

Allstate Acquisitions LLC
Brownfield Cleanup Program Application
Firestone Tire & Auto Repair Site
316 Huguenot Street
New Rochelle, New York 10801



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting.
February 2021



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 Acquisitions LLC		
ADDRESS 13 Hayes Court, Unit 101		
CITY/TOWN Monroe, NY		ZIP CODE 10950
PHONE (845) 537-0471	FAX NA	E-MAIL <small>abraham@allstateventures.com; mikel@allstatedevelopers.com</small>
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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?	<input type="checkbox"/> Investigation <input checked="" type="checkbox"/> Remediation
<p>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.</p>	
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> 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
Chlorinated Solvents			
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

*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 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: Tire and Auto Repair _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Firestone Tire and Auto Repair Site

ADDRESS/LOCATION 316 Huguenot Street

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) 0.281

LATITUDE (degrees/minutes/seconds)

40 ° 54 ' 30.4 "

LONGITUDE (degrees/minutes/seconds)

73 ° 47 ' 03.9 "

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
316 Huguenot Street	2	415	13	0.281

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, Esq., 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 **Allstate Acquisitions LLC** OWNERSHIP START DATE: **10/8/19**

ADDRESS **13 Hayes Court, Unit 101**

CITY/TOWN **Monroe, NY** ZIP CODE **10950**

PHONE (845) 537-0471	FAX NA	E-MAIL abraham@allstateventures.com; mikel@allstatedevelopers.com
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CURRENT OPERATOR'S NAME **Kent Supply c/o Frank Nicosia**

ADDRESS **316 Huguenot Street**

CITY/TOWN **New Rochelle, NY** ZIP CODE **10801**

PHONE 914-632-1470	FAX NA	E-MAIL Info@kentsupply.com
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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?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

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? DB-DO2 Overlay Zone

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

See Support Narrative

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

Yes No

See Support Narrative

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

See Support Narrative

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 the Sole Member (title) of Allstate Acquisitions LLC (entity); 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: 2/15/2021

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: Firestone Tire and Auto Repair Site **Site Address:** 316 Huguenot Street
City: New Rochelle, New York **County:** Westchester **Zip:** 10801

Tax Block & Lot
Section (if applicable): 2 **Block:** 415 **Lot:** 13

Requestor Name: Allstate Acquisitions LLC **Requestor Address:** 13 Hayes Court, Unit 101
City: Monroe, NY **Zip:** 10950 **Email:** abraham@allstateventures.com; mikel@allstateventures.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, Esq., 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:

- A. 2018 May Geophysical Survey Report by Underground Surveying LLC Prepared for Team Environmental
- B. 2018 June Spill File # 1802819 Report
- C. 2018 July Spill Remedial Action Report by Northeast Environmental for Vinek
- D. 2019 October Phase I Environmental Site Assessment by Team Environmental for Allstate Ventures LLC
- E. 2020 August Environmental Business Consultants (EBC) Data Phoenix Labs Report
- F. 2020 August Spill File # 2003772 Report
- G. 2020 September American Geophysics Report
- H. 2021 February SESI Remedial Investigation Report (RIR)
- I. 2021 February SESI Remedial Action Work Plan (RAWP)

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is Allstate Acquisitions LLC, a New York limited liability company, located at 13 Hayes Court, Unit 101, Monroe, NY 10950. *See Exhibit A, NYSDOS Entity Information.*

Mikel Jeremias is the sole member of Allstate Acquisitions LLC, the Fee Owner of 316 Huguenot Street.

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

As further described below in Section IV, the Site is located at 316 Huguenot Street, New Rochelle, New York 10801, Tax Parcel Identification No. 2-415-0013 (“Site” or “BCP Site”).

