
Appendix A:

Metes and Bounds Survey

Residential Area

Deed description: Bargain and Sale Deed- Control No.: 643623142

Parcel I:

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, known and designated as Lots Nos. 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.

Parcel II:

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, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.

OVERALL DESCRIPTION:

AMENDED 11/19/2024

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, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East, 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

EXCEPTING THEREFROM - COMMERCIAL FLEX PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

1. South 10 degrees 23 minutes 00 seconds West, 11.77 feet;
2. South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

RUNNING THENCE from said point the following (11) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

ALSO EXCEPTING THEREFROM - COMMERCIAL PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

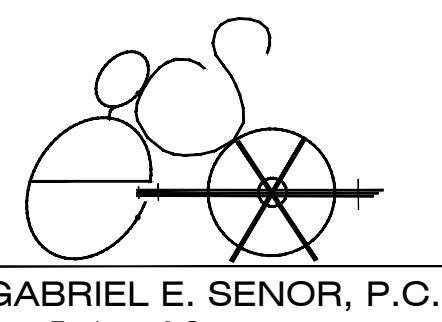
BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

1. South 10 degrees 23 minutes 00 seconds West, 34.66 feet;
2. South 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

POB COMMERCIAL PARCEL "FLEX"



30 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530

(914) 422-0070

Commercial/Flex Area
Deed Description: Quitclaim Deed -Control No.: 643623167

Commercial Parcel "Flex"

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

South 10 degrees 23 minutes 00 seconds West, 11.77 feet;

South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

RUNNING THENCE from said point the following (11) courses and distances;

1. North 10 degrees 23 minutes 00 seconds East, 13.81 feet;
2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet;
11. North 79 degrees 37 minutes 41 West, 26.90 feet the point or place of BEGINNING.

Commercial Parcel

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

South 10 degrees 23 minutes 00 seconds West, 34.66 feet; North 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

EXCEPTING THEREFROM - COMMERCIAL PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

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South 10 degrees 23 minutes 00 seconds West, 34.66 feet; North 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov

BCP Site/Environmental Easement Area Legal Description

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, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

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South 10 degrees 23 minutes 00 seconds West, 11.77 feet;

South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

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2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet;
11. North 79 degrees 37 minutes 41 West, 26.90 feet the point or place of BEGINNING.

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East, 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

34,629 Sq. Ft. / Acreage: 0.79

Sun Valley Nursery Filling Station Site

Site No.: C360207

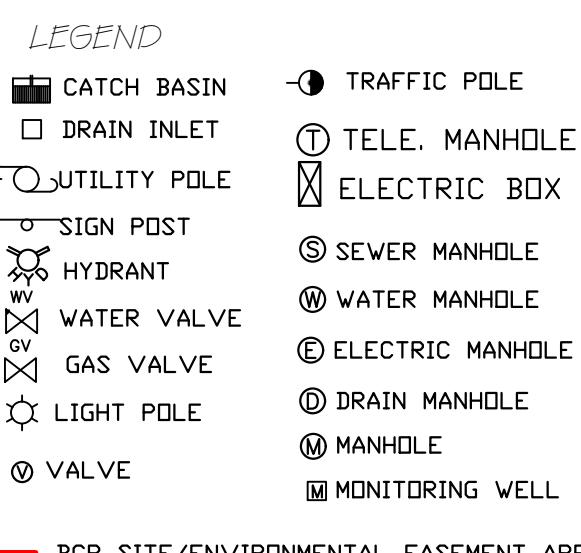
Tax ID: 89.16-7-80.1

136-140 Croton Avenue, Ossining, New York 10562

Acreage: 0.79

POB BCP Site/Environmental Easement/Deed Description

JOB NUMBER: RO.V67P32-6



SURVEY CERTIFICATION
Certifications indicated hereon signify this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Board of Professional Land Surveyors.
Subsequent renewals do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2024 ALL RIGHTS RESERVED.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 Sub-section 2 of the New York State Education Law.

BCP SITE/ENVIRONMENTAL EASEMENT AREA SURVEY

LOTS 6 - 16, BLOCK 7

AS SHOWN ON SUBDIVISION OF

BUTLER RIDGE

BY APPLEBEE & SLATER

LOCATED IN THE

TOWN & VILLAGE OF OSSINING

WESTCHESTER COUNTY, NEW YORK

ADDRESS: 136-140 CROTON AVE., OSSINING, NY 10562

SECTION: 89.16 BLOCK: 7 LOT: 80.1

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on February 9, 1928 as R.O. Map number Volume 67, Page 32.

COPYRIGHT GABRIEL E. SENOR, P.C. 2025

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEERS LAND SURVEYORS
90 NORTH CENTRAL AVE, HARTSDALE, NEW YORK

Appendix B:

Environmental Easement



652323409EAS001Y

Westchester County Recording & Endorsement Page

Submitter Information

Name: Stewart Title Guaranty Company
Address 1: 711 Westchester Avenue, Ste 302
Address 2:
City/State/Zip: White Plains NY 10604

Phone: 914-993-9393
Fax: 914-997-1698
Email: nymetrorecordings@stewart.com
Reference for Submitter: 2295685/71287456 - Environmental Eas

Document Details

Control Number: **652323409**

Document Type: **Easement (EAS)**

Package ID: 2025082000205001001

Document Page Count: **14**

Total Page Count: **16**

Parties

Additional Parties on Continuation page

1st PARTY

1: CRESCENT MANOR SENIOR HOUSING DEVELOPMENT F - Other
2: CRESCENT MANOR OWNER LLC - Other

1: NEW YORK STATE DEPT OF ENVIRONMENTAL CONSERV - Other
2: NEW YORK STATE OF - Other

Property

Additional Properties on Continuation page

Street Address: 138-140 CROTON AVENUE

Tax Designation: 89.16-7-80.1

City/Town: OSSINING TOWN

Village: OSSINING

Cross- References

Additional Cross-Refs on Continuation page

1: 2:

3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$75.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$0.00
TP-584 Filing Fee:	\$5.00
RPL 291 Notice Fee:	\$0.00
Local Tax Receipt Filing Fee:	\$0.00
Total Recording Fees Paid:	\$120.00

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

Transfer Taxes

Consideration:	\$0.00
Transfer Tax:	\$0.00
Mansion Tax:	\$0.00
Transfer Tax Number:	5625

Dwelling Type: Exempt:
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 11/07/2025 at 11:37 AM

Control Number: **652323409**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Stewart Title Guaranty Company
711 Westchester Avenue
Suite 302
White Plains , NY 10604

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.

