



**Department of
Environmental
Conservation**

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

<input type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input checked="" type="checkbox"/>	Amendment to reflect a transfer of title to all or part of the brownfield site:
	<p>a. A copy of the recorded deed must be provided. Is this attached? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>b. <input checked="" type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner)</p> <p>c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? <input checked="" type="radio"/> Yes <input type="radio"/> No Submitted on: <u>N/A</u></p>
<input checked="" type="checkbox"/>	Amendment to modify description of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
<input type="checkbox"/>	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

On October 24, 2024, the Village of Ossining ("Village") transferred all of tax lots 89.19-6-26 and 89.19-6-27, and a portions of tax lot 89.19-6-28 and tax lot 89.19-6-29 to current Volunteer WB 30 Water Street, LLC. Please see Exhibit A - Deed. The Village retained ownership of a portion of tax lot 89.19-6-28 and portion of tax lot 89.19-6-29 pursuant to the deed attached as Exhibit A. Please see Exhibit B - Site Access Agreements. The tax lots transferred to WB 30 Water Street, LLC were merged into new tax lot 89.19-6-30 known as 30 Water Street. The portion of the tax lots retained by the Village were reapportioned to create new tax lots 89.19-6-28.1 (known as Water Street) and a new tax lot 89.19-6-29.1 (known as Central Avenue). See Exhibit C - Final Subdivision Plat revised July 31, 2024 and Exhibit D - Tax Map. Continuation of Narrative on next page.

Continuation of Narrative:

On the attached Exhibit C - Plat map, the land owned by WB 30 Water Street, LLC is referred to as Lot 1 and the land owned by the Village is referred to as Lot 2. Please note that an adjacent tax lot 89.19-6-22 was included in Lot 2 on the Plat Map. However, tax lot 22 is not a part of the BCP Site and has not been merged into tax lot 28.1. Since the Sing Sing Kill Brook is excluded from the BCP Site but is contained within these new merged lots, the BCP Site is now made up of a portion of following new lots excluding the Brook –

- 89.19-6-30 – 1.908 acres
- 89.19-6- 28.1 – 0.642 acres and
- 89.19-6-29.1 – 0.265 acres

See Exhibit E - Survey Map showing the BCP Site and the new lots.

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: Ossining Gas Works DPW Site	BCP SITE NUMBER: C360172
NAME OF CURRENT APPLICANT(S): WB 30 Water Street, LLC and HAC Water Street Corporation	
INDEX NUMBER OF AGREEMENT: C360172-10-23	DATE OF ORIGINAL AGREEMENT: 4/8/2024
REQUESTOR'S SIGNATORY: William Balter and Rosemarie Noonan	

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
		Y	N
1. Is the requestor authorized to conduct business in New York State?		<input type="radio"/>	<input type="radio"/>
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?		<input type="radio"/>	<input type="radio"/>
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?		<input type="radio"/>	<input type="radio"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?		N/A <input type="radio"/>	<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:			

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION*Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*

Owner listed below is: <input checked="" type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant	
OWNER'S NAME: WB 30 Water Street, LLC (Portion)	CONTACT: William Balter
ADDRESS: 480 Bedford Road, 300 Building, First Floor, West Wing	
CITY/TOWN: Chappaqua, New York	ZIP CODE: 10514
PHONE: (914) 269-2432	EMAIL: bbalter@wbpdev.com
OPERATOR: Same as above	CONTACT:
ADDRESS:	
CITY/TOWN:	ZIP CODE:
PHONE:	EMAIL:

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION*Complete this section only if adding new requestor(s). Attach additional pages if necessary.*

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="radio"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input type="radio"/> 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 a 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 they have 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's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the 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 being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 30 Water Street

CITY/TOWN: Ossining, New York

ZIP CODE: 10562

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE: 2.815

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

Water Street

89.19

6

26

0.04

Portion of Central Avenue

89.19

6

p/o 27

0.70

Portion of Water Street; Portion of Central Avenue

89.19

6

p/o 28; p/o 29

2.25; 0.35

2. Requested change (check appropriate boxes below):

☐

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☒

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

Portion of 30 Water Street

89.19

6

p/o 30

1.908

Portion of Water Street

89.19

6

p/o 28.1

0.642

Portion of Central Avenue Ossining

89.19

6

p/o 29.1

0.265

3. TOTAL REVISED SITE ACREAGE: 2.815

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

N

☒
☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="radio"/> PREVIOUS OWNER	<input type="radio"/> CURRENT OWNER	<input type="radio"/> POTENTIAL/FUTURE PURCHASER	<input type="radio"/> OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:	EMAIL:			
OWNERSHIP START DATE:				
CURRENT OPERATOR:	CONTACT NAME:			
PHONE:	EMAIL:			
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="radio"/> PREVIOUS OWNER	<input type="radio"/> CURRENT OWNER	<input type="radio"/> POTENTIAL/FUTURE PURCHASER	<input type="radio"/> OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED? ☐ YES ☐ NO

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below? From ECL 27-1405(31): "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	<input type="radio"/>	<input type="radio"/>
5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment application): 375-3.2: (I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (c) there are no structures. "Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.	<input type="radio"/>	<input type="radio"/>

	Y	N
<p>6. Is the project and affordable housing project as defined below?</p> <p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(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.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: Ossining Gas Works DPW Site

BCP SITE NUMBER: C360172

NAME OF CURRENT APPLICANT(S): WB 30 Water Street, LLC and HAC Water Street Corporation

INDEX NUMBER OF AGREEMENT: C360172-10-23

DATE OF ORIGINAL AGREEMENT: 4/8/2024

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the 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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Chair (title) of HAC Water Street Corporation (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Robert Galvin's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 6/3/2025 Signature: Robert GalvinPrint Name: Robert Galvin**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

<p>PARTICIPANT</p> <p>A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.</p>	<p><input checked="" type="checkbox"/> VOLUNTEER</p> <p>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 contamination.</p>
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Effective Date of the Original Agreement: 4/8/2024

Signature by the Department:

DATED: 6/26/2025NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown
Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Managing Member (title) of WB 30 Water Street, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. William Balter's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 6/3/25 Signature: _____Print Name: William Balter

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.

☒**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 contamination.

