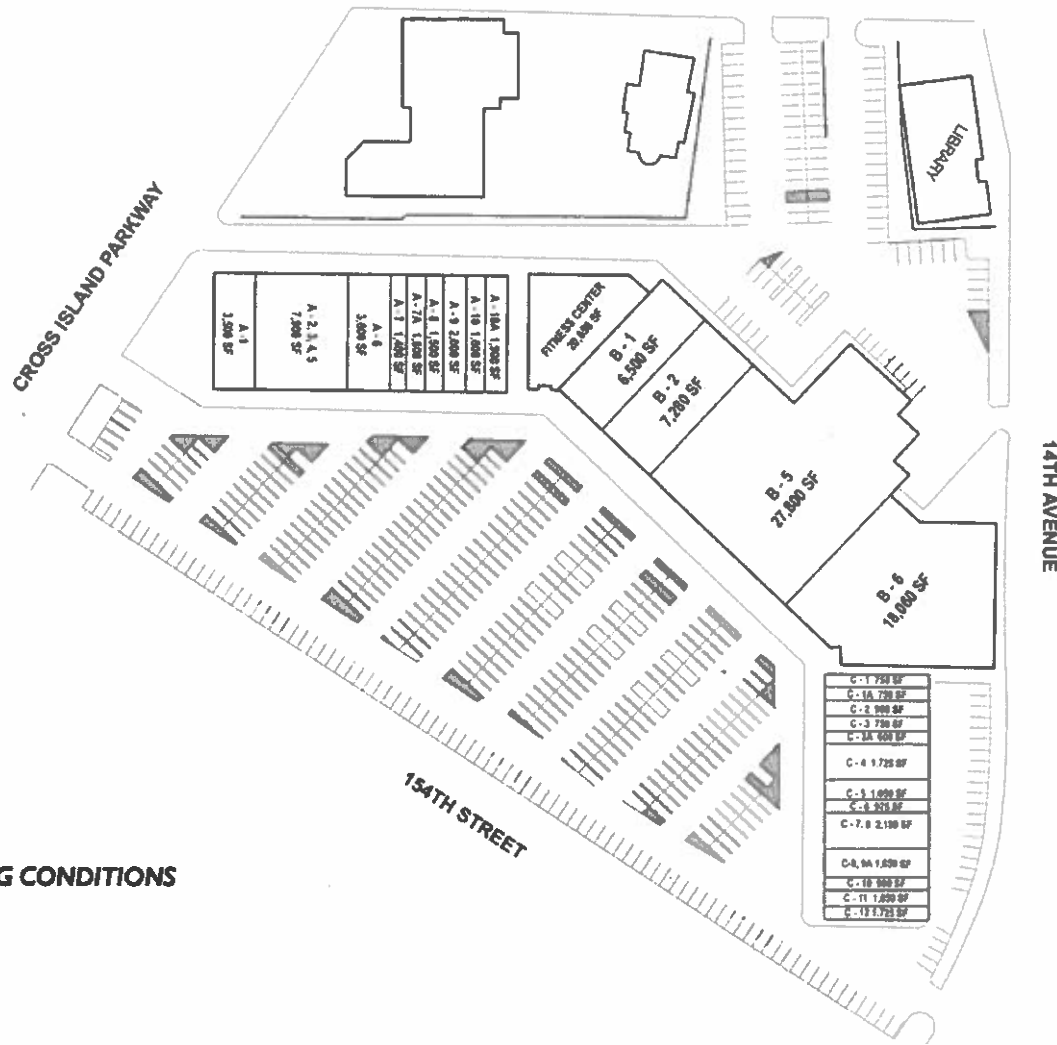
- Whitestone Shopping Center Boundary
- Tax Parcels

TAX MAP

### FIGURE 3



# EXISTING CONDITIONS



- A-1; 3,500 SF  
*JP Morgan Chase*
- A-2,3,4,5; 7,900 SF  
*Sterling National Bank*
- A-6; 3,600 SF  
*Better Step Shoes*
- A-7; 1,400 SF  
*Kings Chef Chinese Restaurant*
- A-7A; 1,600 SF  
*T-Mobile*
- A-8; 1,500 SF  
*GNC*
- A-9; 2,000 SF  
*Lollipop's Diner*
- A-10; 1,600 SF  
*Imperial Liquors*
- A-10A; 1,900 SF  
*Giorgio's Salon & Spa*
- 20,658 SF  
*New York Sports Clubs*
- B-1; 6,500 SF  
*Vacant*
- B-2; 7,280 SF  
*Dress Barn*
- B-5; 27,800 SF  
*Key Food*
- B-6; 18,060 SF  
*Rite Aid*
- C-1; 750 SF  
*Optometrics Eye Care*
- C-1A; 750 SF  
*Vacant*
- C-2; 900 SF  
*Salerno Bakery*
- C-3; 750 SF  
*Sammy's Barbershop*
- C-3A; 600 SF  
*Vacant*
- C-4; 1,725 SF  
*Halmark*
- C-5; 1,050 SF  
*Lee's Jewel Box*
- C-6; 975 SF  
*Cross Island Frame & Art*
- C-7,8; 2,100 SF  
*Pizza Chef*
- C-9,9A; 1,650 SF  
*Vacant*
- C-10; 900 SF  
*Vacant*
- C-11; 1,050 SF  
*Dry Cleaners*
- C-12; 1,725 SF  
*Angel Tips*



# ATTACHMENT B

## Tenant Vacancy History Summary



120 North Village Avenue,  
Rockville Centre, New York 11570  
516-496-8888 TEL

07/15/2026

**RE: Vacancy History**

Whitestone Shopping Center  
153-17 Cross Island Parkway  
Queens, NY

Our firm has been the exclusive leasing agent/broker representing the ownership of the above captioned shopping center. Schuckman Realty is a leading New York City and regional retail broker, our profile is attached.

We have been engaged for the past 8 years to market and lease the vacant spaces at the Whitestone Shopping Center. Due to the deteriorating physical conditions of the property and certain existing retailers leasing space in the center has been extremely difficult. Significant capital investment and environmental clean-up must occur in order to fill these vacancies. The following chart is the vacancy history during our tenure.

| Space # | Tenant                    | Tenancy              | Size (Square Feet) | Vacancy          | Term            |
|---------|---------------------------|----------------------|--------------------|------------------|-----------------|
| A1      | Chase                     | Occupied             | 3,500              |                  | Long-term lease |
| A2      | Webster                   | Occupied, downsizing | 8,243              |                  | Long-term lease |
| A3      | Fmr. Better Sleep         | Vacant               | 3,406              | 9 Years Vacant   |                 |
| A4      | Fmr. Chinese Restaurant   | Vacant               | 1,399              | 13 Months Vacant |                 |
| A7      | T-Mobile                  | Moving out           | 1,630              | Vacant soon      |                 |
| A8      | Fmr. GNC                  | Vacant               | 1,525              | 6 Years vacant   |                 |
| A9      | Fmr. Lolipops Diner       | Vacant               | 2,019              | 9 Months Vacant  |                 |
| A10     | Liquor Store              | Occupied             | 1,623              |                  | Long-term lease |
| A11     | Fmr. Georgio's Hair Salon | Vacant               | 1,634              | 6 Months Vacant  |                 |



| Space #      | Tenant                     | Tenancy       | Size (Square Feet) | Vacancy                      | Term            |
|--------------|----------------------------|---------------|--------------------|------------------------------|-----------------|
| B            | Closing NYSC               | Vacant soon   | 20,938             | Closing 12-26-26, Bankruptcy |                 |
| C1           | Fmr. Rainbow               | Vacant        | 6,500              | 7 Years Vacant               |                 |
| C2           | Fmr. Walgreens             | Vacant        | 6,750              | 2.5 Years Vacant             |                 |
| C7           | Key Food                   | Occupied      | 27,457             |                              | Long-term lease |
| D            | FMR Rite Aid               | Vacant        | 18,883             | 7 Years Vacant               |                 |
| E1           | Optometrist                | Occupied      | 750                |                              | Existing        |
| E2           | None                       | Vacant        | 750                | 8 + years                    |                 |
| E3           | Salerno's Pastry Café      | Vacant        | 900                | 5+ years                     |                 |
| E4           | Sammy's Barber             | Occupied      | 750                |                              | Renewal         |
| E5/<br>E6    | FMR Hallmark               | Vacant        | 2,304              | 8+ years                     |                 |
| E7           | FMR Jewelry store          | Vacant        | 1,062              | 3 months                     |                 |
| E8           | FMR Frame Store            | Vacant        | 972                | 4+ years                     |                 |
| E9           | Pizza Chef                 | Moving out    | 2,085              | Month to month               |                 |
| E10          | FMR Radio Shack            | Vacant        | 1,670              | 9+ years                     |                 |
| E11          | Former Frozen Yogurt       | Vacant        | 901                | 8 + years                    |                 |
| E12          | FMR Stephen's Dry Cleaners | Vacant        | 1,061              | 2 years                      |                 |
| E13          | Angel Tips                 | Occupied      | 1,811              |                              | Renewal         |
| <b>Total</b> |                            | <b>73,199</b> | <b>120,390</b>     | Vacancy %                    | <b>60.80%</b>   |

The Whitestone Shopping Center has 120,390 square feet of leaseable space. 73,199 square feet of the space is vacant with an average vacancy of 5 years. Accordingly, 60.8% of the center is vacant.