652323409EAS001Y

Westchester County Recording & Endorsement Page

Document Details

Control Number: **652323409**

Document Type: **Easement (EAS)**

Package ID: 2025082000205001001

Document Page Count: 14

Total Page Count: 16

1st PARTY Addendum

WESTCHESTER COUNTY INDUSTRIAL DVL P AGCY

Other

2nd PARTY Addendum

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

As of
THIS INDENTURE made this 23rd day of October, 2025 between
Owner(s), Crescent Manor Senior Housing Development Fund Corporation (the "Grantor Fee
Owner and Leaseholder") having an office at 428 Fifth Avenue, Suite 100, Pelham, NY, Crescent
Manor Owner LLC (the "Grantor Beneficial Owner and Leaseholder") having an office at 438
Fifth Avenue, Suite 100, Pelham, NY, County of Westchester, and County of Westchester
Industrial Development Agency, having an office at 148 Martine Ave, White Plains, New York
(Grantor Leaseholder, together with Grantor Fee Owner and Leaseholder and Grantor Beneficial
Owner and Leaseholder, collectively, the "Grantor"), and The People of the State of New York
(the "Grantee"), acting through their Commissioner of the Department of Environmental
Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with
its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public
interest to encourage the remediation of abandoned and likely contaminated properties ("sites")
that threaten the health and vitality of the communities they burden while at the same time ensuring
the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public
interest to establish within the Department a statutory environmental remediation program that
includes the use of Environmental Easements as an enforceable means of ensuring the performance
of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the
land, when an environmental remediation project leaves residual contamination at levels that have
been determined to be safe for a specific use, but not all uses, or which includes engineered
structures that must be maintained or protected against damage to perform properly and be
effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental
Easement shall mean an interest in real property, created under and subject to the provisions of
Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which
contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with
engineering controls which are intended to ensure the long term effectiveness of a site remedial
program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 138-140
Croton Avenue in the Town of Ossining, County of Westchester and State of New York, known
and designated on the tax map of the County Clerk of Westchester as tax map parcel number:
Section 89.16 Block 7 Lot 80.1, being the same as that property conveyed to Grantor by deeds
dated March 21, 2025 and recorded in the Westchester County Clerk's Office as Control Nos.
643623142 & 643623167. The property subject to this Environmental Easement (the "Controlled
Property") comprises approximately 0.79 +/- acres, and is hereinafter more fully described in the
Land Title Survey dated September 4, 2025 prepared by Gabriel E. Senor, which will be attached
to the Site Management Plan. The Controlled Property description is set forth in and attached
hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

WHEREAS, Grantor Beneficial Owner & Leaseholder, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement between Grantor Fee Owner and Grantor Beneficial Owner dated as of March 21, 2025 and recorded in County Clerk's Office on August 21, 2025, as Control No.: 643623124;

WHEREAS, Grantor Leaseholder, is the holder of a lease interest in the Controlled Property, as memorialized in a Memorandum of Lease Agreement dated March 1, 2025, recorded in the Westchester County Clerk's Office as Control No.: 643183314; and

WHEREAS, Grantor Fee Owner and Leaseholder and Grantor Beneficial Owner and Leaseholder, are the holders of a lease interest in the Controlled Property, as memorialized in a Memorandum of Sublease Agreement dated March 1, 2025 and recorded in the Westchester County Clerk's Office as Control No.: 643183331; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement IndexNumber: C360207-03-22, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway

Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C360207
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor Fee Owner and Leaseholder has caused this instrument to be signed in its name.

Crescent Manor Senior Housing Development Fund Corporation:

By: R

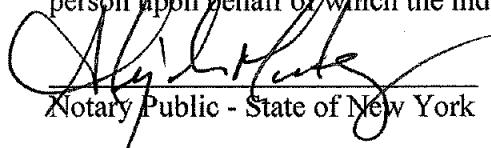
Print Name: RELLA FOGLIANO

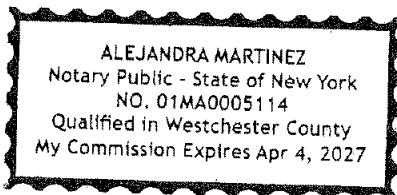
Title: PRESIDENT Date: 10/16/2025

Grantor's Acknowledgment

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

On the 16th day of October, in the year 2025, before me, the undersigned, personally appeared Bella Fogliano, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York



IN WITNESS WHEREOF, Grantor Beneficial Owner and Leaseholder has caused this instrument to be signed in its name.

Crescent Manor Owner LLC:

By: R

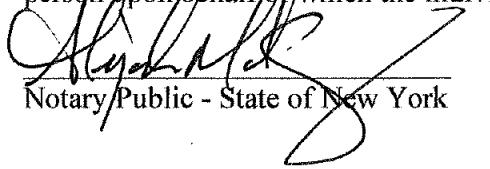
Print Name: DELLA FOGLIANDO

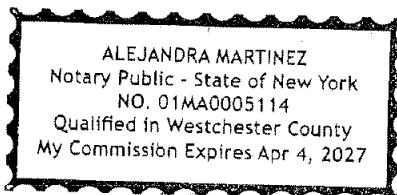
Title: OPERATING MANAGER Date: 10/16/2025

Grantor's Acknowledgment

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

On the 16th day of October, in the year 2025, before me, the undersigned, personally appeared Della Fogliando, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York



IN WITNESS WHEREOF, Grantor Leaseholder has caused this instrument to be signed in its name.

County of Westchester Industrial Development Agency:

By: Joan McDonald

Print Name: JOAN MCDONALD

Title: Chair Date: 10/16/25

Grantor's Acknowledgment

STATE OF NEW YORK)
COUNTY OF Westchester) ss:
) 1st

On the 16 day of October, in the year 2025, before me, the undersigned, personally appeared Joan McDonald, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Aladino
Notary Public - State of New York

<p>NANCY ALADINO NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01AL6392655 Qualified in Westchester County My Commission Expires: <u>6-3-2027</u></p>

**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE
PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of
Environmental Conservation as Designee of the Commissioner,**

By:

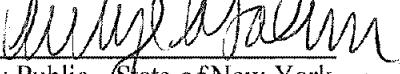


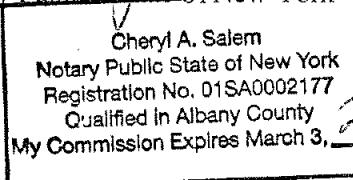
Janet Brown, Assistant Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 23 day of October, in the year 2025 before me, the undersigned, personally appeared Janet Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, 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 - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

BCP Site/ Environmental Easement Legal Description

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, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

34,629 Sq. Ft./ Acreage: 0.79

Deed Descriptions

Residential Area

Bargain and Sale Deed- Control No.: 643623142

Parcel I:

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, known and designated as Lots Nos. 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.

Parcel II:

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, known and designated as Lots Nos. 6, 7, 8 and 9 on a certain map entitled "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in

Volume 67 of Maps at Page 32.

