

**Allstate Capital LLC and Centre Pointe Developers LLC
Brownfield Cleanup Program Application
Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue and 8 Westchester Place
New Rochelle, New York 10801**



**Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
December 2020**



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance DEC USE ONLY
BCP SITE #:

NAME Allstate Capitol LLC and Centre Pointe Developers LLC

ADDRESS 13 Hayes Court, Unit 101

CITY/TOWN Monroe, New York ZIP CODE 10950

PHONE (845) 537-0471 FAX NA E-MAIL abraham@allstateventures.com; mikel@allstatedevelopers.com

Is the requestor authorized to conduct business in New York State (NYS)? Yes No

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

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

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

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

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

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

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	X
Chlorinated Solvents	X	X	X
Other VOCs			
SVOCs		X	
Metals	X	X	
Pesticides		X	
PCBs			
Other*		X (PFOA and PFOS)	

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

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

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

Other: _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Swan Garage Kent Supply Site

ADDRESS/LOCATION 64 Centre Avenue, Centre Avenue and 8 Westchester Place

CITY/TOWN New Rochelle, New York ZIP CODE 10801

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of New Rochelle and Westchester County

COUNTY Westchester

SITE SIZE (ACRES) 0.56 Acres

LATITUDE (degrees/minutes/seconds)

40 ° 54 ' 29.4N "

LONGITUDE (degrees/minutes/seconds)

73 ° 47 ' 02.9W "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
64 Centre Avenue & Centre Avenue lot	2	415	8 & 6	0.27
8 Westchester Place	2	415	48	0.29

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

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

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

If yes, identify census tract : Census Tract 61

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

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

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

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

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No

If yes, attach relevant supporting documentation.

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

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

NA

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Yes No

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

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

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

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

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Yes No

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **Mikel Jeremias**

ADDRESS **13 Hayes Court, Unit 101**

CITY/TOWN **Monroe, New York** ZIP CODE **10950**

PHONE (845)537-0471	FAX	E-MAIL mikel@allstatedevelopers.com
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NAME OF REQUESTOR'S CONSULTANT **SESI Consulting Engineers, Fuad Dahan, PhD, P.E., LSRP**

ADDRESS **12A Maple Avenue**

CITY/TOWN **Pine Brook, New Jersey** ZIP CODE **07508**

PHONE (973) 808-9050	FAX (973) 808-9099	E-MAIL fd@sesi.org
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NAME OF REQUESTOR'S ATTORNEY **Linda Shaw, Esp., Knauf Shaw LLP**

ADDRESS **1400 Crossroads Building, 2 State Street**

CITY/TOWN **Rochester, New York** ZIP CODE **14614**

PHONE (585) 546-8430	FAX (585) 546-4324	E-MAIL lshaw@nyenvlaw.com
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Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME **SEE SUPPORT NARRATIVE** OWNERSHIP START DATE:

ADDRESS

CITY/TOWN ZIP CODE

PHONE	FAX	E-MAIL
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CURRENT OPERATOR'S NAME **SEE SUPPORT NARRATIVE**

ADDRESS

CITY/TOWN ZIP CODE

PHONE	FAX	E-MAIL
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PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

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

Yes No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? Downtown Business (DB)

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

Residential Commercial Industrial

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

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

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

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

If residential, does it qualify as single family housing? Yes No

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

Yes No

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

Yes No

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

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 11/23/2020 Signature: _____

Print Name: Mikel Jeremias

SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

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

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

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

- Project is an Affordable Housing Project - Regulatory Agreement Attached;
- Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- This is Not an Affordable Housing Project.

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

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Swan Garage Kent Supply Site **Site Address:** 64 Centre Avenue, Centre Avenue and 8 Westchester Place
City: New Rochelle, New York **County:** Westchester **Zip:** 10801

Tax Block & Lot
Section (if applicable): 2 **Block:** 415 **Lot:** 8 & 6

Requestor Name: Allstate Capitol LLC and Centre Pointe Developers LLC **Requestor Address:** 13 Hayes Court, Unit 101
City: Monroe, New York **Zip:** 10950 **Email:** abraham@allstateventures.com; mikel@allstatedevelopers.com

Requestor's Representative (for billing purposes)
Name: Mikel Jeremias **Address:** 13 Hayes Court, Unit 101
City: Monroe, New York **Zip:** 10950 **Email:** mikel@allstatedevelopers.com

Requestor's Attorney
Name: Linda Shaw, Esp., Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street
City: Rochester, New York **Zip:** 14614 **Email:** lshaw@nyenvlaw.com

Requestor's Consultant
Name: SESI Consulting Engineers, Fuad Dahan, PhD, P.E., LSRP **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07508 **Email:** fd@sesi.org
Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

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

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

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

DER/OGC Determination: Agree Disagree Undetermined

Notes:

**BCP APPLICATION
SUPPORT
DOCUMENT**

BCP APPLICATION SUPPORT DOCUMENT
Exhibit List

- Exhibit A -** DOS Entity Information
- Exhibit B-** Corporate Consent
- Exhibit C-** Deeds
- Exhibit D-** Previous Owners and Operators
- Exhibit E-** Site Drawing Spider Maps
- Exhibit F-** Survey and Tax Map
- Exhibit G-** Site Location Map, Base Map, Street Map and En-Zone Map
- Exhibit H-** Zoning Map
- Exhibit I-** Flood Map
- Exhibit J-** Site Contact List
- Exhibit K-** Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. Nov. 2013 Spill # 1308480 – 64 Centre Avenue
2. July 2018 Geotechnical Report by Skylands Engineering – 64 Centre Avenue
3. Nov. 2018 Phase I ESA – 64 Centre Avenue
4. July 2019 Phase I ESA – 8 Westchester Place
5. Jan. 2020 Phase I ESA – 64 Centre Avenue
6. Feb 2020 ATC Limited Subsurface Investigation 64 Centre Avenue
7. August 2020 Environmental Business Consultants (EBC) Data Reports
8. August 2020 Spill File # 2003773 – 8 Westchester Place
9. September 2020 American Geophysics Report
10. Nov. 2020 SESI Remedial Investigation Report (RIR)
11. Nov. 2020 SESI Remedial Action Work Plan (RAWP)

PART A

SECTION I - REQUESTOR INFORMATION

The Requestors are Allstate Capitol LLC and Centre Pointe Developers LLC. Both entities are New York limited liability companies, located at 13 Hayes Court, Unit 101, Monroe, NY 10950. *See Exhibit A, NYSDOS Entity Information.*

Mikel Jeremias is the sole member of Centre Pointe Developers LLC, the Fee Owner of the two 64 Centre Avenue parcels (Tax Lots Block 415 Lots 6 and 8).

Mikel Jeremias is the sole member of Allstate Capitol LLC, the owner of 8 Westchester Place (Tax Lot Block 415 Lot 48).

The Written Consent provides Mikel Jeremias with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the two Requestors. *See Exhibit B, Corporate Consent.*

As further described below in Section IV, the Site is located at 64 Centre Avenue, New Rochelle, New York 10801, Tax Parcel Identification No. 2-415-0008, a lot on Centre Avenue with no address, New Rochelle, New York 10801, Tax Parcel Identification No. 2-415-0006, and 8 Westchester Place, New Rochelle, New York 10801, tax parcel Identification No. 2-415-0048 (collectively “Site” or “BCP Site”).

The two Requestors are the owners of the Site. As more fully described below in Section VI, *See Exhibits C, Deeds, and Exhibit F, Survey.* Nevertheless, Allstate Capitol LLC, the owner of 8 Westchester Place (Tax Lot Block 415 Lot 48), has provided Centre Pointe Developers LLC with access to Lot 48, and Centre Pointe Developers LLC, the owner of the two 64 Centre Avenue parcels (Tax Lots Block 415 Lots 6 and 8) has provided access to Allstate Capitol LLC to Lots 6 and 8. *See Exhibit L.*

The Requestors have no prior relationship with any current or past owners or operators of the Site that caused the contamination. *See Sections V and VI below, and Exhibit D, Previous Owners and Operators List.* Centre Pointe Developers LLC did acquire the two 64 Centre Avenue lots from Allstate Ventures LLC, which is an affiliated company, and which entity owned these lots from April 23, 2018 until January 14, 2019. However, Allstate Ventures LLC acquired these two lots after the on-Site Spill # 1308480 was closed subsequent to removal of all underground storage tanks and alleged remediation of impacted soils. In addition, Allstate Ventures LLC did perform a Phase I environmental report in November 2018, which indicated there were no Recognized Environmental Conditions (RECs), and which was provided to affiliated and newly formed Centre Pointe Developers LLC prior to its acquisition of these lots in January 2019. Therefore, Centre Pointe Developers LLC acquired the two 64 Centre Avenue parcels based on a clean Phase I report. With respect to the 8 Westchester Place parcel, Allstate Ventures LLC performed a Phase I investigation on July 11, 2019 before acquiring this lot, which indicated there were no RECs, and which was provided to affiliated and newly formed Allstate Capitol prior to its acquisition of these lots on July 31, 2019. Therefore, neither Allstate Capitol LLC nor Centre Pointe Developers LLC knew there were any remaining contamination issues related to these two lots upon acquisition

until recent investigations revealed contamination and the presence of two UST anomalies on the 8 Westchester Place lot.

The Requestor entities, which recently purchased each of the three parcels that make up the Site and relied on the Spill Closure letter in relation to the two 64 Centre Avenue lots when they acquired that portion of the Site, assumed each parcel of the Site was clean upon acquisition. Recent investigation for a lender revealed contamination was still present despite the Spill closure letter and clean Phase Is reports. A new spill was reported on the 64 Centre Avenue parcel (Spill #2003773) parcel because the consultant smelled petroleum contamination during boring installations. The Requestors subsequently learned about the BCP to address the contamination and a September 2020 geophysical investigation suggests that two USTs may still be present on this lot. Since the Requestors did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site, and relied upon a Spill closure and clean Phase I reports, and were unaware any contamination even existed on the Site prior to acquisition, the Requestors each meet the definition of a Volunteer.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the construction of two mixed-use apartment buildings.

The plan for the two 64 Centre Avenue parcels calls the construction of a mixed-use structure. The ground floor of the building will contain retail shopping and office space. The upper floors will house 144 market rate apartments. A loading dock will be attached to the building, and space will be provided for 122 vehicles.

The plan for the 8 Westchester Place parcel calls for the construction of a seven-story mixed-use structure. The ground floor of the building will contain retail space and the upper floors will contain apartments. All of the 65 apartments in the 8 Westchester Building will be affordable housing units.

Schedule- Commencement through COC

A Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) have both been submitted with this application. The Requestors were ready to commence construction of the Project above when the contamination was unexpectedly identified. Since the RAWP 45-day comment period will be simultaneous with the public notice of the application, the goal for commencement of the remedial work will be within 5-6 months of the submission of the application, which includes one-two months for DEC comments on the two reports after the Brownfield Cleanup Agreement has been executed. The remediation is expected to commence in

May or June of 2021. The goal is to commence remediation as soon as possible. It is expected that the Certificate of Completion will be issued in December 2021.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- A. Nov. 2013 Spill # 1308480 – 64 Centre Avenue
- B. July 2018 Geotechnical Report by Skylands Engineering– 64 Centre Avenue
- C. Nov. 2018 Phase I ESA – 64 Centre Avenue
- D. July 2019 Phase I ESA – 8 Westchester Place
- E. Jan. 2020 Phase I ESA – 64 Centre Avenue
- F. Feb. 2020 ATC Limited Subsurface Investigation 64 Centre Avenue
- G. August 2020 Environmental Business Consultants (EBC) Data Reports
- H. August 2020 Spill File # 2003773 – 8 Westchester Place
- I. September 2020 American Geophysics Report
- J. Nov. 2020 SESI Remedial Investigation Report (RIR)
- K. Nov. 2020 Remedial Action Work Plan (RAWP)

2. Sampling Data

See Exhibit E, Spider Maps, which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit E, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundaries. The Tax Boundary Map and a Survey map is provided in Exhibit F. The Site Location Map, Base Property Map, and En-Zone Map are in Exhibit G. The Site is in En-Zone B, Census Tract 61.

2. Property Map

The Site Location and Base Property Map are in Exhibit G. A Survey map is in Exhibit F.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at 64 Centre Avenue, New Rochelle, New York 10801 (Tax ID No. 2-415-0008), a lot on Centre Avenue with no address, New Rochelle, New York 10801 (Tax ID No. 2-415-0006, and 8 Westchester Place, New Rochelle, New York 10801 (Tax ID No. 2-415-0048). The Site is located in an urban mixed-use area in downtown New Rochelle. The surrounding properties include retail businesses, retail/commercial store fronts, a multi-story apartment structure, commercial businesses, and mixed-use properties. The Site is located between Centre Avenue and Division Street. The Site is walking distance from the New Rochelle Metro-North train station.

B. Site Features

In 2019, the buildings at 64 Centre Ave and 8 Westchester Place were razed. Both parcels are currently vacant without any structures. The closest surface water body is an inlet of the Long Island Sound located approximately 0.8 miles east of the Site. The Metro-North Train Station is located within walking distance of the Site.

C. Current Zoning and Land Use

The 64 Centre Avenue Parcels are currently in the Downtown Overlay (DO-2) District. The 8 Westchester Place Parcel is currently located in the Downtown Business (DB) District. The prior uses were previously considered commercial/retail space uses. The surrounding properties include retail businesses, retail/commercial store fronts, a multi-story apartment structure, commercial businesses, and mixed-use properties. The closest residential area is a condominium building that is located about 50 feet away from the Subject Property. The Site is also approximately 0.07 miles from the Metro North rail line, which is northwest of the Site.

D. Past Use of the Site

During investigations of the Site, historical Sanborn maps, aerial photographs, documents from the City of New Rochelle Tax Assessor's Office and information from the City Directory were reviewed, which were the primary source of the historical uses relied on in the Phase I reports.

Past Uses on Lot 8 – Lot on Centre Avenue with no current address

The maps identified that the northwestern portion of Lot 8 was undeveloped between 1887 and 1903. A one-story building was constructed on Lot 8 in 1911. The former one-story building on 64 Centre Parcel 8 was identified on the 1951-2003 maps to be used for Battery Service and Auto Repairs. Morris J. Hacker & Sons, Inc., operated a business on the property from 1972-2014. This building on this lot was razed in 2019 and this lot is currently vacant.

Past Uses on Lot 48 – 8 Westchester Place

8 Westchester Place Lot 48 was developed with an eighty (80) vehicle capacity parking garage in 1928. Maps from 1931 and 1951 note that the property was improved with a garage. The building operated as “The Wm. W. Swan Co. Garage” in 1911 and “Garage & Battery Service” in 1931. In 1960, the building was renovated and used for commercial purposes by Kent Supply Company. Maps from 1990-2003 indicated Kent Supply Company was still present since the early 1960’s. The structure on Lot 48 was razed in 2019 and this lot is currently vacant.

Past Uses on Lot 6 – 64 Centre Avenue

Between 1887 and 1911, the southwestern portion of Lot 6 was improved with a two-story dwelling. The structure that was present on this Lot until 2019 was first depicted on a 1931 map. Tax Lot 6 of the Site was improved with a building for car washing, greasing, and auto repair, from 1933 to 2014. In 2019, the structures located on 64 Centre Avenue were razed and the Site is currently vacant.

As noted below in the Past Use Investigation summaries, multiple USTs were historically present on all of the lots. Fire Department files indicate that four USTs were removed from these lots between 1988 and 1989.

Past Use Phase I Investigations

Certain additional facts were about the past uses were included in the Phase I reports.

In October 2000, Kent Supply authorized Team Environmental Consulting (“TEAM”) to conduct a Phase I ESA on the 8 Westchester Place parcel since it presumably intended to buy the 8 Westchester Place parcel. While we do not have a copy of this report it was discussed in the July 2019 Phase I ESA Report. A UST was later discovered on the property in January of 2001. The UST was removed in March of 2001 and replaced by an above-ground heating oil storage tank (AST). Kent Supply LLC thereafter acquired this lot

from the Adolph Lasus Trust in July of 2001. The Lasus Family owned this lot since 1924. Morchar Realty Corp. operated a business on the property from 2005-2010. The structures on the property were most recently used for product storage and warehousing purposes by the former owners. TEAM was retained by affiliated Allstate Ventures LLC to re-evaluate the past uses of the Site in a 2019 Phase I Investigation report. TEAM determined there were no historic industrial and manufacturing uses that could have caused contamination, and therefore, there were not RECs on this parcel. Requestor Allstate Capitol LLC purchased 8 Westchester lot from Kent Supply LLC in July 2019 in reliance upon this Phase I Report.

TEAM was authorized by affiliated company Allstate Ventures LLC to evaluate the past uses in a November 2018 Phase I Investigation Report for the 64 Centre Avenue Parcels (Tax Lots 2-415-6 and 8). TEAM noted the presence of a 275-gallon No. 2 fuel oil above ground storage tank (AST) within a cinderblock enclosure along the southeast side of the structure on Lot 6. However, TEAM concluded that none of the owners of record appeared to have been an industrial concern or expected to have utilized the property for the storage, usage, treatment, or disposal of hazardous materials. Therefore, TEAM concluded there were no RECs on these parcels.