In our opinion, only significant capital investment including the environmental clean-up by new ownership can stop the complete deterioration of this center and remove a community blight.

Respectfully,

Kenneth Schuckman

President/Owner, Schuckman Realty



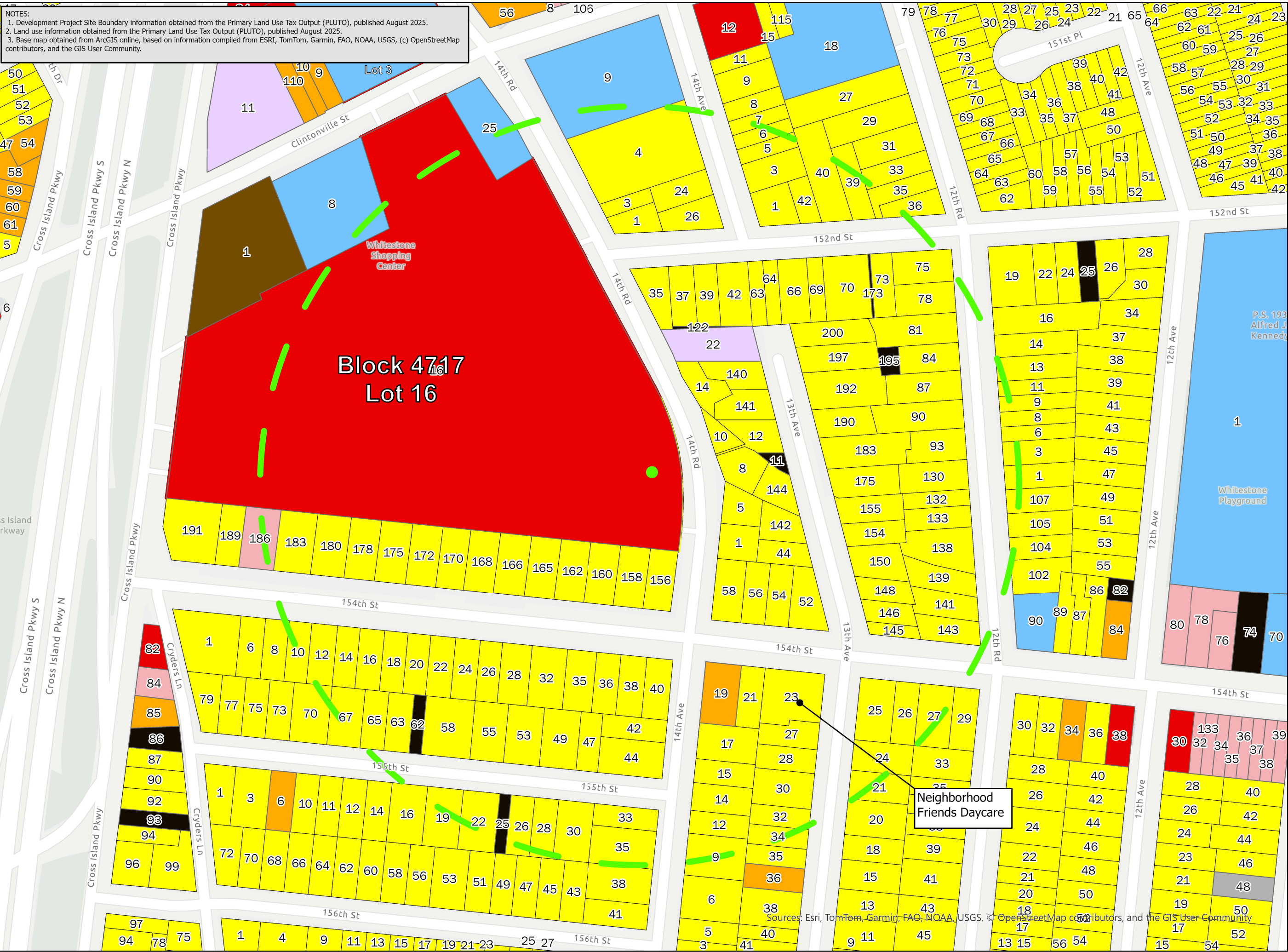


# ATTACHMENT C

## Environmental Assessment Figures



NOTES:  
1. Development Project Site Boundary information obtained from the Primary Land Use Tax Output (PLUTO), published August 2025.  
2. Land use information obtained from the Primary Land Use Tax Output (PLUTO), published August 2025.  
3. Base map obtained from ArcGIS online, based on information compiled from ESRI, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.



## Whitestone Shopping Center

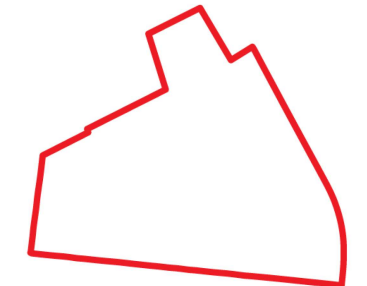
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 145  
1 Inch = 145 Feet

- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - 500 Foot Radius
  - One & Two Family Buildings
  - Multi-Family Walk-Up Buildings
  - Multi-Family Elevator Buildings
  - Mixed Residential & Commercial Buildings
  - Commercial & Office Buildings
  - Industrial & Manufacturing
  - Transportation & Utility
  - Public Facilities & Institutions
  - Open Space & Outdoor Recreation
  - Parking Facilities
  - Vacant Land
  - Other



LAND USE AND  
SENSITIVE RECEPTORS

FIGURE 3

LaBella Project Number: 2242954  
Date: 7/1/2026





## Whitestone Shopping Center

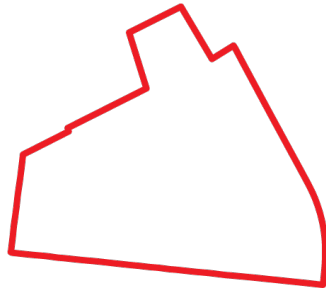
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 70  
1 Inch = 70 Feet

- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - Tenant Spaces
  - Monitoring Wells
  - Soil Sampling Locations



MONITORING WELL  
AND UST SOIL  
BORING LOCATIONS

FIGURE 4

LaBella Project Number: 2242954  
Date: 8/31/2026



| BUILDING AND BUSINESS NAME    |
|-------------------------------|
| E-1: Optometrics Eye Care     |
| E-2: Vacant                   |
| E-3: Salerno Bakery           |
| E-4: Sammy's Barber Shop      |
| E-5: Vacant                   |
| E-6: Hallmark                 |
| E-7: Lee's Jewel Box          |
| E-8: Cross Island Frame & Art |
| E-9: Pizza Chef               |
| E-10: Vacant                  |
| E-11: Vacant                  |
| E-12: Dry Cleaners            |
| E-13: Angel Tips              |

Block 4717  
Lot 16



Whitestone Shopping  
Center

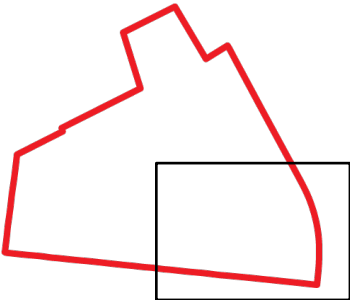
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 35  
1 inch = 35 Feet

- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - Tenant Spaces
  - Soil Sampling Locations
  - Sub Slab and Soil Vapor Sample Locations
  - Sub Slab and Soil Vapor Screening Locations



SOIL AND SOIL VAPOR  
SAMPLING LOCATIONS

FIGURE 5



|                   |          |
|-------------------|----------|
|                   | NY-CUSCO |
| VOC               | (mg/kg)  |
| Tetrachloroethene | 81       |

