



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number:

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 12*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 1581 Holding LLC dba 1581 Holding NY LLC (74.5%)/ 1581 PJM LLC (4.9%)/ 1581 SM LLC (7.4%)/ 1581 LB LLC (12%)/ Pacesetter 202 LLC (1.2%)

ADDRESS PO Box 54

CITY/TOWN Stony Point, New York

ZIP CODE 10980

PHONE 845-429-8231

FAX 845-942-2178

E-MAIL pimagee3@hotmail.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

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

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum		X (See attached)	
Chlorinated Solvents		X (See attached)	X (See attached)
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input 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: Auto repair _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Touch of Class Cleaning, Inc.

ADDRESS/LOCATION 1581 US Route 202

CITY/TOWN Pomona

ZIP CODE 10970

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Ramapo

COUNTY Rockland

SITE SIZE (ACRES) 1.67

LATITUDE (degrees/minutes/seconds)

41 ° 10 ' 55.64 "

LONGITUDE (degrees/minutes/seconds)

74 ° 02 ' 48.92 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, 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 far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
1581 US Route 202	33.05	2	P/O 8	1.67

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☐ Yes ☒ No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? ☒ Yes ☐ No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes ☐ No ☒

If yes, identify census tract : _____

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

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No

6. 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? ☐ Yes ☒ No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☒ No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, 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? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Patrick J. Magee III			
ADDRESS PO Box 54			
CITY/TOWN Stony Point, New York		ZIP CODE 10980	
PHONE 845-429-8231	FAX 845-942-2178	E-MAIL pjmagee3@hotmail.com	
NAME OF REQUESTOR'S CONSULTANT Deborah Thompson/DT Consulting Services, Inc.			
ADDRESS 1291 Old Post Road			
CITY/TOWN Ulster Park, New York		ZIP CODE 12487	
PHONE 845-658-3484	FAX	E-MAIL dtconsulting@hvc.rr.com	
NAME OF REQUESTOR'S ATTORNEY Adam Schultz, Esq. - Co-counsel Stephen P. Mandracchia, Esq.			
ADDRESS Couch White, LLP, PO Box 22222, 540 Broadway			
CITY/TOWN Albany, New York		ZIP CODE 12201-2222	
PHONE 518-426-4600	FAX 518-426-0376	E-MAIL aschultz@couchwhite.com/smandracchia@optonline.net	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
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? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? ☐ Yes ☒ No
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 or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
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? ☐ Yes ☒ No
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? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS 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 checking this box, 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; 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

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

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. 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 easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? Community Shopping District

What uses are allowed by the current zoning? (Check boxes, below)

☐ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach 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.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

SEE ATTACHED

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

SEE ATTACHED

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

SEE ATTACHED

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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 sole member and manager (title) of 1581 PJM LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 2/7/22

Signature: 

Print Name: Patrick J. Magee

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

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Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the manager (title) of 1581 Holdings, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 2/7/22

Signature: 

Print Name: Patrick J. Magee

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Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the manager (title) of 1581 LB LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 2/7/22

Signature: Laurie Boyle

Print Name: Laurie Boyle

SUBMITTAL INFORMATION:

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Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the manager (title) of 1581 SM LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 2/7/22

Signature: Sharon Magee

Print Name: Sharon Magee

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
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Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am member and manager (title) of Pacesetter 202, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 1/26/2022

Signature: 

Print Name: Joseph Brachfeld

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Supplemental Questions 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 12

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"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.</p>	
<p>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)</p>	
<p>375-3.2:</p> <p>(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</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(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</p> <p>(c) there are no structures.</p> <p>"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.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3.

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement 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.);
- ☐ 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’ households 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 home owners 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.

BCP Application Summary (for DEC use only)

Site Name: Touch of Class Cleaning, Inc.
City: Pomona

Site Address: 1581 US Route 202
County: Rockland **Zip:** 10970

Tax Block & Lot

Section (if applicable): 33.05 **Block:** 2 **Lot:** P/O 8

Requestor Name: 1581 Holding LLC dba 1581 Holding NY LLC (74.5%)/ 1581 PJM LLC (4.9%)/ 1581 SM LLC (7.4%)/ 1581 L.B.L.
City: Stony Point, New York **Requestor Address:** PO Box 54
Zip: 10980 **Email:** pimagee3@hotmail.com

Requestor's Representative (for billing purposes)

Name: Patrick J. Magee III **Address:** PO Box 54
City: Stony Point, New York **Zip:** 10980 **Email:** pimagee3@hotmail.com

Requestor's Attorney

Name: Adam Schultz, Esq. - Co-counsel Stephen P. Mandracchia, Esq. **Address:** Couch White, LLP, PO Box 22222, 540 Broadway
City: Albany, New York **Zip:** 12201-2222 **Email:** aschultz@couchwhite.com/smandracchia@couchwhite.com

Requestor's Consultant

Name: Deborah Thompson/DT Consulting Services, Inc. **Address:** 1291 Old Post Road
City: Ulster Park, New York **Zip:** 12487 **Email:** dtconsulting@hvc.rr.com

Percentage claimed within an En-Zone: ☒ 0% ☐ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Brownfield Cleanup Program Application – C344086
 1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC,
 1581 LB LLC, Pacesetter 202 LLC

Section I: Requestor Information

Members/Owner of Each Requestor

Business Entity	Member Name
<ol style="list-style-type: none"> 1. 1581 Holding LLC dba 1581 Holding NY LLC (74.5%) 2. 1581 PJM LLC (4.9%) 3. 1581 SM LLC (7.4%) 4. 1581 LB LLC (12%) 5. Pacesetter 202 LLC (1.2%) 	<p style="text-align: center;">Business Entity 1 Sole member is Vision PJM II LLC. Vision PJM II LLC Members are: Patrick J. Magee III, Laurie Ann Magee-Boyle and Sharon Magee, as Trustees of the Magee Family Voting Trust, dated December 26, 2020;</p> <p style="text-align: center;">Patrick J. Magee 2020 Irrevocable Trust Laurie Ann Magee-Boyle 2020 Irrevocable Trust Sharon Magee 2020 Irrevocable Trust</p> <p style="text-align: center;">24 Holt Drive Stony Point, NY 10980</p> <p style="text-align: center;">Business Entity 2 Sole member is PJM3 LLC Sole member of PJM3 LLC is Patrick J. Magee (aka Patrick J. Magee III)</p> <p style="text-align: center;">24 Holt Drive Stony Point, NY 10980</p> <p style="text-align: center;">Business Entity 3 Sole member is SMAE LLC Sole member of SMAE LLC is Sharon Magee</p> <p style="text-align: center;">24 Holt Drive Stony Point, NY 10980</p>

Brownfield Cleanup Program Application – C344086

1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC,
1581 LB LLC, Pacesetter 202 LLC

	<p>Business Entity 4 Sole member is LJDMB LLC Sole member of LJDMB LLC is Laurie Boyle</p> <p>24 Holt Drive Stony Point, NY 10980</p> <p>Business Entity 5 Sole member is Joseph Brachfeld</p> <p>95 Chestnut Ridge Road Montvale, NJ 07645</p>
--	---

COVID-19 Vaccines

Vaccine appointments are available at New York State mass vaccination sites for children ages 5- 11. Vaccines are also widely available through your child's pediatrician, family physician, local county health department, FQHC, or pharmacy.

[FIND PROVIDER >](#)

Department of State Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 1581 HOLDING NY LLC	DOS ID: 5642535
FOREIGN LEGAL NAME: 1581 HOLDING LLC	FICTITIOUS NAME: 1581 HOLDING NY LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 802 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 10/22/2019	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 10/22/2019	INACTIVE DATE:
FOREIGN FORMATION DATE: 10/18/2019	STATEMENT STATUS: CURRENT
COUNTY: Rockland	NEXT STATEMENT DUE DATE: 10/31/2021
JURISDICTION: Delaware, United States	NFP CATEGORY:

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

Service of Process Name and Address

Name: THE LLC**Address:** P.O. BOX 54, STONY POINT, NY, United States, 10980

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

CERTIFICATE OF AUTHORITY UNDER SEC. 805 OF THE LIMITED LIABILITY COMPANY LAW

ENTITY NAME: 1581 HOLDING LLC

DOCUMENT TYPE: APPLICATION FOR AUTHORITY (FOR FICT LLC

COUNTY: ROCK

FILED:10/22/2019 DURATION:***** CASH#:191022000682 FILM #:191022000628
DOS ID:5642535

FILER:

EXIST DATE

BLUMBERGEXCELSIOR CORPORATE
SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

10/22/2019

ADDRESS FOR PROCESS:

THE LLC
P.O. BOX 54
STONY POINT, NY 10980

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

FICTITIOUS NAME: 1581 HOLDING NY LLC

SERVICE COMPANY: BLUMBERG/EXCELSIOR CORPORATE SERVICES SERVICE CODE: 39

FEES 260.00
FILING 250.00
TAX 0.00
CERT 0.00
COPIES 10.00
HANDLING 0.00

PAYMENTS 260.00
CASH 0.00
CHECK 0.00
CHARGE 0.00
DRAWDOWN 260.00
OPAL 0.00
REFUND 0.00

August 18, 2021 | 12:18 pm

COVID-19 Updates

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

[GET THE FACTS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)**Entity Details****ENTITY NAME:**

1581 LB LLC

DOS ID:

5642355

FOREIGN LEGAL NAME:**FICTITIOUS NAME:****ENTITY TYPE:**

FOREIGN LIMITED LIABILITY COMPANY

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

802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

10/22/2019

REASON FOR STATUS:**EFFECTIVE DATE INITIAL FILING:**

10/22/2019

INACTIVE DATE:**FOREIGN FORMATION DATE:**

10/18/2019

STATEMENT STATUS:

CURRENT

COUNTY:

Rockland

NEXT STATEMENT DUE DATE:

10/31/2021

JURISDICTION:

Delaware, United States

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

Service of Process Name and Address

Name: THE LLC**Address:** P.O. BOX 54, STONY POINT, NY, United States, 10980

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office or Owner Name and Address

Name:**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

August 18, 2021 | 12:18 pm

COVID-19 Updates

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

[GET THE FACTS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)**Entity Details****ENTITY NAME:**

1581 PJM LLC

DOS ID:

5642388

FOREIGN LEGAL NAME:**FICTITIOUS NAME:****ENTITY TYPE:**

FOREIGN LIMITED LIABILITY COMPANY

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

802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

10/22/2019

REASON FOR STATUS:**EFFECTIVE DATE INITIAL FILING:**

10/22/2019

INACTIVE DATE:**FOREIGN FORMATION DATE:**

10/18/2019

STATEMENT STATUS:

CURRENT

COUNTY:

Rockland

NEXT STATEMENT DUE DATE:

10/31/2021

JURISDICTION:

Delaware, United States

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

Service of Process Name and Address

Name: THE LLC**Address:** P.O. BOX 54, STONY POINT, NY, United States, 10980

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office or Owner Name and Address