OVERALL DESCRIPTION:

AMENDED 11/19/2024

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, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;

5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

EXCEPTING THEREFROM - COMMERCIAL FLEX PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

1. South 10 degrees 23 minutes 00 seconds West, 11.77 feet;

2. South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

RUNNING THENCE from said point the following (11) courses and distances;

1. North 10 degrees 23 minutes 00 seconds East, 13.81 feet;
2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet;

11. North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.

ALSO EXCEPTING THEREFROM - COMMERCIAL PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

South 10 degrees 23 minutes 00 seconds West, 34.66 feet;

North 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;

2. North 10 degrees 23 minutes 00 East, 29.02 feet;

3. South 79 degrees 37 minutes 00 East, 31.23 feet;

4. South 71 degrees 37 minutes 00 East, 27.11 feet

5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

Quitclaim Deed -Control No.: 643623167

Commercial Parcel "Flex"

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

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4. South 87 degrees 37 minutes 00 East, 52.60 feet;

5. South 02 degrees 23 minutes 00 West, 7.67 feet;

6. South 87 degrees 37 minutes 00 East, 26.97 feet;

7. South 79 degrees 37 minutes 00 East, 0.53 feet;

8. South 10 degrees 23 minutes 00 West, 24.41 feet;

9. North 79 degrees 37 minutes 00 West, 53.73 feet;

10. North 10 degrees 23 minutes 00 East, 5.65 feet,

11. North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.

Commercial Parcel

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in

reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32; BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue; South 10 degrees 23 minutes 00 seconds West, 34.66 feet; North 79 degrees 37 minutes 00 seconds West, 11.51 feet; RUNNING THENCE from said point the following (5) courses and distances; 1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet; 2. North 10 degrees 23 minutes 00 East, 29.02 feet; 3. South 79 degrees 37 minutes 00 East, 31.23 feet; 4. South 71 degrees 37 minutes 00 East, 27.11 feet; 5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

Appendix C:

RAWP Approval



Transmitted via Email

September 15, 2025

Fuad Dahan
SESI Consulting Engineers
959 Route 46E
Floor 3, Suite 300
Parsippany, NJ 07054
fd@sesi.org

**Re: Remedial Action Work Plan – Addendum (Groundwater)
NYSDEC Site C360207, Sun Valley Nursery Filling Station
Ossining, Westchester County**

Dear Mr. Dahan

The New York State Department of Environmental Conservation (NYSDEC) has reviewed the proposed plan to apply oxygen releasing compound powder to address groundwater contamination and baseline groundwater sampling data provided on September 5th and September 8th, 2025 respectively for the referenced site. The NYSDEC finds the plan acceptable. Given that the post-remediation groundwater sampling data provided indicate contaminants of concern meet ambient water quality standards, the approved plan doesn't need to be executed unless quarterly groundwater results under the site management plan indicate otherwise.

However, only sample RI-MW-01D had data for contaminants of concern 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene, and dissolved oxygen and oxidation-reduction potential parameters in groundwater were not provided with the sampling data. Please include data for these compounds and parameters for all monitoring wells in the final engineering report and the site management plan, to serve as a baseline for monitored natural attenuation and to help in determining the need for the oxygen releasing compound.

Should you have any questions, please contact me at michael.squire@dec.ny.gov or at 518-402-9546.

Sincerely,

Michael Squire
Project Manager

ec: Amen Omorogbe, NYSDEC
Jim Sullivan, NYSDOH
Melissa Doroski, NYSDOH
Anthony Raposo, SESI anthony.raposo@sesi.org
Joseph Apicella, 136-140 Croton Avenue LLC j_apicella@macquesten.com
DECDocs

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C
625 Broadway, 12th Floor, Albany, NY 12233-7014
P: (518) 402-9543 | F: (518) 402-9722
www.dec.ny.gov

Transmitted via Email

September 30, 2024

James Vander Vliet
SESI Consulting Engineers
959 Route 46E
Floor 3, Suite 300
Parsippany, NJ 07054
james.vandervliet@sesi.org

**Re: Revised Draft Remedial Action Work Plan
NYSDEC Site C360207, Sun Valley Nursery Filling Station
Ossining, Westchester County**

Dear Mr. Vander Vliet,

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (the Departments), has reviewed the revised draft Remedial Action Work Plan (RAWP) submitted on September 18, 2024 for the referenced site. The Departments find the RAWP approvable with the following modifications:

1. Please correct the spelling of Executive on page 1 of 53.
2. Section 1.2 Site Regulatory History-please correct the draft RIR submission date to November 2023.
3. Section 2.1 Soil Remedial Investigation Findings-please remove references to SVOCs, naphthalene, and to metals from 2.0 to 2.5 feet bgs, as these contaminants were reported in the August 2021 Phase II report, rather than during the Remedial Investigation.
4. Section 2.2 Groundwater Remedial Investigation Results-please delete the extra Kill in "Kill Kill Brook".
5. Section 2.10.1- the RAO "Prevent the discharge of contaminants to surface water", may be removed, as the nearest surface body of water is a quarter mile from the site, and soil within two feet below the surface did not exceed UUSCOs.
6. Section 4.3.5 Dewatering-Please delete the first sentence.

7. Section 5.10.4 Materials Disposal Off-site-please delete the first sentence of the sixth paragraph, which refers to soils that are contaminated but non-hazardous.

Please provide an updated RAWP signed and stamped by a New York State PE that contains the modifications, and place a copy in the designated document repository. Once the updated RAWP is provided to the NYSDEC, the NYSDEC will then provide a RAWP approval and Decision Document transmittal letter. Should you have any questions, please contact me at michael.squire@dec.ny.gov or at 518-402-9546.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Squire".

Michael Squire
Project Manager

cc: Amen Omorogbe, NYSDEC
Steven McCague, NYSDEC
Jim Sullivan, NYSDOH
Melissa Doroski, NYSDOH
Fuad Dahan, SESI Consulting Engineers
Joseph Apicella, 136-140 Croton Avenue LLC
Madeline Zachacz, Village of Ossining
DECDocs

Appendix D:

Environmental Footprint Analysis

Site Management Plan

Environmental Footprint Analysis

For:

Sun Valley Nursery Filling Station Site
136-140 Croton Avenue
Ossining, Westchester County, NY



Prepared for:

136-140 Croton Avenue LLC &
Crescent Manor Owner LLC

September 2025

SESI Contact:

Elizabeth De Smet, WPIT
Elizabeth.desmet@sesi.org

SESI Project No:

12060

TABLE OF CONTENTS

1.0	PURPOSE.....	1
2.0	RESULTS AND CONCLUSIONS.....	2

1.0 PURPOSE

This environmental footprint analysis (EFA) serves to quantitatively evaluate the potential environmental and social impacts, specifically accident risks, associated with the remedial action (RA) activities. This sustainability assessment utilized SiteWise version 3.2 (NAVFAC 2018), a specialized tool designed to measure various quantifiable sustainability metrics.

