



**Department of
Environmental
Conservation**

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

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

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

☐

Amendment to modify the existing BCA (check one or more boxes below):

☐

Add applicant(s)

☐

Substitute applicant(s)

☐

Remove applicant(s)

☐

Change in name of applicant(s)

☐

Amendment to reflect a transfer of title to all or part of the brownfield site:

a. A copy of the recorded deed must be provided. Is this attached? Yes ☐ No ☐

b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner)

c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes ☐ No ☐ Submitted on: _____

☒

Amendment to modify description of the property(ies) listed in the existing BCA

☐

Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA

☐

Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.

☐

Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: This BCA Amendment Application is being submitted to modify the address of the BCP Site. The original address used for the Site was 46-70 McLean Avenue. These addresses were relevant to prior multiple storefronts that used to be located on the Site. The City of Yonkers and County of Westchester now utilize the address of 48 McLean Avenue for the Site. 48 McLean Ave is also the address utilized on the most recent building permit extension. Therefore, the address of the Site is now 48 McLean Avenue (f/k/a 46-70 McLean Avenue). Please see Exhibit A - City of Yonkers Property Data.

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

BCP SITE NAME: 46-70 McLean Avenue Auto Repair Laundry Site	BCP SITE CODE: C360211
NAME OF CURRENT APPLICANT(S): SNL Yonkers, LLC	
INDEX NUMBER OF AGREEMENT: C360211-05-21	DATE OF ORIGINAL AGREEMENT: 05/12/2021

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

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

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

Owner listed below is: <input type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant	
OWNER'S NAME:	CONTACT:
ADDRESS:	
CITY/TOWN:	ZIP CODE:
PHONE:	EMAIL:
OPERATOR:	CONTACT:
ADDRESS:	
CITY/TOWN:	ZIP CODE:
PHONE:	EMAIL:

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

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

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

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

ADDRESS: 46-70 McLean Avenue

CITY/TOWN Yonkers, New York

ZIP CODE: 10705

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE: 0.870

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

46-60 McLean Avenue

1

203

51.61

0.870

2. Requested change (check appropriate boxes below):

☐

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☒

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

48 McLean Avenue (f/k/a 46-70 McLean Avenue)

1

203

51.61

0.867

3. TOTAL REVISED SITE ACREAGE: 0.867

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

Y

☒

N

☐

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

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

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From ECL 27-1405(31):</p> <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>		
5. Is the project and affordable housing project as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.</p>		

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
<p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

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

BCP SITE NAME: 46-70 McLean Avenue Auto Repair Laundry Site

BCP SITE CODE: C360211

NAME OF CURRENT APPLICANT(S): SNL Yonkers, LLC

INDEX NUMBER OF AGREEMENT: C360211-05-21

DATE OF ORIGINAL AGREEMENT 05/12/2021

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

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

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of SNL Yonkers, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Joanne D.C. Foley's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10/17/2023 Signature: Joanne D.C. FoleyPrint Name: Joanne D.C. Foley

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 05/12/2021

Signature by the Department:

DATED: 02/21/2024NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Dave HarringtonDavid Harrington, Assistant Director
Division of Environmental Remediation

EXHIBIT A



Navigation

GIS Map

Tax Maps

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Helpful Links

Help

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Property Info

Owner/Sales

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Exemption Info

Report

Comparables

Download Grievance Application (NYS RP-524)

Tax Info

Click the button below to view/print tax bills, receipts and delinquent tax amounts.

Tax Info

Municipality of City of Yonkers

SWIS: 551800Tax ID: 1.-203-51.61

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	48 Mc Lean Ave		
Property Class:	480 - Mult-use bld	Site Property Class:	480 - Mult-use bld
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	CM - CommStor&LitMfg	Bldg. Style:	Not Applicable
Neighborhood:	00007 - Park Hill	School District:	Yonkers
Property Description:	Lots: 051 061 000 000 000		
Total Acreage/Size:	0.87	Equalization Rate:	----
Land Assessment:	2023 - \$38,000 2022 - \$38,000	Total Assessment:	2023 - \$91,200 2022 - \$91,200
Full Market Value:	2023 - \$5,094,972 2022 - \$4,800,000		
Deed Book:	62096	Deed Page:	3270
Grid East:	659581	Grid North:	760284

Special Districts for 2023

Description	Units	Percent	Type	Value
CC001-City charge un ft	380	0%		0
CC004-Safety insp fee	750	0%		0
CS002-So yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
CC001-City charge un ft	380	0%		0
CC004-Safety insp fee	750	0%		0
CS002-So yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Land Types

Type	Size
Primary	37,897.00 sq ft

View All Images

Photographs

(Click on photo to enlarge it.)