Name:**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

August 18, 2021 | 12:18 pm

COVID-19 Updates

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

[GET THE FACTS >](#)

Department of State Division of Corporations

Entity Information

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

Entity Details

**ENTITY NAME:**

1581 SM LLC

DOS ID:

5642398

FOREIGN LEGAL NAME:**FICTITIOUS NAME:****ENTITY TYPE:**

FOREIGN LIMITED LIABILITY COMPANY

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

802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

10/22/2019

REASON FOR STATUS:**EFFECTIVE DATE INITIAL FILING:**

10/22/2019

INACTIVE DATE:**FOREIGN FORMATION DATE:**

10/18/2019

STATEMENT STATUS:

CURRENT

COUNTY:

Rockland

NEXT STATEMENT DUE DATE:

10/31/2021

JURISDICTION:

Delaware, United States

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

Service of Process Name and Address

Name: THE LLC**Address:** P.O. BOX 54, STONY POINT, NY, United States, 10980

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office or Owner Name and Address

Name:**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

Department of State

Existing Corporations and Businesses ►

Corporation & Business Entity Database Search

Selected Entity Name: PACESETTER 202 LLC

Selected Entity Status Information

Current Entity Name: PACESETTER 202 LLC

DOS ID #: 5643398

Initial DOS Filing Date: OCTOBER 23, 2019

County: ALBANY

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

PACESETTER 202 LLC
95 CHESTNUT RIDGE RD
MONTVALE, NEW JERSEY, 07645

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

of Shares Type of Stock \$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 23, 2019	Actual	PACESETTER 202 LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

Department of State

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Rockland County, NY County Clerk - PAUL PIPERATO

Guest User

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Original Selection(s) | [Next/Prev Book/Page](#) | [Next/Prev File Number](#) | [Related Records](#)

	Index	Date Filed	Instr Date	Kind	Party Ones	Party Twos	Description	File Number	Book/Page	Ref	Amount	Images
1	LAN	11/05/2019		DEED	PACESETTER RAMAPO ASSOCIATES	1581 HOLDING[+] NY LLC	392689 - RAMAPO [+]	2019- 00032170			\$22,550,000.00	7 pages

Rockland County Clerk Recording Cover Sheet

Received From :

QUEENS CITY ABSTRACT CORP-JP
32 LAGRABGE AVENUE
POUGHKEEPSIE, NY 12601

First GRANTOR

PACESETTER RAMAPO ASSOCIATES

First GRANTEE

1581 HOLDING NY LLC

Index Type : Land Records

Instr Number : 2019-00032170

Book : **Page :**

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$316.00

Recording Pages : 7

The Property affected by this instrument is situated in Ramapo, in the
County of Rockland, New York

Real Estate Transfer Tax

RETT # : 1931

Deed Amount : \$22,550,000.00

RETT Amount : \$90,200.00

Total Fees : \$90,516.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 11/05/2019

At (Recorded Time) : 4:26:00 PM



Doc ID - 049935600007

Paul Piperato, County Clerk



BARGAIN AND SALE DEED

#411 Theodore From
Rye NY 10580
Ave

THIS INDENTURE, made as of the 28th day of October, 2019 by PACESETTER/RAMAPO ASSOCIATES, a New York limited partnership (hereinafter referred to as "Grantor"), to 1581 HOLDING LLC, a Delaware limited liability company, d/b/a 1581 Holding NY LLC, having an address at 24 Holt Drive, Stony Point, NY 10980, as to an undivided seventy-four and one-half percent (74.5%) interest, 1581 PJM LLC, a Delaware limited liability company having an address at 24 Holt Drive, Stony Point, NY 10980, as to an undivided four and nine-tenths percent (4.9%) interest, 1581 SM LLC, a Delaware limited liability company having an address at 24 Holt Drive, Stony Point, NY 10980, as to an undivided seven and four-tenths percent (7.4%) interest, 1581 LB LLC, a Delaware limited liability company having an address at 24 Holt Drive, Stony Point, NY 10980, as to an undivided twelve percent (12%) interest, and Pacesetter 202 LLC, a Delaware limited liability company having an address at 95 Chestnut Ridge Road, Montvale, NJ 07645, as to a one and two-tenths percent (1.2%) interest (collectively hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to said Premises;

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever;

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

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.

[signature on following page]

~~H.R.
Hudson Technologies
1 Blue Hill Plaza
P.O. Box 1574
Pearl River, NY
10965~~

alt Stephen R. Mandrichak Inc

Stephen R. Mandrichak
2 Hartsage Court
Warwick, NY
10991

File Number: 2019-00032170 Sec 2

EXHIBIT A

Legal Description

ALL that certain plot, piece or parcel of land situate, lying and being in Town of Ramapo, County of Rockland and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Route 202 (New York State Highway 1448), said point being the northwesterly corner of the premises, the northeasterly corner of land now or formerly of Broadcast Construction Corp., and said point lying easterly 1673.53 feet from the easterly right of way line of Camp Hill Road and said point lying distant westerly 441.50 feet from a New York State Highway monument and running thence;

- 1) Along the southerly side of Route 202 (New York State Highway #1448) in an easterly direction the following two (2) courses and distances:
 - a) North 78° 38' 55" East 441.50 feet to a New York State Highway monument; thence
 - b) North 78° 11' 35" East 279.01 feet to the northeasterly corner of the premises and the northwesterly corner of other lands now or formerly of Kanaje Corporation; thence
- 2) South 11° 48' 25" East 140.00 feet along the westerly line of other premises of said Kanaje Corporation to the southeasterly corner of the premises; thence
- 3) North 78° 11' 35" East, along the southerly line of said other lands of Kanaje Corporation, 86.35 feet to the southeasterly corner of lands occupied by the Pomona Post Office;
- 4) South 11° 48' 25" east along the westerly line of said Post Office and other lands of Kanaje Corporation 490.00 feet to the southeasterly corner of the premises;
- 5) South 78° 11' 35" West along the southerly line of the premises and the northerly line of other lands of Kanaje Corporation, 649.56 feet to the southwesterly corner of the premises and to a point in the easterly line of lands now or formerly of Broadcast Construction Corp.;
- 6) Northerly along the westerly line of the premises and the easterly line of lands now or formerly of Broadcast Construction Corp. the following four (4) courses and distances:
 - a) North 12° 23' 45" East 111.15 feet to a point; thence
 - b) North 32° 36' 15" West 231.96 feet to a point; thence
 - c) North 77° 35' 15" West 210.98 feet to a point; thence
 - d) North 5° 38' 58" East 239.83 feet to the southerly side of Route 202 (New York State Highway #1448) the northwesterly corner of the premises the northeasterly corner of lands now or formerly of Broadcast Construction Corp. and the point or place of BEGINNING.

PACESETTER/RAMAPO ASSOCIATES,
a New York limited partnership

By:

File Number: 2019-00032170 Seq: 4

FOR COUNTY USE ONLY

C1. SWIS Code

392489

C2. Date Deed Recorded

11/5/2019

C3. Book

2019

C4. Page

32170

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)



PROPERTY INFORMATION

1. Property
Location

1581

U.S. Route 202

* STREET NUMBER

* STREET NAME

Pomona

10970

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer
Name

See attached Ex. A

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form) Pacesetter 202 LLC

LAST NAME/COMPANY

FIRST NAME

95 Chestnut Ridge Rd

Montvale,

NJ

07645

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR 10.32

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Pacesetter/Ramapo Associa

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

10/1/19

* 12. Date of Sale/Transfer

10/28/2019

*13. Full Sale Price

22,550,000.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.14. Indicate the value of personal
property included in the sale

.00

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

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

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YV) 19

*17. Total Assessed Value 1,305,100

*18. Property Class 452

*19. School District Name East Ramapo

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

33.05-2-8

CERTIFICATION

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

SELLER SIGNATURE

SELLER SIGNATURE

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Magee

Patrick

* LAST NAME

FIRST NAME

(845)

499-3801

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

24

Holt Drive

* STREET NUMBER

* STREET NAME

Stony Point

NY

10980

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Mandrachia

Stephen

LAST NAME

FIRST NAME

(914)

588-4419

* AREA CODE

TELEPHONE NUMBER (Ex: 9999999)

Exhibit A

1581 Holding LLC, a Delaware liability company, d/b/a 1581 Holding NY LLC (“Holding”), 1581 PJM LLC, a Delaware liability company (“PJM”), 1581 SM LLC, a Delaware liability company (“SM”), 1581 LB LLC, a Delaware liability company (“LB”), and Pacesetter 202 LLC, a Delaware liability company (collectively with Holding, PJM, SM, and LB, the Purchaser)



GRANTEES

1581 Holding LLC a Delaware LLC d/b/a 1581 Holding NY LLC 040-32-4321 (single member)

1581 PJM LLC a Delaware LLC 127-64-7922 (single member)

1581 SM LLC a Delaware LLC 127-64-8439 (single member)

1581 LB LLC a Delaware LLC 128-64-0083 (single member)

Pacesetter 202 LLC a Delaware LLC 84-3451322

All with address at 24 Holt Dr, Stony Point NY 10980

Brownfield Cleanup Program Application
1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC,
1581 LB LLC, Pacesetter 202 LLC

Section II: Project Description

Site Name/Location:

Touch of Class Cleaning, Inc., 1581 US Route 202, Village of Pomona, Ramapo Township, Rockland County, New York 10970

Overall Development Project Description:

The subject parcel is presently improved with a +/- 66,696-ft² one-story commercial retail building (herein Building 1) and a +/- 29,704-ft² one-story commercial retail building (herein Building 2), located on a 10.32-acre land parcel. The proposed BCP Site Boundary is comprised of a 1.67-acre portion of the 10.32-acre parent parcel. Building 1 contains retail Unit #s 1-9, including a Stop & Shop anchor tenant. Building 2 contains retail Unit #s 10-15. The commercial retail buildings are planned to maintain their current footprint and Site use.

BCP Projected Start/Completion:

The applicant is prepared to commence the remedial program upon acceptance into the BCP. Completion of remedial action and obtaining the COC for the project is anticipated in January 2023.