Requestor has owned the Site only slightly over a year since late October 2019. *See Section VI and Exhibits C Deed.*

The Requestor did acquire the Site from Allstate Ventures LLC, which is an affiliated company, and which entity owned these lots from July 25, 2018 until October 8, 2019. However, Allstate Ventures LLC acquired these two lots after the on-Site Spill # 1802819 was closed subsequent to removal of all known underground storage tanks (USTs) and alleged remediation of impacted soils. In addition, Allstate Ventures LLC did perform a Phase I environmental report in October 2018, which indicated there were no Recognized Environmental Conditions (RECs), and which was provided to affiliated and newly formed Requestor prior to its acquisition of this Site in October 2019. Therefore, the Requestor acquired the Site based on a clean Phase I report. Neither Allstate Ventures LLC nor the Requestor knew there were any remaining contamination issues on this Site until recent investigations revealed contamination and additional USTs not known to exist before the Requestor or Allstate Ventures LLC’s involvement with the Site.

Recent investigation for a lender revealed contamination was still present despite the Spill closure letter and clean Phase I report. A new spill was reported on the Site, which was given Spill #2003772, because the consultant smelled petroleum contamination in borings during the Site investigation work. The Requestor subsequently learned about the BCP to address the contamination and remove two USTs that may still be present. Since the Requestor 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 report, and was unaware any contamination even existed on the Site prior to acquisition, the Requestor meets the definition of a Volunteer.

SECTION II - PROJECT DESCRIPTION

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

4. Short Project Description

The plan for the 316 Huguenot Street parcel calls for demolition of the existing structures and the construction of a mixed-use structure. The structure will contain 190 residential apartments, a multi-level garage with parking for 170 vehicles, and retail/commercial space.

Schedule- Commencement through COC

A Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) have both been submitted with this application. The Requestor was ready to commence construction of the Project above when the contamination was unexpectedly identified. Since the 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 6 months of the submission of the application, which includes two months for DEC comments on the two reports or July 2021. The goal is to commence remediation as soon as possible and to potential earn a Certificate of Completion in 2021 or early 2022.

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. 2018 May Geophysical Survey Report by Underground Surveying LLC Prepared for Team Environmental
- B. 2018 June Spill File # 1802819 Report
- C. 2018 July Spill Remedial Action Report by Northeast Environmental for Vinek
- D. 2019 October Phase I Environmental Site Assessment by Team Environmental for Allstate Ventures LLC
- E. 2020 August Environmental Business Consultants (EBC) Data Phoenix Labs Report
- F. 2020 August Spill File # 2003772 Report
- G. 2020 September American Geophysics Report
- H. 2021 February SESI Remedial Investigation Report (RIR)
- I. 2021 February SESI 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 for the 0.281-acre Site corresponds 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 0.281-acre Site is located at 316 Huguenot Street, New Rochelle, New York 10801 on Tax Parcel 2-415-13. 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 north of Centre Avenue and east of Huguenot Street. The Site is walking distance from the New Rochelle Metro-North train station.

B. Site Features

The 316 Huguenot Street Parcel is currently improved with a one-story wood/steel frame commercial structure, which still houses a retail plumbing home improvement business. The building is slab on grade with a partial mezzanine level storage area. The building was constructed around 1957 to house a Firestone Tire & Auto Repair Business. Paved parking areas are located on both the Huguenot Street and Westchester Place sides of the building.

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 316 Huguenot Street Parcel is currently located in the Downtown Business (DB) District. The parcel is currently or was 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. The Site is not located in a flood zone. See Exhibit I, Flood Plain Map.

D. Past Use of the Site

1. Past Uses of the Site

Based on aerial photographs, historical Sanborn maps, and information obtained from the City of New Rochelle Tax Assessor's Office, the historical uses of the Site include the following uses. Historical Sanborn maps identified the property as undeveloped from 1887-1911. Between 1911 and 1951, the Site was improved with a retail filling station and an automotive repair garage. Maps of the subject property from 1931 and 1951 show the "filling station" and three gasoline tanks within the northern most section of the parcel. In 1957, a Building Permit was issued for the existing commercial structure for Firestone Tire & Auto Repair Shop. The "T-shaped" building contained a vehicle service area and storage/sales rooms. A 1990 fire insurance map noted that the building was vacant. The building was operated as a retail home improvement business prior to being used by Kent Supply Company, which now temporarily operates a plumbing supply company at the Site but is a month-to-month tenant. Prior to 2002, the City of New Rochelle is listed as the owner of the Site. McCosker Equities Ltd. purchased the Site in 2002. Vinek Holding Corp. purchased the property from McCosker Equities Ltd. in 2009. Allstate Ventures LLC purchased the property in July 2018 from Vinek Holding Corp. and then finally the Requestor purchased the Site in October 2019.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this application.