A new Phase I ESA was completed for the 64 Centre Avenue Parcels in January 2020 by ATC Group Services at the direction of a lender - Fortress Credit Co LLC. Unlike the prior TEAM Phase I, ATC identified the historical use as an automotive repair garage for 100 years as a REC. Fueling operations were also present from at least 1990 to 2003. The dry cleaner on the adjoining parcel was also identified as a REC for the 64 Centre Avenue property. This Phase I also provided a more detailed history about the tanks that were present and removed from these parcels.

Past Subsurface Investigations that Led to the Submission of this Application

In February 2020, ATC Group Services (ATC) was authorized to conduct a Limited Subsurface Investigation by Fortress Credit Advisors LLC for the two 64 Centre Avenue lots. The investigation was conducted to evaluate recognized environmental conditions (RECs) identified in the January 2020 Phase I ESA prepared by ATC. The Subsurface Investigation consisted of a geophysical survey on February 3, 2020, and a subsurface sample collection from the Site on February 4, 2020. Continuous soil cores were collected at each soil boring from the height of 10 ft-bgs to 17 ft-bgs. One groundwater sample was also collected from a temporary well installed in the center of the two parcels. One temporary soil vapor point was installed in the southwestern portion of the property. A sample was collected from the vapor point. The Subsurface Investigation sampling identified SVOCs and metals as the contaminants of concern in soil. No VOCs or SVOCs were identified in groundwater samples above the NYS TOGS Class A guidance standards. Several VOCs were identified in the soil vapor sample, but none of the detected compounds exceeded the NYSDOH Minimum Soil Vapor Matrix Concentration guidance level.

In August 2020, Environmental Business Consultants (EBC) was authorized to perform additional testing on the Site by the Requestors since the ATC February investigation

revealed some new Site issues. During that testing, a gasoline spill on the 8 Westchester Avenue Site was reported to the NYSDEC by EBC – Spill # 2003773 – because the consultant in the field smelled petroleum during the drilling work. This spill is still open on the NYSDEC Spill Incidents Database and will be addressed in the BCP.

In September 2020, at the request of SESI, a geophysical investigation was performed employing the following techniques: Ground-penetrating Radar (GPR), electromagnetic metal detector (Fisher TW6), radio frequency line locating (RF), and Electromagnetic Profiler (EM) in order to determine if any USTs were present. This investigation was also performed on an adjacent parcel that is not part of this application. Two UST anomalies were identified on the 8 Westchester Place parcel.

In September and October of 2020, SESI Consulting Engineers (SESI) was authorized by Centre Pointe Developers LLC and Allstate Capitol LLC to conduct a Remedial Investigation (RI) at the Site. A Remedial Investigation Report (RIR) summarized the results of the RI and prior investigations on the site.

Prior to drilling activities for the RI, a geophysical investigation was conducted across the Site to locate USTs and underground utilities on the Site. The investigation identified two (2) anomalies indicative of USTs were present at the entrance of the 8 Westchester Place. The investigation also revealed numerous underground utilities throughout the site.

The RI consisted of collecting thirty (30) soil samples from twenty-six (26) soil borings, eleven (11) groundwater samples, and five (5) soil vapor samples. The samples were collected near the Areas of Concern (AOCs) identified in prior reports. The RIR identified that the soils on the Site had been impacted by VOCs and metals at concentrations that exceed the Restricted Residential Soil Cleanup Objectives (RRSCOs). In addition, there were exceedances of semi-VOCs (SVOCs) and the pesticide dieldrin of the Unrestricted Use Soil Cleanup Objectives (USCOs). The Site's groundwater is impacted by VOCs, SVOCs, metals, and pesticides, at concentration levels above the NYSDEC Technical Operation Guidance Series (TOGS) Ambient Water Quality Standards (AWQS). PFOA and PFOS were also present in concentrations exceeding the standard of 10 ppt. PHC and chlorinated VOCs were also identified in soil vapor. The highest concentrations detected include the following chemicals: benzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2,2,4-trimethylbenzene, 4-Ethyltoluene, ethylbenzene, heptane, cyclohexane, n-hexane, isopropanol, tert-butyl alcohol, xylenes and toluene. Solvents including trichloroethene and tetrachloroethane were also identified at concentrations exceeding the NYSDOH Matrix A and Matrix B Lower Threshold Levels. *See* Section IV.10.F for full Environmental Assessment and spider maps in Exhibit E.

The RIR noted that the depth of impacted soils ranged from grade to 9 ft-bgs or bedrock. The RI determined that remedial action needs to be implemented to remediate the contaminated soil and groundwater contamination. Dewatering will be required to prevent direct contact with the groundwater and to remove some of the source contaminants in groundwater. The report noted that a vapor intrusion evaluation will be required in the future buildings to determine if the passive sub slab depressurization systems, which will

be installed during foundation construction along with a vapor barrier sealing layer will need to be activated to prevent intrusion of VOCs in soil vapor into the building. The RIR concluded that specific remedial alternatives will be evaluated by SESI in a Remedial Action Work Plan (RAWP).

In November of 2020, SESI was authorized by Centre Pointe Developers LLC and Allstate Capitol LLC to create a Remedial Action Work Plan (RAWP) for the Site. The RAWP included an analysis of the preferred Conditional Track 1 remedial action to remediate the contaminants of concern as determined by the RI, the January 2020 ATC Phase I ESA, and data developed by Environmental Business Consultants (EBC) in August 2020. The Volunteer has selected a Track 1 Remedy as the preferred alternative, so additional analysis of other alternatives was not required other than as contingent remedies. The objective of the remedy is to achieve a cleanup that is the most protective of the human health and the environment. Soil and materials management on the Site will be conducted in accordance with the Soil Management Plan.

Remedial actions for the preferred Track 1 remedy include the following:

- Installation of a support and excavation system to stabilize the property boundary side walls prior to excavation;
- Dewatering to remove contaminated groundwater;
- Excavation of all Site soils exceeding the USCOs and therefore achieving Track 1 for the entire Site;
- Chemical injection program for treatment of VOC impacted groundwater exceeding the AWQs (if needed);
- Installation of a sub-slab vapor barrier used as the sealing methodology to mitigate against the potential for soil vapor intrusion into the future Site buildings and piping for an SSDS; and
- If a Track 1 cleanup cannot be achieved for the Site, preparation of a Site Management Plan (SMP), for the conditional Track 1 or Track 2, for long term management of residual contamination as required by the Environmental Easement (EE), particularly as they pertain to future phases of construction, including plans for: (1) Institutional and Engineering Controls, (2) groundwater and soil vapor monitoring, (3) operation and maintenance of the SSDS if it is required to be activated and (4) reporting.

The two suspected USTs will also be removed if they are encountered during the remediation. The USTs will be registered with the Westchester County Department of Health and the City of New Rochelle Fire Department. Soil and groundwater testing of the area under the USTs will be implemented after removal. SESI will include a tank closure report in its Final Engineering Report (FER) for the remediation.

E. Site Geology and Hydrogeology

According to the United States Geological Survey (USGS) Mount Vernon, 2013, 7.5-minute topographic map, the Site's average topographic elevation is approximately 107-feet above mean sea level. The topographic map indicates that the Site is relatively flat

with a slight slope to the west. The investigation activities at the site encounter groundwater ranging from approximately 4 ft-bgs to 8 ft-bgs. Groundwater flow was not evaluated in the investigations, but it is anticipated that the groundwater is flowing with the surface elevation profile to the west. The properties are not located in a flood zone. *See Flood Zone Map in Exhibit I.*

The subsurface lithology encounter during the investigation of 64 Centre Avenue revealed 3 ft to 8 ft of granular fill beneath the pavement. The fill consisted of silt with minor amounts of medium to fine sand. The borings also revealed gravel at some locations. Wood and other organic material were present at 6 ft-bgs to 8 ft-bgs. Weathered bedrock was encountered in all of the borings at depths varying from 7 ft-bgs to 11 ft-bgs. Water was encountered in most of the borings just below the top of the decomposed bedrock. Groundwater was observed at depths ranging from 5 ft-bgs to 7 ft-bgs.

At the Site, surficial soils are comprised of dark brown and gray coarse to fine grained sand, gravel, and clay. Fill is also generally present from beneath the asphalt layer to between 3.5 ft-bgs and 7 ft-bgs. According to the 1970 Geologic Map of New York, the bedrock underlying the Site is of the Harland Formation. It is comprised primarily of basal amphibolite gneiss overlain by polytic schists.

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are VOCs and metals in soil; VOCs, SVOCs, metals, PFOS, PFOA and pesticides in groundwater; and VOCs in soil vapor. *See Exhibit E Site Spider Maps.*

SOIL:

VOC Unrestricted Soil Cleanup Objectives (USCO)¹ and Restricted Residential Soil Cleanup Objective (RRSCO) exceedances included:

Centre Avenue (Lot 6 No Address)

- Benzene in one boring at 3.1 mg/kg exceeded the USCO of 0.06 mg/kg in the fill layer.
- Toluene in one boring at 1.5 mg/kg exceed the USCO of 0.7 mg/kg in the fill layer.

8 Westchester Place (Lot 48)

- Benzene in two borings at 0.098 and 0.69 mg/kg exceeded the USCO of 0.06 mg/kg at 4-5 ft-bgs.
- Toluene in two borings at 1.4 and 18 mg/kg exceeded the USCO of 0.7 mg/kg at 4-5 ft-bgs.
- Ethylbenzene in one boring at 71 mg/kg exceeded the RRSCO of 41 mg/kg at 4-5 ft-bgs.

¹ NOTE: the USCO exceedances for just the VOCs were included here simply because it is rare to still have BTEX compounds in soil from old releases.

- Xylenes in one boring at 350 mg/kg exceeded the RRSCO of 100 mg/kg at 4-5 ft-bgs.
- N-Propyl benzene in one boring at 34 mg/kg exceeded the USCO of 3.9 mg/kg at 4-5 ft-bgs.
- 1,3,5-Trimethylbenzene in one boring at 55 mg/kg exceeded the RRSCO of 52 mg/kg at 4-5 ft-bgs.
- 1,2,4-Trimethylbenzene in one boring at 210 mg/kg and 140 mg/kg exceeded the RRSCO of 52 mg/kg at 4-5 ft-bgs and 7 ft-bgs, respectively.

Metal Unrestricted Soil Cleanup Objectives (USCO) and Restricted Residential Soil Cleanup Objective (RRSCO) exceedances included:

Centre Avenue (Lot 6 – No Address)

- Lead in one borings at 531 mg/kg exceed the RRSCO of 400 mg/kg in the fill layer.
- Mercury in two borings at 1.17 and 1.4 mg/kg exceeded the RRSCO of 0.81 mg/kg in the fill layer.

8 Westchester Place (Lot 48)

- Mercury in one boring at 0.84 mg/kg exceeded the RRSCO of 0.81 mg/kg.

GROUNDWATER:

VOC NYSDEC AWQS exceedances included:

Centre Avenue (Lot 6 – No Address)

- Acetone in one boring at 160 µg/L exceeded NYSDEC AWQS of 50 µg/L.

64 Centre Avenue (Lot 8)

- Acetone in one boring at 92 µg/L exceeded NYSDEC AWQS of 50 µg/L.
- Benzene in one boring at 2.3 µg/L exceeded NYSDEC AWQS of 1 µg/L.
- n-Butylbenzene in one boring at 5 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- sec-Butylbenzene in one boring at 5 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- Isopropyl benzene in one boring at 6.4 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- n-propyl benzene in one boring at 12 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- 1,2,4,5-Tetramethyl benzene in one boring at 32 µg/L exceeded NYSDEC AWQS of 5 µg/L.

8 Westchester Place (Lot 48)

- Acetone in two borings at 52 and 65 µg/L exceeded NYSDEC AWQS of 50 µg/L.
- Benzene in three borings at 60, 340 and 500 µg/L exceeded NYSDEC AWQS of 1 µg/L.
- Ethylbenzene in three borings at 8.4, 200 and 850 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- Toluene in two borings at 14 and 16 µg/L exceeded NYSDEC AWQS of 5 µg/L.

- O-xylene in one boring at 10 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- n-Butylbenzene in three borings at 5.2, 12, and 16 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- sec-Butylbenzene in three borings at 5.3, 12 and 16 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- Isopropyl Benzene in three borings at 38, 38 and 89 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- n-Propyl benzene in three borings at 66, 93 and 210 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- 1,2,4,5-Tetramethyl benzene in one boring at 23, 52 and 57 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- P-isopropyltoluene in one boring at 13 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- 1,2,4- trimethylbenzene in two borings at 67 and 220 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- 1,3,5- trimethylbenzene in two borings at 9.9 and 10 µg/L exceeded NYSDEC AWQS of 5 µg/L.
- p/m-xylene in two borings at 160 and 510 µg/L exceeded NYSDEC AWQS of 5 µg/L.

SVOCs NYSDEC AWQS exceedances included:

Centre Avenue (Lot 6 No Address)

- Benzo(a)anthracene in one boring at 0.05 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(a)pyrene in one boring at 0.6 µg/L exceeded NYSDEC AWQS of 0 µg/L.
- Benzo(b)fluoranthene in one boring at 0.06 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(k)fluoranthene in one boring at 0.04 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Chrysene in one boring at 0.05 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Indeno(1,2,3-cd) pyrene in one boring at 0.05 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Phenol in one boring at 2.7 µg/L exceeded NYSDEC AWQS of 1 µg/L.

64 Centre Avenue (Lot 8)

- Benzo(a)anthracene in two boring at 0.04 and 0.13 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(a)pyrene in two boring at 0.02 and 0.13 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(b)fluoranthene in two borings at 0.04 and 0.15 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.

- Benzo(k)fluoranthene in two borings at 0.03 and 0.16 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Chrysene in two borings at 0.03 and 0.13 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Indeno(1,2,3-cd) pyrene in two borings at 0.03 and 0.15 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.

8 Westchester Place (Lot 48)

- Naphthalene in three borings at 15, 69 and 380 µg/L exceeded NYSDEC AWQS of 10 µg/L.
- Benzo(a)anthracene in two borings at 0.04 and 0.11 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(a)pyrene in two boring at 0.1 and 0.03 µg/L exceeded NYSDEC AWQS of 0 µg/L.
- Benzo(b)fluoranthene in two borings at 0.03 and 0.13 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(k)fluoranthene in two borings at 0.02 and 0.13 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Chrysene in two borings at 0.03 and 0.14µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Indeno(1,2,3-cd) pyrene in two borings at 0.02 and 0.12 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Pentrachlorophenol in one boring at 3.3 µg/L exceeded NYSDEC AWQS of 1 µg/L.
- Phenol in two borings at 2.4 and 3.3 µg/L exceeded NYSDEC AWQS of 1 µg/L.

Metal NYSDEC AWQS exceedances included:

64 Centre Avenue (Lot 8)

- Iron in three borings at 725, 6,580, and 19,500 µg/L exceeded NYSDEC AWQS of 300 µg/L.
- Total Magnesium in one boring at 41,000 µg/L exceeded NYSDEC AWQS of 35,000 µg/L.
- Manganese in two borings at 687.6 and 3,096 µg/L exceeded NYSDEC AWQS of 300 µg/L.

Centre Avenue (Lot 6 No Address)

- Iron in one boring at 3,720 µg/L exceeded NYSDEC AWQS of 300 µg/L.
- Manganese in one borings at 1866 µg/L exceeded NYSDEC AWQS of 300 µg/L.

8 Westchester Place (Lot 48)

- Iron in five borings at 4,160, 4,650, 6,070, 11,500, and 51,000 µg/L exceeded NYSDEC AWQS of 300 µg/L.
- Manganese in three borings at 360.6, 1,939 and 1,970 µg/L exceeded NYSDEC AWQS of 300 µg/L.

- Sodium in two borings at 60,400 and 32,600 µg/L exceeded NYSDEC AWQS of 20,000 µg/L.
- Thallium in one boring at .62 µg/L exceeded NYSDEC AWQS of .5 µg/L.
- Selenium in one boring at 17.4 µg/L exceeded NYSDEC AWQS of 10 µg/L.
- Chromium in one boring at 89.6 µg/L exceeded NYSDEC AWQS of 50 µg/L.
- Lead in one boring at 49.7 µg/L exceeded NYSDEC AWQS of 25 µg/L.

Pesticides NYSDEC AWQS exceedances included:

64 Centre Avenue (Lot 8)

- Dieldrin in one boring at 0.17 µg/L exceeded the NYSDEC AWQS of 0.004 µg/L.

SOIL VAPOR:

VOC NYSDOH Sub-Slab Vapor Criteria exceedances included:

64 Centre Avenue (Lot 8)

- Trichloroethane in one boring at 18.9 µg/m³ exceeded the NYSDOH Sub-Slab Vapor Criteria of 6 µg/m³.
- Tetrachloroethene in one boring at 780 µg/m³ exceeded the NYSDOH Sub-Slab Vapor Criteria of 100 µg/m³.

8 Westchester Place (Lot 48)

- Tetrachloroethene in one boring at 315 µg/m³ exceeded the NYSDOH Sub-Slab Vapor Criteria of 100 µg/m³.

It is also important to note that even though there are no NYS screening levels for petroleum hydrocarbon (PHC), significant RHC VOCs were present in Site soil vapors including benzene (298 ug/m3), 1,2,4-trimethylbenzene (482 ug/m3), 1,3,5-trimethylbenzene (143 ug/m3), 2,2,4-Trimethylbenzene (9,580 ug/m3), 4-Ethyltoluene (74.2 ug/m3), ethylbenzene (251 ug/m3), heptane (1,140 ug/m3), cyclohexane (1,900 ug/m3), n-hexane (3,450 ug/m3), isopropanol (89.2 ug/m3), tert-butyl alcohol (146 ug/m3), xylenes (1,117 ug/m3), and toluene (1,500 ug/m3).