Block 4717  
Lot 16

|                   |         |
|-------------------|---------|
| SB-03 (0'-2')     |         |
| 10/1/2024         |         |
| VOC               | (mg/kg) |
| Tetrachloroethene | 110     |

|                   |         |
|-------------------|---------|
| SB-18 (3)         |         |
| 11/22/2024        |         |
| VOC               | (mg/kg) |
| Tetrachloroethene | 110     |

|                   |         |
|-------------------|---------|
| SB-13 (4)         |         |
| 11/21/2024        |         |
| VOC               | (mg/kg) |
| Tetrachloroethene | 100     |

| BUILDING AND BUSINESS NAME    |
|-------------------------------|
| E-1: Optometrics Eye Care     |
| E-2: Vacant                   |
| E-3: Salerno Bakery           |
| E-4: Sammy's Barber Shop      |
| E-5: Vacant                   |
| E-6: Hallmark                 |
| E-7: Lee's Jewel Box          |
| E-8: Cross Island Frame & Art |
| E-9: Pizza Chef               |
| E-10: Vacant                  |
| E-11: Vacant                  |
| E-12: Dry Cleaners            |
| E-13: Angel Tips              |

Whitestone Shopping Center

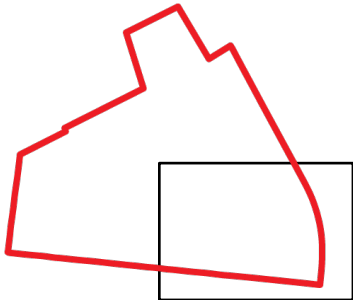
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 35  
1 Inch = 35 Feet

- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - Tenant Spaces
  - Soil Sampling Locations



SOIL SAMPLING  
RESULTS

FIGURE 6

LaBella Project Number: 2242954  
Date: 8/31/2026



|                   | NY-SSC-A | NY-SSC-B |
|-------------------|----------|----------|
| VOC               | (ug/m3)  | (ug/m3)  |
| Tetrachloroethene | -        | 100      |
| Trichloroethene   | 6        | -        |

| SS-03             |         |
|-------------------|---------|
| 8/28/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 7.76    |
| Ethylbenzene      | ND      |
| Toluene           | 5.39    |
| Tetrachloroethene | 17.6    |
| Trichloroethene   | 1.88    |

| SS-02             |         |
|-------------------|---------|
| 8/28/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 3.67    |
| Ethylbenzene      | 1.33    |
| Toluene           | 7.16    |
| Tetrachloroethene | 27300   |
| Trichloroethene   | 81.7    |

| SS-01             |         |
|-------------------|---------|
| 8/28/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 14.8    |
| Ethylbenzene      | 2.22    |
| Toluene           | 19.7    |
| Tetrachloroethene | 52600   |
| Trichloroethene   | 411     |

| SV-04             |         |
|-------------------|---------|
| 10/1/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 153     |
| Ethylbenzene      | 1060    |
| Toluene           | 146     |
| Tetrachloroethene | ND      |
| Trichloroethene   | ND      |

| SV-08             |         |
|-------------------|---------|
| 10/1/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 187     |
| Ethylbenzene      | 51.3    |
| Toluene           | 181     |
| Tetrachloroethene | ND      |
| Trichloroethene   | ND      |

| SV-06             |         |
|-------------------|---------|
| 10/1/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 170     |
| Ethylbenzene      | 50.8    |
| Toluene           | 182     |
| Tetrachloroethene | 8       |
| Trichloroethene   | ND      |

| SV-05             |         |
|-------------------|---------|
| 10/2/2024         |         |
| VOC               | (ug/m3) |
| Benzene           | 93.9    |
| Ethylbenzene      | 539     |
| Toluene           | 86.7    |
| Tetrachloroethene | 354     |
| Trichloroethene   | 142     |

Whitestone Shopping Center

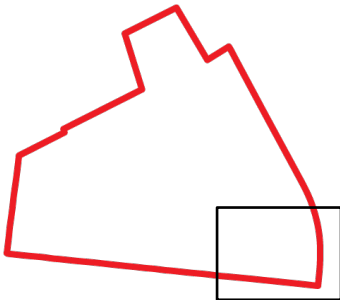
153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

Brownfield Cleanup Program  
Application



0 35  
1 Inch = 35 Feet

- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - Tenant Spaces
  - Sub Slab and Soil Vapor Sample Locations
  - Sub Slab and Soil Vapor Screening Locations



SUB-SLAB AND  
SOIL VAPOR  
SAMPLING RESULTS

FIGURE 7

LaBella Project Number: 2242954  
Date: 8/31/2026

Notes:  
1. ND = Non-Detectable Analyte Concentrations  
2. Sub-Slab and Soil Vapor Screening Locations were not analyzed based upon screening results.



|                     |         |
|---------------------|---------|
|                     | NY-AWQS |
| VOC                 | (ug/l)  |
| Chloroform          | 7       |
| Tetrachloroethylene | 5       |
| Trichloroethene     | 5       |

Note: ND = non-detectable analyte concentrations



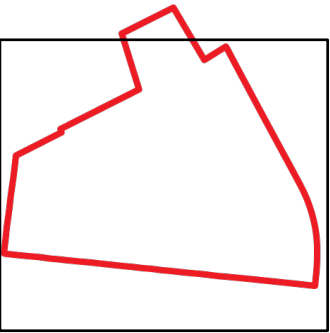
0 75  
1 Inch = 75 Feet

# Whitestone Shopping Center

153-17 Cross Island Parkway,  
Flushing, Whitestone, Queens  
County, NY

## Phase II Environmental Site Assessment

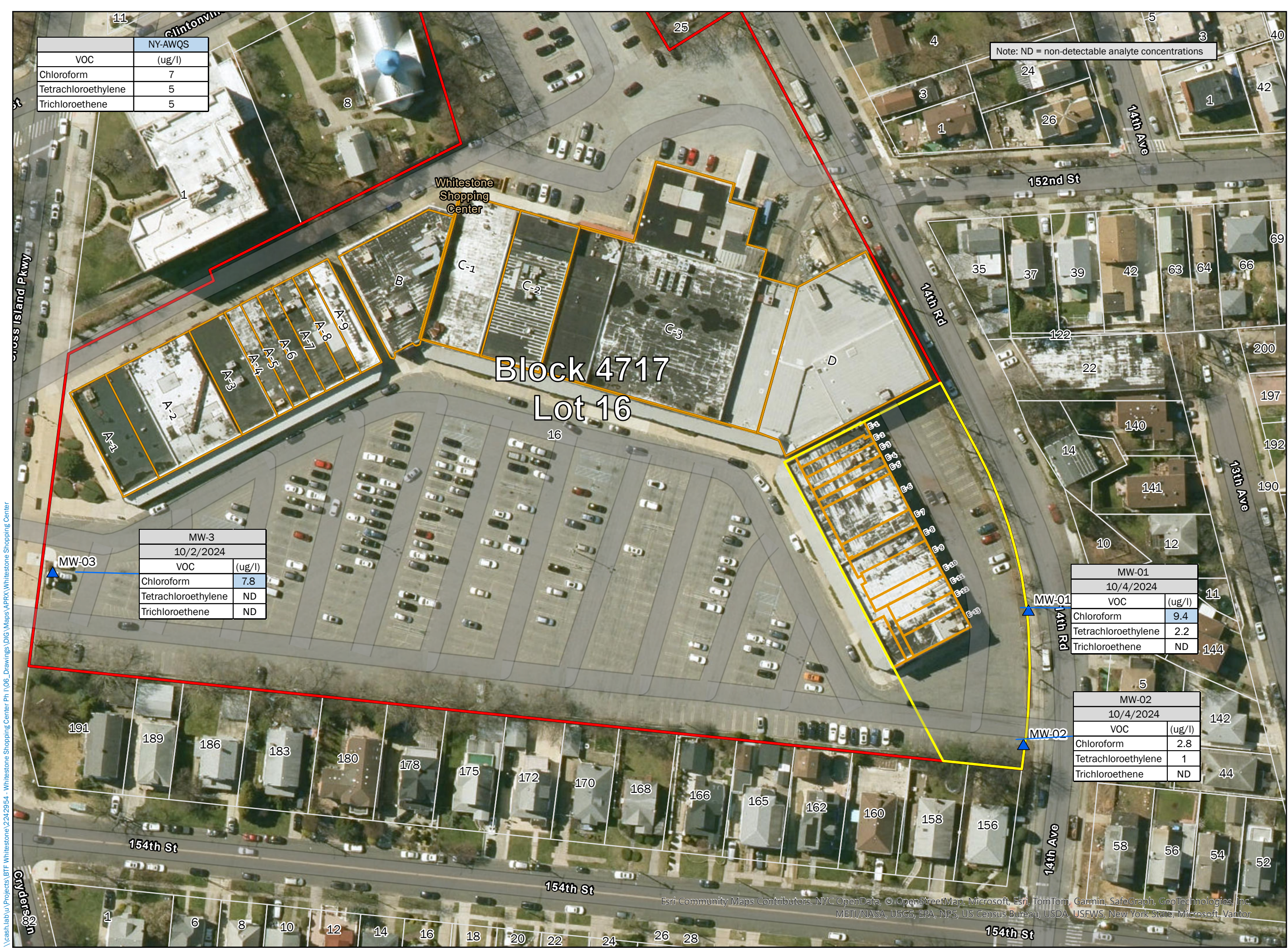
- Legend
- Whitestone Shopping Center Boundary
  - BCP Site Boundary
  - Tax Parcels
  - Tenant Spaces
  - Monitoring Wells