Effective Date of the Original Agreement: 4/8/2024

Signature by the Department:

DATED: 6/26/2025NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



Janet E. Brown, Assistant Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway, 12th Floor
 - Albany, NY 12233-7020
- NOTE: Electronic applications submitted in fillable format will be rejected.

EXHIBIT A

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



642833086DED0034

Westchester County Recording & Endorsement Page

Submitter Information

Name: Benchmark Title Agency LLC Phone: 914-250-2400
Address 1: 222 Bloomingdale Road Fax:
Address 2: Email: aruano@benchmarkta.com
City/State/Zip: White Plains NY 10605 Reference for Submitter: BTA80078 Part 1

Document Details

Control Number: **642833086** Document Type: **Deed (DED)**
Package ID: 2024100900041001003 Document Page Count: **7** Total Page Count: **9**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: OSSINING VILLAGE OF - Other
2:

2nd PARTY

1: WB 30 WATER ST LLC - Other
2:

Property

☒ Additional Properties on Continuation page

Street Address: - WATER ST Tax Designation: 89.19-6-26
City/Town: OSSINING TOWN Village: OSSINING

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$40.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$335.00**

Transfer Taxes

Consideration: \$1.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 4051

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/31/2024 at 12:23 PM
Control Number: **642833086**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

BENCHMARK TITLE AGENCY
222 BLOOMINGDALE ROAD
SUITE 102
WHITE PLAINS, NY 10605

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

642833086DED0034

Westchester County Recording & Endorsement Page

Document Details

Control Number: 642833086

Document Type: Deed (DED)

Package ID: 2024100900041001003

Document Page Count: 7

Total Page Count: 9

Properties Addendum

- CENTRAL AVE 10562	OSSINING TOWN	OSSINING	89.19-6-27
- WATER ST 10562	OSSINING TOWN	OSSINING	89.19-6-p/o 28
- CENTRAL AVE 10562	OSSINING TOWN	OSSINING	89.19-6-p/o 29

BARGAIN AND SALE DEED

THIS INDENTURE is made as of this ^{11th} day of October, 2024, between Village of Ossining, a municipal corporation organized and existing under the laws of the State of New York having an address at 16 Croton Avenue, Ossining, New York 10562 ("Grantor"), and WB 30 Water Street, LLC, a New York limited liability company having an address at 480 Bedford Road, Chappaqua, New York 10514 ("Grantee").

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, lawful money of the United States, paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby covenant, grant and release unto Grantee, its heirs and successors and assigns, forever, all right, title and interest of Grantor in and to the following:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, as more particularly described on Schedule A attached hereto and incorporated herein for all purposes.

BEING intended to include a portion of the premises conveyed to Grantor by deed made by Consolidated Edison Company of New York dated December 26, 1957 and recorded December 30, 1957 in Liber 5770 page 275 in the Westchester County Clerk's Office.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises;

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

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

SUBJECT TO that certain Land Acquisition and Development Agreement dated February 9, 2022 by and between Grantor and Grantee (as successor in interest to WBP Development LLC), as amended by that certain First Amendment to Land Acquisition and Disposition Agreement dated as of July 26, 2022 by and between Grantor and Grantee, as further amended by that certain Second Amendment to Land Acquisition and Disposition Agreement effective as of February 6, 2024 by and between Grantor and Grantee, and as further amended by that certain Third Amendment to Land Acquisition and Disposition Agreement effective as of September 19, 2024 by and between Grantor and Grantee (collectively, and as may be further amended, the "LADA").

AND Grantee agrees, for itself and its successors and/or assigns, that it will begin and diligently prosecute to completion the development of the Project (as defined in the LADA) within the time limits set forth in the LADA. It is intended that this covenant shall run with the land; provided, however, this covenant shall not be binding on: (i) any Recognized Mortgagee (as defined in the LADA) nor any Foreclosure Transferee (as defined in the LADA) that is a Recognized Mortgagee or the designee or nominee of a Recognized Mortgagee; or (ii) the County of Westchester.

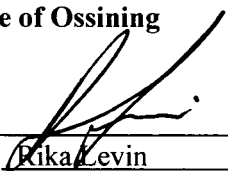
AND Grantor agrees it is required to issue Certificate(s) of Completion (as defined in the LADA) according to the terms of the LADA which shall be a conclusive determination of the satisfaction and termination of all of the obligations under the LADA of Grantee to construct and complete each such unit comprising the Condominium Regime (as defined in the LADA) and/or the Dedicated Improvements (as defined in the LADA), as the case may be.

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

[SIGNATURES APPEAR ON FOLLOWING PAGES]

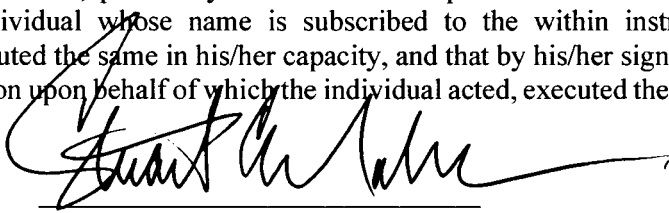
[GRANTOR SIGNATURE PAGE TO DEED]

Village of Ossining

By: 
Name: Rika Levin
Title: Mayor

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

On the 16 day of October in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Rika Levin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

STUART E. KAHAN
Notary Public, State of New York
No. 02KA4769001
Qualified in Westchester County 26
Commission Expires June 30, 2026

✓

[GRANTEE SIGNATURE PAGE TO DEED]

WB 30 Water Street, LLC

By: WB 30 Manager, LLC, its Managing Member

By: _____

Name: William G. Balter

Title: Authorized Signatory

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

On the 17th day of October in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared William G. Balter, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Christine A. Crisci
Notary Public

Christine A. Crisci
Notary Public, State of New York
LIC # 01CR6365109
Qualified in Westchester County
Comm. Exp. September 25, 2025

✓

Schedule A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Ossining, Town of Ossining, County of Westchester and State of New York, known and designated as Lot 1 on a certain map entitled "Final Subdivision Plat known as Station Plaza", prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated July 31, 2024 and filed in the Office of the Westchester County Clerk, Division of Land Records, on 9/18/2024 as Filed Map No. 29814, being more particularly bounded and described a follows:

BEGINNING at a point on the southerly line of Central Avenue, said point being at the easterly end of a curve having a radius of 50 feet, a central angle of 54 degrees 25 minutes 30 seconds and an arc length of 47.49 feet, connecting the southerly line of Central Avenue and the easterly line of Water Street;

THENCE from said point along the southerly line of Central Avenue the following courses and distances:

North 57 degrees 28 minutes 07 seconds East 177.31 feet,
North 60 degrees 19 minutes 27 seconds East 91.71 feet and
North 59 degrees 14 minutes 47 seconds East 36.70 feet to the division line between Lot 1 and Lot 2 on said map;

THENCE along said division line, South 30 degrees 45 minutes 13 seconds East 32.85 feet and South 44 degrees 31 minutes 52 seconds East 115.84 feet to a point on the northerly line of lands now or formerly belonging to Ovo Property Group, LLC;

THENCE along said line the following Four (4) courses and distances:

South 26 degrees 33 minutes 57 seconds West 77.25 feet,
South 03 degrees 55 minutes 57 seconds West 27.10 feet,
South 07 degrees 58 minutes 53 seconds East 22.50 feet and
South 27 degrees 34 minutes 53 seconds East 25.50 feet to a point on the northerly line of Main Street;

THENCE along the northerly line of Main Street the following Five (5) courses and distances:

South 62 degrees 22 minutes 57 seconds West 69.38 feet,
South 60 degrees 04 minutes 17 seconds West 46.85 feet,
South 56 degrees 50 minutes 27 seconds West 84.75 feet,
South 51 degrees 41 minutes 57 seconds West 34.71 feet and
South 45 degrees 10 minutes 37 seconds West 43.64 feet to the northerly line of lands now or formerly belonging to Victor & Jacqueline Calderon;

THENCE along said line, North 67 degrees 02 minutes 03 seconds West 82.25 feet to a point on the easterly side of Water Street;

THENCE along the easterly side of Water Street the following Five (5) courses and distances:

North 05 degrees 49 minutes 43 seconds West 73.06 feet,
North 28 degrees 14 minutes 23 seconds West 103.47 feet,
North 59 degrees 05 minutes 07 seconds East 8.35 feet and

North 31 degrees 35 minutes 53 seconds West 7.92 feet to a non-tangent curve;

THENCE continuing along Water Street and along said curve to the right having a radius of 50.00 feet, an arc length of 47.49 feet and a radial bearing to its center of South 86 degrees 57 minutes and 34 seconds East to the Southerly side of Central Avenue and the point or place of **BEGINNING**.

Section: 89.19
Block: 6
Lot(s): 26, 27, p/o 28 and p/o 29
County: Westchester
Town: Ossining
Village: Ossining

RECORD & RETURN TO:

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attention: Michael L. Katz, Esq.

EXHIBIT B

WB 30 Water Street, LLC

480 BEDFORD ROAD, CHAPPAQUA, N.Y. 10514-1715 (914)347-3333 FAX:(914)909-7328

The Village of Ossining
c/o Karen D'Attore, Village Manager
16 Croton Avenue
Ossining, New York 10562

**Re: Site Access to Perform Brownfield Cleanup Program Work
Ossining Gas Works DPW Site
30 Water Street, Village of Ossining, Westchester County, New York 10562**

Dear Mrs. D'Attore:

WB 30 Water Street, LLC and HAC Water Street Corporation are signing a Brownfield Cleanup Program ("BCP") Agreement ("BCA") with the New York State Department of Environmental Conservation to voluntarily investigate and remediate the majority of following parcels in the Village of Ossining, Westchester County, New York 10562:

Parcel	Street Address	Tax Parcel Identification No.
1	Water Street	89.19-6-26
2	Central Avenue	89.19-6-27
3	Water Street	89.19-6-28
4	Central Avenue	89.19-6-29

Collectively, the parcels that make up the Site is known as the Ossining Gas Works DPW Site with an address of 30 Water Street, Village of Ossining, Westchester County, New York 10562 (the "BCP" Site), which was formerly a portion of Operable Unit 1 (OU-1), Former Ossining Gas Works Site No. 360172 subject to Consent Order No. 0-20180516-519) between Consolidated Edison and the NYSDEC. As you know, the Village of Ossining owns the aforementioned parcels that make up the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

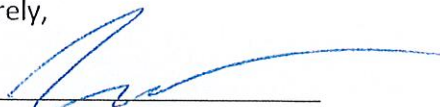
WB 30 Water Street, LLC

480 BEDFORD ROAD, CHAPPAQUA, N.Y. 10514-1715 (914)347-3333 FAX:(914)909-7328

If you have any questions, please do not hesitate to call William Balter, our Project Manager at (914) 269 - 2432. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

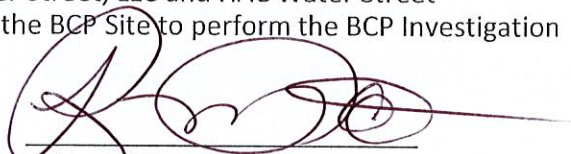
Sincerely,



WB 30 Water Street, LLC

By. William Balter
Managing Member

On behalf of the Village of Ossining, as the Village Manager, I am authorized to grant this temporary license and agree to allow WB 30 Water Street, LLC and HAC Water Street Corporation, and their respective agents to enter the BCP Site to perform the BCP Investigation and/or remediation work required.



Village of Ossining

By. Karen D'Attore
Village Manager

HAC Water Street Corporation
55 South Broadway, 2nd Floor
Tarrytown, New York 10591

WB 30 Water Street, LLC
c/o William Balter
480 Bedford Road
Chappaqua, New York 10514

**Re: Site Access to Perform Brownfield Cleanup Program Work
Ossining Gas Works DPW Site
C360172**

Dear Mr. Balter:

As you are aware, HAC Water Street Corporation (“HAC”) is an Applicant subject to the Brownfield Cleanup Agreement effective April 8, 2024, Index No.: C360172-10-23 (the “BCA”) for the Brownfield Cleanup Program Site known as Ossining Gas Works DPW Site, Site No.: C360172 (the “BCP Site”). WB 30 Water Street, LLC (“WB”), another Applicant subject to the BCA, is now the title owner of the portion of the BCP Site known as 30 Water Street, Ossining, New York (Tax ID: 89.19-6-30) (the “Property”). HAC needs WB’s written permission below to access the Property for the purpose of performing environmental investigations and remediation work per the terms of the BCA.