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site that caused the contamination. See also Previous Owners and Operators List. Centre Pointe Developers LLC did acquire the two 64 Centre Avenue lots from Allstate Ventures LLC, which is

an affiliated company, and which entity owned these lots from April 23, 2018 until January 14, 2019. However, Allstate Ventures LLC acquired these two lots after the on-Site Spill Number 1308480 was closed subsequent to removal of underground storage tanks removals and alleged remediation of impacted soils. In addition, Allstate Ventures LLC did perform a Phase I environmental report in November 2018, which indicated there were no RECs and which was provided to affiliated and newly formed Centre Pointe Developers LLC prior to its acquisition of these lots in January 2019. In addition, there are no known USTs on these parcels.

With respect to the 8 Westchester Place parcel, Allstate Ventures LLC performed a Phase I investigation on July 11, 2019 before affiliated company Allstate Capitol LLC acquired this lot on July 31, 2019, which indicated there were no RECs.

Therefore, neither Allstate Capitol LLC nor Centre Pointe Developers LLC knew there were any remaining contamination issues related to these to lots that make up the BCP Site upon acquisition until recent investigations revealed contamination.

Since the Requestors did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site, and relied upon a spill closure letter in relation to the Centre Avenue Parcels as well as clean Phase I reports before acquisition, and did not even know contamination was present before acquisition, the Requestors each meet the definition of a Volunteer. A summary of the facts and dates appears below for NYSDEC's convenience:

64 Centre Avenue

- 1988/1989 – USTs removal (confirmed in 2007 site survey by New Rochelle Fire Department)
- November 20, 2013 – Spill Number 1308480 reported
- May 2014 – USTs and impacted soil removed
- April 28, 2015 – Spill Number 1308480 “Closed”
- April 23, 2018 – Allstate Ventures LLC acquired property from 64 Centre Ave, LLC in reliance upon spill closure letter
- July 13, 2018 – Geotechnical report prepared by Skylands Engineering, LLC
- November 13, 2018 – Phase I Report Completed – No RECs identified
- January 14, 2019 – Centre Pointe Developers acquired property from Allstate Ventures LLC
- January 2020 – Phase I ESA conducted by ATC
- August 2020 – EBC conducts investigation for requestors and finds contamination
- September 2020 – geophysical investigation does not identify anomalies

8 Westchester Place

- October 2000 – Kent Supply authorized TEAM Environmental Consultants to conduct a Phase I ESA
- January 2001 – a 550-gallon capacity UST found in northwestern portion of property

- February 8, 2001 – inspection for suspected second UST lead to conclusion that it was unlikely that a second inactive UST was present in the northwestern portion of the property
- March 2001 – the 550-gallon UST was removed after a 330-gallon capacity above-ground heating oil storage tank was installed
- July 11, 2019 – Phase I Report Completed – No RECs identified
- July 31, 2019 – Allstate Capitol LLC acquired property from Kent Supply LLC
- August 5, 2020 – EBC conducts investigation for requestors, smells contamination and reports Spill Number 2003773
- September 2020 – geophysical investigation identifies presence of two UST anomalies

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Centre Pointe Developers LLC is the current owner of the two 64 Centre Avenue Parcels (Lots 6 and 8). Centre Pointe Developers LLC purchased these Parcels in January of 2019.

Allstate Capitol LLC is the current owner of the 8 Westchester Place Parcel (Lot 48). Allstate Capitol LLC purchased this parcel in July of 2019. *See Exhibit C for all of the Deeds.*

A past owner and operator list is attached as Exhibit D. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestors' relationship to each owner and operator. Exhibit D also includes the prior operators' use of the Site, which generally included use as filling stations, parking garages, commercial uses, and some residential uses.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-10 on the BCP Application Form.

With respect to question 11, the answer is yes because a geophysical investigation was performed in September 2020, and geophysical anomalies indicative of USTs were identified within the entrance to the 8 Westchester Place lot.

REQUESTORS' CERTIFICATION

The Requestors have no prior relationship with any current or past owners or operators of the Site that caused the contamination. See Sections V and VI below, and Exhibit D, Previous Owners and Operators List. The Requestor entities, which recently purchased each of the three parcels that make up the Site, relied on a Spill Closure letter in relation to the 64 Centre Avenue lots when Centre Pointe Developers LLC acquired these lots and assumed each parcel of the Site was clean

upon acquisition since the Phase I reports revealed no RECs. All USTs historically represent were thought to have been removed until recent investigation for a lender revealed USTs may be present on the 8 Westchester parcel and olfactory evidence of petroleum contamination via odors was still present despite the Spill closure on 64 Centre Avenue. The Requestors learned about the BCP to address the contamination. Since the Requestors did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site, and relied upon a Spill Closure letter, and clean Phase I investigation reports, the Requestors each meet the definition of a Volunteer.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports and the Spider Maps in Exhibit E, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit J for the Site Contact List. See Exhibit K, for the Repository Letter.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the Downtown Business (DB) and Downtown Overlay (DO-2) Districts. See Exhibit H, Zoning Map.

2. Current Use

This Site at 64 Centre Avenue is currently or was previously used for retail space. Some of the buildings are currently unoccupied.

3. Intended Use Post Remediation

Post remediation use of the Site will consist of multiple multi-story buildings for mixed-use. *See* Section II, Project Scope for a more detailed description.

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

Yes, the City of New Rochelle's downtown is being transformed into a new downtown neighborhood. In 2015, the City of New Rochelle engaged in a new planning effort, which resulted in a Recommended Action Plan (RAP) and SEQRA Generic Environmental Impact Statement (GEIS) incorporating some zoning amendments that created their current Central Parking Area and Downtown Overlay Zone District. The RAP and GEIS encourage transit-oriented projects in the DO Zones, which allow for a vertical and horizontal mix of uses including residential, office, retail, commercial, cultural/entertainment, civic/religious, light industrial, and parking/utilities.

5. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the Downtown Business and Downtown Overlay zoning laws.

6. Consistent with the Master Plan?

Yes, as stated above in response to Question 4, the project is consistent with the New Rochelle RAP and GEIS, which intends to promote downtown urban transit-oriented living.

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 22, 2020.

Selected Entity Name: ALLSTATE CAPITOL LLC

Selected Entity Status Information

Current Entity Name: ALLSTATE CAPITOL LLC

DOS ID #: 5591982

Initial DOS Filing Date: JULY 23, 2019

County: ORANGE

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

ALLSTATE CAPITOL LLC

13 HAYES CT. UNIT 101

MONROE, NEW YORK, 10950

Registered Agent

NONE

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

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 23, 2019	Actual	ALLSTATE CAPITOL LLC

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

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

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

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 2, 2020.

Selected Entity Name: CENTRE POINTE DEVELOPERS LLC

Selected Entity Status Information

Current Entity Name: CENTRE POINTE DEVELOPERS LLC

DOS ID #: 5456342

Initial DOS Filing Date: DECEMBER 10, 2018

County: ORANGE

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

CENTRE POINTE DEVELOPERS LLC

13 HAYES CT. UNIT 101

MONROE, NEW YORK, 10950

Registered Agent

NONE

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

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 10, 2018	Actual	CENTRE POINTE DEVELOPERS LLC

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

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

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

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)


EXHIBIT B

SOLE MEMBER WRITTEN CONSENT

The undersigned, being a Sole Member of Centre Pointe Developers LLC and Allstate Capitol LLC does hereby certify as follows:

1. Centre Pointe Developers LLC is the owner of 64 Centre Avenue, New Rochelle, New York 10801 (Tax Parcel Identification No. 2-415-0008) and ___ Centre Avenue, New Rochelle, New York 10801 (Tax Parcel Identification No. 2-415-0006) (hereinafter the “64 Centre Avenue Parcels”).
2. Allstate Capitol LLC is the owner of at 8 Westchester Place, New Rochelle, New York 10801 (Tax Parcel Identification No. 2-415- 48) (hereinafter the “8 Westchester Place Parcel”).
3. The 64 Centre Avenue Parcels and 8 Westchester Place Parcel collectively make up a prospective Brownfield Cleanup Program (BCP) Site (collectively the “BCP Site”).
4. Mikel Jeremias, as the sole member of Centre Pointe Developers LLC and Allstate Capitol LLC is authorized to execute any documents in relation to the BCP Site required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteers Centre Pointe Developers LLC and Allstate Capitol LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 23rd day of November, 2020.



Mikel Jeremias, Sole Member
Centre Pointe Developers LLC and
Allstate Capitol LLC

EXHIBIT C

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.



592193511DED0010

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Madison Title Agency	Phone:	732-333-2497
Address 1:	1125 Ocean Avenue	Fax:	732-333-2498
Address 2:		Email:	bboxer@madisontitle.com
City/State/Zip:	Lakewood NJ 08701	Reference for Submitter:	MTANY-134161 (AC)

Document Details

Control Number:	592193511	Document Type:	Deed (DED)
Package ID:	2019080700233001001	Document Page Count:	4
		Total Page Count:	5

Parties

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	KENT SUPPLY LLC	- Other	
2:			
2nd PARTY			
1:	ALLSTATE CAPITOL LLC	- Other	
2:			

Property

Street Address:	8 WESTCHESTER PL	Tax Designation:	2-415-0048
City/Town:	NEW ROCHELLE	Village:	

Cross-References

1:	2:	3:	4:
----	----	----	----

Supporting Documents

1: RP-5217	2: TP-584
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Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$25.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$250.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$320.00

Transfer Taxes

Consideration:	\$3,000,000.00
Transfer Tax:	\$12,000.00
Mansion Tax:	\$0.00
Transfer Tax Number:	738

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: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/12/2019 at 02:15 PM
 Control Number: **592193511**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Ronald S. Kossar, Esq.
402 East Main Street
Middletown, NY 10940

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

THIS INDENTURE, made the 31st day of July, in the year 2019

BETWEEN Kent Supply LLC, a NY Limited Liability Company doing business at 8 Westchester Place, New Rochelle, NY

party of the first part, and Allstate Capitol LLC, a NY Limited Liability Company doing business at 13 Hayes Court #101, Monroe, New York 10950

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester, State of New York and being more particularly described on Schedule "A" annexed hereto and made a part hereof. Being and intended to be the same premises conveyed to the party of the first part by Deed from Howard A. Lasus, as successor trustee of the Adolph Lasus Trust established under the Last Will and Testament of Adolph Lasus (dated May 28, 1952) dated June 28, 2001 and recorded August 29, 2001 in the Westchester County Register's/Clerk's Office in Control # 412270302.


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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


By: Joe Paul Futterman,
Managing
member

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 31st day of July in the year 2019, before me, the undersigned, personally appeared Joe Paul Furtreim, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

STEVEN WEINREB
Notary Public State of New York
No. 02WE6076238
Qualified in Kings County
Commission Expires 08/24/2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**


Kent Supply LLC
TO
Allstate Capitol LLC

Title No. Mary - 134161

COUNTY: Westchester
TOWN/CITY: New Rochelle
PROPERTY ADDRESS: 8 Westchester Place
SECTION: 2
BLOCK: 415
LOT: 48

RETURN BY MAIL TO:

Ronald S. Kossar, Esq.
402 East Main Street
PO Box 548
Middletown, NY 10940

DISTRIBUTED BY

JUDICIAL TITLE
T: 800-281-TITLE F: 800-FAX-9396

Old Republic National Title Insurance Company

Title No.: MTANY-134161

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Westchester Place distant 101.89 feet easterly from the corner formed by the intersection of the southerly side of Westchester Place and the easterly side of Centre Avenue;

RUNNING THENCE along the southerly side of Westchester Place north 36 degrees 10 minutes 56 seconds east, 114.72 feet;

THENCE south 23 degrees 31 minutes 20 seconds east, 119.24 feet;

THENCE south 58 degrees 35 minutes 02 seconds west, 8.32 feet;

THENCE south 28 degrees 16 minutes 18 seconds east, 67.91 feet;

THENCE south 58 degrees 57 minutes 12 seconds west, 40.00 feet;

THENCE north 28 degrees 16 minutes 18 seconds west, 67.65 feet;

THENCE south 58 degrees 35 minutes 02 seconds west, 51.67 feet;

THENCE north 23 degrees 31 minutes 20 seconds west, 75.10 feet to the southerly side of Westchester Place the point or place of BEGINNING.

FOR CONVEYANCE ONLY:

TOGETHER with a right of way for ingress to and egress from and between Huguenot Street and Westchester Place for pedestrians only over all that certain piece of parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, known and designated as "Right of Way" on a certain map entitled: "Map of Westchester Place, New Rochelle, N. Y., property belonging to Millbrook Company" dated October 25, 1917, made by W. L. Hayes, Engineer and Surveyor," and filed in the Office of the Register of Westchester County October 8, 1918 in Volume 49 of Maps, Page 10, more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of Huguenot Street distant 195.80 feet easterly, measured along the southerly line of Huguenot Street from its intersection with the easterly line of Center Avenue;

RUNNING THENCE along the easterly line of lot 4, as shown on the above described map, south 27 degrees 30 minutes 30 seconds east a distance of 113.70 feet to the northerly line of Westchester Place;

Issued by:

Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

THENCE along the northerly line of Westchester Place north 36 degrees 10 minutes 56 seconds east a distance of 16.73 feet;

THENCE along the westerly line of lot 2, as shown on the above described map, north 27 degrees 30 minutes 30 seconds west a distance of 112.87 feet to the southerly line of Huguenot Street; and

THENCE along the southerly line of Huguenot Street south 38 degrees 46 minutes 50 seconds west a distance of 18.73 feet to the point or place of BEGINNING.

NOTE: Being Section 2, Block(s) 415, Lot(s) 48, Tax Map of the City of New Rochelle, County of Westchester.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

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.



590143342DED001V

Westchester County Recording & Endorsement Page

Submitter Information

Name: Madison Title Agency Phone: 732-333-2497
 Address 1: 1125 Ocean Avenue Fax: 732-333-2498
 Address 2: Email: bboxer@madisontitle.com
 City/State/Zip: Lakewood NJ 08701 Reference for Submitter: MTANY-133275 MK

Document Details

Control Number: **590143342** Document Type: **Deed (DED)**
 Package ID: 2019011400194001001 Document Page Count: **4** Total Page Count: **5**

Parties

Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: ALLSTATE VENTURES LLC - Other 1: CENTRE POINTE DEVELOPERS LLC - Other
 2: 2:

Property

Additional Properties on Continuation page

Street Address: 64 CENTRE AVENUE Tax Designation: 2-415-6 & 8
 City/Town: NEW ROCHELLE Village:

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: \$25.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$250.00
 TP-584 Filing Fee: \$5.00
 Total Recording Fees Paid: **\$320.00**

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: 7809

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/16/2019 at 04:01 PM
 Control Number: **590143342**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Ronald S. Kossar Esq
 402 East Main Street
 PO Box 548
 Middletown, NY 10940

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY
ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 14 day of January, 2019 between

ALLSTATE VENTURES, LLC, a New York limited liability company, with its offices and principal place of business located at 13 Hayes Court, #201, Monroe, New York 10950, as Grantor, and

CENTRE POINTE DEVELOPERS LLC, a New York limited liability company, with its offices and principal place of business located at 13 Hayes Court, #201, Monroe, New York 10950, as Grantee.

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (10.00) Dollars, and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, and being more accurately bounded and described on Schedule A annexed hereto and made a part hereof.

BEING and intended to be the same premises described in a Deed from 64 Centre Ave, LLC to the Grantor herein dated April 23, 2018 and recorded in the Westchester County Clerk's Office on April 27, 2018 as Control Number 581023432.

SUBJECT to any and all restrictions and easements of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs or successors and assigns of the party of the second part forever.

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

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

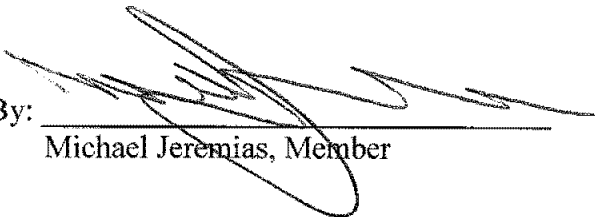
The property described herein does not constitute all or substantially all of the assets of the Grantor and the disposition of the property affected by this Deed is made in the usual and regular course of business of the Grantor.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

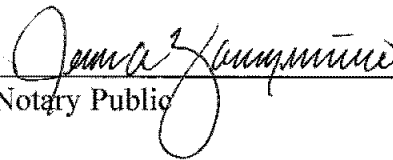
IN PRESENCE OF:

ALLSTATE VENTURES, LLC

By: 
Michael Jeremias, Member

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

On this 14 day of January, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **MICHAEL JEREMIAS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

JEAN A. ZACCAGNINO
Notary Public, State of New York
No. 4636910
Qualified in Orange County
Commission Expires February 28, 20 19

Stewart Title Insurance Company

Title No.: MTANY-126761

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain parcel of land, with the buildings thereon, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Centre Avenue, distant 152.14 feet northerly from the monument set at the northeasterly corner of Centre Avenue and Main Street;

RUNNING THENCE along the easterly side of Centre Avenue, north 33 degrees 45 minutes 15 seconds west 50 feet;

THENCE still along the easterly side of Centre Avenue, north 33 degrees 25 minutes 39 seconds west 50 feet;

THENCE along land of New York, New Haven & Hartford Railroad Company, north 48 degrees 09 minutes 22 seconds east 100 feet to other land of New York, New Haven & Hartford Railroad Company;

THENCE along such other land of New York, New Haven & Hartford Railroad Company, south 33 degrees 25 minutes 59 seconds east 50 feet to the northerly line of land formerly belonging to E.B. Wilmarth;

THENCE along said land north 48 degrees 40 minutes 24 seconds east 51.25 feet;

THENCE south 37 degrees 50 minutes 40 seconds east 47.58 feet;

THENCE south 49 degrees 30 minutes 46 seconds west 96.98 feet;

THENCE south 38 degrees 43 minutes 30 seconds east 6.34 feet;

THENCE south 50 degrees 35 minutes 45 seconds west 57.77 feet to the point of BEGINNING.

