



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**

Governor

**AMANDA LEFTON**

Commissioner

December 29, 2025

SNL Yonkers, LLC  
Attn: Kurt Spring  
1280 Massachusetts Avenue, Suite 400  
Cambridge, MA 02138  
[kurt@erillc.com](mailto:kurt@erillc.com)

Re: Certificate of Completion  
46-70 McLean Avenue Auto  
Repair Laundry Site  
Yonkers, Westchester County  
Site No. C360211

Dear Kurt Spring:

Congratulations on having satisfactorily completed the remedial program at the 46-70 McLean Avenue Auto Repair Laundry Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC by April 30, 2027.

If you have any questions, please do not hesitate to contact Matthew Hubicki, NYSDEC's project manager, at (518) 402-9605 or by email: [matthew.hubicki@dec.ny.gov](mailto:matthew.hubicki@dec.ny.gov)

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Linda Shaw, Knauf Shaw LLP ([Lshaw@nyenvlaw.com](mailto:Lshaw@nyenvlaw.com))  
Kevin Kleaka, IEEG ([kkleaka@impactenvironmental.com](mailto:kkleaka@impactenvironmental.com))  
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ec w/o enc.:

Michael Murphy, NYSDEC OGC ([michael.murphy1@dec.ny.gov](mailto:michael.murphy1@dec.ny.gov))  
Steven McCague, NYSDEC Region 3 ([steven.mccague@dec.ny.gov](mailto:steven.mccague@dec.ny.gov))  
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File/DecDocs

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

SNL Yonkers, LLC

**Address**

1280 Massachusetts Avenue, 4th Floor, Suite 400, Cambridge, MA

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 2/26/21 **Agreement Execution:** 5/12/21

**Agreement Index No.:**C360211-05-21

**Application Amendment Approval:** 10/13/23

**Agreement Amendment Execution:** 10/13/23

**Application Amendment Approval:** 2/21/24

**Agreement Amendment Execution:** 2/21/24

**SITE INFORMATION:**

**Site No.:** C360211 **Site Name:** 46-70 McLean Avenue Auto Repair Laundry Site

**Site Owner:** SNL Yonkers, LLC

**Street Address:** 48 McLean Avenue (f/k/a 46-70 McLean Avenue)

**Municipality:** Yonkers **County:** Westchester **DEC Region:** 3

**Site Size:** 0.867 Acres

**Tax Map Identification Number(s):** 1-203-51.61

**Percentage of site located in an EnZone:** 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 2: Restricted use with generic soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as Control No. 631933465.

## **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

## **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

## **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/27/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

**Exhibit A**

**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

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 (50 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;

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 189.44 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 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

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

**Exhibit B**

**Site Survey**



**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**46-70 McLean Avenue Auto Repair Laundry Site, Site ID No. C360211**  
**48 McLean Avenue, Yonkers, NY 10705**

**City of Yonkers, Westchester County, Tax Map Identification Number: SBL# 1-203-51.61**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to SNL Yonkers, LLC for a parcel approximately 0.867 acres located at 48 McLean Avenue in Yonkers, Westchester County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

**PLEASE TAKE NOTICE**, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as Control No. 631933465.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**46-70 McLean Avenue Auto Repair Laundry Site, C360211**  
48 McLean Avenue, Yonkers, NY 10705

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 located at 21 South Putt Corners Rd, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360211/>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

SNL Yonkers, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_, 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 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.

\_\_\_\_\_  
Signature and Office of individual taking acknowledgement

**Please record and return to:** Kurt Spring  
SNL Yonkers, LLC  
1280 Massachusetts Avenue, Suite 400  
Cambridge, MA 02138



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
12/23/2025



**SITE DESCRIPTION**

**SITE NO.** C360211

**SITE NAME** 46-70 McLean Avenue Auto Repair Laundry Site

**SITE ADDRESS:** 48 McLean Avenue (f/k/a 46-70 McLean Avenue) **ZIP CODE:** 10705

**CITY/TOWN:** Yonkers

**COUNTY:** Westchester

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

**SITE MANAGEMENT PLAN INCLUDES:** YES NO

IC/EC Certification Plan    
Monitoring Plan    
Operation and Maintenance (O&M) Plan

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

**Description of Institutional Control**

**SNL Yonkers, LLC**

1280 Massachusetts Avenue

**48 McLean Avenue**

Environmental Easement

Block: 203

Lot: 51

Sublot: .61

Section: 1

Subsection:

S\_B\_L Image: 1-203-51.61  
Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**SNL Yonkers, LLC**

1280 Massachusetts Avenue

**48 McLean Avenue**

Environmental Easement

Block: 203

Lot: 51

Sublot: .61

Section: 1

Subsection:

S\_B\_L Image: 1-203-51.61

Monitoring Wells

Vapor Mitigation