If you agree to sign below on behalf of WB, you are granting HAC what is known as a “temporary license” to allow an appropriate contractor hired to enter the Property to perform investigation and remediation work. HAC promises to provide you with copies of any information generated about the Property, and if the Property is damaged in any way, HAC agrees to repair the damage to restore the property to the way it was before entered. The contractor will also maintain insurance that would cover any accidents on the job. HAC promises to minimize any and all inconvenience to WB in connection with this work and will give one week notice before the work begins.

In addition, if WB still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, WB hereby also agrees to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

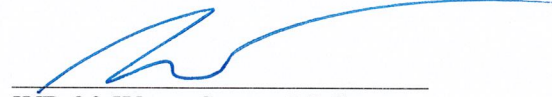
Thank you for your cooperation.

Sincerely,

Robert Galvin

HAC Water Street Corporation
Robert Galvin, Chair

As a member of the site owner, I am authorized to grant this temporary license and agree to allow HAC Water Street Corporation and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

A handwritten signature in blue ink, appearing to be 'W. Balater', is written over a horizontal line.

WB 30 Water Street, LLC
William Balater, Managing Member

EXHIBIT C

1802

1802

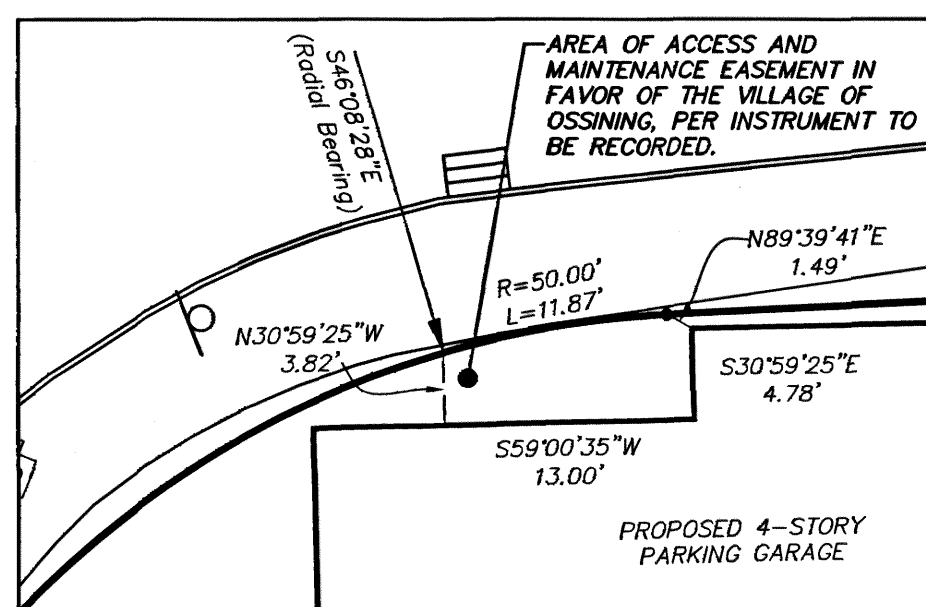
1802

1802

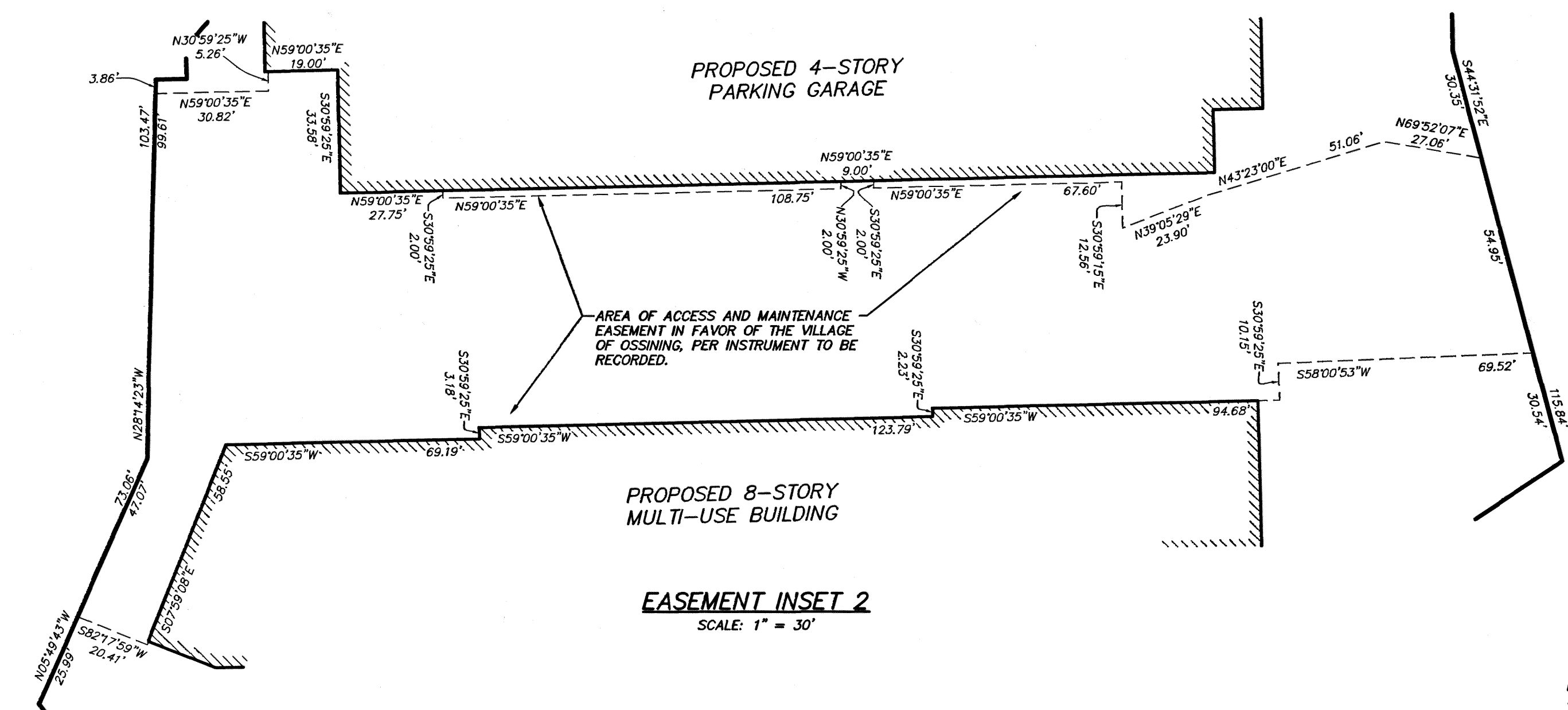
DEED REFERENCE:
AS TO SECTION 89.19 BLOCK 6 LOT 22:
Liber 4245 Page 116 (Premises and More)
Recorded: April 20, 1945
Grantor: Albert W. Hendrickson, Esq., Referee
Grantee: Village of Ossining