Brownfield Cleanup Application – C344086
1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC, 1581 LB LLC,
Pacesetter 202 LLC

Section III: Property's Environmental History (provided as separate PDF attachments)

Previous Environmental Reports:

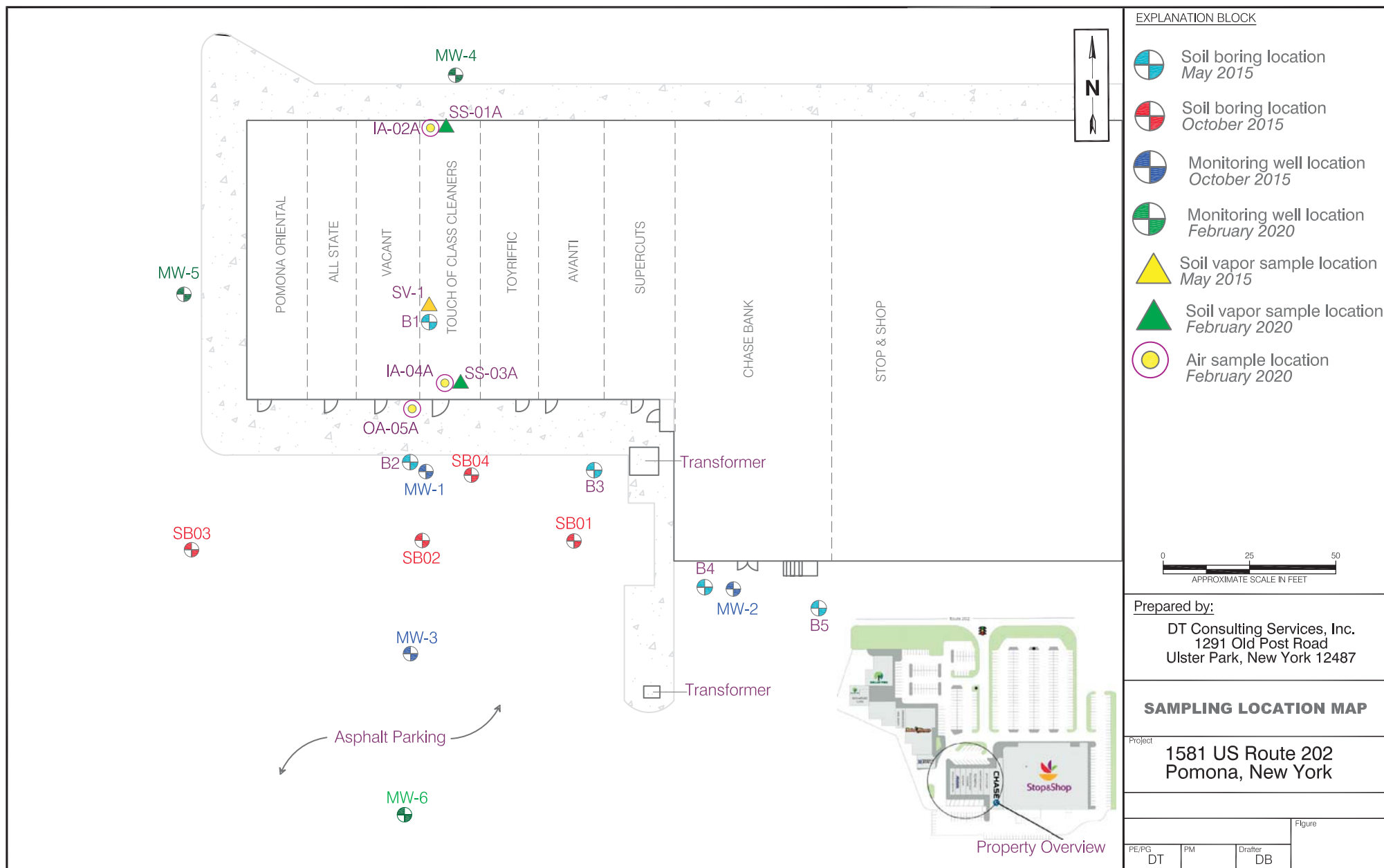
1. Phase I Environmental Site Assessment, EBI Consulting, April 17, 2015
2. Phase II Environmental Site Assessment, EBI Consulting, June 11, 2015
3. Supplemental Phase II Remedial Site Investigation, CNS Environmental, March 2020
4. Revised Interim Remedial Investigation Work Plan, CNS Environmental, August 2020

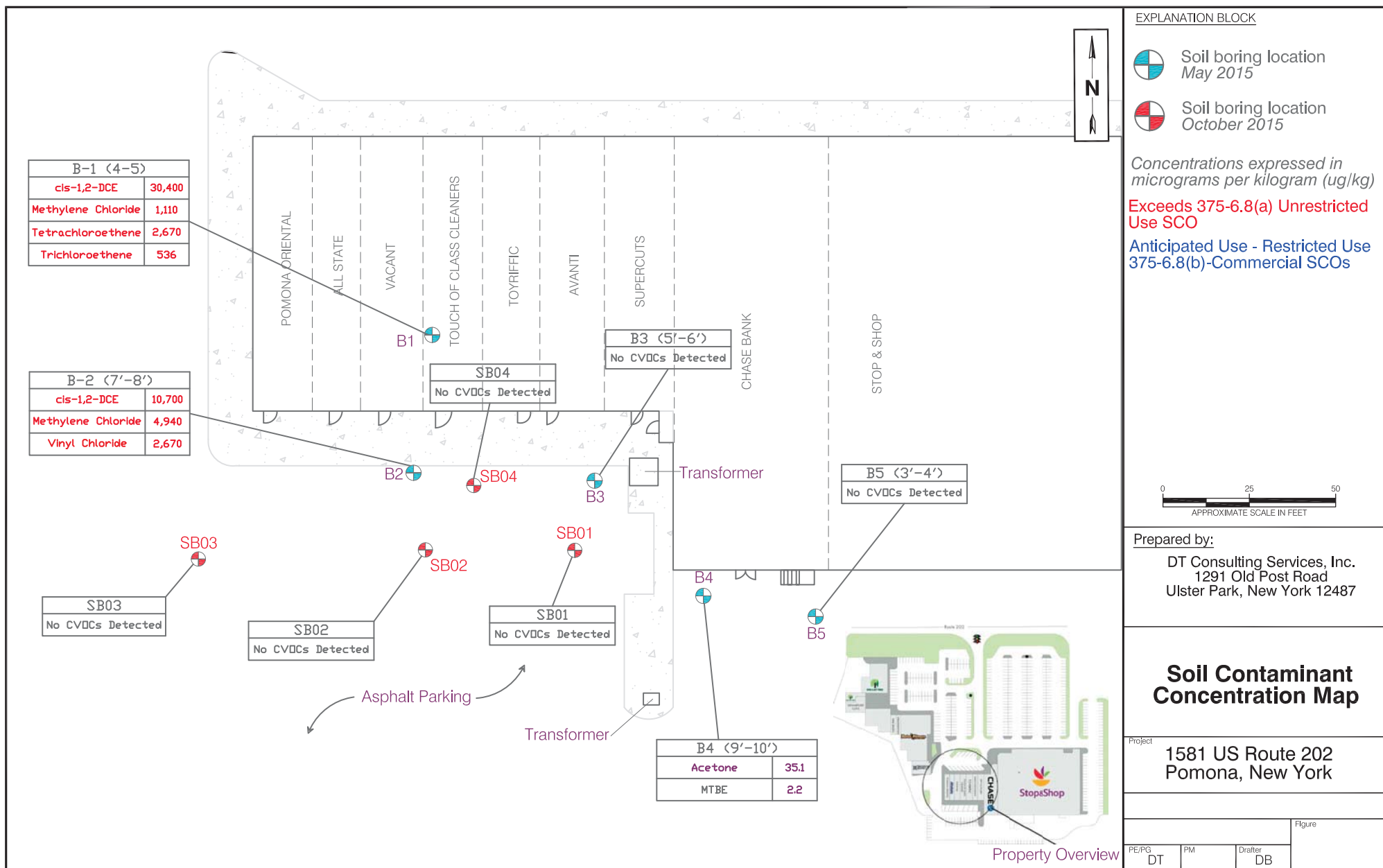
Maps and Charts:

1. Soil Contaminant Concentration Map, May 2015.
2. Groundwater Contaminant Concentration Map, June 2015, February 2020.
3. Soil Vapor Contaminant Concentration Map, May 2015 & February 2020.
4. Indoor Air Contaminant Concentration Map, February 2020.


Brownfield Cleanup Application - C344086
1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC, 1581 LB LLC,
Pacesetter 202 LLC

SECTION III - HISTORICAL REPORTING – MAPS/TABLES






EXPLANATION BLOCK



Soil boring location
May 2015




Soil boring location
October 2015

Concentrations expressed in
micrograms per kilogram (ug/kg)

Exceeds 375-6.8(a) Unrestricted
Use SCO

Anticipated Use - Restricted Use
375-6.8(b)-Commercial SCOs



APPROXIMATE SCALE IN FEET

Prepared by:
DT Consulting Services, Inc.
1291 Old Post Road
Ulster Park, New York 12487

**Soil Contaminant
Concentration Map**

Project
1581 US Route 202
Pomona, New York

PE/PG DT	PM	Drafter DB	Figure
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Soil Contaminant Chart - May 27, 2015	
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	(Solid)
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Project:	Touch of Class Cleaners, 1581 US Route 202,
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	Pomona, NY
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Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).	Legend:	Hit	Exceed
--	---------	-----	--------

Hit	Exceed
-----	--------

	Exceed
--	--------

1

	NY SCO - Unrestricted	NY SCO - Commercial	B1 (4-5)	B2 (7-8)	B3 (5-6)	B4 (9-10)	B5 (3-4)
--	--------------------------	------------------------	----------	----------	----------	-----------	----------

**NY SCO -
Commercial
w/CP-51 (10/10)
(6 NYCRR 375-6
12/06)**

B2 (7-8)

B3 (5-6)

B5 (3-4)

	Use (6 NYCRR	w/CP-51 (10/10)	MC38952-1	MC38952-3	MC38952-5	MC38952-7	MC38952-9
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w/CP-51 (10/10)

MC38952-3

MC38952-5

MC38952-9

	375-6 12/06)	(6 NYCRR 375-6	5/27/2015	5/27/2015	5/27/2015	5/27/2015	5/27/2015
--	--------------	----------------	-----------	-----------	-----------	-----------	-----------

(6 NYCRR 375-6

5/27/2015

5/27/2015

5/27/2015

GC/MS Volatiles (SW846 8260C)

Acetone	ug/kg	50	500000	ND (1600)	ND (5100)	ND (11)	35.1	ND (7.3)
cis-1,2-Dichloroethene	ug/kg	250	500000	30400	107000	ND (2.1)	ND (1.6)	ND (1.5)
Methyl Tert Butyl Ether	ug/kg	930	500000	ND (330)	ND (1000)	ND (2.1)	2.2	ND (1.5)
Methylene chloride	ug/kg	50	500000	1110	4940	ND (2.1)	ND (1.6)	ND (1.5)
Tetrachloroethene	ug/kg	1300	150000	2670	ND (1000)	ND (2.1)	ND (1.6)	ND (1.5)
Trichloroethene	ug/kg	470	200000	536	ND (1000)	ND (2.1)	ND (1.6)	ND (1.5)
Vinyl chloride	ug/kg	20	13000	ND (330)	6080	ND (2.1)	ND (1.6)	ND (1.5)