SiteWise operates through a series of Excel sheets, generating a detailed baseline assessment of sustainability metrics. These include greenhouse gases (GHGs), energy consumption, electricity usage from both renewable and non-renewable sources, criteria air pollutants such as sulfur oxides (SO_x), oxides of nitrogen (NO_x), and particulate matter (PM10), water usage, resource consumption, and accident risk. The analysis considers several key inputs: (1) the production of all necessary materials for SMP activities; (2) the transportation of these materials, equipment, and personnel to and from the site; (3) all on-site activities, including equipment operation; and (4) the comprehensive management of waste generated by these activities. The quantitative metrics reported include GHGs in metric tons of carbon dioxide equivalents (CO₂e), water usage in gallons, energy usage in millions of British thermal units (MMBTU), criteria air pollutants in metric tons, and accident risk (risk of injury and fatality).

To ensure relevance, the sustainability footprint assessment for the RA focused exclusively on elements with significant sustainability impacts, with a lower footprint indicating reduced negative effects on environmental and social metrics. The primary activities evaluated encompassed material production, transportation of personnel and equipment, excavation, equipment use for monitoring well installation, groundwater monitoring, and on-site labor hours to estimate accident risks during these operations. It is important to note that SiteWise calculates these footprints using industry averages, published emission factors, and generalized data sources, meaning the results may not precisely reflect actual emissions but are valuable for comparative analysis.

The assumptions used for the SiteWise evaluation are as follows:

- The environmental footprint for production of the equipment used, or the production of vehicles used for transportation, is not considered.
- Water use for consumable manufacturing is not included in this analysis. Therefore, the water use for the RA activities may be underestimated.
- Groundwater monitoring will be performed quarterly to assess the performance of the remedy. Sampling will occur until the results for all parameters show a bulk reduction in groundwater contamination to asymptotic levels to the Department's satisfaction per 6 NYCRR Part 375-3.8(e)(1)(iii)(b) for a conditional Track 1 cleanup. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. For the purposes of this EFA, a 5-year sampling period was assumed.
- There will be minimal waste generated during well monitoring (well tubing, bailers, etc. water purged from wells during groundwater sampling will be drummed for off-Site disposal).
- Small amounts of clean deionized water (less than two [2] gallons per quarter) may be used for cleaning dedicated sampling equipment.
- Site monitoring will not disturb the land and/or ecosystems.
- Select monitoring wells were required to be reinstalled during the RA activities. Reinstallation of additional monitoring wells is not anticipated.

Note that SiteWise calculates environmental and risk footprints based on industry averages, published emissions factors and generalized data sources. The footprint results may not be representative of actual emissions and may only be used for comparative purposes only.

2.0 RESULTS AND CONCLUSIONS

The quantitative assessment of the potential environmental impact and social impact (accident risks) of RA activities is summarized in Table 1 and Figures 1 through 8. Table 1 presents the environmental footprint summary of remedial activities. Green House Gas (GHG) emissions are mainly from residual handling and equipment use and miscellaneous. The energy used by the project is similarly mostly from residual handling and equipment use and miscellaneous. Onsite NOx, SOx, and PM₁₀ emissions are primarily attributed to equipment use and miscellaneous. Total NOx, SOx, PM₁₀ emissions are from consumables and equipment use and miscellaneous. Accident Risk is primarily attributed to transportation of personnel and equipment use and miscellaneous.

The results indicate that residual handling and equipment use and miscellaneous have the biggest environmental footprint on the project (GHG, energy used, NOx, SOx, PM₁₀).

Groundwater monitoring activities to assess the effect of the remedial excavation on groundwater contamination mitigation will continue, as determined by the NYSDEC project manager in consultation with the NYSDOH project manager, until residual groundwater concentrations are found to be consistently below ambient water quality standards, the site SCGs, or have become asymptotic at an acceptable level over an extended period. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, treatment and/or control measures will be evaluated and further groundwater remedial measures of the residual contamination may be considered. Therefore, an EFA of the additional groundwater remedial alternatives may be conducted once the evaluation of the attenuation of groundwater contamination is completed. The environmental footprint of the remedial alternatives would also be evaluated to explore opportunities to further optimize the environmental footprint of the project and integrate sustainable remediation best practices in the operation of the additional remedial actions.

Table 1: Environmental Footprint Summary

Phase	Activities	GHG Emissions	Total Energy Used	Water Consumption	Electricity Usage	Onsite NOx Emissions	Onsite SOx Emissions	Onsite PM10 Emissions	Total NOx Emissions	Total SOx Emissions	Total PM10 Emissions	Accident Risk Fatality	Accident Risk Injury
		metric ton	MMBTU	gallons	MWH	metric ton	metric ton	metric ton	metric ton	metric ton	metric ton		
Excavation	Consumables	29.34	4.9E+02	NA	NA	NA	NA	NA	1.2E-01	1.5E-01	5.9E-02	NA	NA
	Transportation-Personnel	20.50	2.5E+02	NA	NA	NA	NA	NA	8.8E-03	2.0E-04	1.4E-03	8.4E-04	6.8E-02
	Transportation-Equipment	0.89	1.2E+01	NA	NA	NA	NA	NA	2.8E-04	5.0E-06	2.5E-05	2.1E-06	1.7E-04
	Equipment Use and Misc	34.13	5.0E+02	0.0E+00	0.0E+00	3.6E-02	9.8E-03	3.0E-03	1.7E-01	1.1E-01	1.5E-02	7.5E-04	1.3E-01
	Residual Handling	80.08	1.0E+03	NA	NA	0.0E+00	0.0E+00	0.0E+00	2.5E-02	4.5E-04	2.2E-03	3.2E-04	2.5E-02
	Sub-Total	164.95	2.30E+03	0.00E+00	0.00E+00	3.59E-02	9.79E-03	2.96E-03	3.26E-01	2.60E-01	7.71E-02	1.91E-03	2.22E-01
Sub-Slab Depressurization System	Consumables	3.60	7.4E+01	NA	NA	NA	NA	NA	6.9E-03	1.1E-02	1.6E-03	NA	NA
	Transportation-Personnel	9.30	1.1E+02	NA	NA	NA	NA	NA	4.2E-03	8.0E-05	6.2E-04	3.8E-04	3.1E-02
	Transportation-Equipment	0.00	0.0E+00	NA	NA	NA	NA	NA	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00
	Equipment Use and Misc	0.00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	1.5E-05	1.3E-03
	Residual Handling	0.00	0.0E+00	NA	NA	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00	0.0E+00
	Sub-Total	12.89	1.88E+02	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.12E-02	1.13E-02	2.24E-03	3.98E-04	3.21E-02
Total		1.8E+02	2.5E+03	0.0E+00	0.0E+00	3.6E-02	9.8E-03	3.0E-03	3.4E-01	2.7E-01	7.9E-02	2.3E-03	2.5E-01