In May 2018, Underground Surveying, LLC performed a geophysical survey at 316 Huguenot Street for TEAM Environmental Consultants (TEAM). The purpose of the survey was to search for evidence of underground storage tanks (UST). The survey was performed with ground penetrating radar and magnetic locator technology. Underground Surveying concluded that there appeared to be an UST in the front parking area of the property. The UST was approximately 3-4 feet deep. Underground Surveying also detected an anomaly in the rear parking area of the property. The anomaly was approximately 1-2 feet deep. No other USTs were identified.

In June 2018, Northeast Environmental Inc. (Northeast) was retained by Vinek Corporation for the removal of three (3) USTs located during the May 2018 geophysical survey. Petroleum impacted soils were discovered, so the NYSDEC Spills Hotline was contacted. NYSDEC Spill #1802819 was assigned. Remedial efforts for the impacted soil commenced on June 13, 2018. After soil was removed from the rear of the property, Northeast observed a 550-gallon UST. The contents were pumped out and the tank was de-gassed. The tank was cut open to allow cleaning of residual petroleum and sludge. The tank was removed, and the surround soils were inspected for a petroleum release. Northeast concluded that soils would require remediation.

Northeast also removed soils from the asphalt parking area. A previously abandoned 1,000-gallon UST and a 300-gallon UST were discovered. The larger UST was filled with K-Crete. Northeast did not observe any liquids or residual sludge in the 300-gallon UST. Both USTs were removed, and the soil was inspected for petroleum release. Northeast concluded that the soils would require remediation and that the presence of petroleum impacted soil is most likely a result of the property's previous use as a fuel station because fuel USTs were maintained on site. The fuel USTs had previously been removed.

Northeast then removed 17.91 tons of petroleum impacted soil from the rear of the property and 549.82 tons of petroleum impacted soil from front of the structure. The excavation in the front of the property reached depths of 20 feet below grade surface (ft-bgs). Groundwater was not encountered during the removed of petroleum impacted soil. Northeast collected post excavation soil samples. No VOCs or SVOCs were observed in exceedance of the NYSDEC standards within the samples.

Since post-remediation endpoint sampling showed levels of contaminants in the range of non-detect to below NYSDEC regulatory standards, Northeast recommended no further remedial work and requested that the NYSDEC spill case file No. 1802819 be deemed inactive. The Spill Incident was formally closed on July 23, 2018.

TEAM was retained by the Allstate Ventures LLC to evaluate the past uses of the Site in the 2019 Phase I Investigation reports for the Subject Property located at 316 Huguenot Street. TEAM concluded that there were no significant or immediate environmental liability issues or "recognized environmental conditions" (RECs) associated with the subject property.

In August 2020, Environmental Business Consultants (EBC) was authorized to perform testing on the Site. During that testing, a gasoline spill was reported to the NYSDEC by EBC when the consultant smelled petroleum. Spill # 2003772 was assigned and is considered open on the NYSDEC Spill Incidents Database.

In September 2020, at the request of SESI Engineering, 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 site that is not part of this application. Metallic anomalies consistent with USTs were detected on the adjacent parcel, not the parcel that is the subject of this application.

In September and October of 2020, SESI Consulting Engineers (SESI) was authorized by Requestor Allstate Acquisitions LLC to conduct a Remedial Investigation (RI) at the Site. The February 2021 Remedial Investigation Report (RIR) summarizes the results of the RI and prior investigations on the Site. The RI was conducted in accordance with the NYSDEC DER-10. The RI consisted of collecting eleven (11) soil samples from nine (9) soil borings, three (3) groundwater samples, and two (2) soil vapor samples. The samples were collected for the investigation Areas of Concern (AOCs) that were identified by