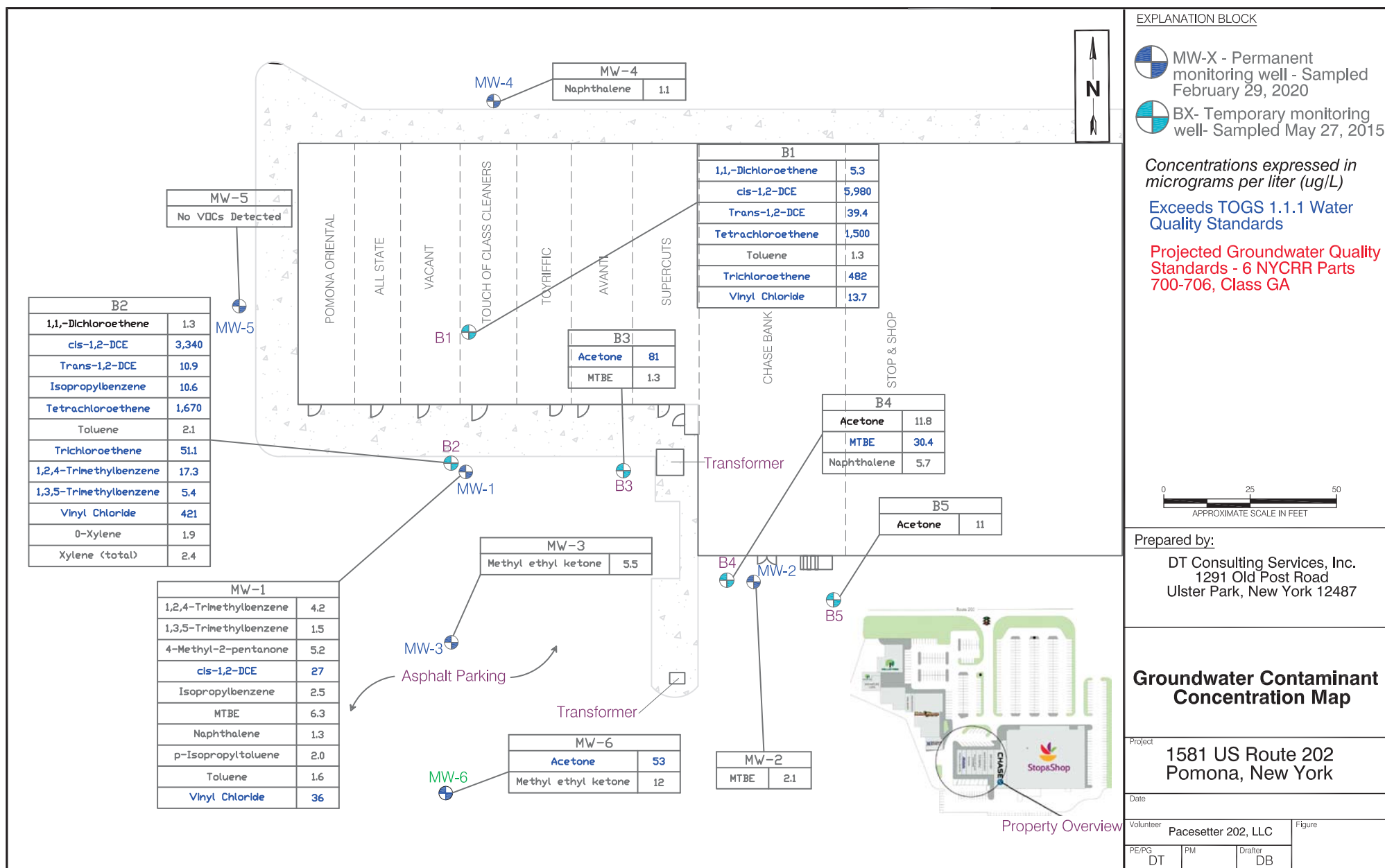
General Chemistry

Solids, Percent	%	-	-	91	86.2	78.4	91.3	86.1
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Regulatory limits listed in this document have been obtained from the latest version of the regulations cited and are used for advisory purposes only. Accutest assumes no responsibility for errors in regulatory documents or changes to criteria detailed in later versions of the referenced regulation. It is the responsibility of the user to verify these limits before using or reporting any data.

7 results exceeded regulatory criteria.

HITS ONLY. Only parameters detected in at least one sample are shown.



:	(Aqueous)
	1581 Route 202
Project:	Pomona, NY

Exceed

Client Sample ID:	NY TOGS Class GA GW Standards (NYSDEC 6/2004)¹	B1 GW	B2 GW	B3 GW	B4 GW	B5 GW
Lab Sample ID:		MC38952-2	MC38952-4	MC38952-6	MC38952-8	MC38952-10
Date Sampled:		5/27/2015	5/27/2015	5/27/2015	5/27/2015	5/27/2015
Matrix:		Ground Water	Ground Water	Ground Water	Ground Water	Ground Water

Acetone	ug/l	-	ND (10)	ND (10)	81	11.8	11
1,1-Dichloroethene	ug/l	5	5.3	1.3	ND (1.0)	ND (1.0)	ND (1.0)
cis-1,2-Dichloroethene	ug/l	5	5980	3340	ND (1.0)	ND (1.0)	ND (1.0)
trans-1,2-Dichloroethene	ug/l	5	39.4	10.9	ND (1.0)	ND (1.0)	ND (1.0)
Isopropylbenzene	ug/l	5	ND (5.0)	10.6	ND (5.0)	ND (5.0)	ND (5.0)
Methyl Tert Butyl Ether	ug/l	10	ND (1.0)	ND (1.0)	1.3	30.4	ND (1.0)
Naphthalene	ug/l	-	ND (5.0)	ND (5.0)	ND (5.0)	5.7	ND (5.0)
Tetrachloroethene	ug/l	5	1500	1670	ND (1.0)	ND (1.0)	ND (1.0)
Toluene	ug/l	5	1.3	2.1	ND (1.0)	ND (1.0)	ND (1.0)
Trichloroethene	ug/l	5	482	51.1	ND (1.0)	ND (1.0)	ND (1.0)
1,2,4-Trimethylbenzene	ug/l	5	ND (5.0)	17.3	ND (5.0)	ND (5.0)	ND (5.0)
1,3,5-Trimethylbenzene	ug/l	5	ND (5.0)	5.4	ND (5.0)	ND (5.0)	ND (5.0)
Vinyl chloride	ug/l	2	13.7	421	ND (1.0)	ND (1.0)	ND (1.0)
o-Xylene	ug/l	5	ND (1.0)	1.9	ND (1.0)	ND (1.0)	ND (1.0)
Xylene (total)	ug/l	5	ND (1.0)	2.4	ND (1.0)	ND (1.0)	ND (1.0)

Naphthalene	ug/l	-	-	-	-	3.6	ND (2.0)
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Regulatory limits listed in this document have been obtained from the latest version of the regulations cited and are used for advisory purposes only. Accutest assumes no responsibility for errors in regulatory documents or changes to criteria detailed in later versions of the referenced regulation. It is the responsibility of the user to verify these limits before using or reporting any data.

15 results exceeded regulatory criteria.

¹ NOTE: The above contain the following criteria that must be evaluated manually by the user:

Sum of Aldicarb and Methomyl at 0.35 ug/l.

Sum of Iron and Manganese at 500 ug/l.

Sum of Parathion and Methyl parathion at 1.5 ug/l.

Sum of Phenolic compounds (total phenols) at 1 ug/l.

Sum of Phenols, total chlorinated at 1 ug/l.

Sum of Phenols, total unchlorinated at 1 ug/l.

Principal organic contaminant at 5 ug/l defined as "any and every individual substance, whether listed in this Table or not, that is in one of the principal organic contaminant classes as defined in section 700.1 of this Title" unless listed elsewhere in this table.

HITS ONLY. Only parameters detected in at least one sample are shown.

Groundwater Analytical Summary - February 29, 2020

Sample ID: Depth(s) of Sample: Sampling Date: Medium:		MW1-GW3A 8-12' bgs 2/25/2020 Groundwater	MW2-GW6A 8-12' bgs 2/29/2020 Groundwater	MW3-GW2A 8-12' bgs 2/25/2020 Groundwater	MW4-GW5A 8-12' bgs 2/29/2020 Groundwater	MW5-GW4A 8-12' bgs 2/25/2020 Groundwater	MW6-GW1A 8-12' bgs 2/25/2020 Groundwater	TOGS 1.1.1 GW Standards and Guidance Values
Volatiles Organic Compounds								
1,2,4-Trimethylbenzene	ppb	4.2	ND	ND	ND	ND	ND	5
1,3,5-Trimethylbenzene	ppb	1.6	ND	ND	ND	ND	ND	5
4-Methyl-2-pentanone	ppb	5.2	ND	ND	ND	ND	ND	N/A
Acetone	ppb	ND	ND	ND	ND	ND	53*	50
cis-1,2-Dichloroethene	ppb	27	ND	ND	ND	ND	ND	5
Isopropylbenzene	ppb	2.5	ND	ND	ND	ND	ND	5
Methyl ethyl ketone	ppb	ND	ND	5.5	ND	ND	12	50
Methyl t-butyl ether (MTBE)	ppb	6.3	2.1	ND	ND	ND	ND	N/A
Naphthalene	ppb	1.3	ND	ND	1.1	ND	ND	10
p-Isopropyltoluene	ppb	2	ND	ND	ND	ND	ND	5
Toluene	ppb	1.6	ND	ND	ND	ND	ND	5
Vinyl chloride	ppb	36	ND	ND	ND	ND	ND	2