NOTE: Being Section 2, Block(s) 415, Lot(s) 6, 8, Tax Map of the City of New Rochelle, County of Westchester.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

BARGAIN AND SALE DEED

Title No.

ALLSTATE VENTURES, LLC

To

CENTRE POINTE
DEVELOPMENT LLC

Section 2

Block 415

Lot 6 & 8

County or Town City of New Rochelle
Westchester County

Street Address 64 Centre Avenue
New Rochelle, NY 10801

Return By Mail To:

RONALD S. KOSSAR ESQ.
402 East Main Street
Post Office Box 548
Middletown, NY 10940

Reserve This Space For Use Of Recording Office

[Empty rectangular box for recording office use]

EXHIBIT D

PREVIOUS OWNERS & OPERATORS LIST
Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue and 8 Westchester Place
New Rochelle, New York 10801

Year	Contact Information	Status	Relation to Requestor
8 Westchester Place (2-415-0048)			
Owner			
Unknown-1906	Samuel Roseff and Fanny Roseff Address: Unknown Phone: Unknown	Deceased in 1943 and 1940	None
1906-1911	City & County Contract Co. Address: Unknown Phone: Unknown	Unknown	None
1911-1917	Millbrook Company (holding company for the Mount Vernon & Eastern Railroad Company, New York, Westchester & Boston Railroad Company, the New York & Portchester Railroad Company and the County Contracting Company) Address: Unknown Phone: Unknown	Unknown	None
1917-1924	New Haven and Hartford Railroad Company (Amtrack) Address: 400 North Capital Street Washington DC Phone: 1 (800) 872-7245	Merger 1968	None
1924-2001	Adolph Lasus (Sold by Howard A. Lasus as Successor Trustee) Address: 12415 Chapel Road Clifton, VA 20124 Phone: (703) 585-8788	Deceased 1953	None
2001-2019	Kent Supply LLC Address: 223 Ferris Avenue White Plains, New York 10603 Phone: (914) 946-8535	Active	Grantor and Occupies part of Site
2019-Present	Allstate Capitol LLC Address: 13 Hayes Ct, Suite 101 Monroe, New York 10950 Phone: Unknown	Active	Requestor
Operator			
1887-1911	Undeveloped (according to Sanborn Fire Insurance Maps)	n/a	None
1931-1951	80-Vehicle Capacity Parking Garage	n/a	None
Early 1960s-Present	Kent Supply LLC Address: 223 Ferris Avenue White Plains, New York 10603 Phone: (914) 946-8535	Active	Grantor and Occupies part of Site

PREVIOUS OWNERS & OPERATORS LIST
Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue and 8 Westchester Place
New Rochelle, New York 10801

Year	Contact Information	Status	Relation to Requestor
64 Centre Avenue (2-415-0006 & 2-415-0008)			
Owner			
Unknown -1920	Anna C. Haines Last Known Address: 400 East 180 th Street Bronx, NY 10457 Phone: Unknown	Unknown	None
1920-1952	Connie Ferrara and Florence Ferrara Law Known Address: Spring Street Pawling, New York Phone: Unknown	Unknown	None
1952-1954	Renee Plotinsky Last Known Address: 708 Garden Street Bronx, New York Phone: Unknown	Unknown	None
1954-1968	William Plotinsky and Abraham Plotinsky Last Known Address: 173 Locust Avenue New Rochelle, NY Carol Don Court Dania, Florida Phone: Unknown	Unknown	None
1968-2015	Morchar Realty Corp Address: 2002 Half Moon Bay Drive Croton on Hudson, New York 10520 Phone: Unknown	Active	None
2015-2018	64 Centre Ave, LLC Address: 34 Evans Street, 2 nd Floor New Rochelle, New York 10801 Phone: Unknown	Inactive 2/18/2020	None
2018-2019	Allstate Ventures LLC Address: 13 Hayes Ct, Unit 101 Monroe, New York 10950 Phone: (845)537-0471	Active	Grantor
2019-Present	Centre Pointe Developers LLC Address: 13 Hayes Ct, Unit 101 Monroe, New York 10950 Phone: (845)537-0471	Active	Requestor

Operator			
1887-1903	Undeveloped	N/a	N/A
1911-1931	Lot 8- The Wm. W. Swan Co. Garage and Garage & Battery Service Address: Unknown Phone: Unknown	Unknown	None
1931-1933	Standard Oil Company of New York (Lease Agreement Liber 3273 Page 201) – Now Exxon Mobil Oil Corporation Address: 5959 Las Colinas Boulevard Irving, Texas 75039 Phone: 1-800-662-4525	Active	None
1934-1944	Nathan Goldstein – Used as a Gasoline Station, for the sale of automobile tires and accessories, the repairing and parking of automobiles and for any other purposes necessary to carry on such business (Lease Agreement Liber 3375 Page 399) Address: Unknown Phone: Unknown	Unknown	None
1955-1965	Sinclair Refining Company -used for an oil and gasoline service station (Lease Agreement Liber 6100 Page 73 and Lease Agreement	Active	None

PREVIOUS OWNERS & OPERATORS LIST
Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue and 8 Westchester Place
New Rochelle, New York 10801

	Liber 5570 page 277) Address: 100 Lincoln Hwy Sinclair, WY 82334 Phone: (307) 324-3404		
1974-2014	Morris J. Hacker & Sons, Inc. Address: 2365 Loring Place Yorktown Heights, New York 10566 Phone: (914) 632-2610	Inactive 11/1/2017	None
2004-2010	Morchar Realty Corp. Address: 2002 Half Moon Bay Drive Croton on Hudson, New York 10520 Phone: Unknown	Active	None
Present	64 Centre Ave LLC - product storage and warehouse purposes (Paint & Hardware) Address: 34 Evans Street, 2 nd Floor New Rochelle, New York 10801 Phone: Unknown	Inactive 2/18/2020	Current Operator

EXHIBIT E



VOCS BY GC/MS	NYSDEC AWC/S
Acetone	50
Benzene	1
Ethylbenzene	5
n-Butylbenzene	5
sec-Butylbenzene	5
1,2-Dichloroethane	0.6
Isopropylbenzene	5
Phisopropyltoluene	5
Naphthalene	10
n-Propylbenzene	5
1,2,4,5-Tetraethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Toluene	5
o-Xylene	5
p/m-Xylene	5
SVOCs BY 82700	
Benzol(a)anthracene	0.002
Benzol(b)pyrene	0.002
Benzol(k)fluoranthene	0.002
Benzol(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Fluorene	1
Phenol	1
PFOS/PFOA BY 1341C/M/SMS-ID	
PFOS	0.01
PFOA	0.01
PESTICIDES BY GC	
Dieldrin	0.004
Endrin	ND
METALS BY 60208	
Chromium	50
Barium	1000
Beryllium	3
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Thallium	0.5
Selenium	10
Sodium	20000

Result (ug/L)	MW-4D
34.0	Benzene
2.00	Ethylbenzene
5.3	n-Butylbenzene
5.2	sec-Butylbenzene
J	Isopropylbenzene
6.9	Naphthalene
66	n-Propylbenzene
23	1,2,4,5-Tetraethylbenzene
10	1,2,4-Trimethylbenzene
14	1,3,5-Trimethylbenzene
160	Toluene
3.6	p/m-Xylene
11500	Phenol
1399	Manganese
37500	Sodium

Result (ug/L)	GW-3
J	Benzol(a)anthracene
0.03	Benzol(b)pyrene
0.03	Benzol(k)fluoranthene
0.02	Benzol(k)fluoranthene
J	Chrysene
0.03	Indeno(1,2,3-cd)pyrene
0.02	Iron
465.0	Sodium

Result (ug/L)	GW-4
8.4	Benzene
1.2	n-Butylbenzene
12	sec-Butylbenzene
38	Isopropylbenzene
15	Naphthalene
9.3	n-Propylbenzene
5.2	1,2,4,5-Tetraethylbenzene
60.70	Iron
360.6	Manganese
32600	Sodium

Result (ug/L)	GW-6
2.3	Benzene
5	n-Butylbenzene
6.4	sec-Butylbenzene
12	Isopropylbenzene
32	n-Propylbenzene
0.17	1,2,4,5-Tetraethylbenzene
19500	Iron
41000	Magnesium, Total
3096	Manganese
4200	Sodium
0.941	PFOS
0.9576	PFOA

Result (ug/L)	MW-6
0.04	Benzol(a)anthracene
J	Benzol(b)pyrene
0.04	Benzol(k)fluoranthene
J	Benzol(k)fluoranthene
0.03	Indeno(1,2,3-cd)pyrene
7.25	Iron
58700	Sodium
0.9306	PFOS
0.0134	PFOA

Result (ug/L)	MW-3
65	Acetone
0.11	Benzol(a)anthracene
0.1	Benzol(b)pyrene
0.13	Benzol(k)fluoranthene
0.13	Benzol(k)fluoranthene
0.13	Chrysene
0.12	Indeno(1,2,3-cd)pyrene
3.3	Fluorene
2.4	Phenol
4160	Iron
17.4	Selenium
171000	Sodium
0.0308	PFOS
0.063	PFOA

Result (ug/L)	MW-4
52	Acetone
500	Benzene
850	Ethylbenzene
16	n-Butylbenzene
16	sec-Butylbenzene
0.88	1,2-Dichloroethane
J	Isopropylbenzene
89	p-Isopropyltoluene
13	Naphthalene
380	n-Propylbenzene
210	1,2,4,5-Tetraethylbenzene
57	1,2,4-Trimethylbenzene
220	1,3,5-Trimethylbenzene
9.9	Toluene
16	o-Xylene
10	p/m-Xylene
510	Phenol
7.6	Chromium
89.6	Iron
51800	Lead
49.78	Manganese
1.970	Sodium
108000	Thallium
0.62	Sulfur

Result (ug/L)	SB-5-W/S
J	Phenol
2.7	Sulfur

Result (ug/L)	MW-7
92	Acetone
0.13	Benzol(a)anthracene
0.13	Benzol(b)pyrene
0.16	Benzol(k)fluoranthene
0.14	Chrysene
0.644	Endrin
0.023	Iron
6580	Manganese
143000	Sodium
0.927	PFOS
0.0182	PFOA

Result (ug/L)	MW-5
190	Acetone
0.05	Benzol(a)anthracene
0.06	Benzol(b)pyrene
0.06	Benzol(k)fluoranthene
0.04	Chrysene
0.05	Endrin
3.720	Iron
130.8	Lead
1866	Manganese
1070000	Sodium

LEGEND:

- PROPERTY LINE
- SEPT 2020 GROUNDWATER SAMPLE LOCATION
- MW-4 OVERBURDEN WELL LOCATION
- MW-4D BEDROCK WELL LOCATION
- SB-5 ATC TEMPORARY WELL LOCATION
- CONCENTRATION EXCEEDS LIMITS

- NOTES:**
- THIS PLAN IS FOR LOCATING GROUNDWATER SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 - ALL UNITS IN ug/L
 - NYSDEC AWC/S = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AMBIENT WATER QUALITY STANDARD
 - J = ESTIMATED CONCENTRATION

NYS Education Law
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REFERENCE
 SITE INFORMATION AND EXISTING CONDITIONS TAKEN FROM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.



dwg by: aas
 chk by: AA
 scale: AS NOTED
 date: 12/01/2020

SESI SOILS / FOUNDATIONS
 CONSULTING ENGINEERS SITE DESIGN ENVIRONMENTAL
 12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project:
 8 WESTCHESTER PLACE & 64 CENTRE AVENUE
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK

title:
 SAMPLING LOCATION PLAN & CONTAMINANT DISTRIBUTION IN GROUNDWATER

job no: 11513A
 drawing no:
FIG-4.2



- NOTES:**
1. THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 2. ALL UNITS IN ug/m³
 3. U- INDICATES THE ANALYTE WAS ANALYZED FOR BUT NOT DETECTED
 4. MOST STRINGENT CRITERIA = NEW YORK STATE MOST STRINGENT MATRIX A, B, OR C SUB SLAB VAPOR

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Most Stringent Criteria	Value
Tetrachloroethylene	100
Trichloroethene	6

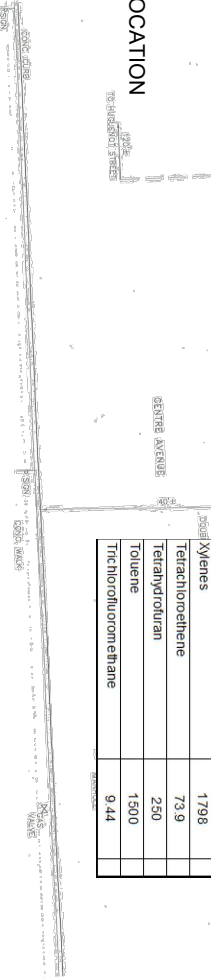
SV-2	Soil Vapor Results
VOCs via EPA Method TO-15	Q
1,2,4-Trimethylbenzene	246
1,3,5-Trimethylbenzene	71.3
2,2,4-Trimethylpentane	9580
4-Ethyltoluene	39.9
Benzene	298
Carbon disulfide	47.6
Cyclohexane	1900
TBA	146
Ethylbenzene	207
Heptane	1140
Isopropanol	89.2
n-Hexane	3,450
Xylenes	1117
Tetrachloroethene	316
Tetrahydrofuran	129
Toluene	1500

SV-4	Soil Vapor Results
VOCs via EPA Method TO-15	Q
1,2,4-Trimethylbenzene	482
1,3,5-Trimethylbenzene	143
3-Chloropropene	69.8
2,2,4-Trimethylpentane	252
4-Ethyltoluene	74.2
2-Butanone	14.7
Benzene	172
Trichloroethene	18.3
Cyclohexane	104
Ethanol	115
Ethylbenzene	251
Heptane	375
Isopropanol	18
n-Hexane	560
Xylenes	1443
Tetrachloroethene	780
Tetrahydrofuran	250
Toluene	1340
Trichlorofluorom ethane	2740

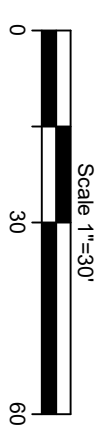
SV-3	Soil Vapor Results
VOCs via EPA Method TO-15	Q
1,2,4-Trimethylbenzene	2.18
1,3-Dichlorobenzene	1.84
1,3-Butadiene	4.73
2,2,4-Trimethylpentane	121
Dichlorodifluoromethane	2.1
Acetone	85.5
Chloromethane	0.999
Benzene	39.3
Cyclohexane	45.6
Ethanol	213
Ethylbenzene	1.86
Heptane	41.4
Isopropanol	54.3
n-Hexane	328
Xylenes	8.7
Tetrahydrofuran	67.8
Toluene	38.4
Trichlorofluorom ethane	114

SV-1	Soil Vapor Results
VOCs via EPA Method TO-15	Q
1,2,4-Trimethylbenzene	462
1,3,5-Trimethylbenzene	130
1,3-Butadiene	59.7
2,2,4-Trimethylpentane	299
4-Ethyltoluene	58
Acetone	148
2-Butanone	32.1
Benzene	238
Carbon disulfide	9.37
Carbon Tetrachloride	6.29
Cyclohexane	128
Ethanol	109
Ethylbenzene	305
Heptane	484
Isopropanol	32.2
n-Hexane	740
Xylenes	1798
Tetrachloroethene	73.9
Tetrahydrofuran	250
Toluene	1500
Trichlorofluorom ethane	9.44

- LEGEND:**
- PROPERTY LINE
 - SEPTMBER 2020 SOIL VAPOR SAMPLE LOCATION
 - △ SV-1 - ATC SOIL VAPOR SAMPLE LOCATION
 - △ SV-5 - CONCENTRATION EXCEEDS LIMITS



REFERENCE
 SITE INFORMATION AND EXISTING CONDITIONS TAKEN FROM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.



dwg by: aas
 chk by: AA
 scale: AS NOTED
 date: 11/24/2020

SESI SOILS / FOUNDATIONS
 CONSULTING ENGINEERS SITE DESIGN ENVIRONMENTAL
 12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project:
 8 WESTCHESTER PLACE & 64 CENTRE AVENUE
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK

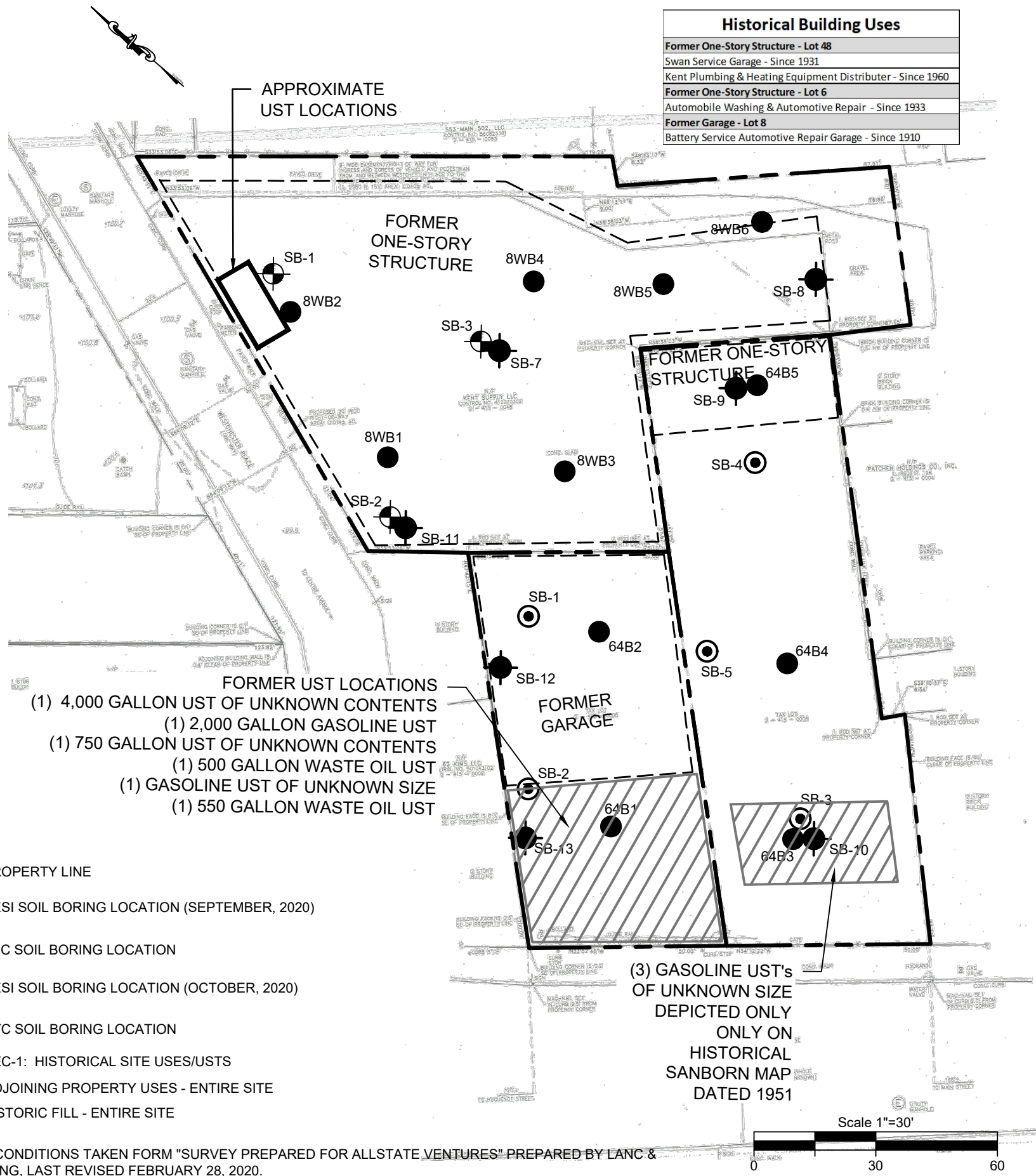
title:
 SOIL GAS SAMPLING PLAN AND RESULTS

job no: 11513
 drawing no:
FIG-4.3

N:\ACAD\11513A\CAD\BCP\11513A - FIG-3 - SAMPLE LOCATION PLAN.DWG 12/30/20 12:15:10PM, oas, LAYOUT: FIG-4.4

Sample ID	Sample Location Address	Sample Depth / Depth to GW (ft bgs)
SB-1	8 Westchester Place	7 - 8
SB-2	8 Westchester Place	9 - 10
SB-3	8 Westchester Place	4 - 5
GW-3	8 Westchester Place	8.18
GW-4	8 Westchester Place	11.22
GW-5	64 Centre Avenue	DRY
GW-6	64 Centre Avenue	9.55
SV-1	64 Centre Avenue	6 - 7
SV-2	8 Westchester Place	6 - 7
SV-3	8 Westchester Place	6 - 7
SV-4	64 Centre Avenue	6 - 7
SB-7 (10)	8 Westchester Place	10
SB-7 (7)	8 Westchester Place	7
SB-8 (13)	8 Westchester Place	13
SB-8 (9)	8 Westchester Place	9
SB-9 (14)	64 Centre Avenue	14
Sb-9 (8)	64 Centre Avenue	8
SB-10 (6)	64 Centre Avenue	6
SB-11 (7)	8 Westchester Place	7
SB-12 (8)	64 Centre Avenue	8
SB-13 (12)	64 Centre Avenue	12
SB-13 (7)	64 Centre Avenue	7
MW-3	8 Westchester Place	6.73
MW-4	8 Westchester Place	5.7
MW-5	64 Centre Avenue	6.49
MW-6	64 Centre Avenue	4
MW-7	64 Centre Avenue	6.08
MW-4D	8 Westchester Place	6.38
64B1 FILL	64 Centre Avenue	Unknown
64B2 FILL	64 Centre Avenue	Unknown
64B3 FILL	64 Centre Avenue	Unknown
64B4 FILL	64 Centre Avenue	Unknown
64B5 FILL	64 Centre Avenue	Unknown
8WB1 FILL	8 Westchester Place	Unknown
8WB2 FILL	8 Westchester Place	Unknown
8WB3 FILL	8 Westchester Place	Unknown
8WB4 FILL	8 Westchester Place	Unknown
8WB5 FILL	8 Westchester Place	Unknown
8WB6 FILL	8 Westchester Place	Unknown
SB-1	64 Centre Avenue	6 - 7
SB-2	64 Centre Avenue	9 - 10
SB-3	64 Centre Avenue	4.5 - 5
SB-4	64 Centre Avenue	4.5 - 5
SB-5	64 Centre Avenue	4.5 - 5
SB-5-WS	64 Centre Avenue	Unknown
SV-1	64 Centre Avenue	Unknown

Historical Building Uses	
Former One-Story Structure - Lot 48	
Swan Service Garage - Since 1931	
Kent Plumbing & Heating Equipment Distributer - Since 1960	
Former One-Story Structure - Lot 6	
Automobile Washing & Automotive Repair - Since 1933	
Former Garage - Lot 8	
Battery Service Automotive Repair Garage - Since 1910	



FORMER UST LOCATIONS
 (1) 4,000 GALLON UST OF UNKNOWN CONTENTS
 (1) 2,000 GALLON GASOLINE UST
 (1) 750 GALLON UST OF UNKNOWN CONTENTS
 (1) 500 GALLON WASTE OIL UST
 (1) GASOLINE UST OF UNKNOWN SIZE
 (1) 550 GALLON WASTE OIL UST

(3) GASOLINE UST's
 OF UNKNOWN SIZE
 DEPICTED ONLY
 ONLY ON
 HISTORICAL
 SANBORN MAP
 DATED 1951

- NOTES:
- THIS PLAN IS FOR LOCATING SOIL BORINGS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 - ALL UNITS IN mg/kg
 - USCO = UNRESTRICTED SOIL CLEANUP OBJECTIVE
 - RRSCO = RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVE
 - D = RESULT IS FROM A DILUTED SAMPLE
 - ALL EBC SOIL SAMPLES WERE REPORTEDLY COLLECTED AS GRAB SAMPLES. HOWEVER SAMPLE DEPTHS WERE NOT PROVIDED.

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REFERENCE
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dwg by: aas
 chk by: AA
 scale: AS NOTED
 date: 12/30/2020

SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

SESI
 CONSULTING ENGINEERS

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: 8 WESTCHESTER PLACE & 64 CENTRE AVENUE
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK

title: SAMPLE & REC LOCATIONS MAP

job no: 11513A
 drawing no:

FIG-4.4

Table 1
Sample Summary Table
64 Centre Avenue 8 Westchester Place
SESI Project No.: 11513A

Sampler	Sample ID	Collection Date	Sample Location	Matrix	Sample Depth / Depth to GW (ft bgs)	PID Reading (ppm)	Analysis
SESI	SB-1	9/24/2020	8 Westchester Place	Soil	7 – 8	0	TCL/TAL+30
	SB-2	9/24/2020	8 Westchester Place	Soi	9 – 10	187.7	TCL/TAL+30
	SB-3	9/24/2020	8 Westchester Place	Soil	4 – 5	1,939	TCL/TAL+30
	GW-3	9/24/2020	8 Westchester Place	Groundwater	8.18	0	TCL/TAL+30
	GW-4	9/24/2020	8 Westchester Place	Groundwater	11.22	0	TCL/TAL+30, PFAS, 1,4-dioxane
	GW-5	9/24/2020	64 Centre Avenue	Groundwater	DRY	7.6	NA
	GW-6	9/25/2020	64 Centre Avenue	Groundwater	9.55	108.9	TCL/TAL+30, PFAS, 1,4-dioxane
	SV-1	9/25/2020	64 Centre Avenue	Soil Vapor	6 – 7	NA	TO-15
	SV-2	9/25/2020	8 Westchester Place	Soil Vapor	6 – 7	NA	TO-15
	SV-3	9/25/2020	8 Westchester Place	Soil Vapor	6 – 7	NA	TO-15
	SV-4	9/25/2020	64 Centre Avenue	Soil Vapor	6 – 7	NA	TO-15
	SB-7 (10)	10/21/2020	8 Westchester Place	Soil	10	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-7 (7)	10/21/2020	8 Westchester Place	Soil	7	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-8 (13)	10/21/2020	8 Westchester Place	Soil	13	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-8 (9)	10/21/2020	8 Westchester Place	Soil	9	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-9 (14)	10/21/2020	64 Centre Avenue	Soil	14	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-9 (8)	10/21/2020	64 Centre Avenue	Soil	8	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-10 (6)	10/21/2020	64 Centre Avenue	Soil	6	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-11 (7)	10/21/2020	8 Westchester Place	Soil	7	1089	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-12 (8)	10/21/2020	64 Centre Avenue	Soil	8	323.4	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-13 (12)	10/21/2020	64 Centre Avenue	Soil	12	0	TCL/TAL+30, PFAS, 1,4-dioxane
	SB-13 (7)	10/21/2020	64 Centre Avenue	Soil	7	0	TCL/TAL+30, PFAS, 1,4-dioxane
	MW-3	10/23/2020	8 Westchester Place	Groundwater	6.73	0	TCL/TAL+30, PFAS, 1,4-dioxane
MW-4	10/23/2020	8 Westchester Place	Groundwater	5.7	0	TCL/TAL+30, PFAS, 1,4-dioxane	
MW-5	10/23/2020	64 Centre Avenue	Groundwater	6.49	0	TCL/TAL+30, PFAS, 1,4-dioxane	
MW-6	10/22/2020	64 Centre Avenue	Groundwater	4	0	TCL/TAL+30, PFAS, 1,4-dioxane	
MW-7	10/23/2020	64 Centre Avenue	Groundwater	6.08	0	TCL/TAL+30, PFAS, 1,4-dioxane	
MW-4D	10/27/2020	8 Westchester Place	Groundwater	6.38	0	TCL/TAL+30, PFAS, 1,4-dioxane	
EBC	64B1 FILL	8/3/2020	64 Centre Avenue	Soil			TCL/TAL+30, 1,4-dioxane
	64B2 FILL	8/3/2020	64 Centre Avenue	Soil			TCL/TAL+30, 1,4-dioxane
	64B3 FILL	8/3/2020	64 Centre Avenue	Soil			TCL/TAL+30, 1,4-dioxane
	64B4 FILL	8/3/2020	64 Centre Avenue	Soil			TCL/TAL+30, 1,4-dioxane
	64B5 FILL	8/3/2020	64 Centre Avenue	Soil			TCL/TAL+30, 1,4-dioxane
	8WB1 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
	8WB2 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
	8WB3 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
	8WB4 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
	8WB5 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
	8WB6 FILL	8/3/2020	8 Westchester Place	Soil			TCL/TAL+30, 1,4-dioxane
ATC	SB-1	2/4/2020	64 Centre Avenue	Soil	6 – 7	247	VOC, SVOC, TAL Metal, PCB
	SB-2	2/4/2020	64 Centre Avenue	Soil	9 – 10	2.7	VOC, SVOC, TAL Metal, PCB
	SB-3	2/4/2020	64 Centre Avenue	Soil	4.5 - 5	0.1	VOC, SVOC, TAL Metal, PCB
	SB-4	2/4/2020	64 Centre Avenue	Soil	4.5 - 5	0	VOC, SVOC, TAL Metal, PCB
	SB-5	2/4/2020	64 Centre Avenue	Soil	4.5 - 5	0	VOC, SVOC, TAL Metal, PCB
	SB-5-WS	2/4/2020	64 Centre Avenue	Groundwater			VOC, SVOC
	SV-1	2/4/2020	64 Centre Avenue	Soil Vapor			TO-15

N:\ACAD\11513A\CAD\BCP\11513A - FIG-2.1 - SOIL BORING LOCATIONS & CONCENTRATIONS PLAN.DWG 12/30/20 12:15:25PM, aas, LAYOUT:FIG-4.1



Historical Building Uses	
Former One-Story Structure - Lot 48	
Swan Service Garage - Since 1931	
Kent Plumbing & Heating Equipment Distributer - Since 1960	
Former One-Story Structure - Lot 6	
Automobile Washing & Automotive Repair - Since 1933	
Former Garage - Lot 8	
Battery Service Automotive Repair Garage - Since 1910	

	USCO	RRSCO
VOCs BY 8260D		
Acetone	0.05	100
Benzene	0.06	4.8
Ethylbenzene	1	41
Toluene	0.7	100
Xylenes	0.26	100
n-Propylbenzene	3.9	100
1,3,5-Trimethylbenzene	8.4	52
1,2,4-Trimethylbenzene	3.6	52
Naphthalene	12	100
SVOA-8270D-SOIL		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenzo(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5
PESTICIDES BY SW8081B mg/kg		
Dieldrin	0.005	0.2
METALS BY 6010B		
Arsenic	13	16
Copper	50	270
Chromium	30	180
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Zinc	109	10000

NOTES:

- THIS PLAN IS FOR LOCATING SOIL BORINGS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
- ALL UNITS IN mg/kg
- USCO = UNRESTRICTED SOIL CLEANUP OBJECTIVE
- RRSCO = RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVE
- D = RESULT IS FROM A DILUTED SAMPLE
- ALL EBC SOIL SAMPLES WERE REPORTEDLY COLLECTED AS GRAB SAMPLES. HOWEVER SAMPLE DEPTHS WERE NOT PROVIDED.

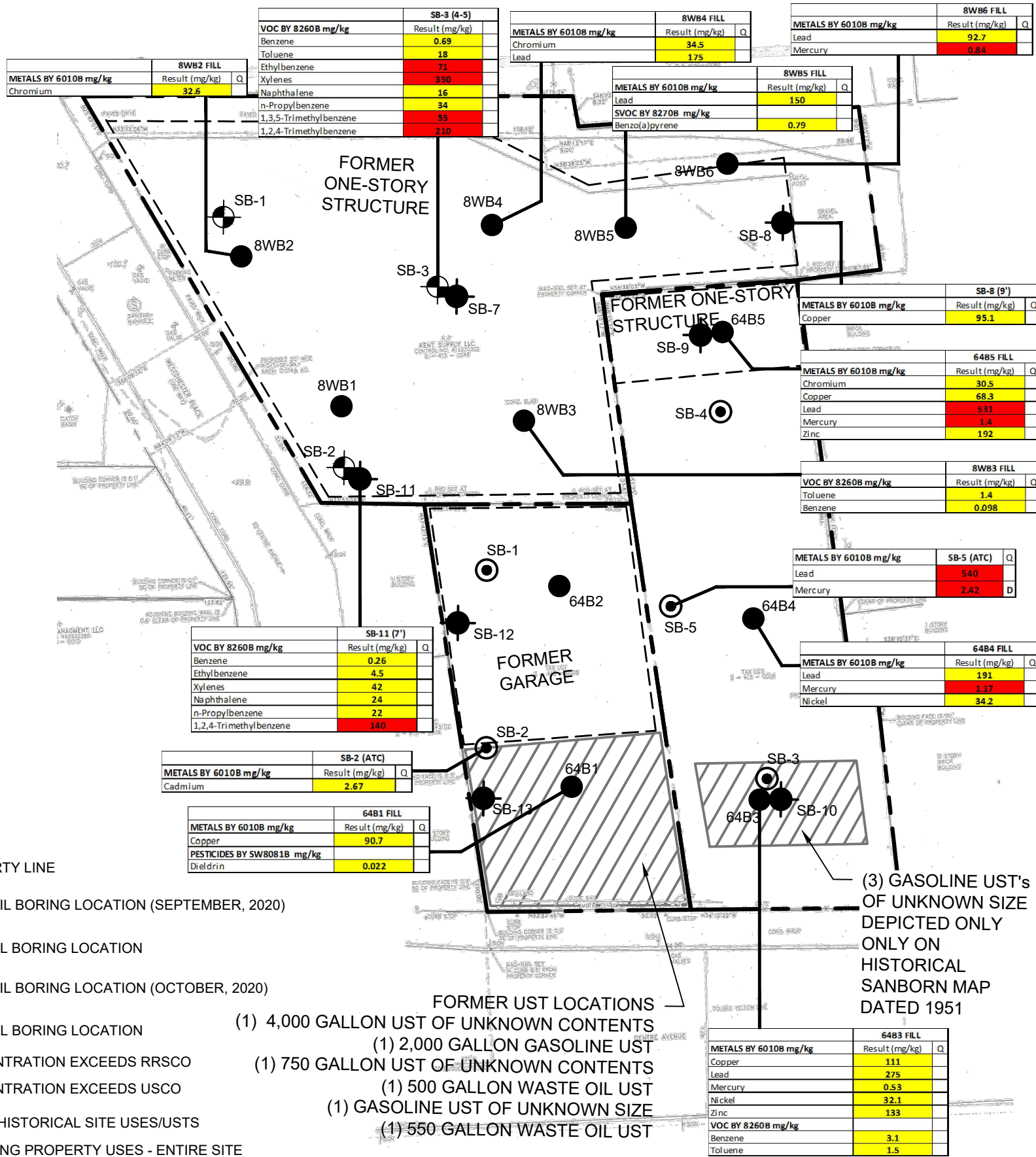
NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

© SESI CONSULTING ENGINEERS 2020
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REFERENCE
SITE INFORMATION AND EXISTING CONDITIONS TAKEN FROM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.