TEAM. The February 2021 Remedial Investigation Report (RIR) identified that the primary contaminants of concern were SVOCs and metals in soil, and VOCs, SVOCs, and metals in groundwater. VOCs were detected in soil vapor samples, but the detections did not exceed the NYSDOH Sub-slab Matrix B Lower Threshold Level. However, significant petroleum related vapors were detected. PFOA and PFOS were not reported at concentrations exceeding the MCL standard of 10 ppt in the three groundwater samples. *See* Section IV.10.F for full Environmental Assessment. The RIR noted that contaminated soil underlying the entire Site ranges from grade to 7 feet below grade surface (ft-bgs). The RI determined that remedial action needs to be implemented to remediate the contaminated soil and groundwater risks. Further soil evaluation is also needed to address VOCs detected in soil vapor.

In February of 2021, SESI was authorized to create a Remedial Action Work Plan (RAWP) for the Site. The February 2021 RAWP was created to address the planned Conditional Track 1 remedial action to remediate the nature and extent of contamination as determined from data gathered by Eastern Business Consultants (EBC) in August 2020 and during the RI. Since Track 1 was selected the Volunteer as the preferred remedial alternative, other alternatives were not analyzed as contingencies. The objective of the remedy is to achieve a cleanup that is the most protective of the human health and the environment and that does not rely on Engineering or Institutional Controls (ECs and ICs). Soil and materials management on the Site will be conducted in accordance with the Soil Management Plan. Groundwater cleanup objective will be the NYSDEC TOGS Ambient Water Quality Standards (AWQS). Soil vapor mitigation objective will be the NYSDOH Guidance Values and Decision Matrices for specific contaminants of concern.

Remedial actions for a Track 1 the Site include the following:

- Installation of a support excavation system to stabilize the soils prior to excavation;
- Dewatering because soil exaction will range from 11 to 21 ft-bgs across the Site;
- Excavation of all Site soils exceeding the USCO and therefore achieving Track 1 for soils for the entire Site;
- Installation of ECs and ICs, such as monitored natural attenuation (MNA) to monitor change in groundwater contaminants for a period of less than five years;
- 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;
- Recording of an Environmental Easement (EE) for the entire Site;
- The creation of a Site Management Plan (SMP) for the Site; and
- If a Track 1 cleanup cannot be achieved for the Site, preparation of a Site Management Plan, for the conditional Track 1 or Track 2, for long term management of a residual contamination as required by the EE, particularly as they pertain to future phases of construction, including plans for: (1) ICs and ECs, (2) groundwater and soil vapor monitoring, and (3) reporting.

Remedial actions for a Track 2 remediation include the following:

- Dewatering because soil exaction will range from 11 to 21 ft-bgs across the Site;
- Excavation of soils on the Site;

- Installation of a cover system depending on the depth of excavation and the contaminants remaining after soil excavation;
- Installation of ECs and ICs, such as monitored natural attenuation (MNA) to monitor groundwater contaminants;
- 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
- The creation of a SMP and EE to ensure that the ICs and ECs are maintained until no longer required by the NYSDEC and the NYSDOH.

In the event that a Track 1 or Track 2 remedy cannot be achieved on the site, a Track 4 remedy will be implemented on the site.

Off-site disposal of all material removed from the Site will be documented in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal. The import of backfill will also be in compliance with all Federal, State, and local rules and regulations. A SESI Remedial Engineer will oversee all responsibilities associated with the Remedial Action.

E. Site Geology and Hydrogeology

A historic fill layer is present under the current asphalt parking lot from 3.5 to 7 ft-bgs. The Site's subsurface soils are composed of dark brown and gray coarse to fine grained sand, gravel and clay to depths of 6 to 15 ft-bgs. At 15 ft-bgs, weathered bedrock is present. According to the 1970 Geologic Map of New York - Lower Hudson Sheet - published by the University of the State of New York, the underlying bedrock of the Site is of the Hartland Formation and is comprised of primarily basal amphibolite gneiss overlain by polytictic schists.