Figure 1: GHG Emissions

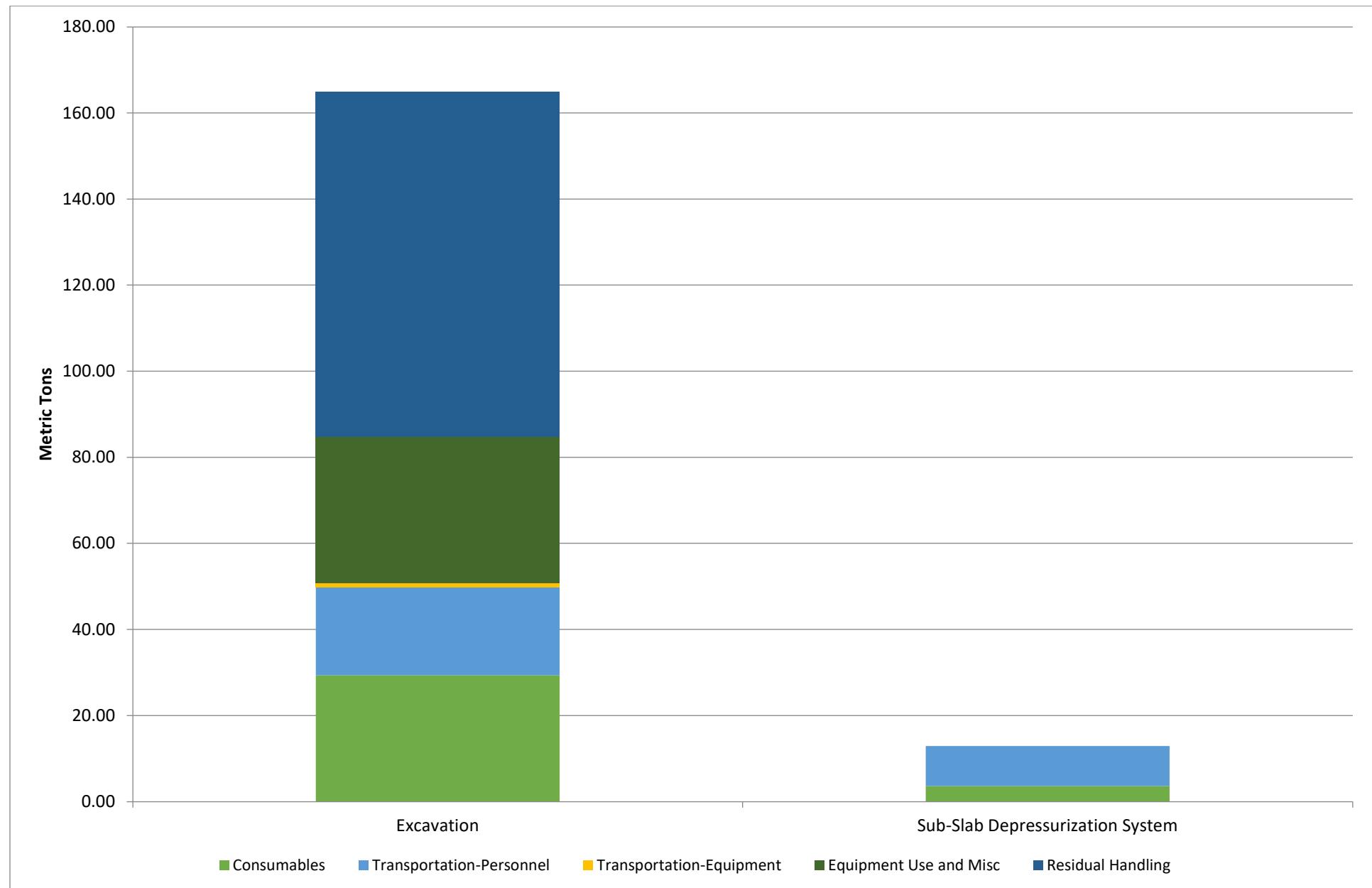


Figure 2: Total Energy Used

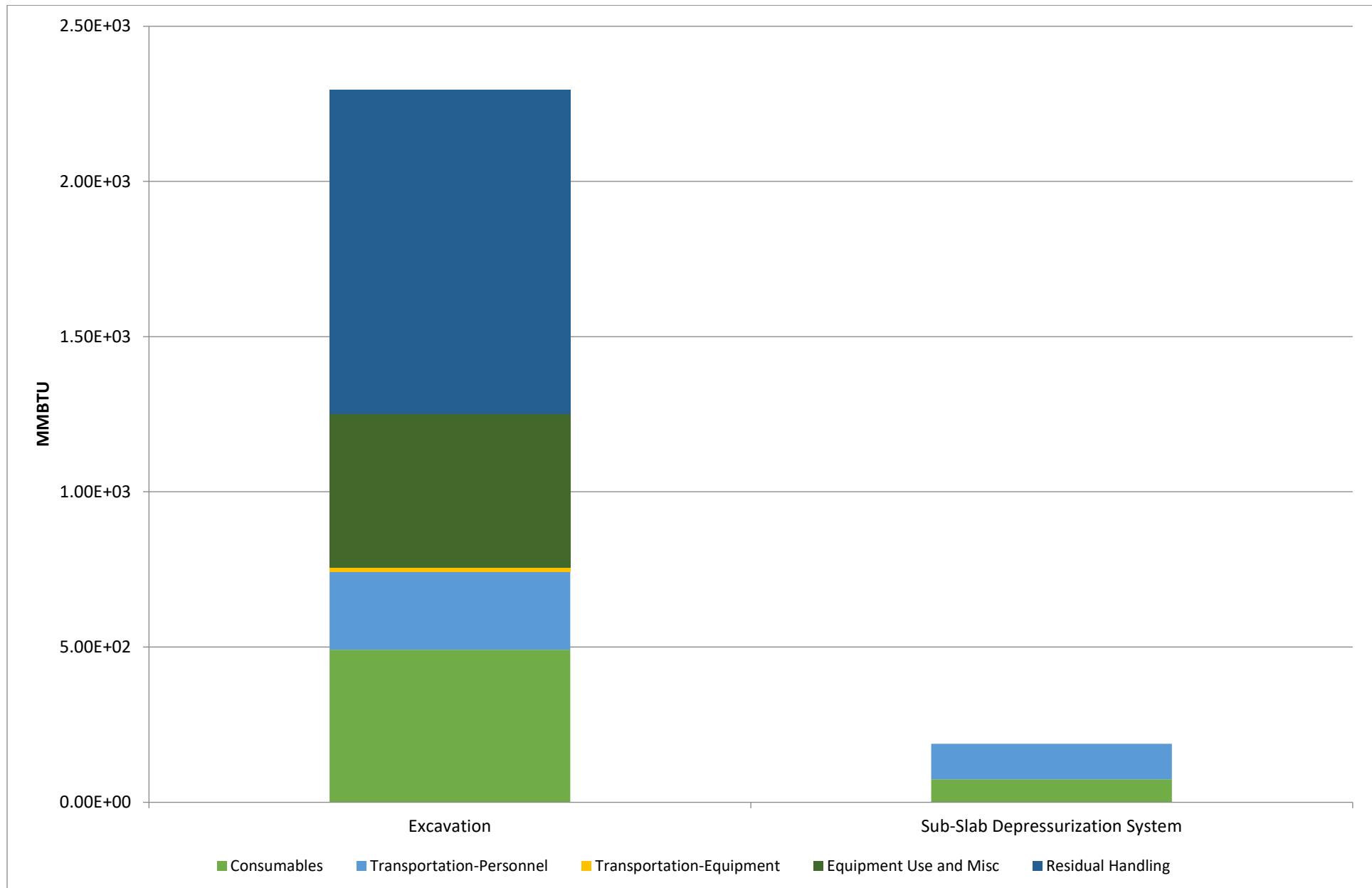