## GROUNDWATER SAMPLING RESULTS

### FIGURE 8

LaBella Project Number: 2242954  
Date: May 2026







# ATTACHMENT D

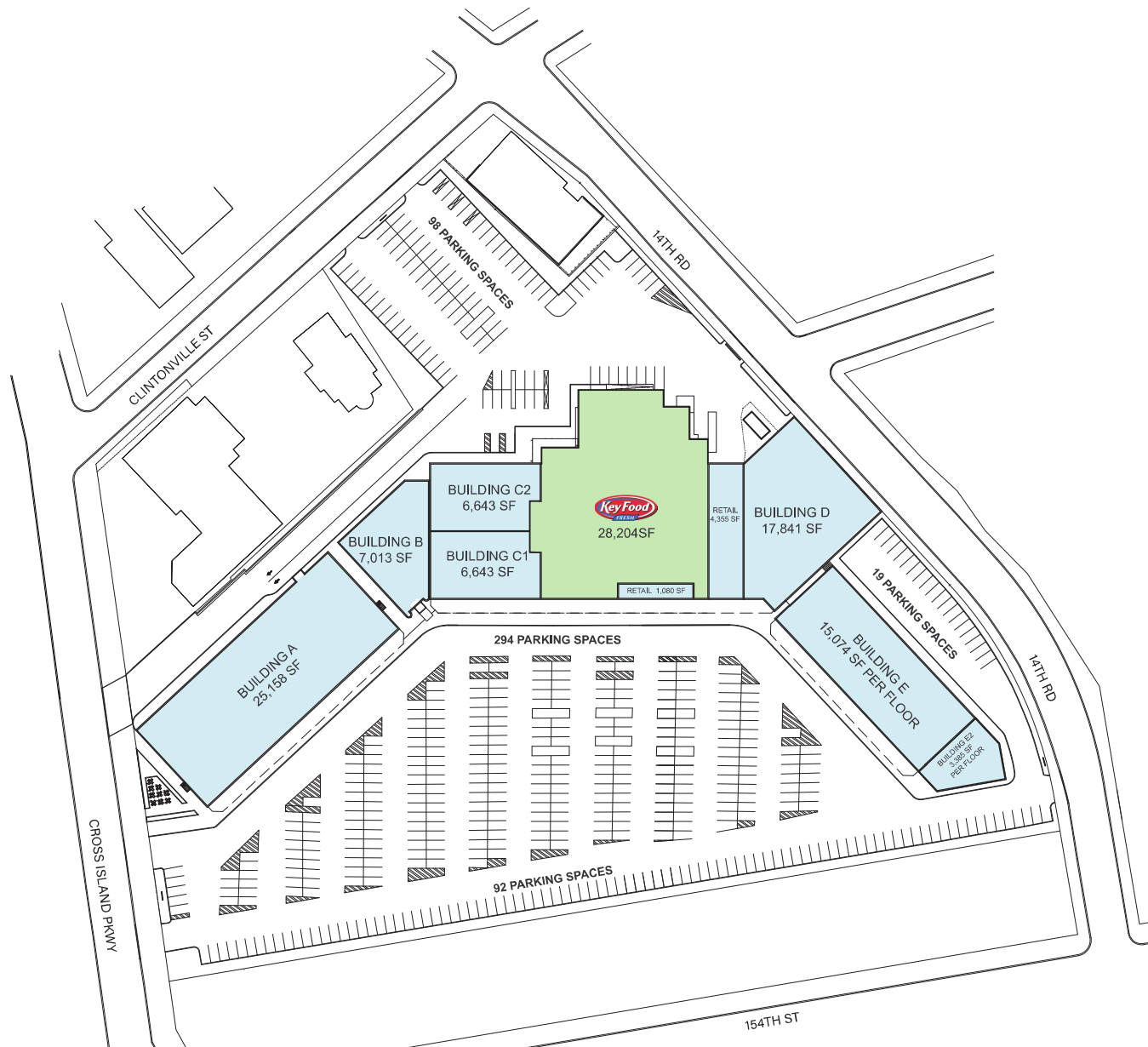
## Redevelopment Plans

# WHITESTONE

THE NEW WHITESTONE SHOPPING CENTER

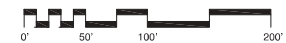






TOTAL PARKING SPACES: 503

KEY FOOD  
RETAIL



WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

LEASING PLAN

SCALE: N.T.S.