According to the United State Geological Survey (USGS), the Site's average topographic elevation is approximately 107-feet above mean sea level. The Site is a relatively flat with regional topography sloping to the west. Groundwater was encountered at depths ranging from 4 ft-bgs to 8 ft-bgs and groundwater flow direction is anticipated to flow with the surface elevation profile to the west. The Site is not located in a flood zone. *See Exhibit I Flood Map.*

F. Environmental Assessment

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

SOIL:

SVOC Restricted Residential Soil Cleanup Objective (RRSCO) exceedances included:

- Benzo(a)anthracene in two borings at 2.8 and 6.1 mg/kg exceeded the RRSCO of 1 mg/kg between grade and 7 ft-bgs.
- Benzo(a)pyrene in two borings at 3.5 and 5.3 mg/kg exceeded the RRSCO of 1 mg/kg between grade and 7 ft-bgs.
- Benzo(b)fluoranthene in two borings at 4.2 and 5.7 mg/kg exceeded the RRSCO of 1 mg/kg between grade and 7 ft-bgs.
- Chrysene in two borings at 3.6 and 6 mg/kg exceeded the RRSCO of 3.9 mg/kg between grade and 7 ft-bgs.
- Dibenzo(a,h)anthracene in two borings at 0.73 and 1 mg/kg exceeded the RRSCO of 0.33 mg/kg between grade and 7 ft-bgs.
- Indeno(1,2,3-cd)pyrene in three borings at 0.53, 2.6 and 3.2 mg/kg exceeded the RRSCO of 0.5 mg/kg between grade and 7 ft-bgs.

Metal Restricted Residential Soil Cleanup Objective (RRSCO) exceedances included:

- Arsenic in one boring at 16.9 mg/kg exceeded the RRSCO of 16 mg/kg between grade and 9 ft-bgs.
- Lead in three borings at 518, 550, and 1,390 mg/kg exceeded the RRSCO of 400 mg/kg between grade and 9 ft-bgs.

GROUNDWATER:

VOC NYSDEC AWQS exceedances included:

- Benzene in one boring at 2.1 µg/L exceeded NYSDEC AWQS of 1 µg/L.

SVOCs NYSDEC AWQS exceedances included:

- Benzo(a)anthracene in one boring at 0.03 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(a)pyrene in one boring at 0.29 µg/L exceeded NYSDEC AWQS of 0 µg/L.
- Benzo(b)fluoranthene in one boring at 0.38 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Benzo(k)fluoranthene in one boring at 0.16 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Chrysene in one boring at 0.29 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.
- Indeno(1,2,3-cd) pyrene in one boring at 0.21 µg/L exceeded NYSDEC AWQS of 0.002 µg/L.

Metal NYSDEC AWQS exceedances included:

- Barium in one boring at 1,159 µg/L exceeded NYSDEC AWQS of 1,000 µg/L.
- Beryllium in one boring at 3.62 µg/L exceeded NYSDEC AWQS of 3 µg/L.
- Chromium in one boring at 190.2 µg/L exceeded NYSDEC AWQS of 50 µg/L.
- Copper in one boring at 619.1 µg/L exceeded NYSDEC AWQS of 200 µg/L.

- Iron in three borings at 1,710, 7,300 and 137,000 µg/L exceeded NYSDEC AWQS of 300 µg/L.
- Lead in one boring at 388.9 µg/L exceeded NYSDEC AWQS of 25 µg/L.
- Magnesium in one boring at 36,900 µg/L exceeded NYSDEC AWQS of 35,000 µg/L.
- Manganese in three borings at 720.8, 1,012, and 4,312 µg/L exceeded NYSDEC AWQS of 300 µg/L.
- Nickel in one boring at 153.6 µg/L exceeded NYSDEC AWQS of 100 µg/L.
- Sodium in one boring at 140,000 exceeded NYSDEC AWQS of 20,000 µg/L.
- Thallium in one boring at 1.74 µg/L exceeded NYSDEC AWQS of 0.5 µg/L.