Figure 3: Total NOx Emissions

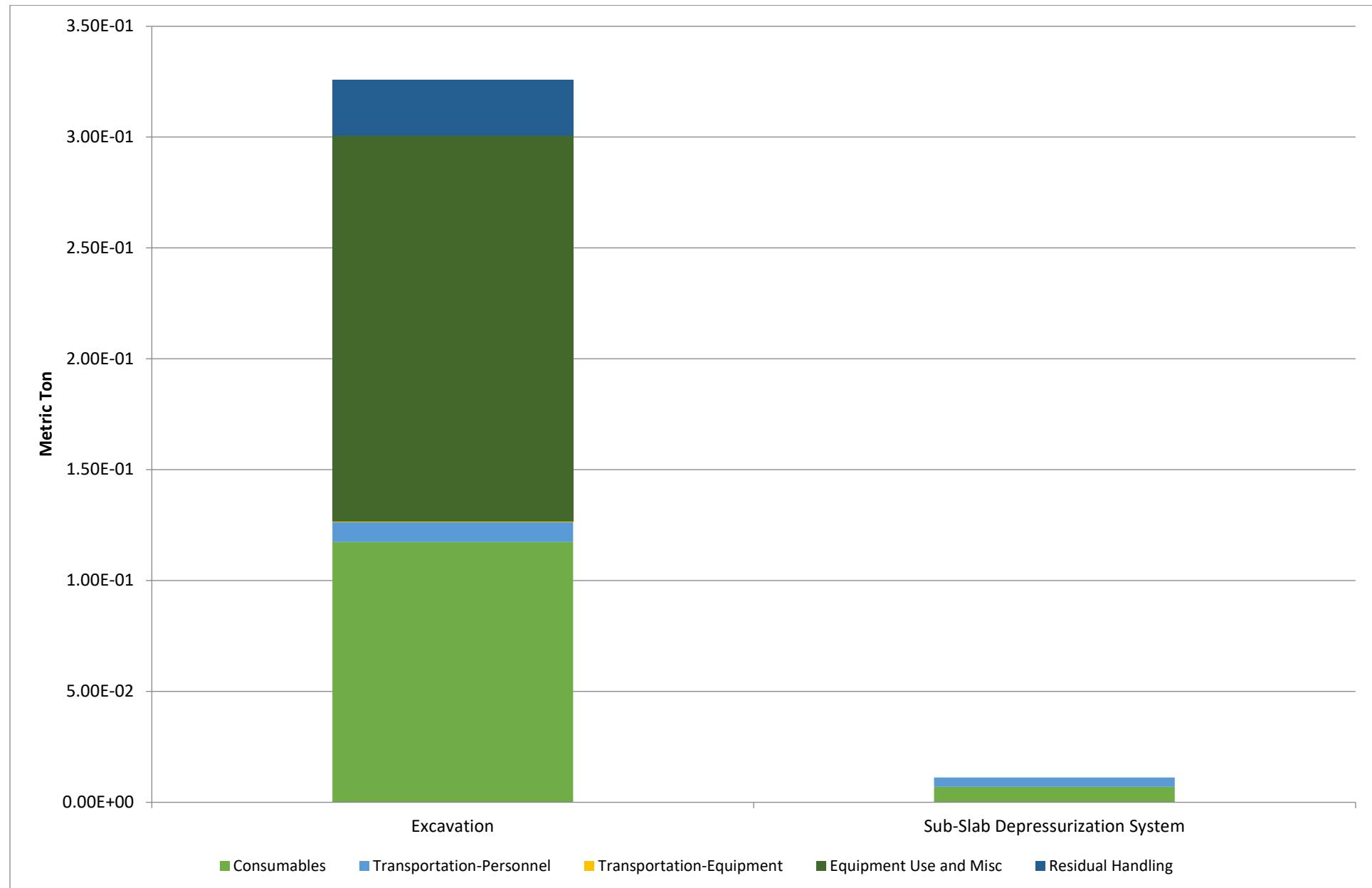


Figure 4: Total SOx Emissions

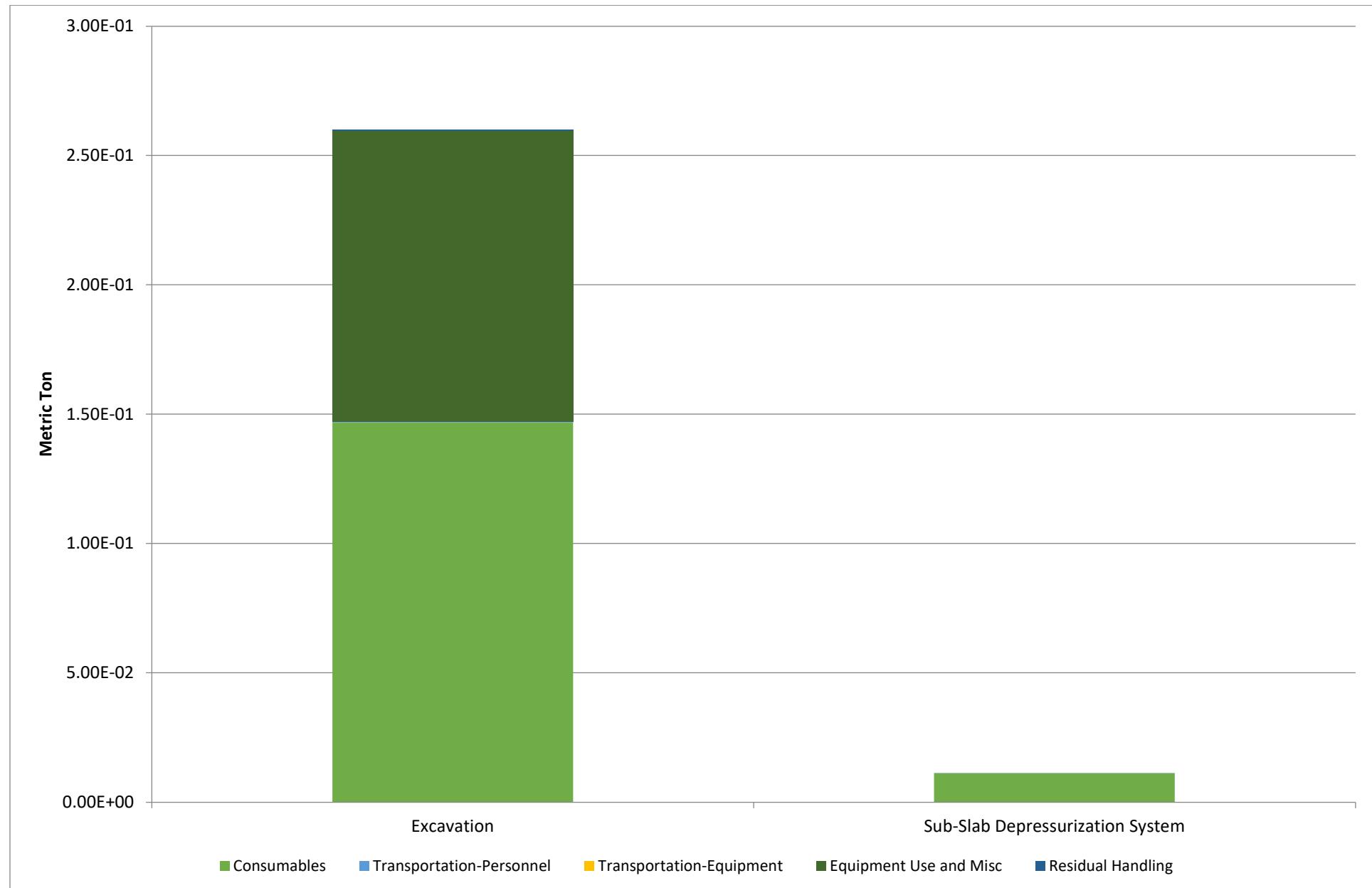