Street 2009

Photo 1 of 13

Pictometry Connect

Documents

Historical Property Record Card

Map 331

Sketch

Maps

Map 331

Historic Tax Map

Sec 1, Block 203, Pg 82

Historic Tax Map

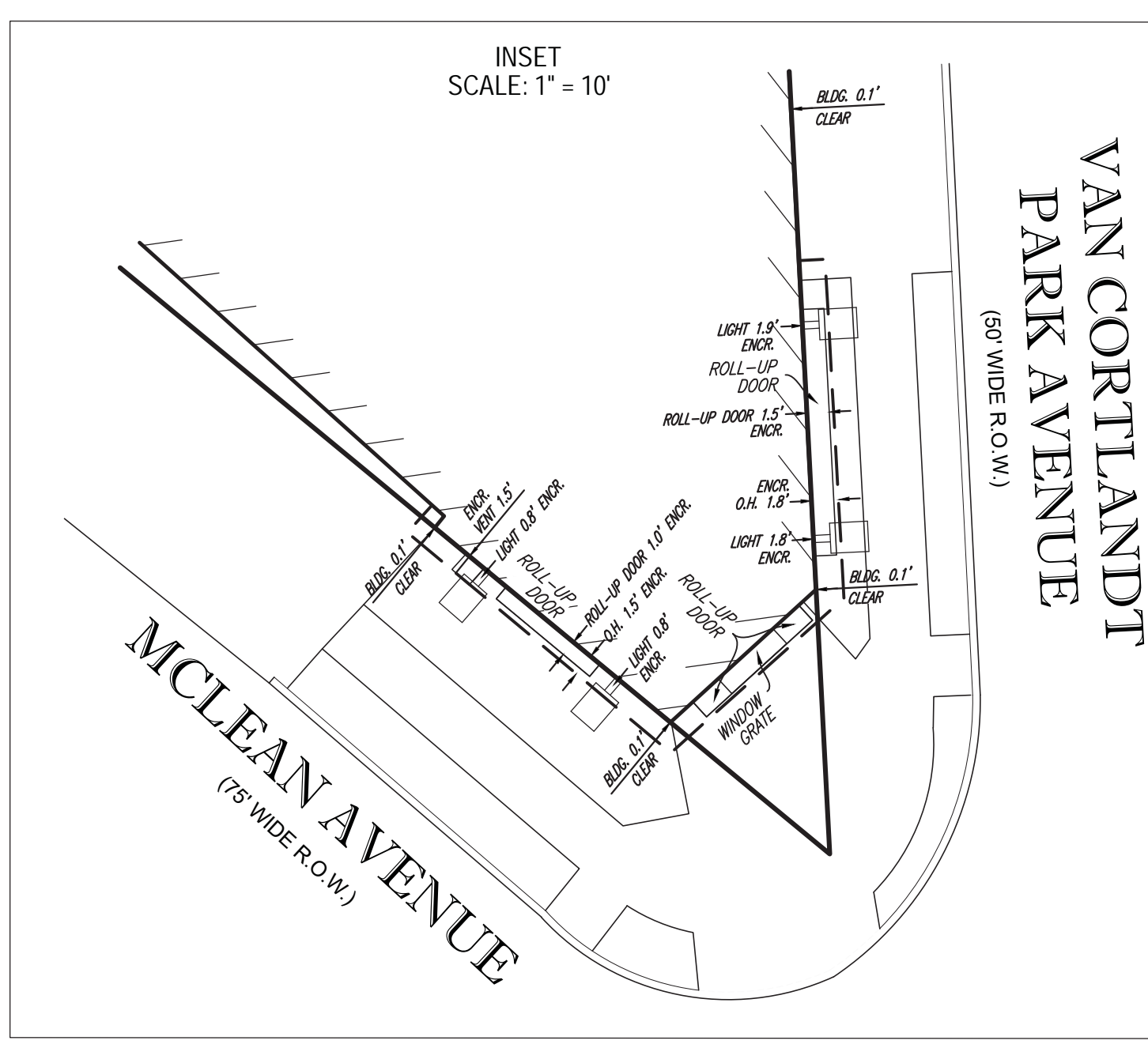
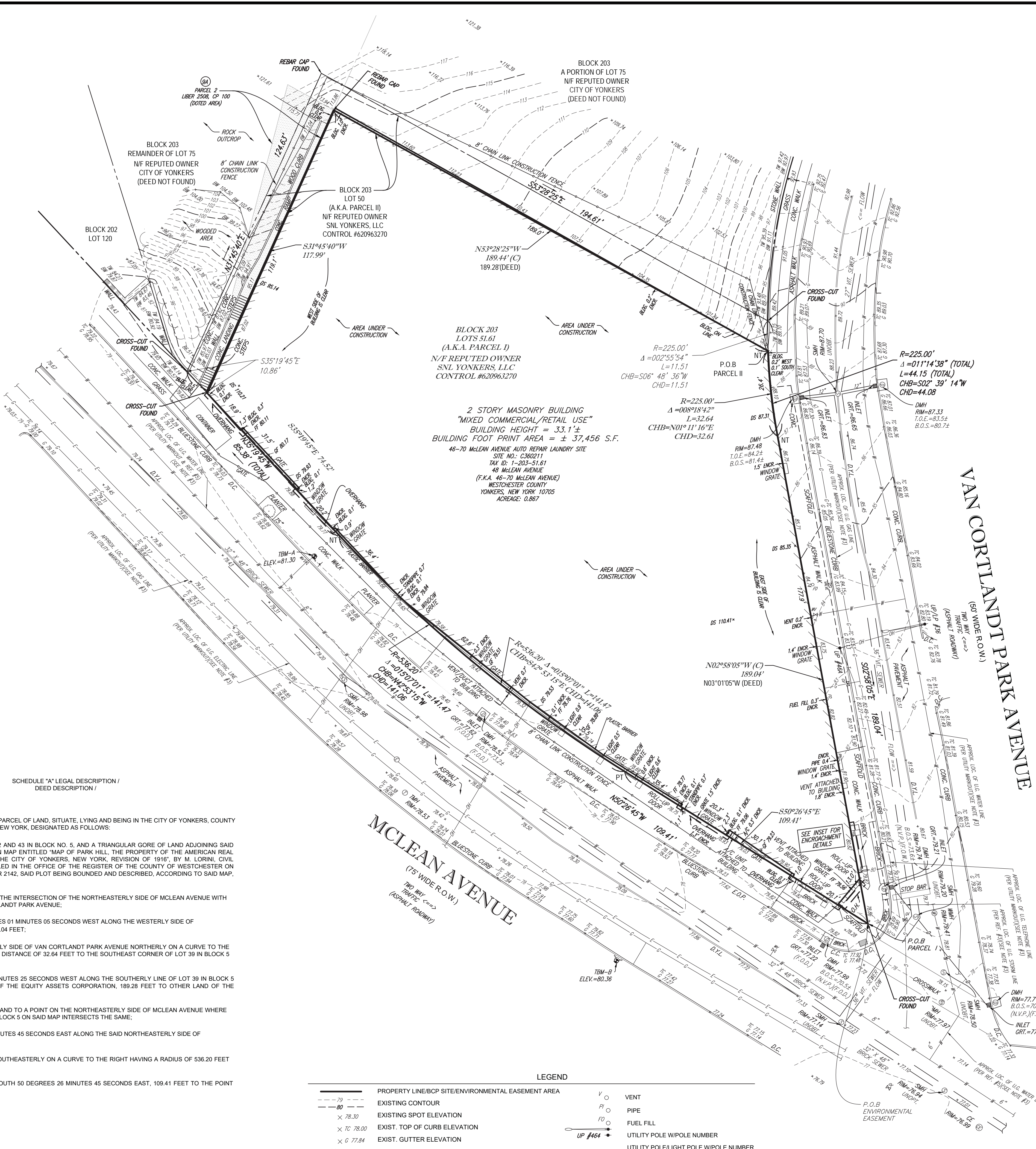
Sec 1, Block 203, Pg 83