All results are presented in parts per billion (ppb) unless otherwise noted

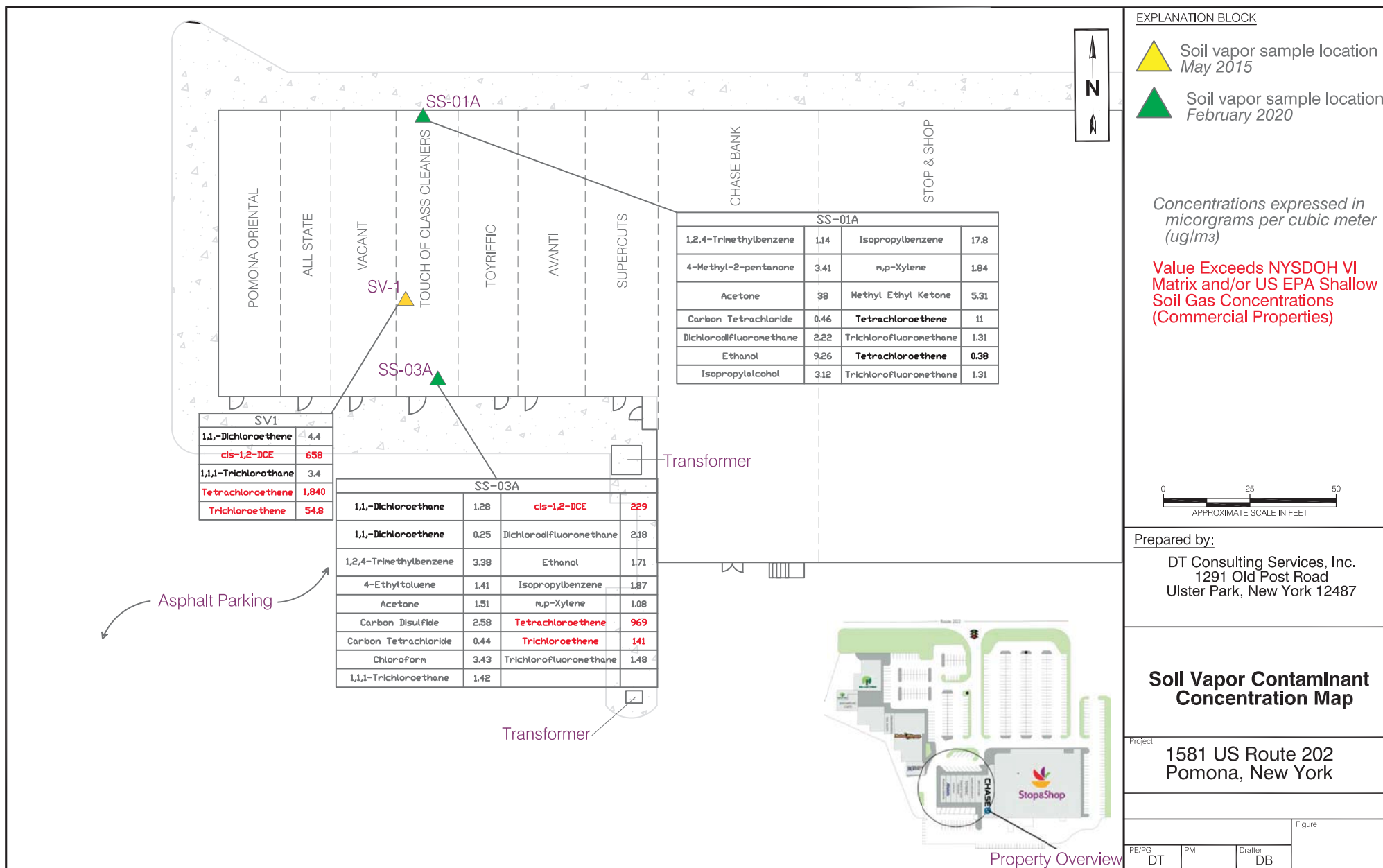
Results in **BOLD** were detected above the Laboratory's Minimum Detection Limit, but below all applicable regulatory guidance values

Results in **BOLD RED** exceed the NYSDEC TOGS 1.1.1 GW Standards and Guidance Values

* = Laboratory Contaminant. Not considered representative of Site Conditions.

N/A = No Regulatory Standard Available

TOGS 1.1.1 GW Standards and Guidance Values = Division of Water Technical and Operational Guidance Series (1.1.1), Table 1: Ambient Water Quality Standards and Guidance Values, Class GA (6/1998)



Soil Vapor Analytical Results
1581 U.S. 202
Pomona, New York
May 2015

Analyte	Units	EPA Regional Screening Level	SV-1
1,1-Dichloroethylene	µg/m ³	700	4.4
cis-1,2-Dichloroethylene	µg/m ³	--	658
1,1,1-Trichloroethane	µg/m ³	17,000	3.4
Tetrachloroethylene	µg/m ³	140	1,840
Trichloroethylene	µg/m ³	7	54.8

Hits only

J- Indicates an estimated value

BOLD = Exceedance

µg/m³ = micrograms per cubic meter

Soil Vapor Analytical Summary February 2020

Sample ID: Depth/Height of Sample: Sampling Date: Medium:		SS-01A 12" below slab 2/25/2020 Sub-Slab	SS-03A 12" below slab 2/25/2020 Sub-Slab	NYSDOH Minimum Sub- Slab Matrix Value	USEPA Target Sub-Slab/Exterior Soil Gas Concentration
Volatiles Organic Compounds					
1,1,1-Trichloroethane	µg/m ³	ND	1.42	100 (Matrix B)	730,000
1,1-Dichloroethane	µg/m ³	ND	1.28	N/A	2,600
1,1-Dichloroethene	µg/m ³	ND	0.25	6 (Matrix A)	29,000
1,2,4-Trimethylbenzene	µg/m ³	1.14	3.38	N/A	8,800
4-Ethyltoluene	µg/m ³	ND	1.41	N/A	N/A
4-Methyl-2-pentanone(MIBK)	µg/m ³	3.41	ND	N/A	440,000
Acetone	µg/m ³	38	1.51	N/A	4,500,000
Benzene	µg/m ³	ND	ND	N/A	520
Carbon Disulfide	µg/m ³	ND	2.58	N/A	100,000
Carbon Tetrachloride	µg/m ³	0.46	0.44	6 (Matrix A)	680
Chloroform	µg/m ³	ND	3.43	N/A	180
Chloromethane	µg/m ³	ND	ND	N/A	13,000
Cis-1,2-Dichloroethene	µg/m ³	ND	229	6 (Matrix A)	No Inhalation Toxicity Info
Dichlorodifluoromethane	µg/m ³	2.22	2.18	N/A	15,000
Ethanol	µg/m ³	9.26	1.71	N/A	N/A
Ethyl acetate	µg/m ³	ND	ND	N/A	10,000
Isopropylalcohol	µg/m ³	3.12	ND	N/A	N/A
Isopropylbenzene	µg/m ³	17.8	1.87	N/A	N/A
m,p-Xylene	µg/m ³	1.84	1.08	N/A	15,000
Methyl Ethyl Ketone	µg/m ³	5.31	ND	N/A	730,000
Methylene Chloride	µg/m ³	ND	ND	100 (Matrix B)	88,000
Propylene	µg/m ³	ND	ND	N/A	440,000
Tetrachloroethene	µg/m ³	11	969	100 (Matrix B)	5,800
Toluene	µg/m ³	4.9	ND	N/A	730,000
Trichloroethene	µg/m ³	0.38	141	6 (Matrix A)	290
Trichlorofluoromethane	µg/m ³	1.31	1.48	N/A	No Inhalation Toxicity Info

NOTES:

All results are presented in micrograms per cubic meter (µg/m³)

0.00 Results detected above the Laboratory's Minimum Detection Limit, but below all applicable regulatory guidance values

0.00 Results exceed the USEPA Target Concentrations

0.00 Results exceed the NYSDOH Minimum Matrix Concentrations

N/A = No Regulatory Standard Available

No Inhalation Toxicity Data = Inhalation Unit Risk and/or Inhalation Reference Concentration data does not exist; no corresponding screening level.

NYSDOH Minimum Decision Matrix Values = NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006) : Soil Vapor/Indoor Air Matrix A, B and C Minimum Concentrations (updated May 2017)

USEPA Target Sub-Slab & Exterior Soil Gas Concentration = EPA-OLEM Vapor Intrusion Assessment, Vapor Intrusion Screening Level (VISL) Calculator Version 3.5.1 (June 2017 Regional Screening Levels): Commercial Exposure Scenario, Target Sub-slab and Exterior Soil Gas Concentration @ a Target Risk for Carcinogens of 1E-05, a Target Hazard Quotient for Non-Carcinogens of 1, and an average Groundwater Temperature of 25° C



EXPLANATION BLOCK

Air sample location
February 2020

APPROXIMATE SCALE IN FEET

Prepared by:

DT Consulting Services, Inc.
1291 Old Post Road
Ulster Park, New York 12487

**Indoor Air Contaminant
Concentration Map**

Project

1581 US Route 202
Pomona, New York

PE/PG	DT	PM	Drafter	DB	Figure
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Indoor Air Analytical Results Summary - February 2020

Sample ID: Depth/Height of Sample: Sampling Date: Medium:		IA-02A ~ 4' above grade 2/25/2020 Indoor Air	IA-04A ~ 4' above grade 2/25/2020 Indoor Air	NYSDOH Established Air Guidelines	NYSDOH Minimum Indoor Air Matrix Value	USEPA Target Indoor Air Concentration
Volatiles Organic Compounds						
1,1,1-Trichloroethane	µg/m ³	ND	ND	N/A	3 (Matrix B)	22,000
1,1-Dichloroethane	µg/m ³	ND	ND	N/A	N/A	77
1,1-Dichloroethene	µg/m ³	ND	ND	N/A	0.2 (Matrix A)	880
1,2,4-Trimethylbenzene	µg/m ³	ND	ND	N/A	N/A	260
4-Ethyltoluene	µg/m ³	ND	ND	N/A	N/A	N/A
4-Methyl-2-pentanone(MIBK)	µg/m ³	ND	ND	N/A	N/A	13,000
Acetone	µg/m ³	10.4	7.36	N/A	N/A	140,000
Benzene	µg/m ³	1.33	1.16	N/A	N/A	16
Carbon Disulfide	µg/m ³	ND	ND	N/A	N/A	3,100
Carbon Tetrachloride	µg/m ³	0.41	0.43	N/A	0.2 (Matrix A)	20
Chloroform	µg/m ³	ND	ND	N/A	N/A	5.3
Chloromethane	µg/m ³	1.19	1.13	N/A	N/A	390
Cis-1,2-Dichloroethene	µg/m ³	0.46	0.43	N/A	0.2 (Matrix A)	No Inhalation Toxicity Info
Dichlorodifluoromethane	µg/m ³	1.77	1.76	N/A	N/A	440
Ethanol	µg/m ³	71.4	49.1	N/A	N/A	N/A
Ethyl acetate	µg/m ³	1.1	ND	N/A	N/A	310
Isopropylalcohol	µg/m ³	8.35	3.27	N/A	N/A	N/A
Isopropylbenzene	µg/m ³	ND	ND	N/A	N/A	N/A
m,p-Xylene	µg/m ³	1.47	ND	N/A	N/A	440
Methyl Ethyl Ketone	µg/m ³	ND	ND	N/A	N/A	22,000
Methylene Chloride	µg/m ³	ND	ND	60	3 (Matrix B)	2,600
Propylene	µg/m ³	2.39	ND	N/A	N/A	13,000
Tetrachloroethene	µg/m ³	3.200	929	30 ⁽¹⁾ / 300 ⁽²⁾	3 (Matrix B)	180
Toluene	µg/m ³	3.49	2.63	N/A	N/A	22,000
Trichloroethene	µg/m ³	131	26.9	2 ⁽³⁾ / 20 ⁽⁴⁾	0.2 (Matrix A)	8.8
Trichlorofluoromethane	µg/m ³	1.08	1.12	N/A	N/A	No Inhalation Toxicity Info

NOTES:

All results are presented in micrograms per cubic meter (µg/m³)

0.00 Results detected above the Laboratory's Minimum Detection Limit, but below all applicable regulatory guidance values

0.00 Results exceed the USEPA Target Concentrations

0.00 Results exceed the NYSDOH Minimum Matrix Concentrations

0.00 Results exceed NYSDOH Air Guideline Values

N/A = No Regulatory Standard Available

No Inhalation Toxicity Data = Inhalation Unit Risk and/or Inhalation Reference Concentration data does not exist; no corresponding screening level .