Figure 5: Total PM₁₀ Emissions

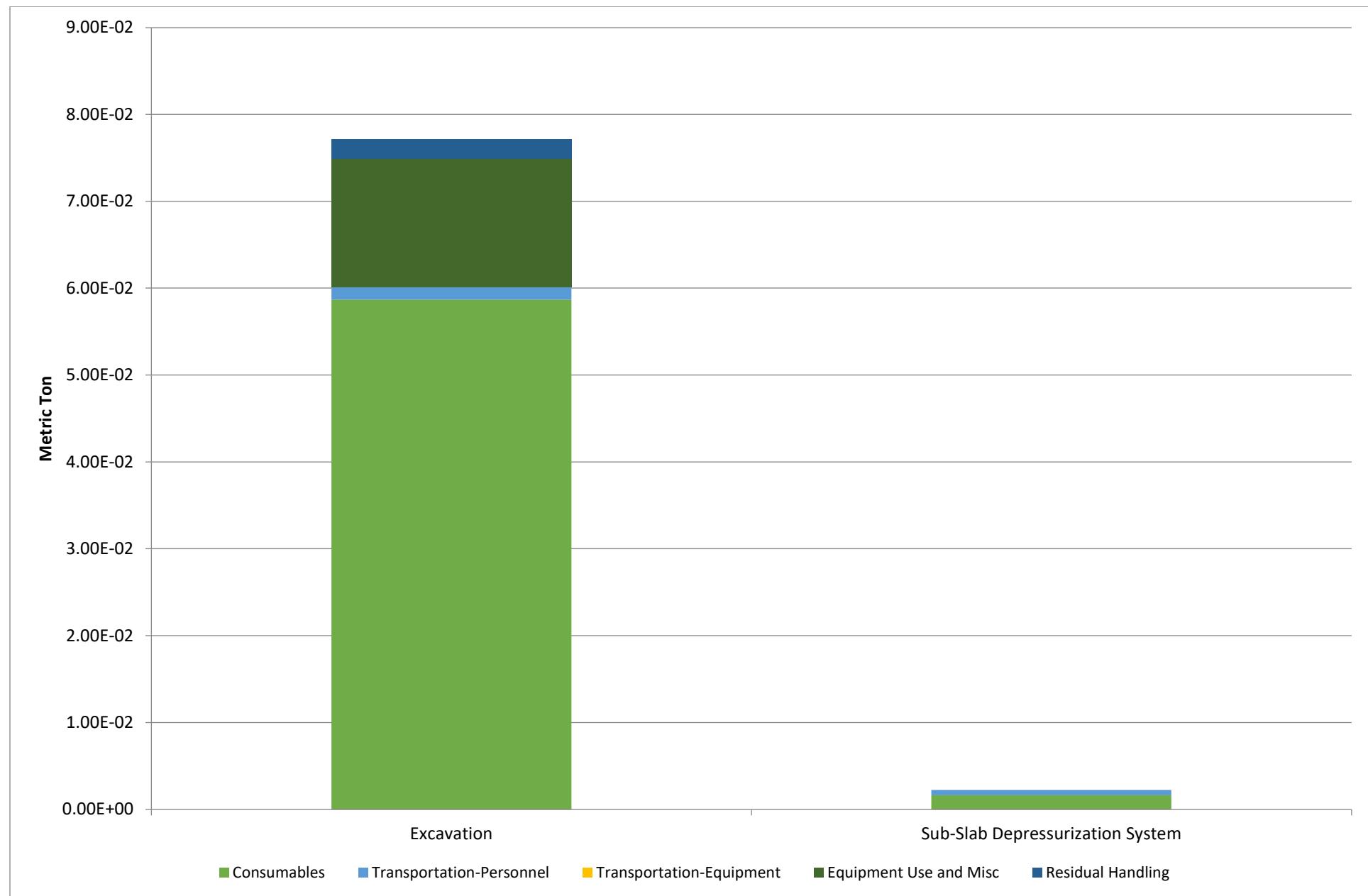


Figure 6: Accident Risk – Fatality