Pin Property on GIS Map

View in Google Maps

View in Bing Maps

Map Disclaimer



LOCATION MAP
(NOT TO SCALE)

- NOTES:
- PROPERTY KNOWN AS LOTS 51, 57, 59 & 61, BLOCK 203, AS SHOWN ON THE TAX MAP OF THE CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK.
 - LOTS 51, 57, 59 & 61 AREA = 37,779 S.F. OR 0.867 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY TRIBOROUGH LAND SERVICES AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 21-TBL31207W, WITH AN EFFECTIVE DATE OF 06/09/2021 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 - COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH RUN WITH THE LAND:
 - COVENANTS AND RESTRICTIONS RECORDED IN LIBER 2240, CP 31 AND LIBER 2508, CP 100
 - LIBER 2240, CP 31 - BLANKET. PARCEL 4 DESCRIBED IN THE DEED INCLUDES LOTS 51, 57, 59 & 61, BLOCK 203 & THE PORTION OF LOT 50, BLOCK 203 LOCATED NORTH OF SAID LOTS 51, 57, 59 & 61 - NOT SHOWN. THE DEED STIPULATES USE LIMITATIONS FOR THE PROPERTY DESCRIBED ABOVE.
 - LIBER 2508, CP 100 - BLANKET. PARCEL 1 DESCRIBES LOTS 51, 57, 59 & 61, BLOCK 203, CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK (NOT SHOWN) AND PARCEL 2 DESCRIBES A PORTION OF LOT 50, BLOCK 203 (SHOWN AS DOTTED-HATCHED AREA) THE DEED STIPULATES THAT NO BUILDING SHALL BE ERRECTED ON THE PROPERTY DESCRIBED ABOVE THAT EXCEEDS IN HEIGHT TWO STORES ABOVE THE SIDEWALK LEVEL ON MCLEAN AVENUE, AND, THAT NO ENTRANCE TO ANY BUILDING CONSTRUCTED ON SAID PROPERTY SHOULD USE VAN CORTLANDT PARK AVENUE SIDE.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY, UTILIZING THE NEW YORK STATE DOT RTK NETWORK (NYNET).
TEMPORARY BENCHMARKS SET:
TBM-A: "X" CUT SET ON FIRE HYDRANT (TIP OF ARROW), ALONG NORTHERLY SIDE OF MCLEAN AVENUE ELEVATION=81.30
TBM-B: "X" CUT SET ON FIRE HYDRANT (TIP OF ARROW), ALONG SOUTHERLY SIDE OF MCLEAN AVENUE ELEVATION=80.36
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THERE ARE NO STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:
- THE TAX MAP OF THE COUNTY OF WESTCHESTER, STATE OF NEW YORK, BLOCK 203.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP FOR CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)", PANEL 317 OF 426, MAP SUFFIX: F, MAP NUMBER 3611903317F, EFFECTIVE DATE: SEPTEMBER 28, 2007.
 - MAP ENTITLED "CITY OF YONKERS, DEPT. OF PUBLIC WORKS - BUREAU OF ENGINEERING, PLAN AND PROFILE FOR A SEWER IN VAN CORTLANDT PARK AVENUE, FROM MCLEAN AVENUE TO PARK HILL AVENUE AND IN PARK HILL AVENUE, BETWEEN ROCKLAND AVENUE AND ROSE LANE", ADOPTED BY THE COMMON COUNCIL ON MARCH 24, 1931.
 - SEWER MAP SR1082, DATED JUNE 29, 1920.
 - WATER MAP WM1082, DATED JUNE 29, 1920.
 - MAP ENTITLED "ALTANSPIES LAND TITLE SURVEY, BANNER DEVELOPMENT, LLC, 48 MCLEAN AVENUE (F.K.A. 60 MCLEAN AVENUE, LOTS 50, 51, 57, 59 & 61, BLOCK 203, CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., PC, DATED APRIL 06, 2017, LAST REVISED ON OCTOBER 15, 2018, AS REVISION 01.
 - MAP ENTITLED "MAP OF PARK HILL, THE PROPERTY OF THE AMERICAN REAL ESTATE COMPANY, SITUATED IN THE CITY OF YONKERS, NEW YORK, REVISION OF 1916" BY M. LORIN AND FILED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, ON OCTOBER 24, 1916 AS MAP 2142.