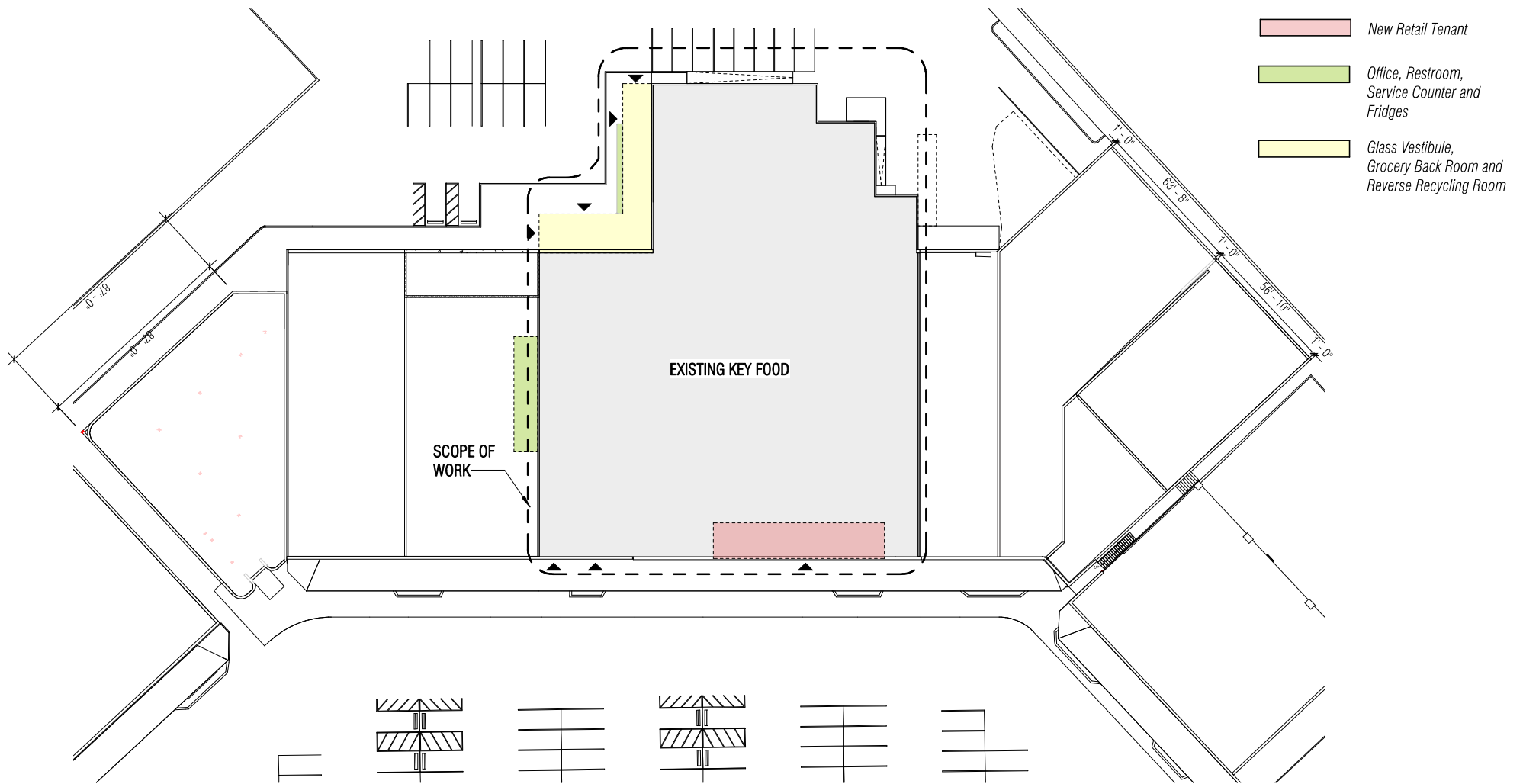
08/27/2024

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w www.zyscovich.com



WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

KEY PLAN

08/27/2024

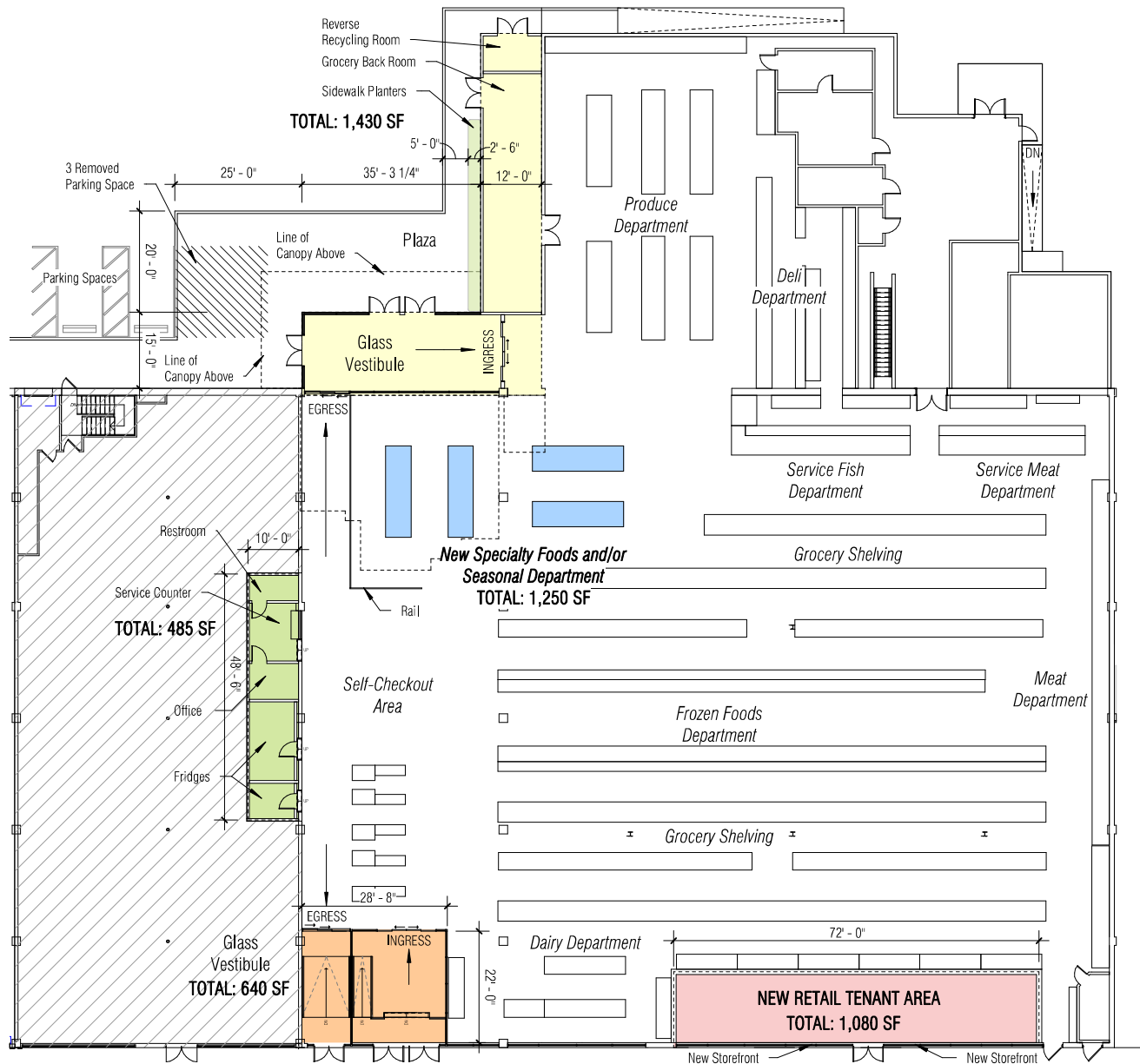
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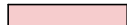
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|                                                                                     |                                                               |                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------|
| <b>NEW RETAIL TENANT AREA</b>                                                       |                                                               |                                     |
|  | Dairy Department                                              | 1,080 SF                            |
|                                                                                     |                                                               | EXISTING 11 SHELVES ARE RE-ARRANGED |
| <b>REFURBISHED FLOOR AREA</b>                                                       |                                                               |                                     |
|  | New Seasonal Foods and/or Seasonal Department                 | 1,250 SF                            |
|  | Expanded Glass Vestibule                                      | 640 SF                              |
| <b>TOTAL REFURBISHED FLOOR AREA</b>                                                 |                                                               | <b>1,890 SF</b>                     |
| <b>ADDITIONAL FLOOR AREA</b>                                                        |                                                               |                                     |
|  | Office, Restroom, Service Counter and Fridges                 | 485 SF                              |
|  | Glass Vestibule, Grocery Back Room and Reverse Recycling Room | 1,430 SF                            |
| <b>TOTAL ADDITIONAL FLOOR AREA</b>                                                  |                                                               | <b>1,915 SF</b>                     |

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

KEY FOOD LEASING PLAN

08/27/2024

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PROPOSED ELEVATION



EXISTING ELEVATION

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

EAST ELEVATION\_ EAST ENTRY

08/27/2024

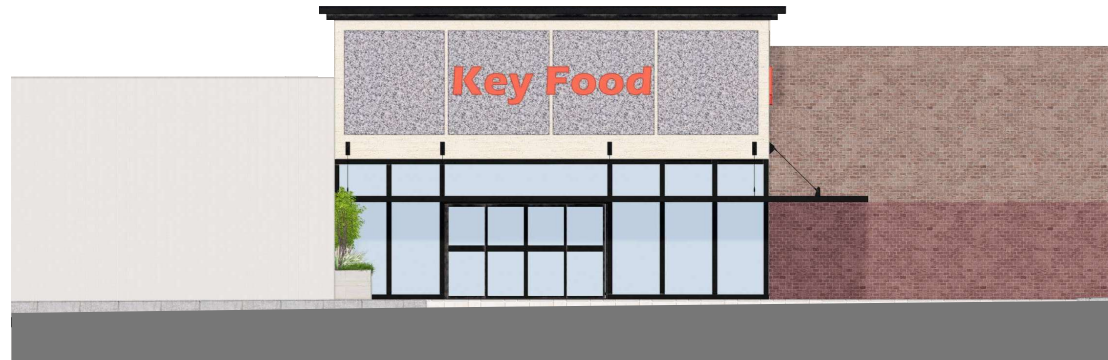
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PROPOSED ELEVATION



EXISTING ELEVATION

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

WEST ELEVATION\_ WEST ENTRY

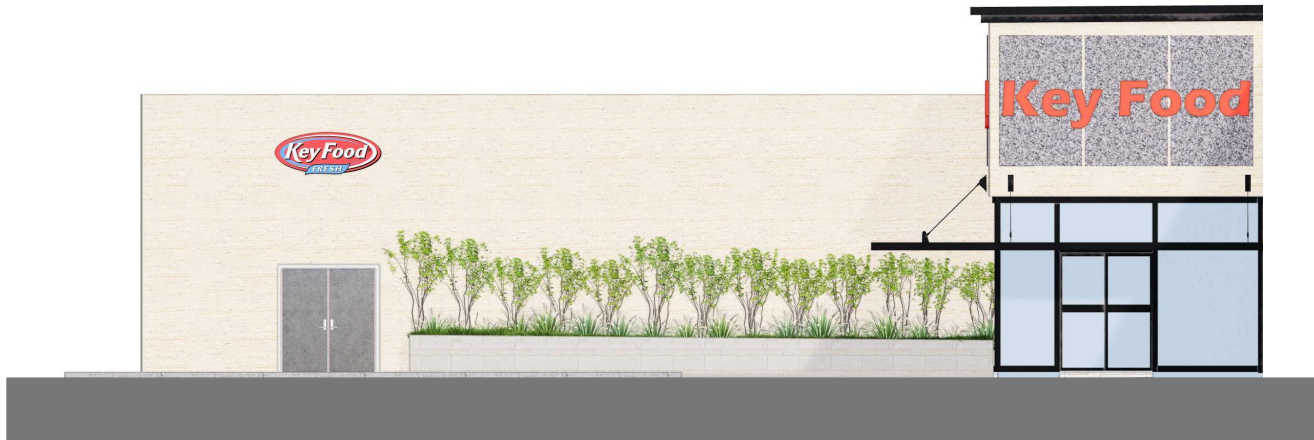
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PROPOSED ELEVATION



EXISTING ELEVATION

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

NORTH ELEVATION\_ WEST ENTRY

08/27/2024

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BUILDING C - PROPOSED WEST ELEVATION