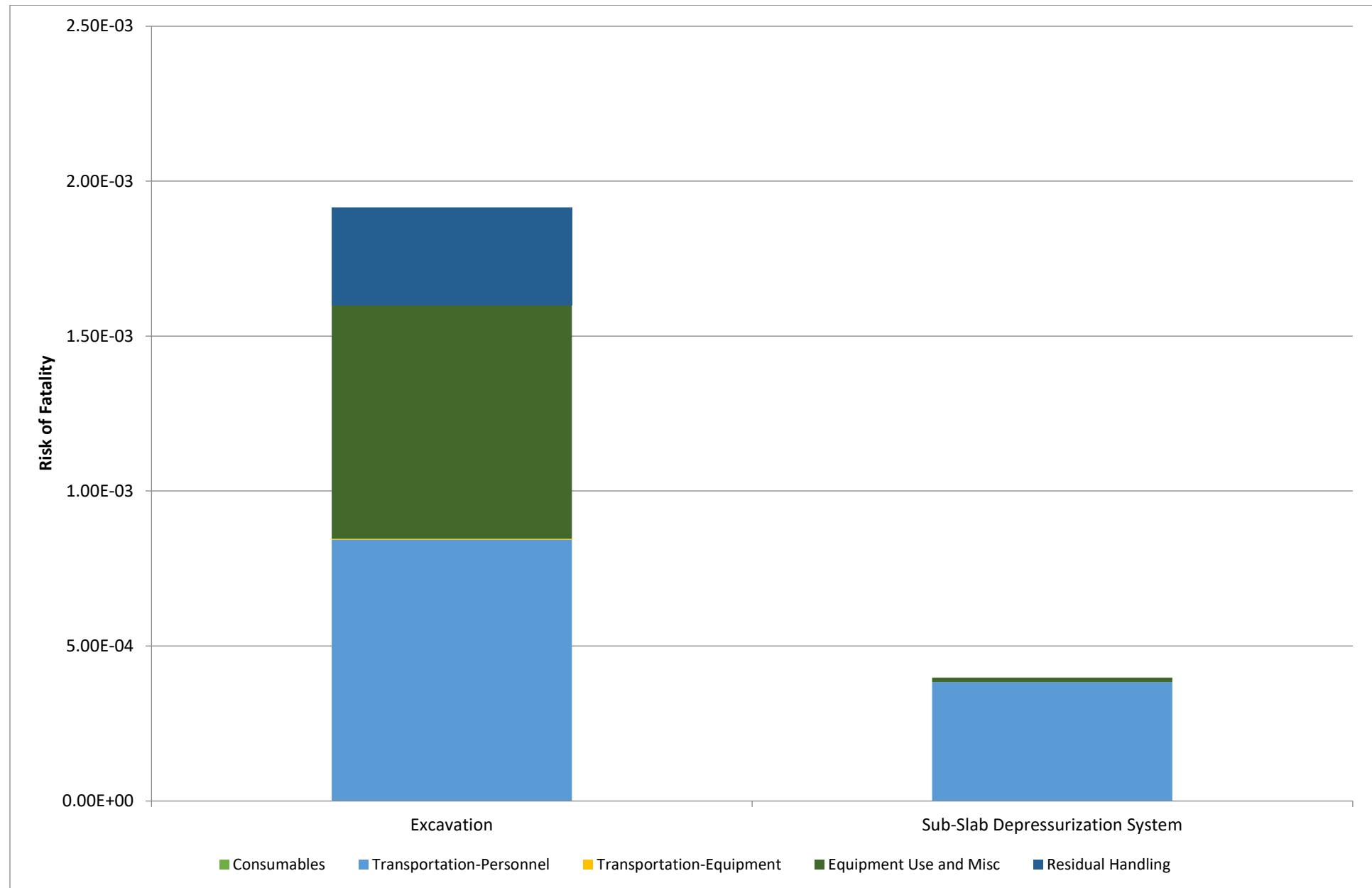


Figure 7: Accident Risk – Injury

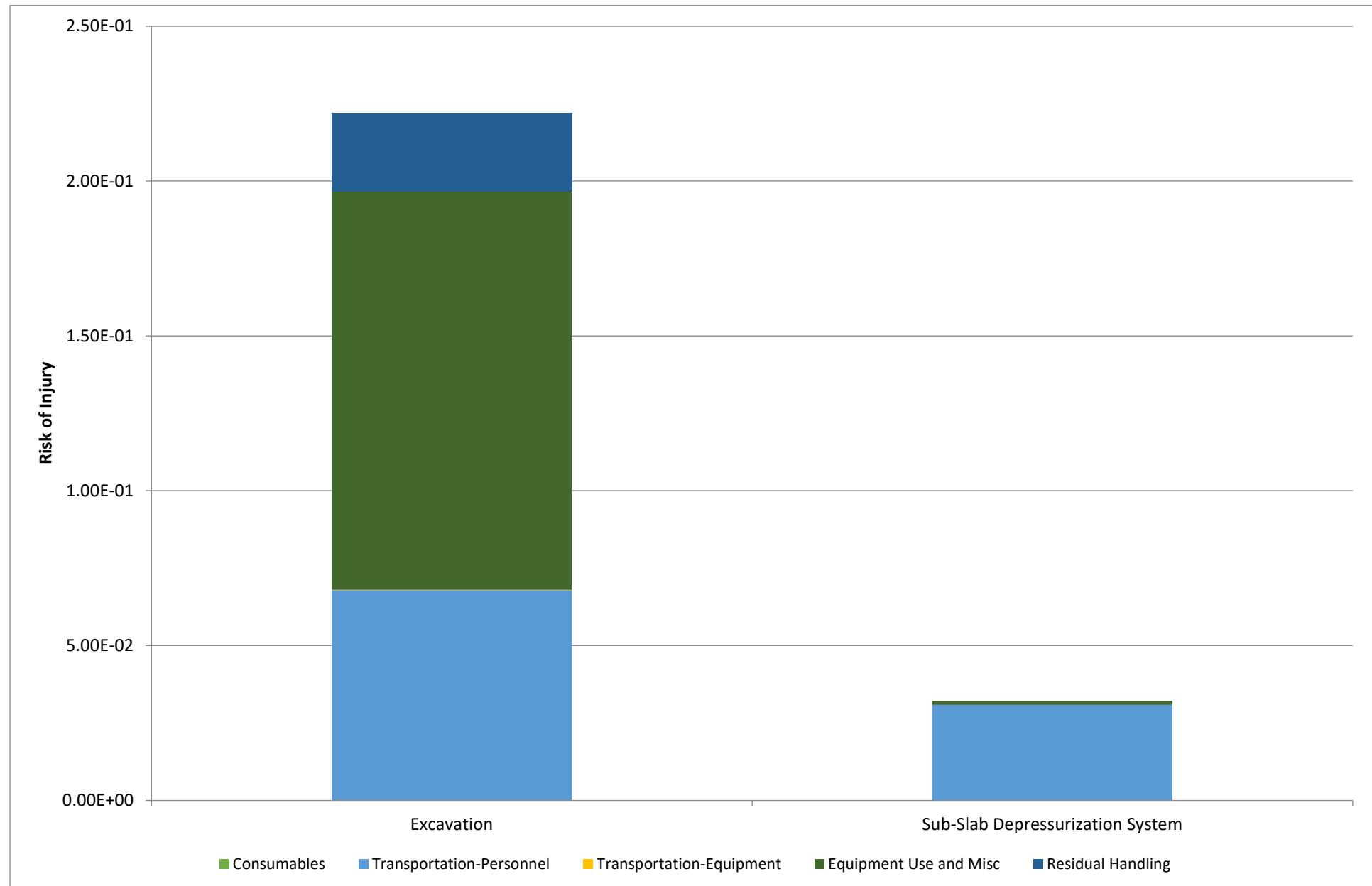


Figure 8: Lost Hours – Injury