LEGEND	
---	PROPERTY LINE/BCP SITE/ENVIRONMENTAL EASEMENT AREA
---	EXISTING CONTOUR
×	EXISTING SPOT ELEVATION
×	EXIST. TOP OF CURB ELEVATION
×	EXIST. GUTTER ELEVATION
×	EXIST. TOP OF WALL ELEVATION
×	EXIST. BOTTOM OF WALL ELEVATION
×	EXISTING SPOT ELEVATION
---	GARAGE FLOOR ELEVATION
---	RIM ELEVATION
---	TOP OF PIPE ELBOW ELEVATION
---	BOTTOM OF STRUCTURE ELEVATION
---	EXIST. FINISHED FLOOR ELEVATION
---	EXIST. DOOR SILL ELEVATION
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	APPROX. LOC. UNDERGROUND TELEPHONE LINE
---	APPROX. LOC. UNDERGROUND SANITARY/SEWER LINE
---	DEPRESSED CURB
---	CURB INLET
---	DRAINAGE/STORM MANHOLE
---	WATER MANHOLE
---	CON EDISON MANHOLE
---	SANITARY/SEWER MANHOLE
---	ELECTRIC MANHOLE
---	TELEPHONE MANHOLE
---	UTILITY VALVE
---	GAS VALVE
---	WATER VALVE
---	STAND PIPE
---	HYDRANT
---	VENT
---	PIPE
---	FUEL FILL
---	UTILITY POLE W/POLE NUMBER
---	UTILITY POLE/LIGHT POLE W/POLE NUMBER
---	BUILDING LIGHT
---	SIGN
---	DECIDUOUS TREE & TRUNK SIZE
---	FLOW DIRECTION
---	DETECTABLE WARNING PAD
---	CONCRETE
---	EDGE OF PAVEMENT
---	FILL OF DEBRIS
---	NO VISIBLE PIPE
---	FILL OF WATER
---	CONC. CURB
---	VITRIFIED
---	OVERHANG
---	BUILDING
---	ENCROACHMENT
---	POINT OF BEGINNING
---	UNOBTAINABLE
---	DOUBLE YELLOW LINE
---	AIR CONDITIONER
---	IRON FENCE
---	FILED MAP #2142 LOT NUMBER
---	CALCULATED BEARING OR DISTANCE
---	NT
---	POINT OF TANGENCY
---	POINT OF BEGINNING

SCHEDULE "A" LEGAL DESCRIPTION / DEED DESCRIPTION

PARCEL 1: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, DESIGNATED AS FOLLOWS:

PARCEL 1 - LOT NUMBERS 40, 41, 42 AND 43 IN BLOCK NO. 5, AND A TRIANGULAR GORE OF LAND ADJOINING SAID LOTS ON THE WEST, ON A CERTAIN MAP ENTITLED "MAP OF PARK HILL, THE PROPERTY OF THE AMERICAN REAL ESTATE COMPANY, SITUATED IN THE CITY OF YONKERS, NEW YORK, REVISION OF 1916", BY M. LORIN, CIVIL ENGINEER, MARCH 1, 1916, AND FILED IN THE OFFICE OF THE REGISTER OF THE COUNTY OF WESTCHESTER ON OCTOBER 24, 1916, AS MAP NUMBER 2142, SAID PLOT BEING BOUNDED AND DESCRIBED, ACCORDING TO SAID MAP, AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF MCLEAN AVENUE WITH THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE;