SOIL VAPOR:

While there are no NYS Soil Vapor guidance screening levels for petroleum, petroleum hydrocarbon (PHC) VOCs, including benzene (315 µg/m³), 1,2,4-trimethylbenzene (375 µg/m³), 1,3,5-trimethylbenzene (109 µg/m³), 1,3-Butadiene (33.6 µg/m³), 2,2,4-Trimethylbenzene (509 µg/m³), 4-Ethyltoluene (54.1 µg/m³), 2-Butanone (30.1 µg/m³), ethylbenzene (229 µg/m³), heptane (615 µg/m³), cyclohexane (198 µg/m³), n-hexane (1,180 µg/m³), isopropanol (24.4 µg/m³), xylenes (1,295 µg/m³), and toluene (1,730 µg/m³). In addition, solvents including tetrachloroethene (PCE-9.83 µg/m³) were identified, but at concentrations not exceeding the NYSDOH Matrix A and Matrix B Lower Threshold Levels.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form regarding the Requestor's representative, consultant and counsel.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Allstate Acquisitions LLC is the current owner of the 316 Huguenot Street Parcel. Allstate Acquisitions LLC purchased the parcel in October 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 Requestor's relationship to each owner and operator. Exhibit D also includes the prior operators' use of the Site, which generally included use as filling stations, a tire and auto repair facility, parking garages, commercial uses, and some residential uses.

The current operator is a month to month tenant called Kent Supply, which is a plumbing supply store and warehouse.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

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

11. Unregistered bulk storage tanks

According to a September 2020 Geophysical Investigation at the Subject Property, there are two metallic subsurface anomalies consistent with USTs near the entrance of the 316 Huguenot Street property. These anomalies indicate that there may be unregistered storage tanks on the Site. These tanks were not known to exist based on a prior Geophysical Investigation in 2018.

REQUESTOR'S CERTIFICATION

The Requestor has 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. When the Requestor entity, and its affiliated company Allstate Ventures LLC recently purchased the Site, both entities relied on environmental due diligence reports and the subsequent remediation effort performed, which resulted in a NYSDEC issued Spill Closure letter. The Requestor and Allstate Ventures LLC assumed the Site was clean upon acquisition. A recent investigation for a lender revealed contamination was still present despite the remediation effort performed to close the pre-acquisition spill, new spills were reported and the Requestor learned about the BCP to address the contamination. Since the Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site, and relied upon remediation work that results in a spill closure letter, along with due diligence reports that did not reveal continued Site contamination, the Requestor meets the definition of a Volunteer. The Requestor certifies it did not cause any of the contamination of the Site, which predates the Requestor's and Allstate Venture LLC's involvement at the Site, and relied upon site environmental due diligence reports, remediation performed and a NYSDEC Spill Closure letter, when it acquired the Site believing it to be clean upon acquisition. As a result, the Requestor meets the definition of a Volunteer, which acquired the Site after the documented disposal that occurred before Site acquisition.

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 petroleum and auto repair related 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

The Site is currently being used by Kent Supply, a tenant, which is a commercial / retail plumbing supply business.

3. Intended Use Post Remediation

Post remediation use of the Site will consist of a mixed-use commercial and residential building. 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 Districts. 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. Therefore,

this Project is consistent with the DB/DO-2 overlay zoning.

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

Yes, the project is consistent with the Downtown Business (DB)/ DO-2 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 development.

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 19, 2020.

Selected Entity Name: ALLSTATE ACQUISITIONS LLC

Selected Entity Status Information

Current Entity Name: ALLSTATE ACQUISITIONS LLC

DOS ID #: 5627577

Initial DOS Filing Date: SEPTEMBER 25, 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 ACQUISITIONS 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
SEP 25, 2019	Actual	ALLSTATE ACQUISITIONS 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.

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[Homepage](#) | [Contact Us](#)

EXHIBIT B

SOLE MEMBER WRITTEN CONSENT

The undersigned, being a Sole Member of Allstate Acquisitions LLC does hereby certify as follows:

1. Allstate Acquisitions LLC is the owner of 316 Huguenot Street, New Rochelle, New York 10801 (Tax Parcel Identification No. 2-415-0013) (hereinafter the "BCP Site").
2. Mikel Jeremias, as the sole member of Allstate Acquisitions 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 Volunteer Allstate Acquisitions LLC.

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


Mikel Jeremias, Sole Member

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.