LEGEND:

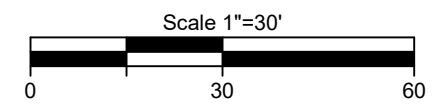
- PROPERTY LINE
- SESI SOIL BORING LOCATION (SEPTEMBER, 2020)
- EBC SOIL BORING LOCATION
- SESI SOIL BORING LOCATION (OCTOBER, 2020)
- ATC SOIL BORING LOCATION
- CONCENTRATION EXCEEDS RRSCO
- CONCENTRATION EXCEEDS USCO
- REC-1: HISTORICAL SITE USES/USTS
- ADJOINING PROPERTY USES - ENTIRE SITE
- HISTORIC FILL - ENTIRE SITE



- FORMER UST LOCATIONS**
- (1) 4,000 GALLON UST OF UNKNOWN CONTENTS
 - (1) 2,000 GALLON GASOLINE UST
 - (1) 750 GALLON UST OF UNKNOWN CONTENTS
 - (1) 500 GALLON WASTE OIL UST
 - (1) GASOLINE UST OF UNKNOWN SIZE
 - (1) 550 GALLON WASTE OIL UST

(3) GASOLINE UST's OF UNKNOWN SIZE DEPICTED ONLY ON HISTORICAL SANBORN MAP DATED 1951

METALS BY 6010B mg/kg	Result (mg/kg)	Q
Copper	111	
Lead	275	
Mercury	0.53	
Nickel	32.1	
Zinc	133	
VOC BY 8260B mg/kg		
Benzene	3.1	
Toluene	1.5	



dwg by: aas
chk by: AA
scale: AS NOTED
date: 12/30/2020

SESI
CONSULTING ENGINEERS

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

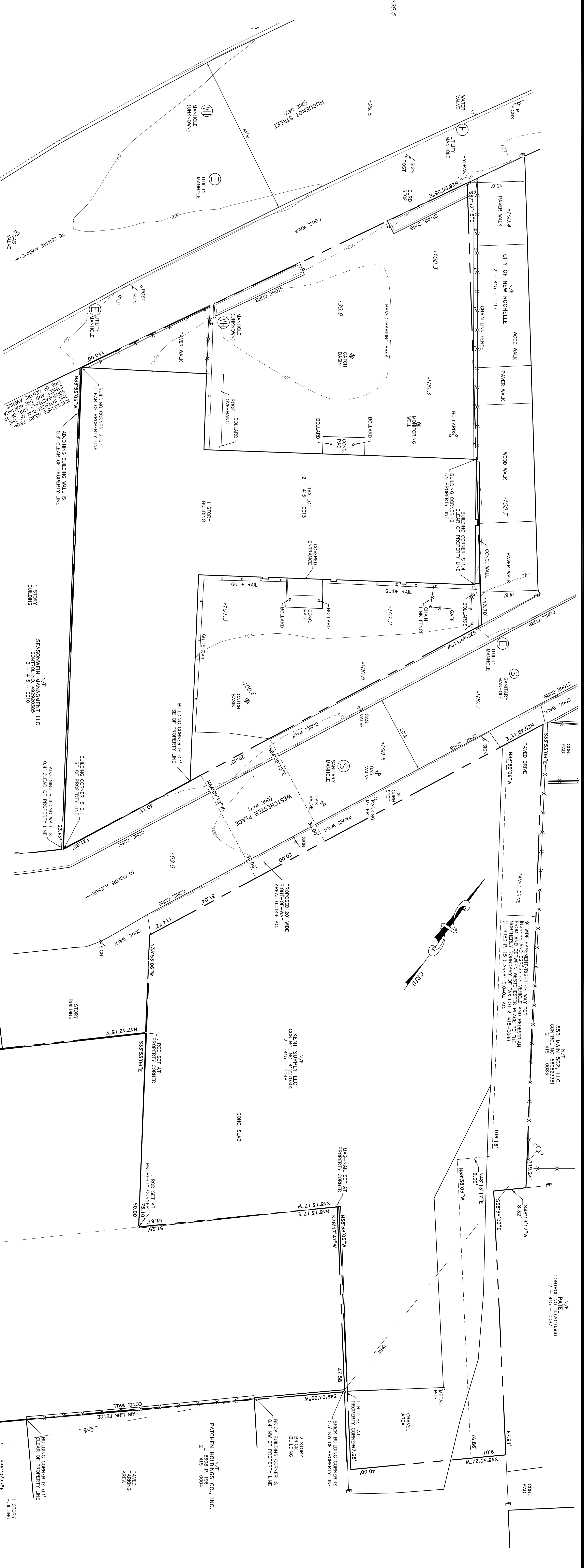
project:
8 WESTCHESTER PLACE & 64 CENTRE AVENUE
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title:
SOIL BORING LOCATIONS & CONCENTRATIONS PLAN

job no: 11513A
drawing no:

FIG-4.1

EXHIBIT F



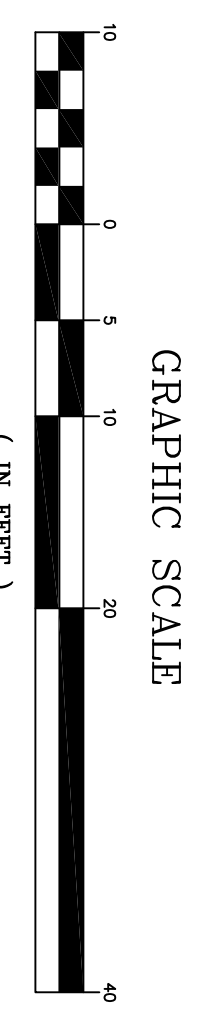
- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
 2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 3. REFERENCE:
MAP ENTITLED "MAP OF WESTCHESTER PLACE, NEW ROCHELLE, PROPERTY BELONGING TO MILLBROOK COMPANY," DATED OCTOBER 25, 1917 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 8, 1918 IN VOLUME 49 OF MAPS AT PAGE 10.

RECORD OWNER:

ALLSTATE VENTURES, LLC
 13 HAVES COURT, UNIT 201
 MONROE, NY 10950
 CONTROL NO. 581023432
 Z - 415 - 0008
 Z - 415 - 0008
 CONTROL NO. 581973302
 Z - 415 - 0013

AREAS:

TAX LOT 2-415-0006 0.1142 AC.
 TAX LOT 2-415-0008 0.1883 AC.
 TAX LOT 2-415-0013 0.2881 AC.



L&T LANG & TULLY
 ENGINEERING AND SURVEYING, P.C.
 P.O. Box 687, Rt. 207
 Coxsack, NY 12042
 (518) 537-5700

ALLSTATE VENTURES, LLC
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK

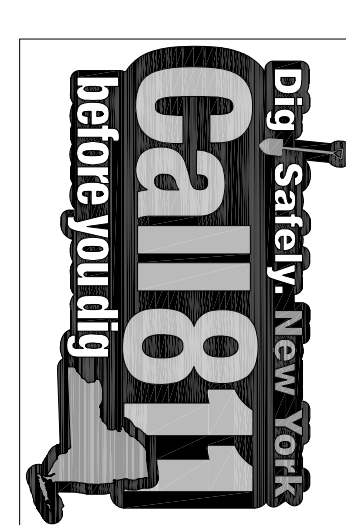
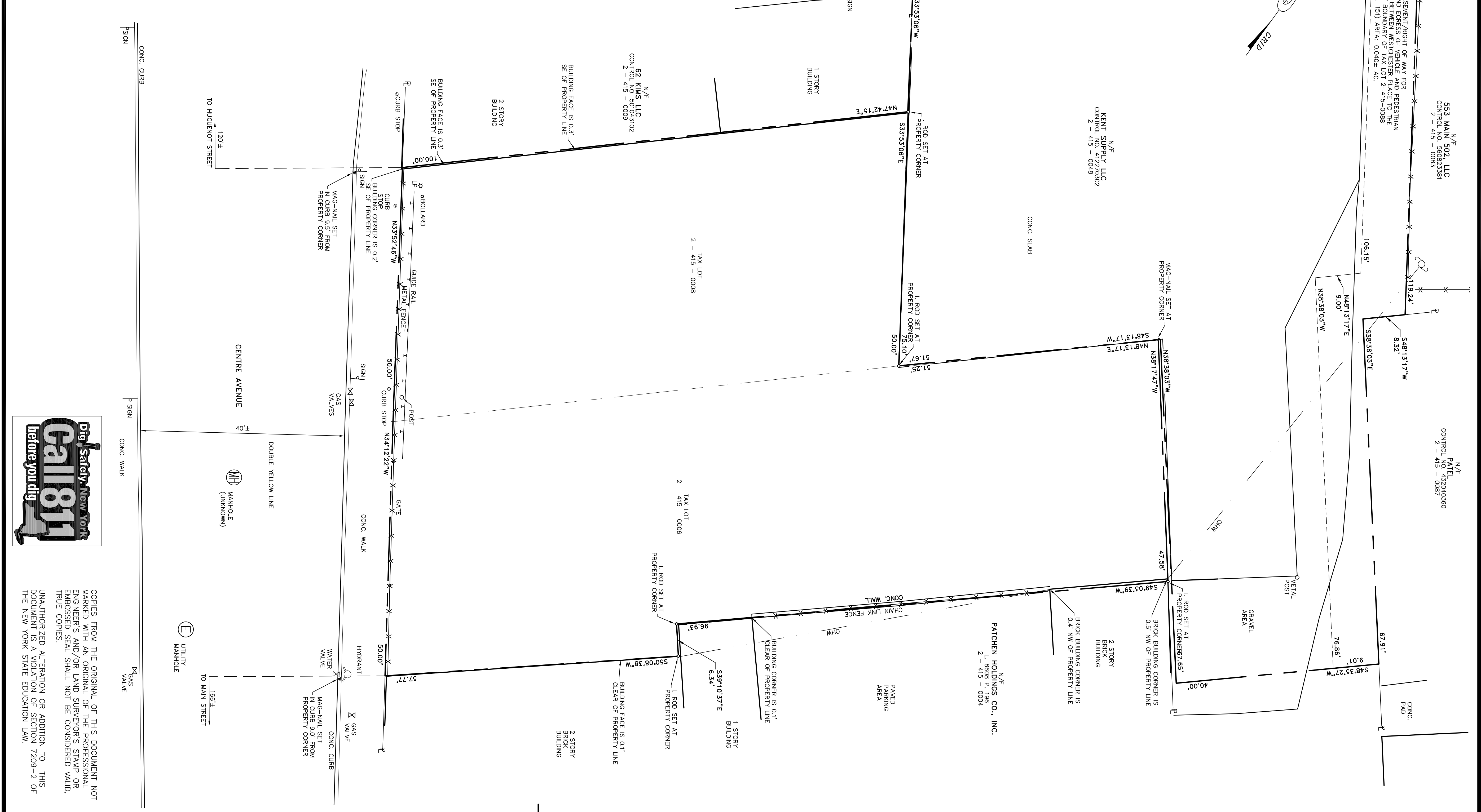
SURVEY PREPARED FOR

DATE	PREPARED BY
FEBRUARY 27, 2019	ROBERT C. KNOWLTON, L.S.
DATE	REVISION
OCTOBER 10, 2019	1 OF 13
FEBRUARY 28, 2020	

CERTIFICATION:

I HEREBY CERTIFY TO THE FACTS OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 27, 2020.
 ALLSTATE VENTURES, LLC

BY: ROBERT C. KNOWLTON, L.S.
 NEW YORK STATE EXAM. NO. 92276



COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S SEAL OR LAND SURVEYOR'S SIGNATURE OR TRUE COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 209-2 OF THE NEW YORK STATE EDUCATION LAW.

Tax Parcel Maps

Addresses: 8 Westchester Place, 64 Centre Avenue and Centre Avenue

SBL: 2-415-0048, 2-415-0008 and 2-415-0006

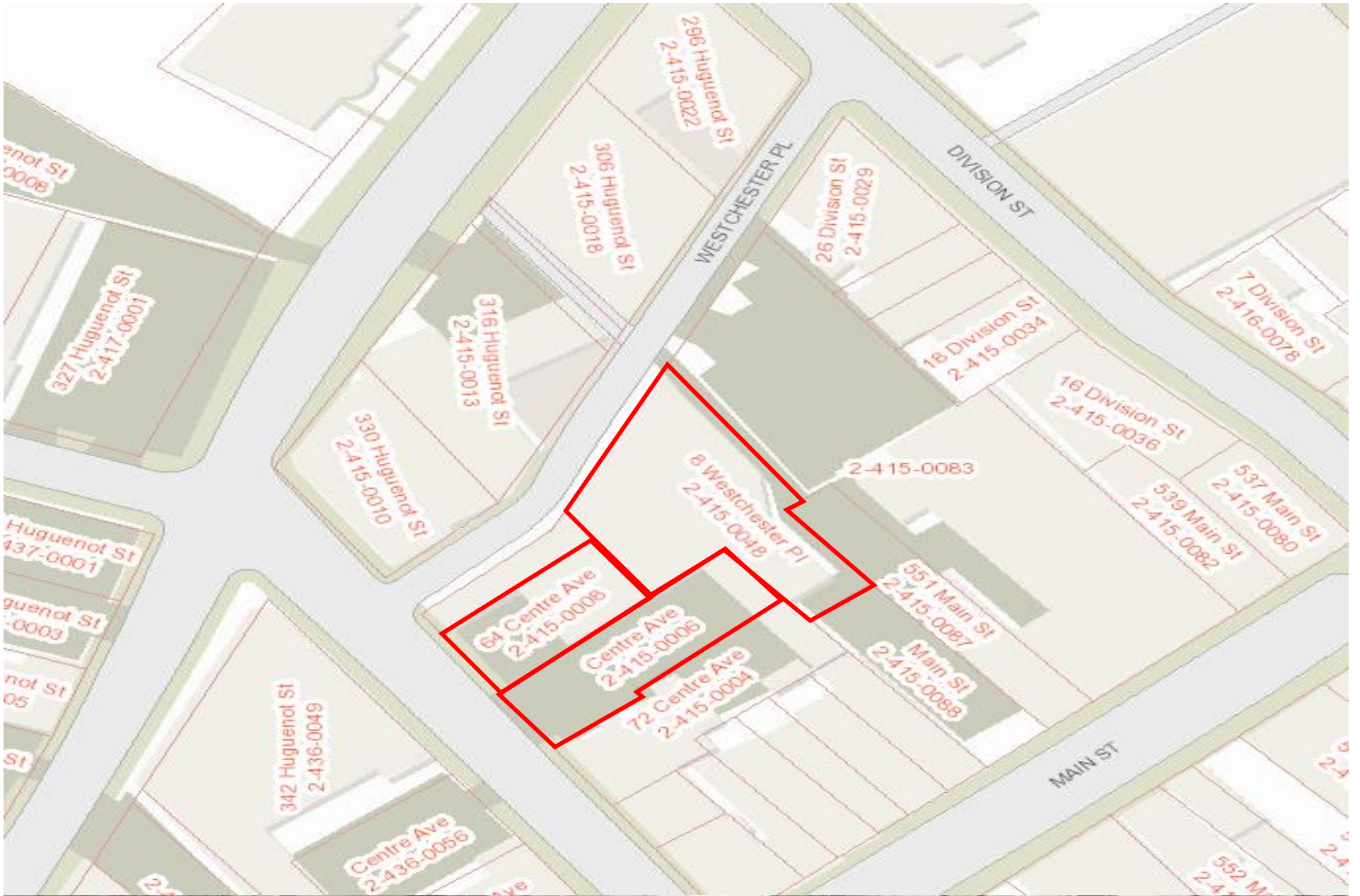


EXHIBIT G

BASE MAP

Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue, and
8 Westchester Place
New Rochelle, New York 10801

Legend:

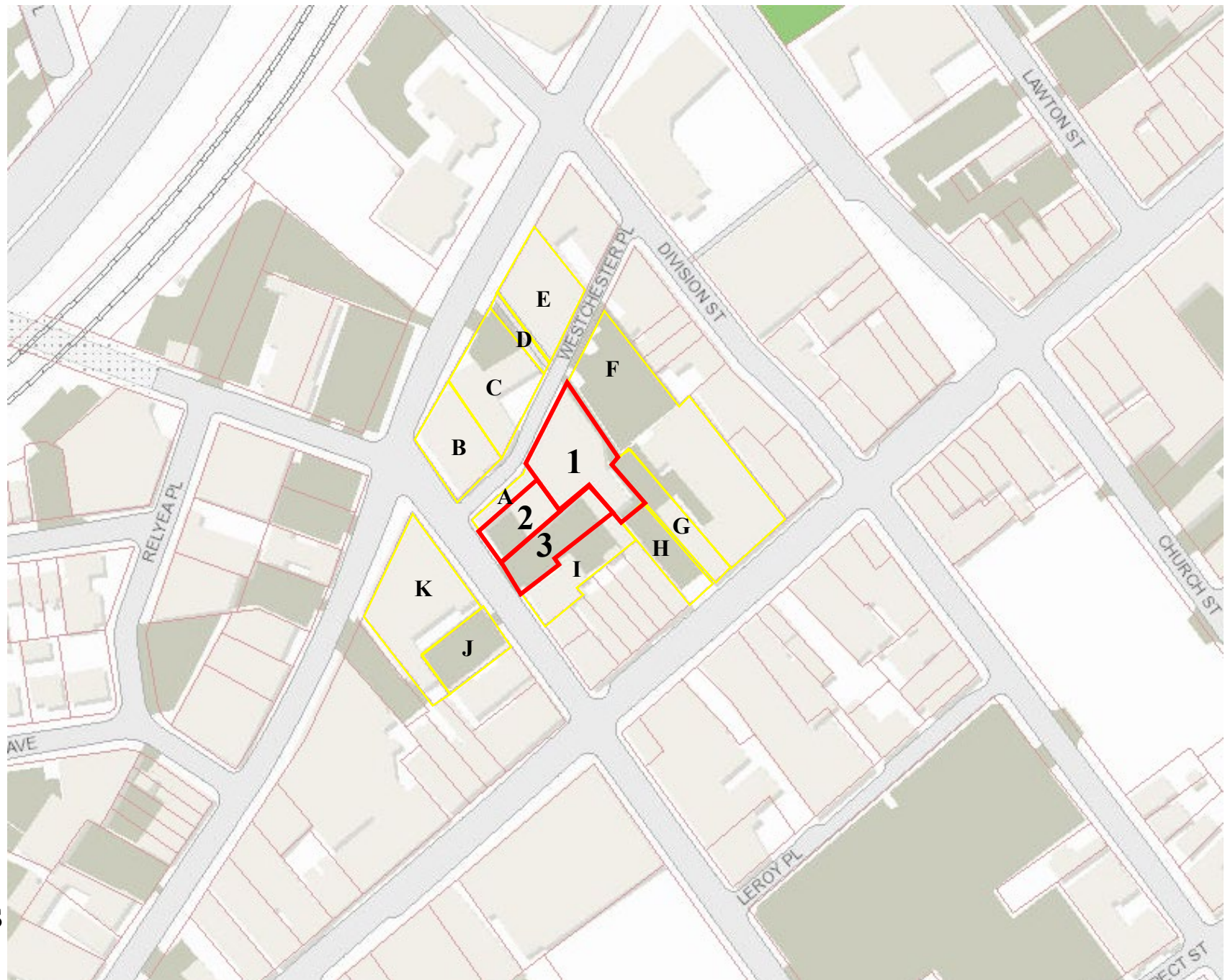
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – K

October 2020

Source: Westchester County GIS

Scale: 1" = 100' approximately



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

Number	Property Owner	Property Address	Section-Block-Lot
1	Allstate Capitol LLC	8 Westchester Place	2-415-0048
2	Centre Pointe Developers LLC	64 Centre Avenue	2-415-0008
3	Centre Pointe Developers LLC	Centre Avenue	2-415-0006

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	62 KIMS LLC	62 Centre Avenue	2-415-0009
B	Seasonwein Management LLC	330 Huguenot Street	2-415-0010
C	Allstate Ventures LLC	316 Huguenot Street	2-415-0013
D	City of New Rochelle	Huguenot Street	2-415-0017
E	306 Huguenot Street Corp	306 Huguenot Street	2-415-0018
F	Unknown	Unknown	2-415-0083
G	Shardaben P. Petal and Popatlal A. Petal	551 Main Street	2-415-0087
H	553 Main St Corp	Main Street	2-415-0088
I	Patchen Holding Co Inc	72 Centre Avenue	2-415-0004
J	73 Centre Avenue LLC	Centre Avenue	2-436-0056
K	Verizon NY Inc.	342 Huguenot Street	2-436-0049

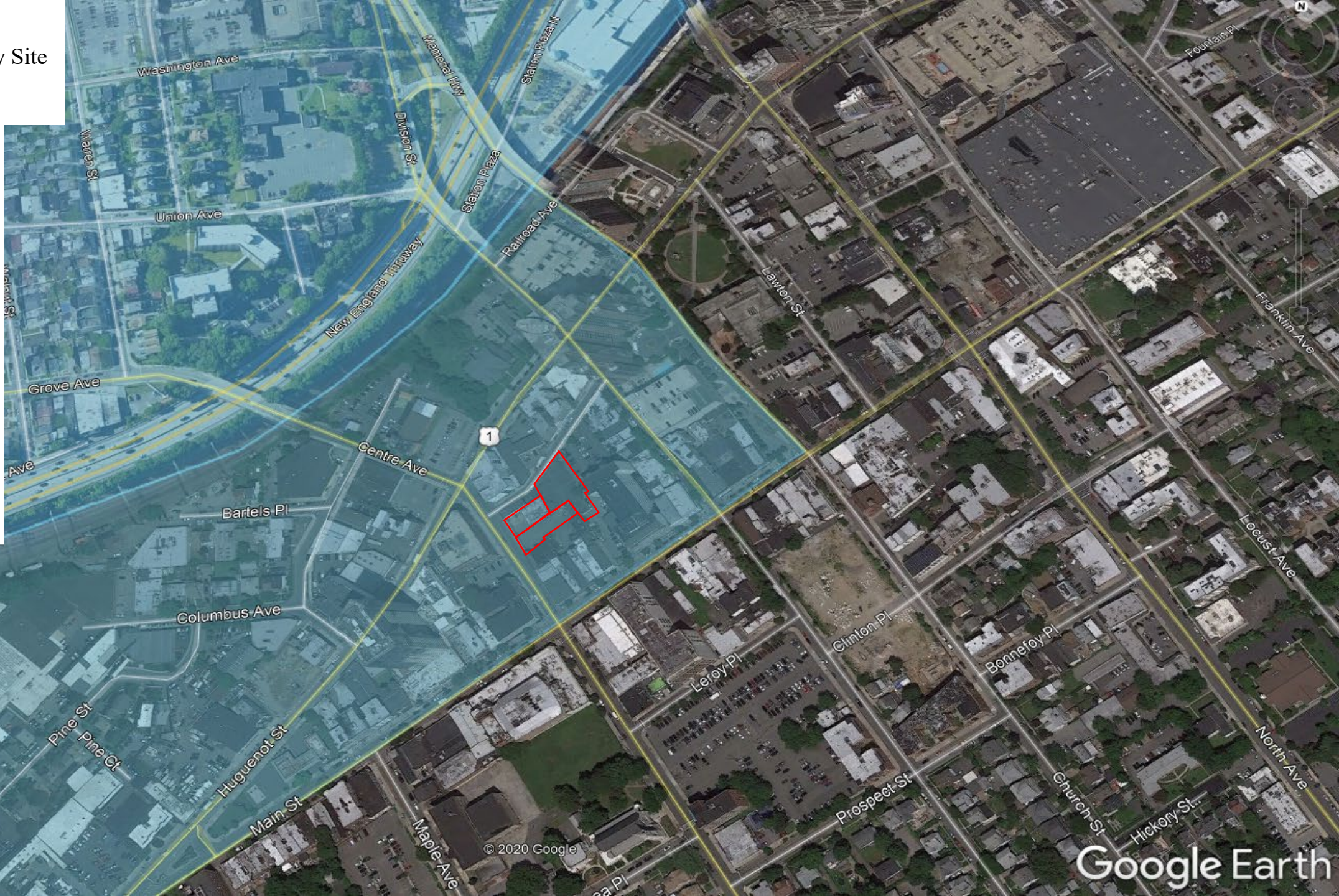
En-Zone Map

Swan Garage Kent Supply Site

64 Centre Avenue, Centre Avenue, and
8 Westchester Place
New Rochelle, New York 10801

Census Tract 61

Census Tract 61	
EnZoneType	B
FIPS	36119006100
County_FIP	36119
Geography	Census Tract 61
County	Westchester County
UnempRate	10.4
NYS_UR	11.5
Pov_Rate	26.9
CountyPR	9.5
CountyRate	19
Criteria_B	Y
Both_AB	
Criteria_A	
Type	AY



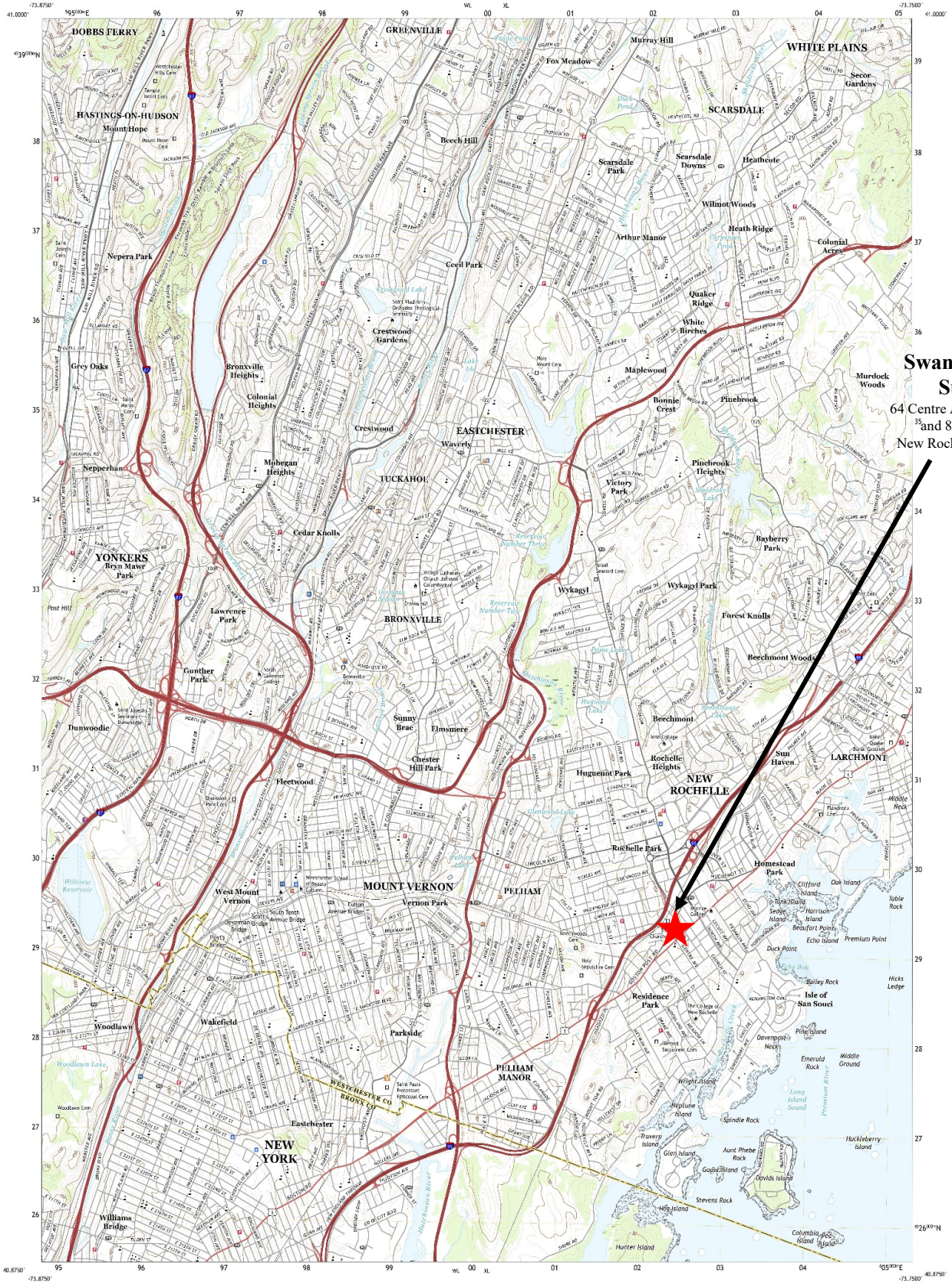
Site Location Map



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



MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Site
Swan Garage Kent
Supply Site
64 Centre Avenue, Centre Avenue,
and 8 Westchester Place
New Rochelle, New York 10801

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projection and
1:5000 scale are not shown. Traverse Accuracy: Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands with government
rights may not be shown. Obtain permission before
entering private lands.

Imagery: **NIP**, July 2015 - December 2017
Data: U.S. Census Bureau, 2010
Hydrography: National Hydrography Dataset, 2010 - 2014
Contours: National Elevation Dataset, 1999 - 2015
Soundings: Multiple sources, see metadata file 5277 - 2015
Wetlands: **FWS** National Wetlands Inventory 2008 - 2011

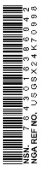


ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	US Route
Interstate Route	State Route

1	2	3	4	5	6	7	8
1 Neck	2 Middle Point	3 Galleria	4 Ballers	5 Riverbank	6 Central Park	7 Fantasy	8 Sea Cliff