DEED REFERENCE:
AS TO SECTION 89.19 BLOCK 6 LOTS 26, 27, 28 and 29:
Liber 5770 Page 275
Recorded: December 30, 1957
Grantor: Consolidated Edison Company of New York, Inc.
Grantee: Village of Ossining

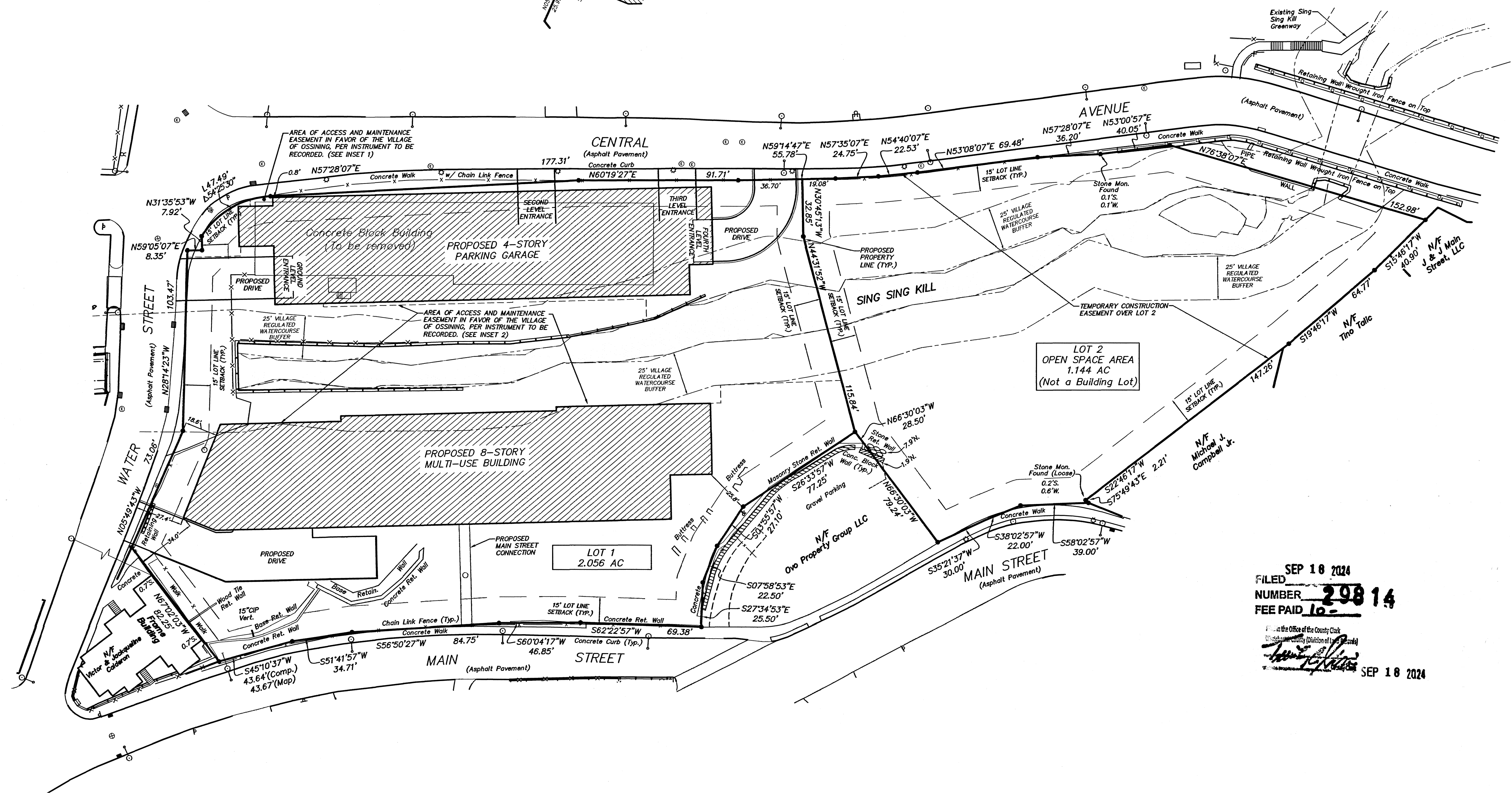
MAP REFERENCE:
Map Entitled "Survey of Property", situate in the Village
of Ossining, Westchester County, New York, Belonging to
Village of Ossining dated April 1958 prepared by W.A.
Slater, P.E. & L.S.