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

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08/27/2024



BUILDING E - PROPOSED NORTH ELEVATION

WHITESTONE KEY FOOD 15317 CROSS ISLAND PKWY

08/27/2024

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# ATTACHMENT E

**Fish and Wildlife Assessment**

| <b>Appendix 3C</b><br><b>Fish and Wildlife Resources Impact Analysis Decision Key</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | If YES<br>Go to: | If NO<br>Go to: |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------|
| 1.                                                                                    | Is the site or area of concern a discharge or spill event?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 13               | 2               |
| 2.                                                                                    | Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.                                                                                                                                                                                                                                                                                                                                                                                                          | 13               | 3               |
| 3.                                                                                    | Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4                | 9               |
| 4.                                                                                    | Does the site contain habitat of an endangered, threatened or special concern species?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Section 3.10.1   | 5               |
| 5.                                                                                    | Has the contamination gone off-site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6                | 14              |
| 6.                                                                                    | Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7                | 14              |
| 7.                                                                                    | Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Section 3.10.1   | 8               |
| 8.                                                                                    | Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Section 3.10.1   | 14              |
| 9.                                                                                    | Does the site or any adjacent or downgradient property contain any of the following resources?<br>i. Any endangered, threatened or special concern species or rare plants or their habitat<br>ii. Any DEC designated significant habitats or rare NYS Ecological Communities<br>iii. Tidal or freshwater wetlands<br>iv. Stream, creek or river<br>v. Pond, lake, lagoon<br>vi. Drainage ditch or channel<br>vii. Other surface water feature<br>viii. Other marine or freshwater habitat<br>ix. Forest<br>x. Grassland or grassy field<br>xi. Parkland or woodland<br>xii. Shrubby area<br>xiii. Urban wildlife habitat<br>xiv. Other terrestrial habitat | 11               | 10              |
| 10.                                                                                   | Is the lack of resources due to the contamination?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3.10.1           | 14              |
| 11.                                                                                   | Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 14               | 12              |
| 12.                                                                                   | Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Section 3.10.1   | 12              |
| 13.                                                                                   | Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)                                                                                                                                                                                                                                                                                                       | Section 3.10.1   | 14              |
| 14.                                                                                   | No Fish and Wildlife Resources Impact Analysis needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                 |





# ATTACHMENT F

Deed

## DEED

THIS INDENTURE, made as of the 24 day of July, 2026 between REDMONT MARX LLC, a Delaware limited liability company, having an address 101 West 55th Street, New York, NY 10019, as to an undivided 25.5599% tenancy-in-common interest, RSMILK REALTY LLC, a New York limited liability company, having an address c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016, as to an undivided 6.9012% tenancy-in-common interest, SELESS REALTY LLC, a New York limited liability company, having an address c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016, as to an undivided 6.9013% tenancy-in-common interest, and REDMONT REALTY LEGACY, LLC, a New York limited liability company, having an address c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016, as to an undivided 60.6376% tenancy-in-common interest as tenants-in common ("Grantor") and BTF WHITESTONE REALTY LLC, a New York limited liability company, having an office at c/o Schuckman Realty, Inc., 120 North Village Avenue, Rockville Centre, New York 11570 ("Grantee").

### W I T N E S S E T H:

That Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, all that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, State of New York, and known as **153-15 Cross Island Parkway, Queens, New York** (the "Premises"), as more particularly described on Exhibit A annexed hereto and made a part hereof.

Being the same premises described in the deed to Grantor dated as of 12/31/2025 and recorded 1/5/2026 as CRFN 2026000003009.

TOGETHER WITH all right, title and interest, if any, of Grantor 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 Grantor in and to said premises; and

SUBJECT TO such liens, agreements, covenants, easements, restrictions, consents and other matters as pertain to the Premises.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

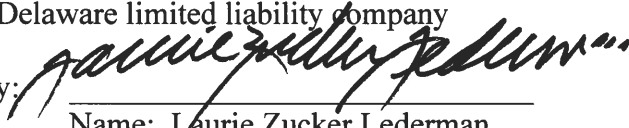
AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.



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

GRANTOR:

**REDMONT MARX LLC,**  
a Delaware limited liability company

By:   
Name: Laurie Zucker Lederman  
Title: Manager

**RSMILK REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

**SELESS REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

**REDMONT REALTY LEGACY, LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

[NOTARY PAGES IMMEDIATELY FOLLOW]

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

**GRANTOR:**

**REDMONT MARX LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Laurie Zucker Lederman  
Title: Manager

**RSMILK REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_

Name: Robin Milkman  
Title: Sole Member

**SELESS REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_

Name:  
Title:

**REDMONT REALTY LEGACY, LLC,**  
a New York limited liability company

By: \_\_\_\_\_

Name:  
Title:

**[NOTARY PAGES IMMEDIATELY FOLLOW]**

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

GRANTOR:

**REDMONT MARX LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Laurie Zucker Lederman  
Title: Manager

**RSMILK REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

**SELESS REALTY LLC,**  
a New York limited liability company

By: Stephanie Lessing  
Name: Stephanie Lessing  
Title: Sole member

**REDMONT REALTY LEGACY, LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

[NOTARY PAGES IMMEDIATELY FOLLOW]



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

GRANTOR:

**REDMONT MARX LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Laurie Zucker Lederman  
Title: Manager

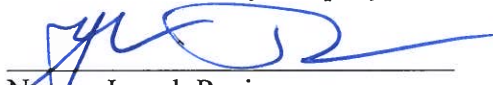
**RSMILK REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

**SELESS REALTY LLC,**  
a New York limited liability company

By: \_\_\_\_\_  
Name:  
Title:

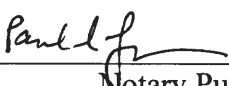
**REDMONT REALTY LEGACY, LLC,**  
a New York limited liability company

By:  \_\_\_\_\_  
Name: Joseph Punia  
Title: Manager

[NOTARY PAGES IMMEDIATELY FOLLOW]

STATE OF NEW YORK        )  
                                          )  
COUNTY OF NEW YORK    )        ss.:

On the 20<sup>th</sup> day of JULY, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Laurie Zucker Lederman**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

Paul R. Regan  
Notary Public State of New York  
No. 02RE6239687  
Qualified in Kings County  
Commission Exp. April 25, 2027

STATE OF NEW YORK        )  
                                          )  
COUNTY OF NEW YORK    )        ss.:

On the \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK        )  
                                          )  
COUNTY OF NEW YORK    )        ss.:

On the \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

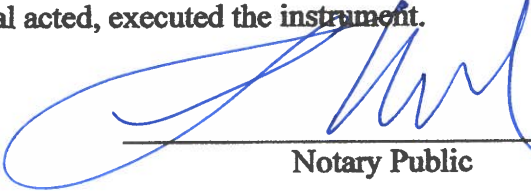
STATE OF NEW YORK       )  
                                      )  
COUNTY OF NEW YORK    )           ss.:

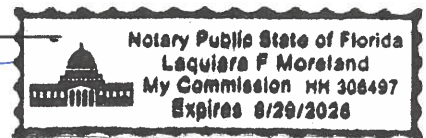
On the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Laurie Zucker Lederman**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK       )  
                                      )  
COUNTY OF NEW YORK    )           ss.:

On the 17 day of July, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Robin Milkman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public



STATE OF NEW YORK       )  
                                      )  
COUNTY OF NEW YORK    )           ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public



STATE OF NEW YORK       )  
                                      )  
COUNTY OF NEW YORK    )       ss.:

On the 17 day of July, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Stephanie Lessing**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

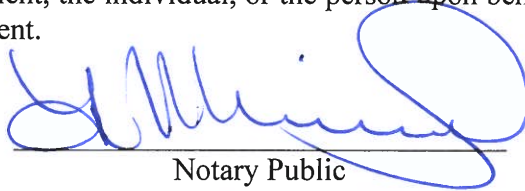
Cheryl Hendriks  
Notary Public

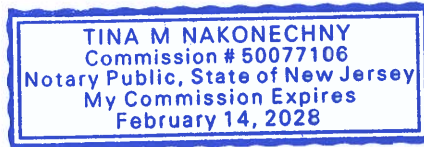


STATE OF NEW JERSEY     )  
                                          )  
COUNTY OF SOMERSET     )

ss.:

On the 16 day of July, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joseph Punia**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

### Legal Description

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

BEGINNING at a point on the northeasterly side of Clintonville Street, distant 63.99 feet southeasterly from the corner formed by the intersection of the northeasterly side of Clintonville Street with the southeasterly side of 14th Road, as said Clintonville Street and 14th Road are legally vested in the City of New York;

RUNNING THENCE northeasterly along a line which on its southerly side forms an interior angle of 94 degrees 03 minutes 45 seconds with the northeasterly side of Clintonville Street, 68.56 feet;