THENCE RUNNING NORTH 3 DEGREES 01 MINUTES 05 SECONDS WEST ALONG THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE 189.04 FEET;

THENCE STILL ALONG THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225 FEET A DISTANCE OF 32.64 FEET TO THE SOUTHEAST CORNER OF LOT 39 IN BLOCK 5 ON SAID MAP;

THENCE NORTH 53 DEGREES 28 MINUTES 25 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 39 IN BLOCK 5 ON SAID MAP AND ALONG LAND OF THE EQUITY ASSETS CORPORATION, 189.28 FEET TO OTHER LAND OF THE EQUITY ASSETS CORPORATION;

THENCE SOUTHERLY ALONG SAID LAND TO A POINT ON THE NORTHEASTERLY SIDE OF MCLEAN AVENUE WHERE THE WESTERLY LINE OF LOT 43 IN BLOCK 5 ON SAID MAP INTERSECTS THE SAME;

THENCE SOUTH 35 DEGREES 19 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHEASTERLY SIDE OF MCLEAN AVENUE, 74.52 FEET;

THENCE STILL ALONG THE SAME SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 536.20 FEET A DISTANCE OF 141.47 FEET;

THENCE STILL ALONG THE SAME SOUTH 50 DEGREES 28 MINUTES 45 SECONDS EAST, 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

ACREAGE 0.867

SURVEYOR'S DESCRIPTION BCP SITE AND ENVIRONMENTAL EASEMENT BEING LOT 51, 57, 59 & 61, BLOCK 203, CITY OF YONKERS, WESTCHESTER COUNTY, STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF MCLEAN AVENUE (75 FEET WIDE) WITH THE WESTERLY LINE OF VAN CORTLANDT PARK AVENUE (60 FEET WIDE);

RUNNING THENCE, ALONG THE WESTERLY LINE OF SAID VAN CORTLANDT PARK AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 02 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 189.04 FEET TO A POINT;

2. NORTHEASTERLY, A LONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 11 MINUTES 16 SECONDS EAST, 32.61 FEET, FOR AN ARC DISTANCE OF 32.64 FEET TO A POINT OF TANGENCY;

THENCE, ALONG THE DIVISION LINE BETWEEN THE PREMISES DESCRIBED HEREIN AND LOT 50, BLOCK 203, CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK (LANDS NOW OR FORMERLY OF SNL YONKERS, LLC), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 53 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 189.04 FEET TO A POINT;

2. SOUTH 31 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 117.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MCLEAN AVENUE;

THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 35 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 74.52 FEET TO A POINT;

2. SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 536.20 FEET, A CENTRAL ANGLE OF 15 DEGREES 07 MINUTES 01 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 53 MINUTES 15 SECONDS EAST, 141.06 FEET, FOR AN ARC DISTANCE OF 141.47 FEET TO A POINT OF TANGENCY;

3. SOUTH 50 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL, CONTAINS 37,779 SQUARE FEET OR 0.867 ACRES OF LAND, MORE OR LESS.

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNING OR ANY PERSON PREPARING TO BUILD THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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NOT A VALID ORIGINAL DOCUMENT UNLESS IT IS SIGNED AND SEALED BY THE SURVEYOR.

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #50256

DATE 10.06.2023

REVIEWED: G.D. APPROVED: W.T.W. DATE 02.12.2020 SCALE 1"=20' FILE NO. 07-170047-01 DWG NO. 1 OF 1

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EXHIBIT B

WRITTEN CONSENT

The undersigned, being a duly appointed Authorized Signatory of SNL Yonkers, LLC, does hereby certify as follows:

1. SNL Yonkers, LLC is the volunteer for the Brownfield Cleanup Program (BCP) Site located at 48 McLean Avenue (f/k/a 46-70 McLean Avenue) Tax ID: 51.61, BCP Site No.: C360211 (collectively the "BCP Site").

2. The following person, Joanne D.C. Foley, the Authorized Signatory of SNL Yonkers, LLC has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer SNL Yonkers, LLC in relation to the BCP Site.

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



SNL Yonkers, LLC

Name: Kurt Spring

Title: Authorized Person