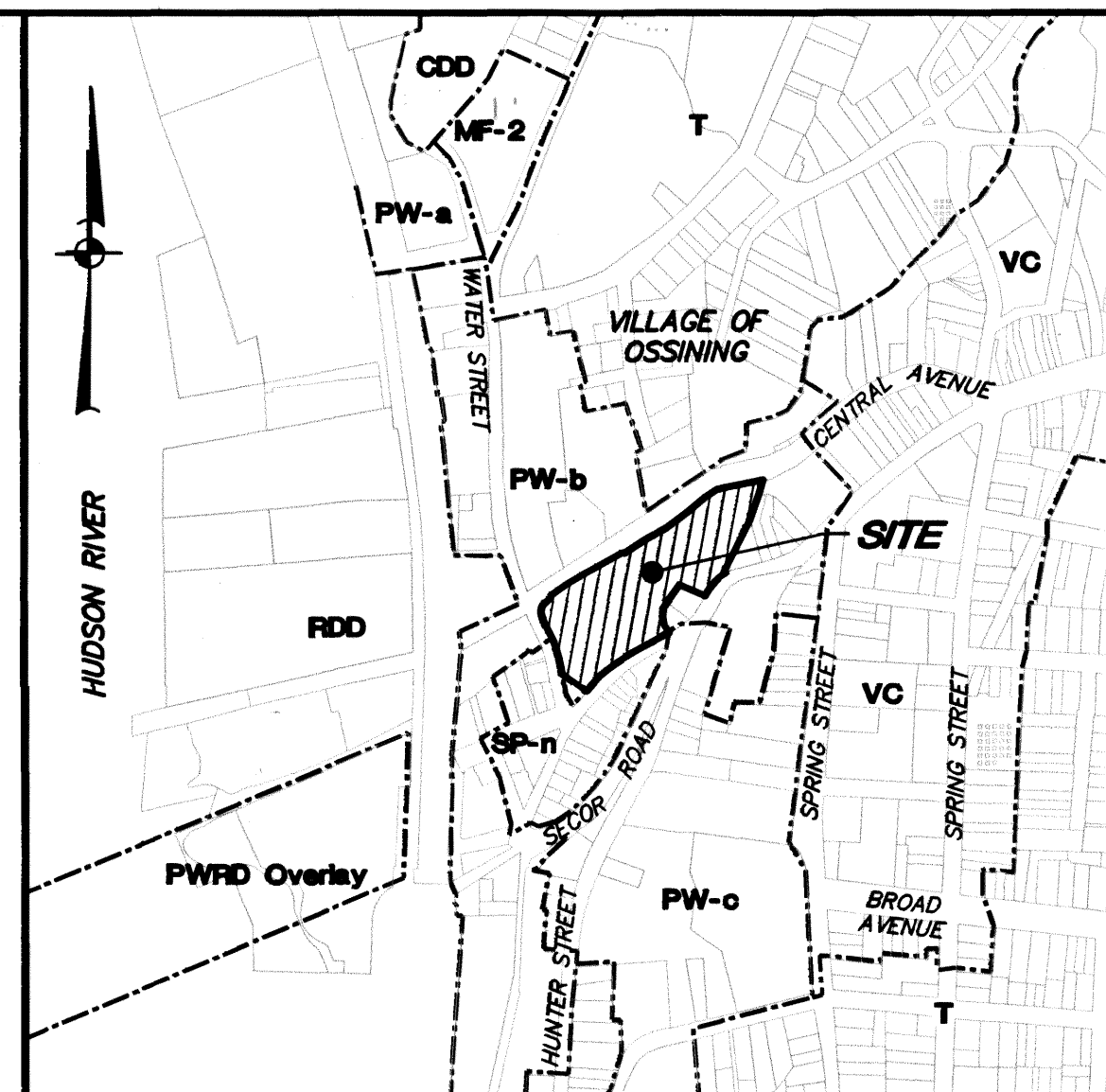
EASEMENT INSET 1
SCALE: 1" = 10'



EASEMENT INSET 2
SCALE: 1" = 30'



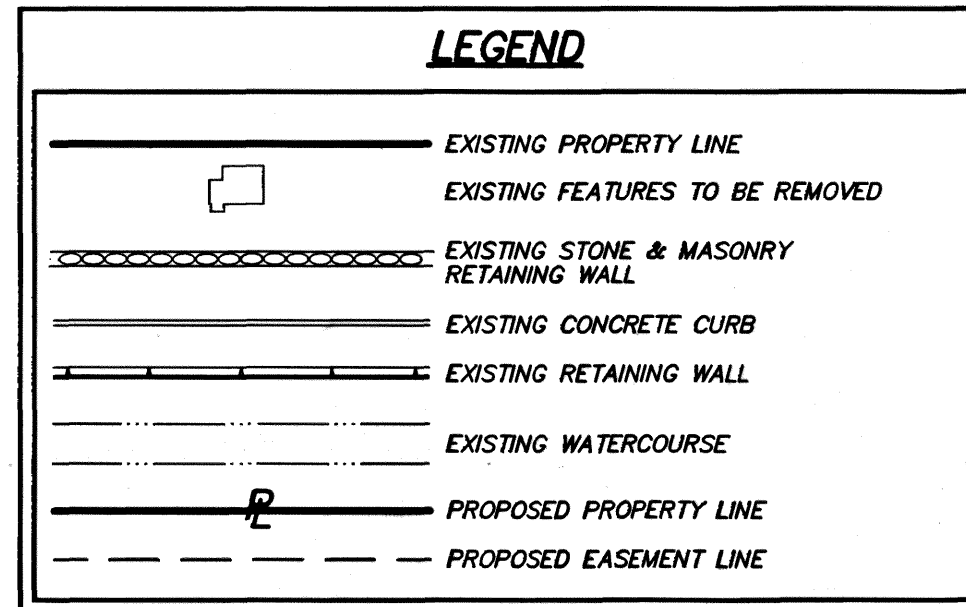
- GENERAL NOTES:
1. Planimetric details shown hereon were derived from Aerial Photography dated December 7, 2017 by GEO Maps International and field work performed by Insite Engineering, Surveying & Landscape Architecture, P.C. completed July 2021 and February 2022.
 2. All retaining walls are to be designed by a NYS Licensed Professional Engineer prior to issuance of a building permit and the construction of the retaining walls are to be certified by the Design Professional prior to issuance of the certificate of occupancy.