NYSDOH Minimum Decision Matrix Values = NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006) : Soil Vapor/Indoor Air Matrix A, B and C Minimum Concentrations (updated May 2017)

USEPA Target Indoor Air Concentration = EPA-OLEM Vapor Intrusion Assessment, Vapor Intrusion Screening Level (VISL) Calculator Version 3.5.1 (June 2017 Regional Screening Levels): Commercial Exposure Scenario, Target Indoor Air Concentration @ a Target Risk for Carcinogens of 1.00E-05, a Target Hazard Quotient for Non-Carcinogens of 1, and an average Groundwater Temperature of 25° C

NYSDOH Air Guideline Values = NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006) : Table 3.1 Air Guideline Values derived by NYSDOH

- (1) New Guideline effective 9/2013 (NYSDOH Soil Vapor Intrusion Updates)
- (2) Immediate Action Level effective 9/2013 (NYSDOH Soil Vapor Intrusion Updates)
- (3) New Guideline effective 8/2015 (NYSDOH Soil Vapor Intrusion Updates)
- (4) Immediate Action Level effective 8/2015 (NYSDOH Soil Vapor Intrusion Updates)

Outdoor Air Analytical Results Summary – February 2020

Sample ID: Outdoor Ambient Air (OA-05A) Collected: 02/25/2020	Concentration (µg/m³)
Acetone	5.48
Carbon Tetrachloride	0.43
Chloromethane	1.02
Dichlorodifluoromethane	1.85
Ethanol	9.19
Isopropylalcohol	1.11
Methylene Chloride	5.76
Tetrachloroethene	2.86
Toluene	1.67
Trichlorofluoromethane	1.18

Brownfield Cleanup Program Application
1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC,
1581 LB LLC, Pacesetter 202 LLC

Section IV: Project Description Narrative

Site Name/Location:

Touch of Class Cleaners, 1581 US Route 202, Village of Pomona, Ramapo Township, Rockland County, New York 10970. The Site is located approximately 2,600-feet west-southwest of the US Route 202 and Palisades Parkway intersection.

Site Features:

The subject parcel is presently improved with a +/- 66,696-ft² one-story commercial retail building (herein Building 1) and a +/- 29,704-ft² one-story commercial retail building (herein Building 2), located on a 10.32-acre land parcel. The proposed BCP Site Boundary is comprised of a 1.67-acre portion of the 10.32-acre parent parcel. Building 1 contains retail Unit #s 1-9, including a Stop & Shop anchor tenant. Building 2 contains retail Unit #s 10-15. The commercial retail buildings are planned to maintain their current footprint and Site use.

Current Zoning and Land Use:

The Site is currently active and is zoned for Commercial Use -Community Shopping District. The entire Site is occupied by the building footprints, asphalt parking, landscaped areas and concrete walkways. The Site is bounded by Route 202 to the north, beyond which is located a commercial self-storage facility (105 Ladentown Road). The Site is bounded to the east-northeast by a sewage pump station (1585 Route 2020) and a commercial restaurant (1593 Route 202). The Site is bounded to the southeast and south by the South Branch of the Minisceongo Creek. The Site is bounded to the south by wooded land and radio towers. The nearest residential area is approximately 1,200-ft to the northwest along Camp Hill Road and Ladentown Road.

Past Use of Site:

The Site was reportedly wooded, undeveloped land from at least 1891 to 1975. The Site was developed with the existing commercial retail buildings in 1976. Site usage from 1976 to present day have included various commercial retail tenants. Of note, a dry cleaner has operated within Unit 6 since 1977. The dry-cleaning machine is a closed loop unit that cycles tetrachloroethene (PCE) as a cleaning solvent. Touch of Class Cleaners is identified as a RCRA Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste with no reported regulatory violations. The concrete floor in the vicinity of the dry-cleaning machine had reportedly been coated with an epoxy sealant circa 1998. Additionally, various vehicle maintenance and autobody repair facilities occupied the rear (southern portion) of Unit 2 at the Subject Property

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Section IV: Project Description Narrative (continued)

between 1977 and 1995. The automotive repair facility reportedly included at least four service bays and a paint booth.

Site Geology and Hydrogeology:

Based upon historical investigations of the Site, subsurface characteristics at the facility consist approximately 3-inches of asphalt atop fine grey sand with pebbles and asphalt to a depth of 5-feet below ground surface (bgs), underlain by grey clay and peat to a depth of 20-feet bgs. Groundwater has been encountered at depths ranging from 7 to 8 feet bgs during historic investigations. The elevation of the Site is approximately 392-feet above mean sea level with anticipated groundwater flow in a southerly direction towards the South Branch Minisceongo Creek.

Environmental Assessment:

Based upon investigations conducted to date, the primary contaminants of concern for the Site include chlorinated VOCs in soil, groundwater, sub-slab soil vapor and indoor air.

Phase II Environmental Site Assessment, prepared by EBI Consulting, dated June 11, 2015

SOIL:

Concentrations of cis-1,2-dichloroethylene (cis-1,2-DCE) and methylene chloride were detected in soil samples B1 and B2 above NYSDEC Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives (UUSCOs). PCE and trichloroethylene (TCE) were detected in soil sample B1 above the NYSDEC UUSCO. Vinyl chloride was detected in soil sample B2 above the NYSDEC UUSCO. No concentrations of VOCs were detected in boring B3. No elevated concentrations of VOCs or PAHs were detected in soil samples B4 and B5 proximal to the Chase Bank (former auto repair facility).

GROUNDWATER:

Concentrations of cis-1,2-DCE, trans-1,2-dichloroethene (trans-1,2-DCE), PCE, TCE and vinyl chloride were detected in the groundwater samples collected from B1 and B2 above their applicable regulatory standard (Technical & Operations Guidance Series (TOGS) 1.1.1, June 2004). 1,1-Dichloroethene was detected in the groundwater sample collected from B1 above its applicable regulatory standard. Isopropylbenzene, 1,2,4-trimethylbenzene, and 1,3,5-

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Section IV: Project Description Narrative (continued)

trimethylbenzene were detected in the groundwater sample collected from B2 above their applicable regulatory standard. Methyl tert butyl ether (MTBE) was detected in the groundwater sample collected from B4 above its applicable regulatory standard (TOGS). No additional VOCs or PAHs were detected in Site groundwater above applicable regulatory standards.

SOIL VAPOR/ INDOOR AIR:

The results of sub-slab soil vapor sampling indicate concentrations of chlorinated VOCs in soil vapor. Of note, PCE and TCE were detected at concentrations of 1,840 and 54.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

Supplemental Phase II Remedial Site Investigation, prepared by CNS Environmental, dated March 2020

GROUNDWATER:

The groundwater analytical results revealed all VOC constituents below the NYSDEC regulatory standards (TOGS), with the exception of MW-1 where cis-1,2-DCE (27 parts per billion (ppb)) and vinyl chloride (36 ppb) exceeded their applicable TOGS values. Additionally, acetone, a known laboratory cross contaminant, was detected in MW-6 above the applicable TOGS value.

OUTDOOR AIR:

Low levels of several VOC constituents were detected in the outdoor air sample, including acetone, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethanol, isopropyl alcohol, methylene chloride, tetrachloroethene, toluene and trichlorofluoromethane.

INDOOR AIR:

Concentrations of VOCs not detected in the outdoor air sample but detected in indoor air include benzene, cis-1,2-DCE, ethyl acetate, m,p-xylene, propylene and TCE. PCE was detected in both samples, however, the indoor air concentration was significantly higher than the outdoor air concentration.

VOC constituents with established NYSDOH Air Guideline Values were below the guideline values, with the exception of PCE and TCE detected above the Air Guideline Values of $30 \mu\text{g}/\text{m}^3$

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Section IV: Project Description Narrative (continued)

and 2 $\mu\text{g}/\text{m}^3$, but below the Immediate Action Levels of 300 $\mu\text{g}/\text{m}^3$ and 20 $\mu\text{g}/\text{m}^3$, respectively. Carbon tetrachloride, cis-1,2-DCE, PCE and TCE also exceeded the NYSDOH Minimum Decision Matrix Indoor Air Concentration values.

SUB-SLAB SOIL VAPOR

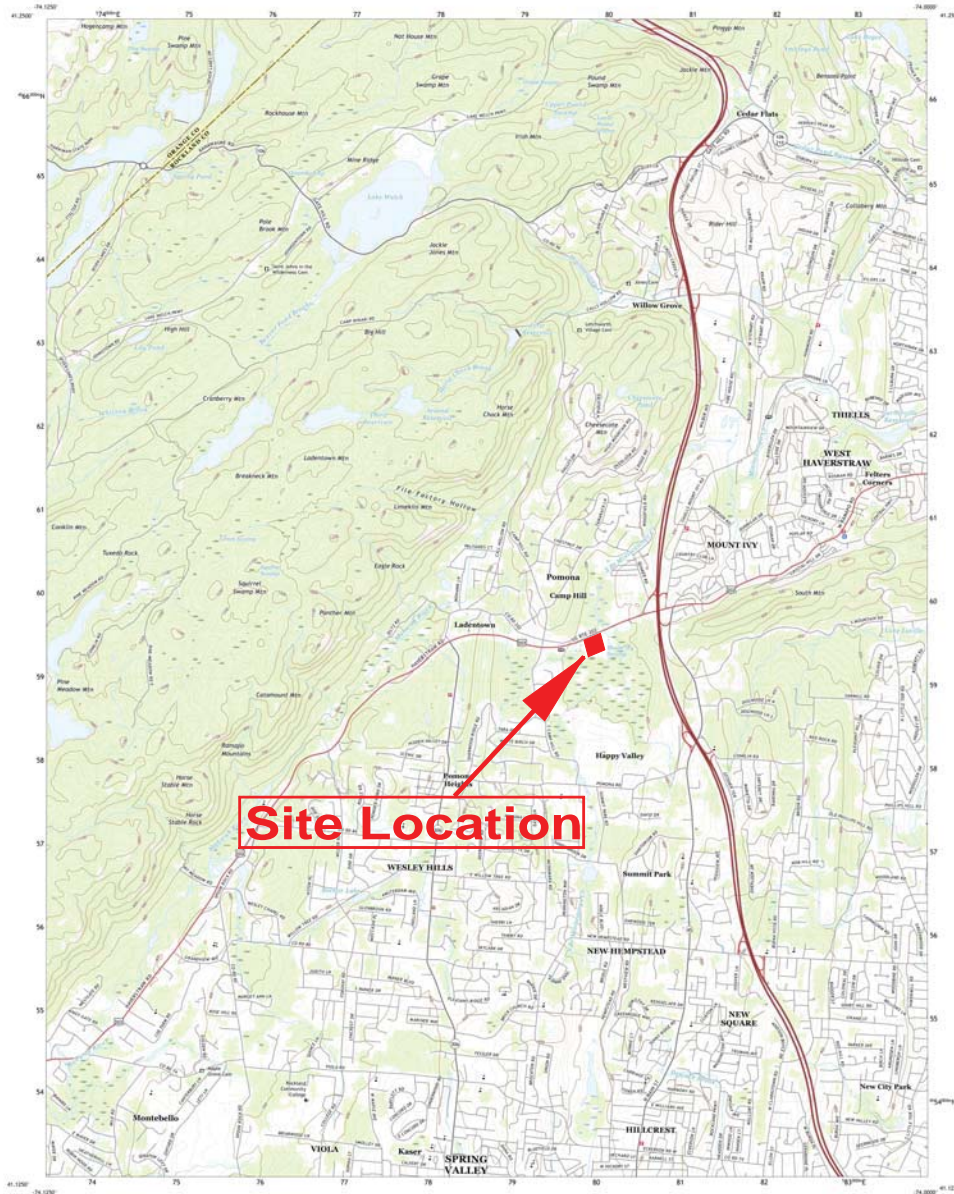
Cis-1,2-DCE was detected at a concentration of 229 $\mu\text{g}/\text{m}^3$ in sample SS-03A, above the NYSDOH Minimum Decision Matrix Concentration of 6 $\mu\text{g}/\text{m}^3$. Cis-1,2-DCE was not detected in sample SS-01A. PCE was detected at a concentration of 969 $\mu\text{g}/\text{m}^3$ in sample SS-03A, above the NYSDOH Minimum Decision Matrix Concentration of 100 $\mu\text{g}/\text{m}^3$. PCE was detected at a concentration of 11 $\mu\text{g}/\text{m}^3$ in sample SS-01A, below the NYSDOH Minimum Decision Matrix Concentration. TCE was detected at a concentration of 141 $\mu\text{g}/\text{m}^3$ in sample SS-03A, above the NYSDOH Minimum Decision Matrix Concentration of 6 $\mu\text{g}/\text{m}^3$. TCE was detected at a concentration of 0.38 $\mu\text{g}/\text{m}^3$ in sample SS-01A, below the NYSDOH Minimum Decision Matrix Concentration.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