THENCE still northeasterly along a line which on its southerly side forms an interior angle of 181 degrees 31 minutes 50 seconds with the last described course, 94.91 feet;

THENCE northwesterly along a line which on its easterly side forms an interior angle of 266 degrees 59 minutes 19 seconds with the last described course, 68.02 feet to a point in the southeasterly side of 14th Road;

THENCE northeasterly along the southeasterly side of 14th Road, 464.69 feet;

THENCE still northeasterly along said southeasterly side of 14th Road along the arc of a circle bearing to the right and having a radius of 400 feet, a distance of 230.82 feet to a point, said last described course forming the junction of the southeasterly side of 14th Road with the southerly side of 14th Avenue, as legally vested in the City of New York;

THENCE continuing easterly along said southerly side of 14th Avenue, 30.47 feet to a point in the southerly side of 14th Avenue, distant 100 feet westerly from the corner formed by the intersection of the southerly side of 14<sup>th</sup> Avenue with the westerly side of 154th Street;

THENCE southerly parallel with the westerly side of 154th Street, 861.48 feet to a point in the northerly side of Cross Island Parkway, as legally vested in the City of New York;

THENCE westerly along the northerly side of Cross Island Parkway, 295.27 feet;

THENCE northwesterly along a line which on its easterly side forms an interior angle of 123 degrees 53 minutes 10 seconds with the northerly side of Cross Island Parkway, 135.55 feet;

THENCE southwesterly along a line which on its northerly side forms an interior angle of 262 degrees 19 minutes 01 second with the last described course, 2 feet;

THENCE northwesterly along a line which on its easterly side forms an interior angle of 98 degrees 38 minutes 04 seconds with the last described course, 132.01 feet;

THENCE still northwesterly along a line which on its easterly side forms an interior angle of 179 degrees 19 minutes 45 seconds with the last described course, 104.55 feet;



THENCE southwesterly along a line which on its northerly side forms an interior angle of 260 degrees 30 minutes 48 seconds with the last described course, 159.65 feet to a point in the northeasterly side of Clintonville Street, which said point is distant 155.70 feet southeasterly from the point of beginning when measured along the northeasterly side of Clintonville Street;

THENCE northwesterly along the northeasterly side of Clintonville Street, 155.70 feet to the point or place of BEGINNING.

Bargain and Sale Deed  
Without Covenants Against Grantor's Acts

**REDMONT MARX LLC, RSMILK REALTY LLC,  
SELESS REALTY LLC, and REDMONT REALTY LEGACY, LLC**  
To

**BTF WHITESTONE REALTY LLC**

SECTION:  
BLOCK: 4717  
LOT: 16  
COUNTY: Queens

RECORD AND RETURN TO:

ATTENTION: MELTZER, LIPPE, GOLDSTEIN & BREITSTONE, LLP  
190 WILLIS AVE  
MINEOLA, NEW YORK 11501  
ATTN: GARY MELTZER, ESQ.



# ATTACHMENT G

Previous Owners and Operators



| Year                                            | Contact Information<br>BCP Site - Tenant Spaces E-1 through E-13<br>Portion of Block 4717 - Lot 16                                                          | Status                               | Relation to Requestor |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|
|                                                 | Owners                                                                                                                                                      |                                      |                       |
| Unknown - 10/23/1975                            | Gero Associates, Inc.<br>Address: c/o Dreyer and Traub, 90 Park Avenue, New York, NY 10016      Phone: N/A                                                  | Unknown                              | None                  |
| 10/23/1975 - 9/15/1998                          | Redmont Realty Company, limited partnership<br>Address: 16 Court Street, Brooklyn, NY      Phone: N/A                                                       | Unknown                              | None                  |
| 9/15/1998 - 12/31/2025                          | Redmont Realty Company, LLC<br>Address: P.O. Box 6817, Bridgewater, NJ 08807      Phone: N/A                                                                | Unknown                              | None                  |
| 12/31/2025 - 7/24/2026                          | REDMONT MARX LLC (25.5599% tenant in common)<br>Address: 101 West 55th Street, New York, NY 10019Phone: N/A                                                 | Unknown                              | None                  |
| 12/31/2025 - 7/24/2026                          | RSMILK REALTY LLC (6.9012% tenant in common)<br>Address: c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016<br>Phone: N/A           | Unknown                              | None                  |
| 12/31/2025 - 7/24/2026                          | SELESS REALTY LLC (6.9013% tenant in common)<br>Address: c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016<br>Phone: N/A           | Unknown                              | None                  |
| 12/31/2025 - 7/24/2026                          | REDMONT REALTY LEGACY, LLC (60.6376% tenant in common)<br>Address: c/o Punia and Marx, Incorporated, 265 Lexington Avenue, New York, NY 10016<br>Phone: N/A | Unknown                              | None                  |
|                                                 | Operators                                                                                                                                                   |                                      |                       |
| 1886 - 1941                                     | Long Island Rail Road Tracks (Northwestern portion)                                                                                                         | N/A                                  | None                  |
| 1956; 1960; 1965; 1971; 1980; 1985              | E-1 - Blan-Mar Curtain Shop<br>Address: 153-69 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                   | Inactive                             | None                  |
| 1990 - 2005                                     | E-1 - Milton Salit / Satellite Travel<br>Address: 153-69 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                         | Inactive                             | None                  |
| 1995                                            | E-1 - Baskin Robbins<br>Address: 153-69 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                          | Inactive                             | None                  |
| 2003; 2005; Occupied July 2026                  | E-1 - Optometric Eye Care / Optometrist<br>Address: 153-69 Cross Island Parkway, Queens, NY 11357      Phone: 718-767-6379                                  | Occupied                             | None                  |
| 2005-2010                                       | E-2 - Haagen Dazs<br>Address: 153-69 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                             | Inactive<br>(Vacant 8+ years)        | None                  |
| 1985; 1990; 1995                                | E-3 - Whitestone Handbags & Luggage<br>Address: 153-71 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                           | Inactive                             | None                  |
| 2005 - 2017                                     | E-3 - Salerno's Pastry Shop<br>Address: 153-71 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                   | Inactive<br>(Vacant 5+ years)        | None                  |
| 1962                                            | E-4 - Beechhurst Barber Shop<br>Address: 153-73 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                  | Inactive                             | None                  |
| 1967 - 1970                                     | E-4 - Anthony's Barber Shop<br>Address: 153-73 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                   | Inactive                             | None                  |
| 1980; 1985; 1990; 1995; 2008                    | E-4 - Whitestone Men Hair Stylists<br>Address: 153-73 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                            | Inactive                             | None                  |
| 2023; 2005; Occupied July 2026                  | E-4 - Sammy's Barber Shop<br>Address: 153-73 Cross Island Parkway, Queens, NY 11357      Phone: 718-746-9773                                                | Active; Renewal                      | None                  |
| 1995 - 2018                                     | E-5/E-6 - Hallmark Cards<br>Address: None listed Phone: Unknown                                                                                             | Inactive                             | None                  |
| Observed 7/2024 - approx. 4/2026                | E-7 - Lee's Jewel Box<br>Address: 20-13 Utopia Parkway, Queens, NY 11357 Phone: Unknown                                                                     | Inactive                             | None                  |
| Before approx. 2022                             | E-8 - Frames & Art<br>Address: None listed Phone: Unknown                                                                                                   | Inactive                             | None                  |
| Before approx..2024                             | E-9 - Pizza Chef<br>Address: 153-81 Cross Island Parkway, Queens, NY 11357      Phone: 718-746-1255                                                         | Occupied; moving out; month-to-month | None                  |
| 1985; 1990; 1995; Before approx. 2017           | E-10 - Radio Shack<br>Address: 153-85 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                                                            | Inactive<br>(Vacant 9+ years)        | None                  |
| Before approx. 2018                             | E-11 - Yogurt City<br>Address: 153-87 Cross Island Parkway, Queens NY, 11357      Phone: Unknown                                                            | Inactive<br>(Vacant 8+ years)        | None                  |
| 1971; 1975; 1980; 1990; 1995; 2008; 2023 - 2024 | E-12 - Stephen Cleaners / Stephen Cleaners Ltd.<br>Address: 153-89 Cross Island Parkway, Queens, NY 11357      Phone: Unknown                               | Inactive                             | None                  |
| 2023; 2025; Occupied July 2026                  | E-13 - Angel Tips<br>Address: 153-91 Cross Island Parkway, Queens, NY 11357      Phone: 718-767-7770                                                        | Occupied; renewal                    | None                  |



# ATTACHMENT H

Entity Information



## Department of State Division of Corporations

### Entity Information

[Return to Results](#)[Return to Search](#)