592843002DED002X

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-142878 (AC)

Document Details

Control Number: **592843002** Document Type: **Deed (DED)**
 Package ID: 2019101100003001001 Document Page Count: **4** Total Page Count: **5**

Parties

Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: ALLSTATE VENTURES LLC - Other 1: ALLSTATE ACQUISITIONS LLC - Other
 2: 2:

Property

Additional Properties on Continuation page

Street Address: 316 HUGUENOT STREET Tax Designation: 2-415-13
 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: 4069

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/16/2019 at 02:12 PM
 Control Number: **592843002**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Ronald 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 8th day of October, 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

ALLSTATE ACQUISITIONS 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 Vinek Holding Corp. to the Grantor herein dated July 10, 2018 and recorded in the Westchester County Clerk's Office on July 25, 2018 as Control Number 581973302.

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.

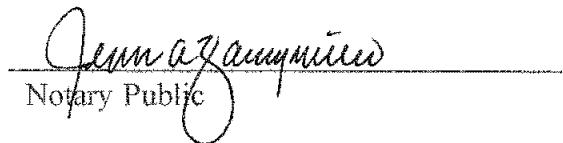
IN PRESENCE OF:

ALLSTATE VENTURES, LLC

By: 
Mikel Jeremias, Member

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

On this 8th day of October, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared MIKEL 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 23
Commission Expires February 28, 20

AmTrust Title Insurance Company

Title No.: MTANY-127651

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain plot, piece or 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 Lots No. 4, 5, 6 and 7 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 which said map is filed in the Office of the County Clerk of Westchester County, formerly Register's Office, October 8, 1918, in Volume 49 of maps at page 10, and being more particularly bounded as follows:

BEGINNING at a point on the southerly line of Huguenot Street in the City of New Rochelle, which said point is distant 85.80 feet easterly from the easterly intersection of the southerly side of Huguenot Street and the easterly line of Center Avenue;

RUNNING THENCE southerly, south 23 degrees 31 minutes 21 seconds east 123.82 feet to the northerly side of Westchester Place;

THENCE easterly along the northerly line of Westchester Place, north 36 degrees 10 minutes 56 seconds east 121.95 feet;

THENCE northerly, north 27 degrees 30 minutes 30 seconds west 113.70 feet to the southerly line of Huguenot Street;

THENCE westerly along the southerly line of Huguenot Street, south 38 degrees 46 minutes 50 seconds west 110 feet to the point or place of BEGINNING.

NOTE: Being Section 2, Block(s) 415, Lot(s) 13, 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

ALLSTATE ACQUISITIONS LLC

Section 2

Block 415

Lot 0013

County or Town City of New Rochelle
Westchester County

Street Address 316 Huguenot Street
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]

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.



581973302DED0012

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-127651 MK

Document Details

Control Number: **581973302** Document Type: **Deed (DED)**
 Package ID: 2018071600174001003 Document Page Count: **3** Total Page Count: **4**

Parties

Additional Parties on Continuation page

1st PARTY **2nd PARTY**
 1: VINEK HOLDING CORP - Other 1: ALLSTATE VENTURES LLC - Other
 2: 2:

Property

Additional Properties on Continuation page

Street Address: 316 HUGUENOT STREET Tax Designation: 2-415-13
 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: \$20.00
 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: **\$315.00**

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: \$3,670,000.00
 Transfer Tax: \$14,680.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 16514

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/25/2018 at 09:27 AM
 Control Number: **581973302**
 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

Consult your lawyer before signing this Instrument – this Instrument should be used by lawyers only

THIS INDENTURE, made the 10th day of July, in the year 2018

between Vinek Holding Corp.
34 Evans Street, 2nd Floor
New Rochelle, NY 10801

party of the first part,

and Allstate Ventures LLC
13 Hayes Court, # 201
Monroe, NY 10950

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00) and other consideration 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

SEE SCHEDULE A
ANNEXED HERETO AND MADE A PART HEREOF

BEING AND INTENDED TO BE the same premises conveyed to Grantor herein by deed from McCosker Equities, Ltd. Dated December 11, 2009 and recorded January 15, 2010 in the Westchester County Register's/Clerk's Office in Control # 493620669.