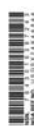


THIELLS QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey

Map Scale: 1:24,000
Scale bar: 0 to 2 miles
North arrow: pointing up



Client: 1581 Holding NY LLC, 1581 PJM LLC,
1581 SM LLC, 1581 LB LLC, Pacesetter 202 LLC

Site: 1581 Route 202, Pomona, New York

BCP Site No:
C344086

Drawn by:
DJT

Scale:
Graphic

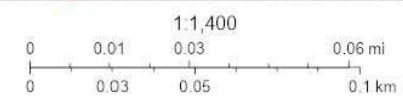
USGS Topographic Map, Thiells, NY 2019

Site Location Plan



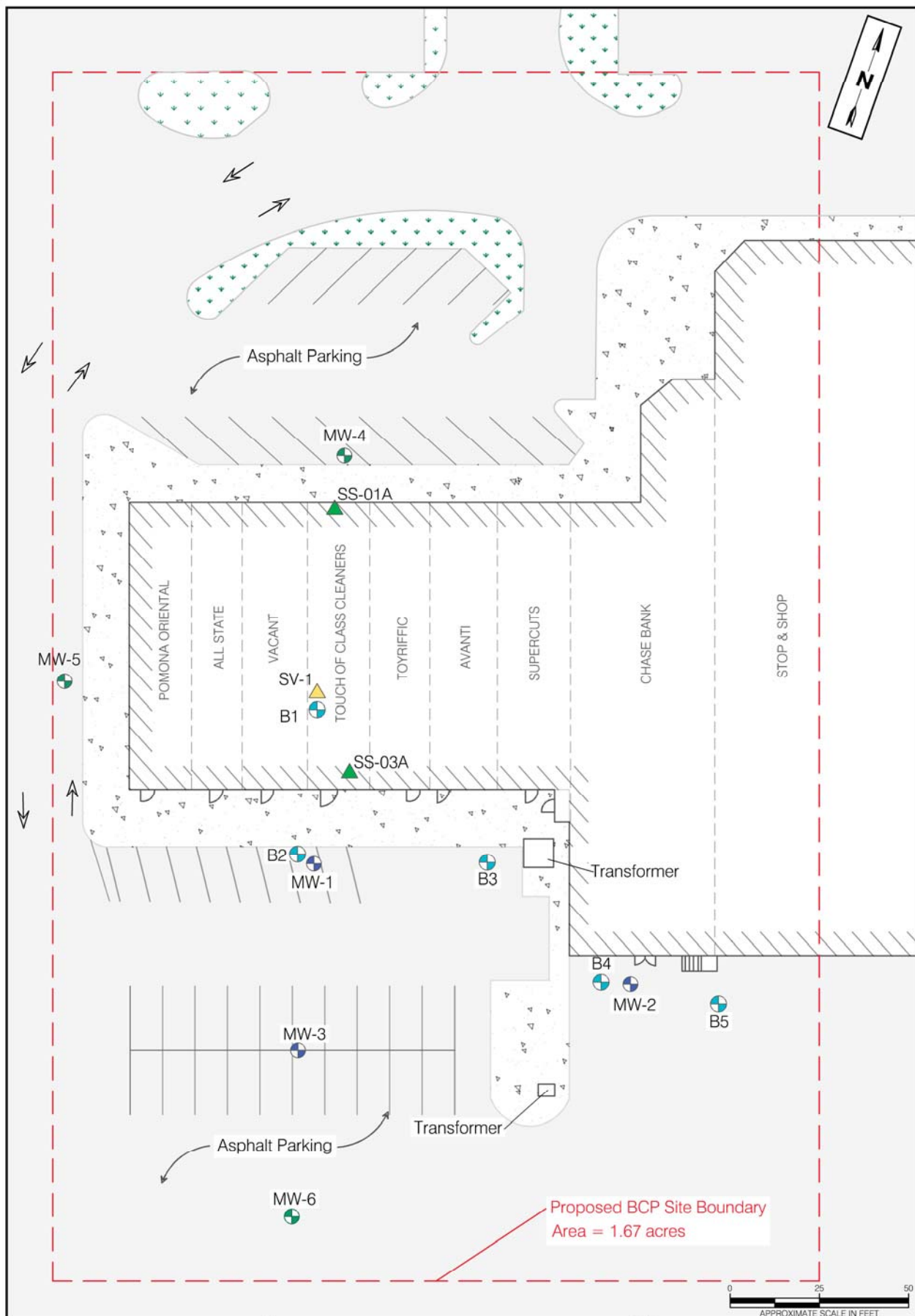
Tax Lot

Proposed BCP Boundary



Source: County of Rockland New York

DT Consulting Services, Inc. 1291 Old Post Road Ulster Park, New York 12487 (845) 658-3484	Client: 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC, 1581 LB LLC, Pacesetter 202 LLC		
	Location: 1581 US Route 202, Pomona, Rockland County, New York		
	Title: Site Location Map - Topographic		
	Scale: Graphic	Drawn By: O.T.	



Proposed BCP Site Boundary

Prepared by:

DT Consulting Services, Inc.
1291 Old Post Road
Ulster Park, New York 12487

EXPLANATION BLOCK



Soil boring location
May 2015



Monitoring well location
October 2015



Monitoring well location
February 2020



Soil vapor sample location
May 2015



Soil vapor sample location
February 2020

Project

1581 US Route 202
Pomona, New York

Date

Volunteer

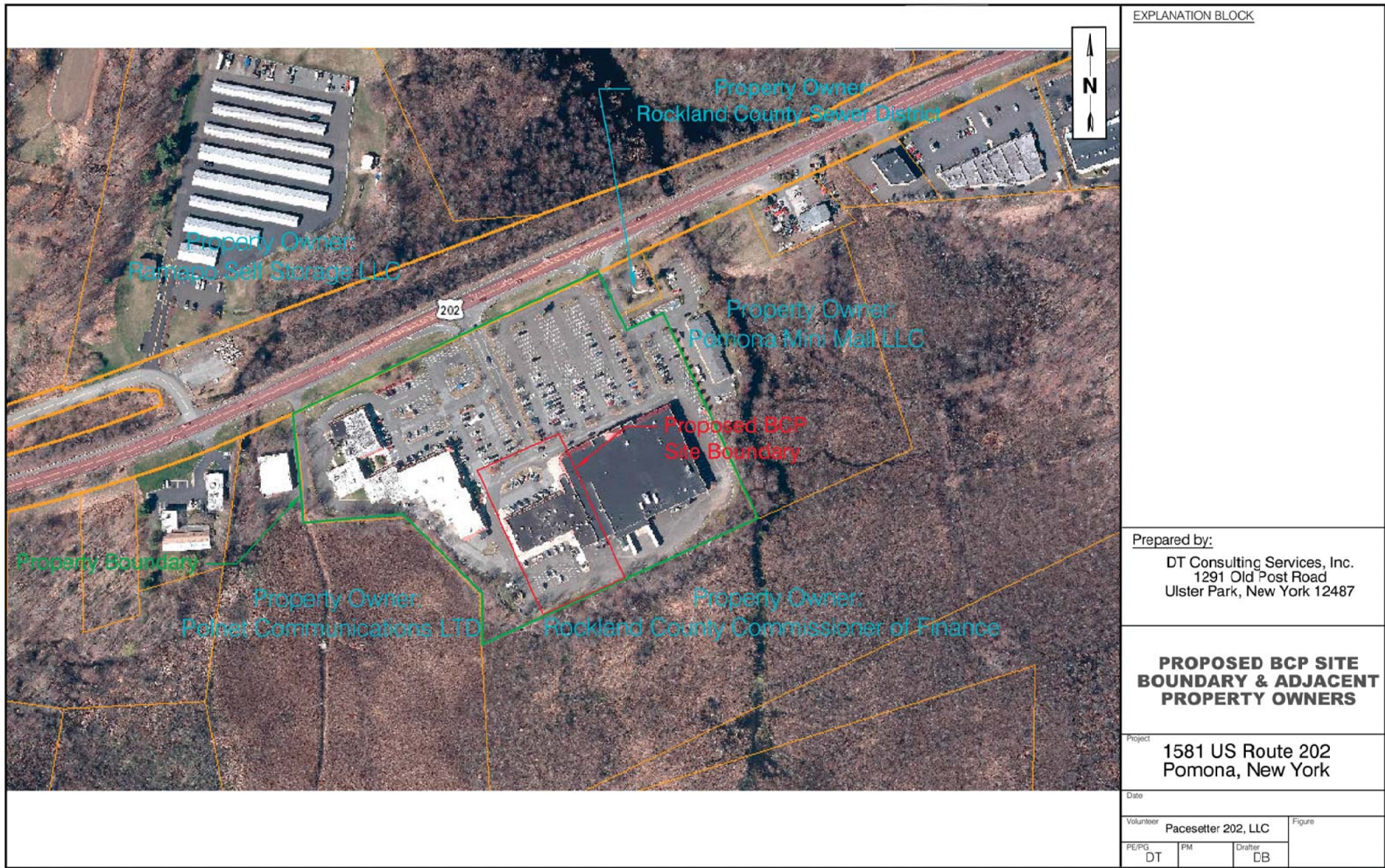
Pacesetter 202, LLC

Figure

PE/PG
DT

PM

Drafter
DB



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Section VI: Current Property Owner/Operator Information