MOUNT VERNON, NY
2019



Street Map

Swan Garage Kent Supply Site

64 Centre Avenue, Centre
Avenue, and 8 Westchester Place
New Rochelle, New York 10801

Legend

 Site

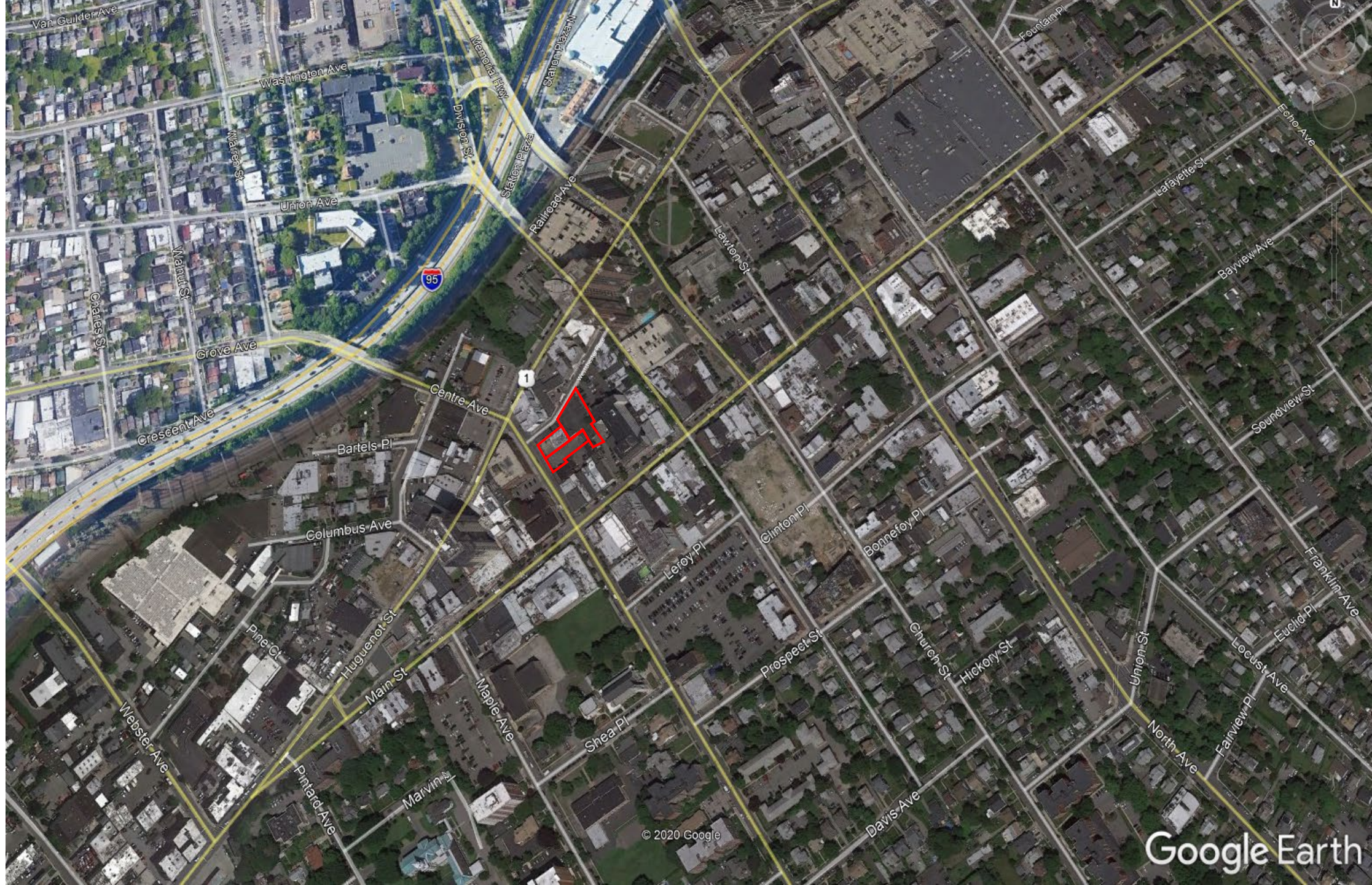



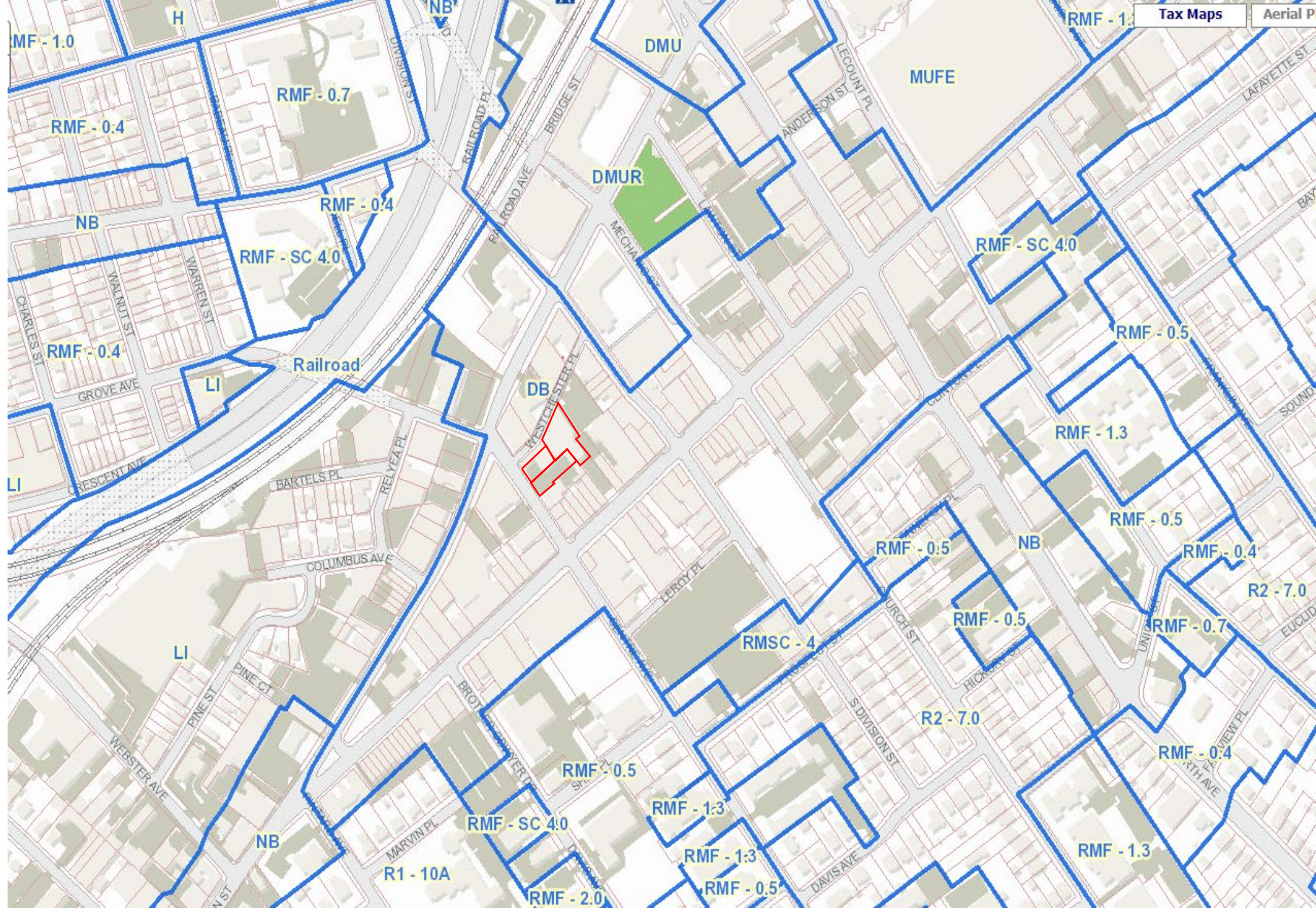
EXHIBIT H

ZONING MAP

Swan Garage Kent Supply Site
64 Centre Avenue, Centre Avenue,
and 8 Westchester Place
New Rochelle, New York 10801

Legend:

-  Site property boundary
- Zoning District: DB



October 2020
Source: Westchester County GIS
ArcGIS
Scale: 1" = 100" approximately

Zoning District: Downtown Business (DB)

City of New Rochelle, The Code/ Part II, General Legislation/Zoning

Article VIII Uses in Commercial and Industrial Districts Section 331-57

Permitted principal uses.

- (1) Stores and shops for sales at retail or the performance of customary personal services, excluding the sale of building materials, stone, lumber, coal, other fuels or other materials or products. [Amended 6-16-2015 by Ord. No. 135-2015]
- (2) Dwelling units located on the second floor and above only, including living/loft or office arrangements as regulated by § 331-72C of this chapter.
- (3) Business, professional, or governmental offices, to be located above first floor.
- (4) Banks.
- (5) Business or trade schools, to be located above first floor.
- (6) Restaurants.
- (7) Restaurants, carry-out.
- (8) Catering halls.
- (9) Dance studios, martial arts studios, aerobic exercise studios, and health clubs.[Amended 1-21-2020 by Ord. No. 2020-11]
- (10) (Reserved) Editor's Note: Former Subsection A(10), allowing supper theaters, cabarets and nightclubs as permitted principal uses, was repealed 7-15-2003 by Ord. No. 167-2003; former Subsections A(11), (12), (13), (14) and (15) were renumbered as Subsection A(10), (11), (12), (13) and (14).
- (11) Theaters, bowling alleys, skating rinks, indoor tennis courts.
- (12) (Reserved) Editor's Note: Former Subsection A(12), Health clubs, was repealed 1-21-2020 by Ord. No. 2020-11. See now Subsection A(9).
- (13) Medical care facilities, to be located above first floor.
- (14) Off-street parking facilities as regulated by Article XIV of this chapter.
- (15) Houses of worship.
- (16) College-related uses. [Added 2-19-2013 by Ord. No. 39-2013; amended 6-18-2013 by Ord. No. 121-2013]
- (17) Hotels. [Added 2-24-2015 by Ord. No. 41-2015]
- (18) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level at the building's street frontage. [Added 7-18-2017 by Ord. No. 152-2017]

Permitted accessory uses.

- (1) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.
- (2) Amusement devices as regulated by Chapter 86 of the City Code.
- (3) Satellite earth station or dish antennas as regulated by § 331-24, but only when accessory to a permitted principal use on the lot on which it is located.

Uses allowed by special permit. (See Article XII for body having jurisdiction to issue special permit.) [Amended 7-16-2002 by Ord. No. 139-2002]

- (1) (Reserved) Editor's Note: Former Subsection C(1), Day-care centers located on through streets, as amended, was repealed 9-19-2017 by Ord. No. 187-2017.
- (2) (Reserved) Editor's Note: Former Subsection C(2), Day-care centers located on dead-end streets, added 2-13-2007 by Ord. No. 48-2007, was repealed 9-19-2017 by Ord. No. 187-2017.
- (3) (Reserved) Editor's Note: Former Subsection C(3), which set forth colleges, universities, and private schools as regulated by § 331-113.1, as a use allowed by special permit, was repealed 2-19-2013 by Ord. No. 39-2013.
- (4) Outdoor dining as regulated by § 331-95.
- (5) Public utility uses as regulated by § 331-106.
- (6) Cellular antennas and associated facilities as regulated by § 331-99 of this chapter.
- (7) Businesses which store, package and ship products to wholesale or catalog retail establishments which utilize the internet.
- (8) Craft beverage production facilities as regulated by § 331-113.10. [Amended 7-18-2017 by Ord. No. 152-2017]
- (9) Billiard halls as regulated by § 331-113.
- (10) Clubs as regulated by § 331-94.
- (11) Funeral parlors.
- (12) Cabarets, as accessory to a restaurant, with a public assembly occupancy limit not to exceed 250 persons as regulated by § 331-113.2, when located within the Cabaret Overlay Zone. [Added 7-15-2003 by Ord. No. 167-2003; amended 9-17-2014 by Ord. No. 124-2014]
- (13) Tattoo Studios, as regulated by § 331-110. [Added 3-23-2010 by Ord. No. 55-2010]
- (14) eSports. [Added 10-18-2017 by Ord. No. 205-2017]
- (15) Tasting rooms as regulated by § 331-113.12. [Added 2-12-2019 by Ord. No. 2019-42]
- (16) Discount variety stores as regulated by § 331-113.13. [Added 5-21-2019 by Ord. No. 2019-105]
- (17) Commercial EV Charging Stations as regulated by § 331-115.4. [Added 2-11-2020 by Ord. No. 2020-29]

Exhibit I

Exhibit J

Site Contact List

Swan Garage Kent Supply Site

64 Centre Avenue, Centre Avenue, 8 Westchester Place and 316 Huguenot Street, New Rochelle, New York 10801

Name	Title	Address	City	State	Zip
Hon. Charles E. Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kristen E. Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Sarah Crowell	NYS DOS Department of Planning and Development, Director	One Commerce Place, 99 Washington Avenue Suite 1010	Albany	NY	12231
Jose E. Serrano	U.S. House of Representatives-15th District	1231 Lafayette Avenue, 4th Floor	Bronx	NY	10474
Andrea Stewart-Cousins	New York State Senator	28 Wells Avenue, Building #3	Yonkers	NY	10701
George Latimer	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chair	148 Martine Avenue, Room 432	White Plains	NY	10601
Noam Bramson	Mayor of New Rochelle	515 North Avenue	New Rochelle	NY	10801
Sarah C. Dobbs-Brown	New Rochelle Planning Board, Chair	515 North Avenue	New Rochelle	NY	10801
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Katie Marino	Mount Kisco Water Bureau, Public Water Supplier	Village Hall, 1st Floor, 104 Main Street	Mount Kisco	NY	10549
Tom Geoffino	New Rochelle Public Library, Director	1 Library Plaza	New Rochelle	NY	10801
Stephanie Smith	The Hallen School, Principal	97 Centre Avenue	New Rochelle	NY	10801
Andrea Schwach	Campus Alternative High School, Administrator	50 Washington Avenue	New Rochelle	NY	10801
Carmen Youngs	Owner of Littler Rascals Daycare	18 Badeau Place	New Rochelle	NY	10801
Amy Gelles	CEO of The Guidance Center of Westchester - Creative Learning Center	17 Anderson Street	New Rochelle	NY	10801
Beth Burns	Manager of Children's Center	50 Pintard Avenue	New Rochelle	NY	10801
62 KIM'S LLC c/o Jeon Man Kim	Adjacent Property Owner and Operator of 62 Centre Avenue	62 Centre Avenue	New Rochelle	NY	10801
Allstate Ventures LLC	Adjacent Property Owner of 316 Huguenot Street	13 Hayes Court, Unit 101	Monroe	NY	10950
Seasonwein Management LLC	Adjacent Property Owner of 330 Huguenot Street	300 Gramatan Avenue	Mount Vernon	NY	10552
City of New Rochelle	Adjacent Property Owner of Huguenot Street	City Hall, 515 North Avenue	New Rochelle	NY	10801
306 Huguenot Street Corp	Adjacent Property Owner of 306 Huguenot Street	100 Lyon Ridge Road	Katonah	NY	10536
Shardaben P. Petal and Popatlal A. Petal	Adjacent Property Owner of 551 Main Street	301 Church Street	New Rochelle	NY	10805
553 Main Street Corp c/o Kahn	Adjacent Property Owner of Main Street	53 Dagmar Road	Stamford	CT	6905
Patchen Holding Co., Inc. c/o Eve Patchen	Adjacent Property Owner of 72 Centre Avenue	72 Center Avenue	New Rochelle	NY	10810
73 Centre Avenue, LLC c/o Maniatis & Dimopoulos PC	Adjacent Property Owner of Centre Avenue	73 Main Street	Tuckahoe	NY	10707
Verizon New York Inc.	Adjacent Property Owner of 342 Huguenot Street	140 West Street	New York	NY	10007
Hair Salon Galicia	Adjacent Property Operator of 60 Centre Avenue	60 Centre Avenue	New Rochelle	NY	10801
The Little Ranch Boots	Adjacent Property Operator of 328 Huguenot Street	328 Huguenot Street	New Rochelle	NY	10801
El Sabor De Mi Tierra	Adjacent Property Operator of 324 Huguenot Street	324 Huguenot Street	New Rochelle	NY	10801
Modern Restaurant & Lounge	Adjacent Property Operator of 310 Huguenot Street	310 Huguenot Street	New Rochelle	NY	10801
Green Heaven Cleaner Corporation	Adjacent Property Operator of 62 Centre Avenue	62 Centre Avenue	New Rochelle	NY	10801
T & R Jewelers	Adjacent Property Operator of 557 Main Street	557 Main Street	New Rochelle	NY	10801
La Herradura	Adjacent Property Operator of 563 Main Street	563 Main Street	New Rochelle	NY	10801
Talner Fine Jewelry and Giftware	Adjacent Property Operator of 565 Main Street	565 Main Street	New Rochelle	NY	10801

Exhibit K



Knauf Shaw LLP

ATTORNEYS AT LAW

November 12, 2020

VIA ELECTRONIC MAIL

Tom Geoffino, Director
New Rochelle Public Library
1 Library Plaza
New Rochelle, New York 10801
tgeoffino@nrpl.org

RE: Brownfield Cleanup Program Application
Applicant: Centre Point Developers LLC & Allstate Capital LLC
Site Address: 64 Centre Avenue, Centre Avenue, 8 Westchester Place
New Rochelle, New York 10801

Dear Mr. Geoffino:

We represent Centre Point Developers LLC and Allstate Capital LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 64 Centre Avenue, Centre Avenue and 8 Westchester Place in the City of New Rochelle, Westchester, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the signed document as an attachment to an E-mail if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the New Rochelle, Public Library is willing and able to act as a public repository for documents related to the cleanup of 64 Centre Avenue, Centre Avenue and 8 Westchester Place in the City of New Rochelle, Westchester, New York under the NYS Brownfield Cleanup Program.

Tom Geoffino, Director

11/12/20
Date

Exhibit L

**Centre Pointe Developers LLC
13 Hayes Court, Unit 101
Monroe, New York 10950**

**Re: Site Access to Perform Brownfield Cleanup Program Work
Swan Street Kent Supply BCP Site C360210
64 Centre Avenue, Centre Avenue, and 8 Westchester Place
New Rochelle, New York 10801**

Centre Pointe Developers LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 64 Centre Avenue, New Rochelle, New York 10801 (Tax Parcel No. 2-415-8); Centre Avenue, New Rochelle, New York 10801 (Tax Parcel No. 2-415-6); and 8 Westchester Place, New Rochelle, New York 10801 (Tax Parcel No. 2-415-48) (the “BCP Site”). Allstate Capitol LLC owns 8 Westchester Place, which makes up a portion of the BCP Site. Centre Pointe Developers LLC needs Allstate Capitol LLC’s written permission below to access 8 Westchester Place for the purpose of performing environmental investigation and remediation work for acceptance into the BCP. By signing below, Allstate Capitol LLC is granting Centre Pointe Developers LLC what is known as a “temporary license” to allow an appropriate contractor to enter the 8 Westchester Place property to perform investigation and remediation work.

In addition, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, Allstate Capitol LLC is granting Centre Pointe Developers LLC with permission to place an environmental easement on the portion of the BCP Site it owns to give the NYSDEC future access to ensure the BCP Site is properly maintained pursuant to all program requirements.

Sincerely,



Centre Pointe Developers LLC

By. Mikel Jeremias
Sole Member

As the sole member of the site owner, I am authorized to grant this temporary license and agree to allow Centre Pointe Developers LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Allstate Capitol LLC

By. Mikel Jeremias
Sole Member


**Allstate Capitol LLC
13 Hayes Court, Unit 101
Monroe, New York 10950**

**Re: Site Access to Perform Brownfield Cleanup Program Work
Swan Street Kent Supply BCP Site C360210
64 Centre Avenue, Centre Avenue, and 8 Westchester Place
New Rochelle, New York 10801**

Allstate Capitol LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 64 Centre Avenue, New Rochelle, New York 10801 (Tax Parcel No. 2-415-8); Centre Avenue, New Rochelle, New York 10801 (Tax Parcel No. 2-415-6); and 8 Westchester Place, New Rochelle, New York 10801 (Tax Parcel No. 2-415-48) (the “BCP Site”). As you know, Centre Pointe Developers LLC owns 64 Centre Avenue and Centre Avenue (Lots 6 and 8), which make up a portion of the BCP Site. Allstate Capitol LLC needs Centre Pointe Developers LLC’s written permission below to access the two Centre Avenue parcels for the purpose of performing environmental investigation and remediation work for acceptance into the BCP. By signing below, Centre Pointe Developers LLC is granting Allstate Capitol LLC what is known as a “temporary license” to allow an appropriate contractor to enter the property to perform investigation and remediation work.

In addition, to the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, Centre Pointe Developers LLC is granting Allstate Capitol LLC permission to place an environmental easement on the portion of the BCP Site it owns to give the NYSDEC future access to ensure the BCP Site is properly maintained pursuant to all program requirements.

Sincerely,



Mikel Jeremias

By. Allstate Capitol LLC
Sole Member

As the sole member of the site owner, I am authorized to grant this temporary license and agree to allow Allstate Capitol LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Mikel Jeremias

By. Centre Pointe Developers LLC
Sole Member