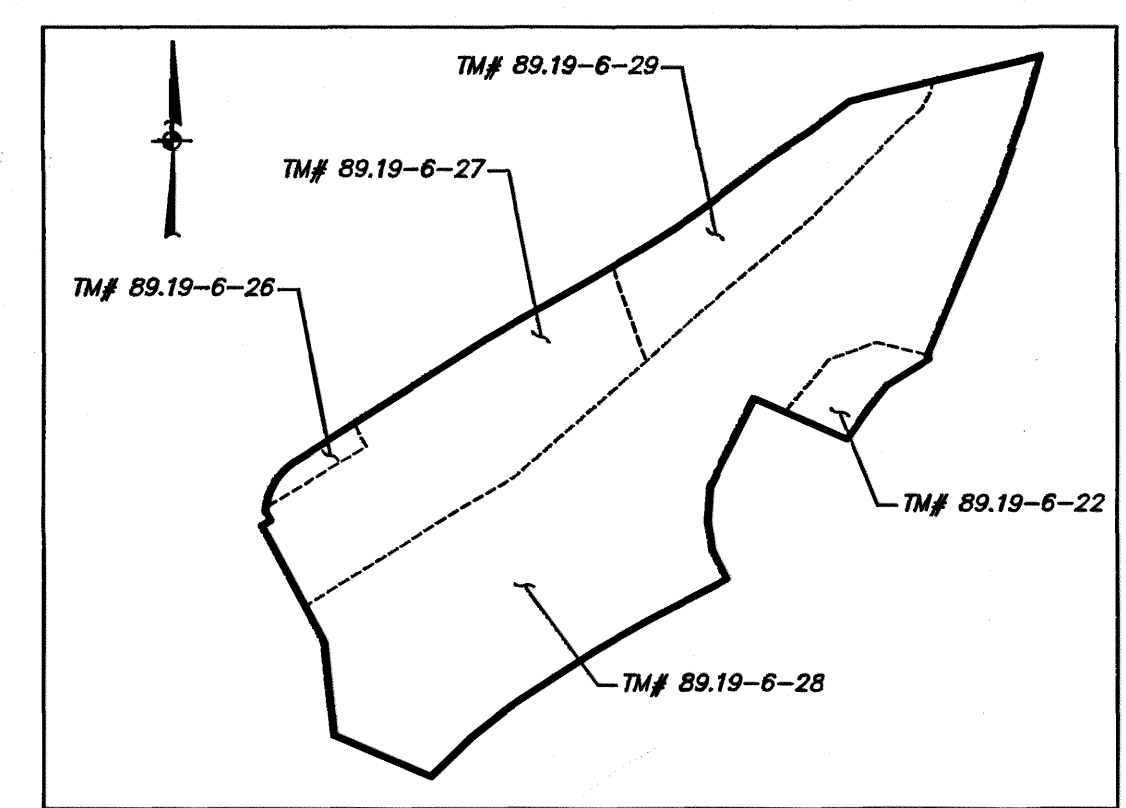
OWNER:
VILLAGE OF OSSINING
16 CROTON AVENUE
OSSINING, NY 10562

APPLICANT:
WBP DEVELOPMENT, LLC
480 BEDFORD ROAD
CHAPPAQUA, NY 10514-1715

SITE DATA:
Zone: PW-b (Central Waterfront-Transit)
Total Acreage: 3.2 AC.±
Tax Map No.: 89.19-6-22, 89.19-6-26, 89.19-6-27, 89.19-6-28, 89.19-6-29

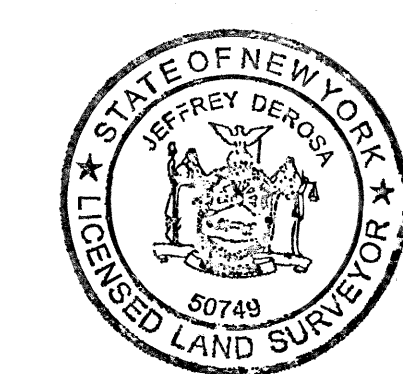


FILED SEP 18 2024
NUMBER 20814
FEE PAID 10-
In the Office of the County Clerk
Westchester County Division of Land Records
SEP 18 2024



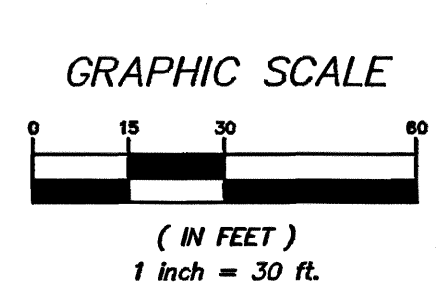
Lot 1 - 2.056 Acres
Lot 2 - 1.144 Acres
Total Area - 3.200 Acres

Unauthorized additions to or alterations
of this plan is a violation of Section 7209,
Subdivision 2 of the New York State
Education Law.



Jeffrey B. DeRosa, L.S.
NOTE ADDED SEPTEMBER 16, 2024.

Final Subdivision Plat
known as
Station Plaza
Situate in the
Village/Town of Ossining
Westchester County, New York
Scale: 1" = 30' Date: June 30, 2023
Revised: July 31, 2024



Consent to File	Village of Ossining Approval
The owners of the property are familiar with this map and its content and consent to the filing of this map.	Approved for filing
By: <i>[Signature]</i> 9/11/24 Village of Ossining 16 Croton Avenue Ossining, NY 10562	Chairman: <i>[Signature]</i> 9-11-2024 Receiver of Taxes: <i>[Signature]</i> 9-10-24 Town Engineer: <i>[Signature]</i>

Land Surveyor's Certification

I hereby certify that the survey shown hereon was completed on January 21, 2022, that this map was completed June 30, 2023, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

[Signature]
JEFFREY B. DeROSA, L.S.
New York State License No. 050749

Engineer's Certification

Professional Engineer: *[Signature]*
Engineering By: *[Signature]*
Richard D. Williams, Jr., P.E.
New York State License No. 85866

Westchester County Dept. of Health

Westchester County Department of Health
New Rochelle, New York

This map does not constitute a subdivision as defined by Chapter 873, Article X of the Westchester County Sanitary Code. Permission is hereby granted for the filing of this map in the Office of the Westchester County Clerk, Division of Land Records. The appearance of the signature of the Commissioner of Health on this plan is not an endorsement and does not in any way indicate conformance with the Department's Rules and Regulations pertaining to water supply and sewage disposal.