Date	Property Owner	Last Known Address	Relationship to Previous Owner
10/28/2019	1581 Holdings NY LLC (74.5%)	PO Box 54 Stony Point, NY 10980	Requestor
10/28/2019	1581 PJM LLC (4.9%)	PO Box 54 Stony Point, NY 10980	Requestor
10/28/2019	1581 SM LLC (7.4%)	PO Box 54 Stony Point, NY 10980	Requestor
10/28/2019	1581 LB LLC (12%)	PO Box 54 Stony Point, NY 10980	Requestor
10/28/2019	Pacesetter 202, LLC (1.2%)	95 Chestnut Ridge Road Montvale, NJ 07645	Requestor
<10/28/2019	Pacesetter Ramapo Associates, Limited Partnership	1311 Mamaroneck Avenue, Suite 260 White Plains, NY 10605	Previous Owner
Unknown	SS Properties Associates, NY Limited Partnership	Unknown	Previous Owner
Unknown	AmCap Incorporated, NJ Corporation	Unknown	Previous Owner
Unknown	Agrippina Property, Inc., a Netherlands Antilles Corporation	Unknown	Previous Owner

Note: The current owners and the previous owner (Pacesetter Ramapo Associates), are unrelated. The current owners were bona fide, third parties who acquired title in an arm's length transaction.

Brownfield Cleanup Program Application
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 1581 LB LLC, Pacesetter 202 LLC

Section VI: Previous Dry Cleaner Operators

Date	Previous Dry Cleaner	Source
6/3/1977	Certificate for Use as a dry cleaner – <u>Entity name not reported</u>	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department
3/23/1988	Sign Permit – <u>Touch of Class</u> <u>Cleaners</u>	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department
5/9/1997	Sign Permit – <u>Touch of Class</u> <u>Cleaners</u>	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department

A June 4, 2013, NYSDEC Inspection Form was obtained from the Town of Ramapo during a 2015 Phase 1 ESA. The Inspection form identifies Mr. Gary Simeone as the manager for the former Touch of Class Cleaners. Mr. Simeone's phone number is listed as (845) 354-1400. Mr. Simeone's address was not provided in the Inspection form, or other historical documentation researched in preparation of this BCP application. The last known address of the former dry cleaner owner is not available.

Previous Automotive Repair Operators

Date	Previous Automotive Repair	Source
12/16/1977	Sign Permit – <u>Pace Auto Center</u>	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department
3/9/1983	Certificate of Occupancy – <u>Pace</u> <u>Automotive</u> auto repair	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department
8/19/1993	Certificate of Occupancy – <u>DNV</u> <u>Repair Center</u> auto repair	EBI Consulting 2015 Phase 1 ESA - Town of Ramapo Building, Zoning and Fire Safety Department

Brownfield Cleanup Program Application - C344086
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Pacesetter 202 LLC

Section VI: Current Property Owner/Operator Information

List of Current Tenants

Suite No.	Tenant
1	Evergreen Pomona LLC
2	JP Morgan Chase Bank
4	Avanti Restaurant
5	Toyriffic2
6	A Touch of Class Cleaners
7	Top Row Clothing Store
8	Allstate Insurance
9	Pomona Oriental Restaurant
10	Trustco Bank
11	Retro Fitness
3,12 - 14	Vacant
14A	Signature Cut
15	Dollar Tree #4843

Brownfield Cleanup Application

1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC, 1581 LB LLC, Pacesetter 202 LLC

Section VII: Requestor Eligibility Information

1581 Holding LLC (74.5%), 1581 PJM LLC (4.9%), 1581 SM LLC (7.4%), 1581 LB LLC (12%) and Pacesetter 202 LLC (1.2%), acquired title to the property as tenants in common by deed on October 28, 2019. On October 28, 2019, the sole member of 1581 Holding LLC was BCPP Holding, LLC, and the sole member of BCPP Holding, LLC was Mr. Patrick J. Magee Jr. On December 30, 2020, BCPP Holding, LLC transferred its membership interest in 1581 Holding LLC to Vision PJM II LLC. There have been no other ownership changes since that time. All current owning interests took ownership in the property after Spill # 91-02012 had been remediated to the satisfaction of the New York State Department of Environmental Conservation (NYSDEC or Department) and was closed by the Department in August 1991.

Open Spill # 15-12089 was reported to NYSDEC on March 20, 2016, based on the detection of PCE in Site groundwater above TOGS standard. Between March 2016 and October 2019, the prior owner performed additional investigation of the release under NYSDEC guidance. The applicant was aware of the ongoing investigations and potential need for remedial action at the time of the purchase and is prepared to continue with necessary investigation and remedial activities as a Volunteer under the BCP. Accordingly, in light of the fact that the BCP Applicant did not cause or contribute to the release of hazardous wastes/substances into the subsurface environmental the Site, the BCP Applicant qualifies as a Volunteer under the BCP regulations.

The BCP Applicant is prepared to commence the remedial program upon acceptance into the BCP. Completion of remedial action and obtaining the COC for the project is anticipated in January 2023.

Brownfield Cleanup Program Application – C344086
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1581 LB LLC, Pacesetter 202 LLC

SECTION IX: CONTACT LIST INFORMATION

Rockland County

- **Executive** – Ed Day
Office of County Executive
11 New Hempstead Rd
New City, NY 10956
CountyExec@co.rockland.ny.us
845-638-5122
- **Planning Board Chairman** – David Kraushaar
11 New Hempstead Rd
New City, NY 10956
CountyExec@co.rockland.ny.us
845-638-5122

Town of Ramapo

Chief executive officer and planning board chairperson

- **Supervisor** – Michael B. Specht
237 Route 59
Suffern, NY 10901
spechtm@ramapo-ny.gov
845-357-5100 ext. 202
- **Planning Board, Chairperson** – Sylvain Klein
237 Route 59
Suffern, NY 10901
planning@ramapo-ny.gov
845-357-5100 ext. 269 or 283

Village of Pomona

- **Mayor** – Ian Banks
100 Ladentown Rd
Pomona, NY 10970
845-354-0545

Brownfield Cleanup Program Application – C344086
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1581 LB LLC, Pacesetter 202 LLC

SECTION IX: CONTACT LIST INFORMATION (continued)

1 Owners/Occupants of the property & Adjacent Parcels

- Subject Property: 1581 US Route 202, Pomona (Ramapo), New York
Owner: 1581 Holding NY LLC (74.5%), 1581 PJM LLC (4.9%), 1581 SM LLC (7.4%), 1581 LB LLC (12%) and Pacesetter 202 LLC (1.2%)

Occupants of the property (as of June 2021)

- Various retail tenants – See Section VI for details
- North:
105 Ladentown Road, Pomona (Ramapo), New York (Parcel ID: 33.05-2-6)
Owner: Ramapo Self Storage LLC
Address: 873 Route 45, Suite 101
New City, NY 10956
Occupant: Commercial
- South:
1601 Route 202, Pomona (Ramapo), New York (Parcel ID: 33.06-1-14)
Owner: Rockland County Commissioner of Finance
Address: 50 Sanatorium Road, Bldg. A – 8th Floor
Pomona, NY 10970
Occupant: Vacant, undeveloped wooded land
- East:
1585 Route 202, Pomona (Ramapo), New York (Parcel ID: 33.05-2-7)
Owner: Rockland County Sewer District #1
Address: 4 Route 340
Orangeburg, NY 10962
Occupant: Rockland County Sewer District – Pump Station
- 1593 Route 202, Pomona (Ramapo), New York (Parcel ID: 33.06-1-13)*
Owner: Pomona Mini Mall LLC
Address: 1593 Route 202
Pomona, NY 10970
Occupants: Restaurant, dental office, retail

Brownfield Cleanup Program Application – C344086
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1581 LB LLC, Pacesetter 202 LLC

SECTION IX: CONTACT LIST INFORMATION (continued)

- West:
1551 Route 202, Pomona (Ramapo), New York (Parcel ID: 33.05-2-9)
Owner: Polnet Communications LTD
Address: 3656 Belmont Avenue W.
Attn: Kamila Dworska
Chicago, IL 60618
Occupant: Commercial – Radio Studio & Towers

3. Local news media from which the community typically obtains information

- Rockland County Times, 119 Main Street, Suite 1, Nanuet, New York 10954
- Cable television, Optimum, 235 West Nyack Road, West Nyack, New York 10994

4. Public Water Supplier

- SUEZ North America, 162 Old Mill Road, West Nyack, New York 10994

5. Document Repository

- The Finkelstein Memorial Library, located at 24 Chestnut Street, Spring Valley, New York has agreed to act as a document repository for the duration of the project. Confirmation obtained from the library is attached.



Daniel Bellucci <bellucciengineeringpllc@gmail.com>

Document Repository - NYSDEC Brownfield Project

Laura M Wolven - FML <lmwolven@rcls.org>
To: Daniel Bellucci <bellucciengineeringpllc@gmail.com>

Tue, Jun 22, 2021 at 1:20 PM

Yes, Finkelstein will be happy to serve as repository for the documents. There are no special requirements, and we will make them available at the reference desk.

Thanks,

Laura

Laura Wolven
Director
Finkelstein Memorial Library
24 Chestnut Street
Spring Valley, NY 10977
(845) 352-5700 ext. 283

From: Daniel Bellucci <bellucciengineeringpllc@gmail.com>
Sent: Tuesday, June 22, 2021 1:18 PM
To: Laura M Wolven - FML <lmwolven@rcls.org>
Subject: Document Repository - NYSDEC Brownfield Project

[Quoted text hidden]

Brownfield Cleanup Application – C344086
1581 Holding LLC dba 1581 Holding NY LLC, 1581 PJM LLC, 1581 SM LLC,
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Section X: Land Use Factors

The Site is improved with a +/- 66,696-ft² one-story commercial retail building (herein Building 1) and a +/- 29,704-ft² one-story commercial retail building (herein Building 2). Building 1 contains retail Unit #s 1-9, including a Stop & Shop anchor tenant. Building 2 contains retail Unit #s 10-15. The buildings were constructed circa 1976-1977. Most likely contaminant sources are historic on-Site dry cleaning operations (1976 to present).

Proposed use of the Site will remain consistent with current commercial retail use.

Proposed use is consistent with applicable zoning laws which are denoted as Community Shopping District by the Town of Ramapo.

Proposed use is consistent with comprehensive master plans to provide commercial and industrial space for businesses.