#### Entity Details

**ENTITY NAME:** BTF WHITESTONE REALTY LLC  
**FOREIGN LEGAL NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW  
**DATE OF INITIAL DOS FILING:** 05/08/2026  
**EFFECTIVE DATE INITIAL FILING:** 05/08/2026  
**FOREIGN FORMATION DATE:**  
**COUNTY:** NASSAU  
**JURISDICTION:** NEW YORK, UNITED STATES

**DOS ID:** 7911194  
**FICTITIOUS NAME:**  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**ENTITY STATUS:** ACTIVE  
**REASON FOR STATUS:**  
**INACTIVE DATE:**  
**STATEMENT STATUS:** CURRENT  
**NEXT STATEMENT DUE DATE:** 05/31/2028  
**NFP CATEGORY:**

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

#### Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC

**Address:** 120 NORTH VILLAGE AVENUE, ROCKVILLE CENTRE, NY, UNITED STATES, 11570

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

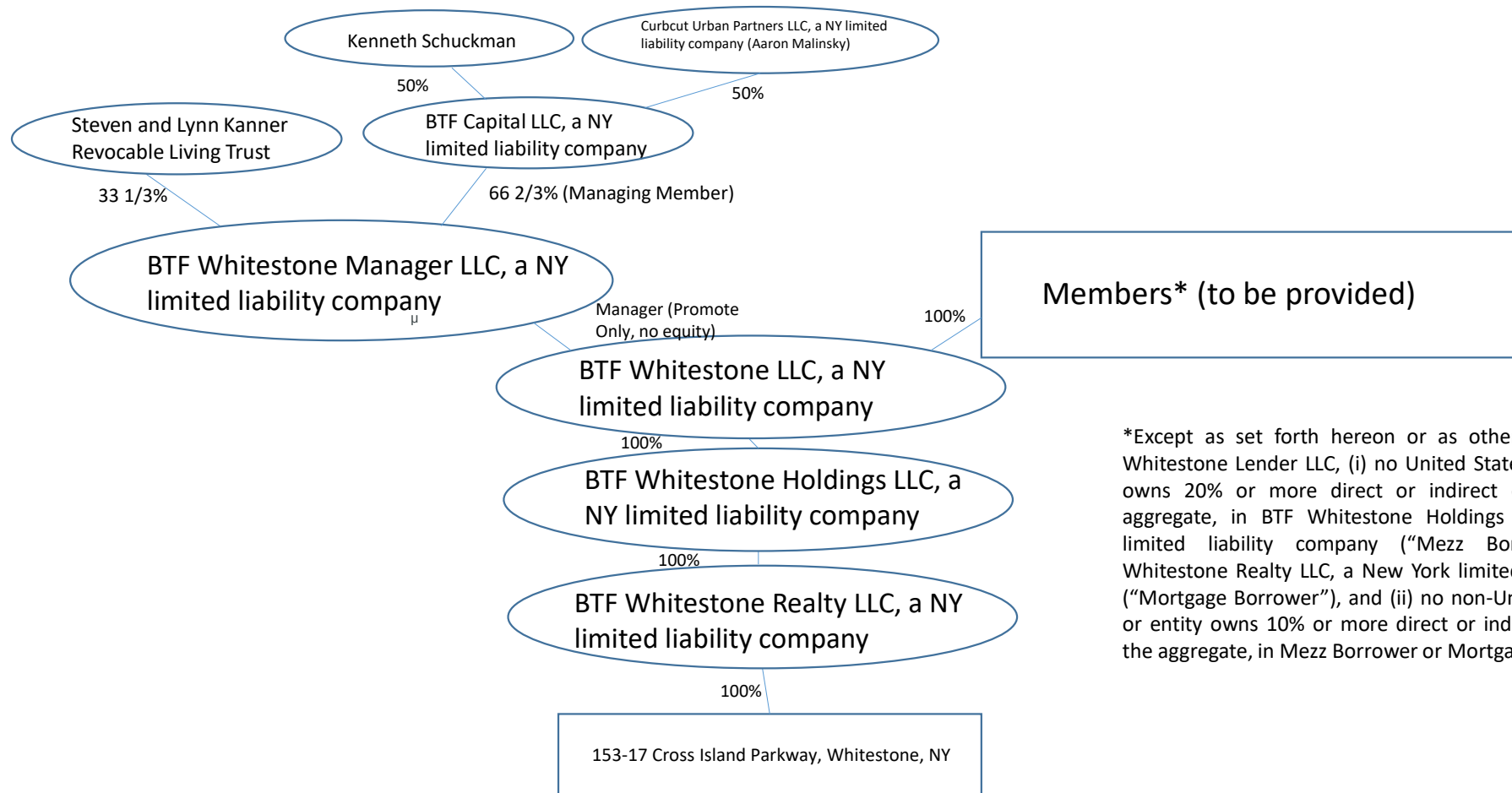
Value Per Share





[AgenciesApp](#) [Directory](#) [Counties](#) [Events](#) [Programs](#) [Services](#)

153-17 Cross Island Parkway, Whitestone NY  
Organizational Chart



\*Except as set forth hereon or as otherwise disclosed to Whitestone Lender LLC, (i) no United States person or entity owns 20% or more direct or indirect ownership, in the aggregate, in BTF Whitestone Holdings LLC, a New York limited liability company ("Mezz Borrower") or BTF Whitestone Realty LLC, a New York limited liability company ("Mortgage Borrower"), and (ii) no non-United States person or entity owns 10% or more direct or indirect ownership, in the aggregate, in Mezz Borrower or Mortgage Borrower.

## WRITTEN CONSENT

The undersigned, being a Member of BTF Whitestone Realty LLC, does hereby certify as follows:

1. BTF Whitestone Realty LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 153-17 Cross Island Parkway, Flushing, NY 11357 on a 1.03 acre portion of Tax Block 4717 Lot 16 known as the Building E portion of the Whitestone Shopping Center property (collectively the "BCP Site").

2. The following person, Benjamin Malinsky, a member of BTF Whitestone Realty LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer BTF Whitestone Realty LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 27<sup>th</sup> day of July 2026.



NAME: Aaron Malinsky  
Member of BTF Whitestone Realty LLC





# ATTACHMENT I

Document Repository Acknowledgement Letters

BTF Whitestone LLC  
120 North Village Road  
Rockville Centre, NY 11570  
Phone: (917) 750-0726

December 18, 2024

District Manager  
Queens Community Board 7  
30-50 Whitestone Expressway, Suite 205  
Flushing, NY 11354

Re: Brownfield Cleanup Program (BCP)  
BTF Whitestone LLC  
Site Name: Whitestone Shopping Center, Stephens Dry Cleaners  
Site Address: 153-17 Cross Island Parkway, Flushing, NY 11357

Dear District Manager:

In compliance with the requirements of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program, Queens Community Board located at 30-50 Whitestone Expressway, Suite 205 in Flushing, New York, agrees to serve as a designated public document repository for the above-referenced project. The project redevelopment will include remediation and renovations to the existing Key Food grocery store including new tenants and façade upgrades.

The purpose of the document repository is to facilitate citizen access to project-related documents, including Work Plans, Investigative Reports, and Technical Specifications. The NYSDEC will provide and maintain a hyperlink for citizen access to project documents. The hyperlink will be provided once the project development is accepted into the Brownfield Cleanup Program, and we would request that the library maintain the link on file for two years after the completion of construction, expected in June 2026.

Please sign below and return the original copy to the address shown above.

Accepted by:

District Manager

Name: Marilyn McAndrews

Title: District Manager

Signature: Marilyn McAndrews

BTF Whitestone LLC  
120 North Village Road  
Rockville Centre, NY 11570  
Phone: (917) 750-0726

December 17, 2024

Library Manager  
Queens Public Library – Whitestone  
151-10 14 Road  
Whitestone, NY 11357

Re: Brownfield Cleanup Program (BCP)  
BTF Whitestone LLC  
Site Name: Whitestone Shopping Center, Stephens Dry Cleaners  
Site Address: 153-17 Cross Island Parkway, Flushing, NY 11357

Dear Library Manager:

In compliance with the requirements of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program, Queens Public Library located at 151-10 14<sup>th</sup> Road in Whitestone, New York, agrees to serve as a designated public document repository for the above-referenced project. The project redevelopment will include remediation and renovations to the existing Key Food grocery store including new tenants and façade upgrades.

The purpose of the document repository is to facilitate citizen access to project-related documents, including Work Plans, Investigative Reports, and Technical Specifications. The NYSDEC will provide and maintain a hyperlink for citizen access to project documents. The hyperlink will be provided once the project development is accepted into the Brownfield Cleanup Program, and we would request that the library maintain the link on file for two years after the completion of construction, expected in June 2026.

Please sign below and return the original copy to the address shown above.

Accepted by:

Library Manager

Name: Judith Todman

Title: CEL Unique Service Manager

Signature: 