Each purchaser of property shown hereon shall be furnished a true copy of this plan showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Date: 9/17/2024
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Carrett Place
Carmel, NY 10512
(845) 225-0600
(845) 225-9717 fax
www.insite-eng.com

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EXHIBIT D



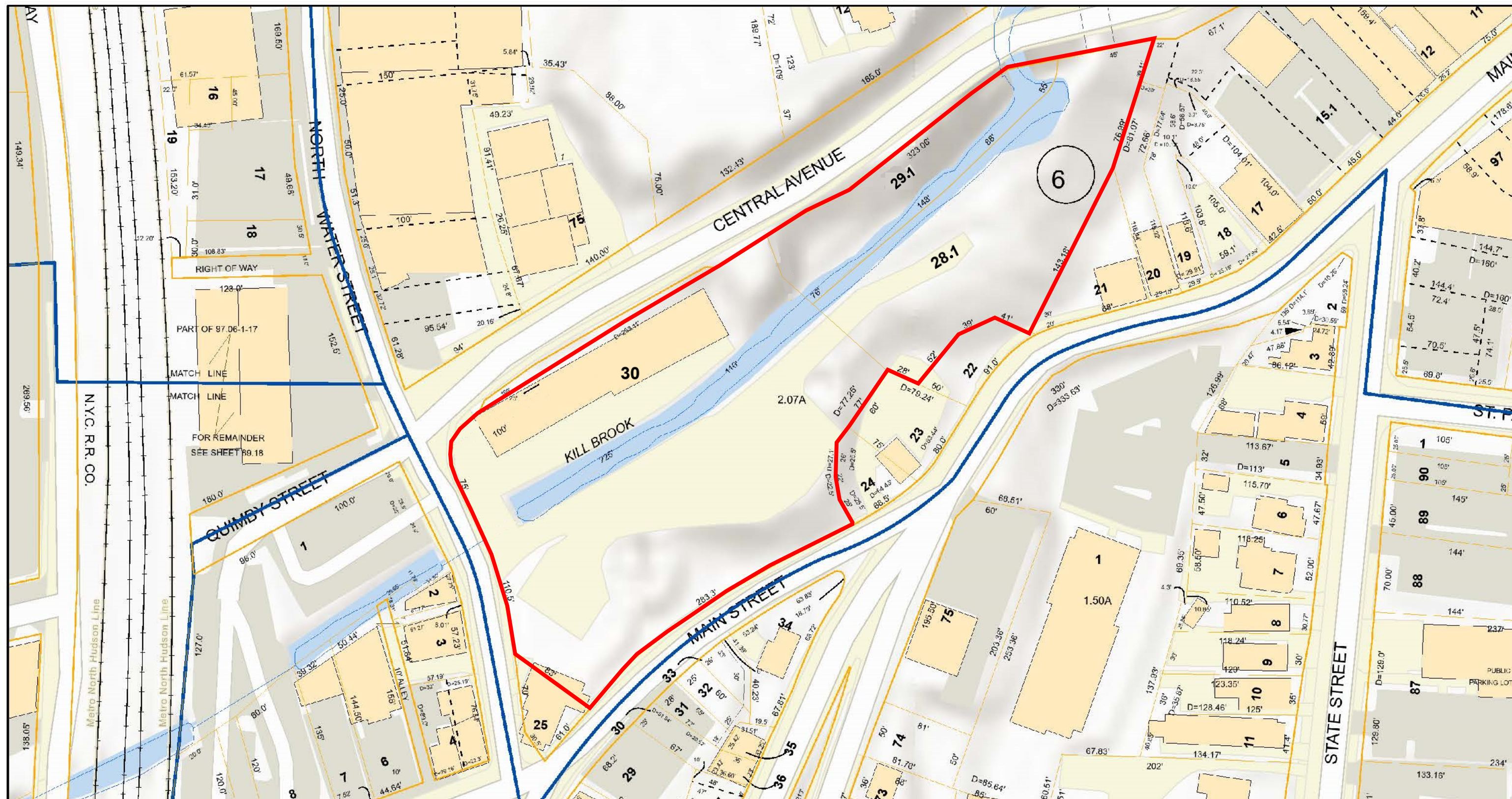
May 21, 2025

Ossining, NY

1 inch = 82 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

EXHIBIT E

EXHIBIT F

Corporate Resolution

The undersigned, being the Vice Chair of HAC Water Street Corporation (the "Company"), which is a volunteer along with WB 30 Water Street, LLC for the Brownfield Cleanup Program Site known as the Ossining Gas Works DPW Site, BCP Site No.: C360172, located at 30 Water Street, Village of Ossining, Westchester County, New York 10562 (the "BCP Site"), which was formerly a portion of Operable Unit 1 (ou-1), Former Ossining Gas Works Site No. 360172 subject to Consent Order No. 0-20180516-519, hereby waives notice of a meeting and consents to and adopts the following resolutions:

RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into, execute and deliver, all documents, agreements and instruments and to take any and all action necessary or desirable on behalf of, or for the benefit of, the Company, to implement, secure and/or uphold the Brownfield Cleanup Agreement, effective April 8, 2024 (Index No.: C360172-10-23) with the State of New York by the New York State Department of Environmental Conservation (the "BCA").

RESOLVED, that Robert Galvin, the Chair of the Company, is authorized to execute on behalf of the Company, any and all instruments and documents and to take any and all actions as he deems necessary or desirable to evidence, implement, secure or uphold the BCA.

RESOLVED, that all actions heretofore taken and all documents heretofore executed and all present and future actions taken in connection with the above and/or those resolution, be, and they hereby are, ratified, confirmed and approved.

HAC Water Street Corporation

By: 

Name: Gregg DeAngelis

Title: Vice Chair

WRITTEN CONSENT

The undersigned, being a Member of WB 30 Water Street, LLC, does hereby certify as follows:

1. WB 30 Water Street, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at the following parcels in the Village of Ossining, Westchester County, New York 10562:

Parcel	Street Address	Tax Parcel Identification No.
1	Water Street	89.19-6-26
2	Central Avenue	89.19-6-27
3	Water Street	89.19-6-28
4	Central Avenue	89.19-6-29

Collectively, the parcels that make up the Site is known as the Ossining Gas Works DPW Site with an address of 30 Water Street, Village of Ossining, Westchester County, New York 10562 (the "BCP" Site), which was formerly a portion of Operable Unit 1 (OU-1), Former Ossining Gas Works Site No. 360172 subject to Consent Order No. 0-20180516-519).

2. The following person, William Balter, the Managing Member of WB 30 Water Street, LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer WBP Development LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17 day of January 2023.



James Wendling
Member of WB 30 Water Street, LLC