Premises known as 316 Huguenot Street, New Rochelle, New York 10801

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, 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 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 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:



VINEK HOLDING CORP.
By: Elliot Kracko *Auth sign.*

AmTrust Title Insurance Company

Title No.: MTANY-127651

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain plot, piece or 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 Lots No. 4, 5, 6 and 7 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 which said map is filed in the Office of the County Clerk of Westchester County, formerly Register's Office, October 8, 1918, in Volume 49 of maps at page 10, and being more particularly bounded as follows:

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RUNNING THENCE southerly, south 23 degrees 31 minutes 21 seconds east 123.82 feet to the northerly side of Westchester Place;

THENCE easterly along the northerly line of Westchester Place, north 36 degrees 10 minutes 56 seconds east 121.95 feet;

THENCE northerly, north 27 degrees 30 minutes 30 seconds west 113.70 feet to the southerly line of Huguenot Street;

THENCE westerly along the southerly line of Huguenot Street, south 38 degrees 46 minutes 50 seconds west 110 feet to the point or place of BEGINNING.

NOTE: Being Section 2, Block(s) 415, Lot(s) 13, 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

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York)
County of Westchester) ss:

On the 10th day of July in the year 2018 before me, the undersigned, personally appeared Elliot Kracko, 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

THOMAS R CLARK
Notary Public, State of New York
No. 01CL5010137
Qualified in Dutchess County
Commission Expires March 29, 2019

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

Title No. MTANY-127651

SECTION: 2

BLOCK: 415

LOT: 13

CITY: NEW ROCHELLE

COUNTY: WESTCHESTER

STREET ADDRESS: 316 HUGUENOT STREET

VINEK HOLDING CORP.

-to-

ALLSTATE VENTURES LLC

Record & Return to:

RONALD S. KOSSAR, ESQ.
402 EAST MAIN STREET, PO BOX 548
MIDDLETOWN, NEW YORK 10940

EXHIBIT D

PREVIOUS OWNERS & OPERATORS LIST

Firestone Tire and Auto Repair Site

316 Huguenot Street

New Rochelle, New York 10801

Year	Contact Information	Status	Relation to Requestor
316 Huguenot Street (2-415-0013)			
Owner			
Unknown – 1993	Owasco River Railway, Inc (Predeceased by New Haven and Hartford Railroad Company) Address: 301 East Fourth Street, 15 th Floor Phone: (212) 894-8940 Cincinnati, Ohio 45202	Active	None
1993-2002	City of New Rochelle Address: 515 North Avenue Phone: (914) 654-2000 New Rochelle, New York 10801	Active	None
2002-2009	McCosker Equites, LTD Address: 25 Leroy Place, Suite 209 Phone: Unknown New Rochelle, New York 10805	Inactive 01/29/2016	None
2009-2018	Vinek Holding Corp Address: 34 Evans Street Phone: Unknown New Rochelle, New York 10801	Active	None
July 2018-October 2019	Allstate Ventures LLC Address: 13 Hayes Ct, Suite 101 Phone: Unknown Monroe, New York 10950	Active	Grantor
October 2019-Present	Allstate Acquisitions LLC Address: 13 Hayes Ct, Suite 101 Phone: Unknown Monroe, New York 10950	Active	Requestor
Operator			
1887-1911	Undeveloped (according to Sanborn Fire Insurance Maps)	n/a	None
1931-1951	One-story “Filling Station” with three associated gasoline tanks within the northern section of the parcel	n/a	None
1957-Unknown	Firestone Tire and Automotive Repair Center Address: 200 4 th Avenue South Phone: 1 (800) 367-3872 Nashville, Tennessee	Active	None
1990	Vacant	n/a	None
1990-2003	“Store”	n/a	None
Present	Kent Supply Company (Plumbing Supply Store/Warehouse) Address: 316 Huguenot Street Phone: (914) 632-1470 New Rochelle, New York 10801	Active	Current Operator

EXHIBIT E

N:\ACAD\11513\BCP\316 HUGUENOT\11513 - FIG-4.1 - SOIL BORING LOCATIONS & CONCENTRATIONS PLAN.DWG 11/24/20 02:31:53PM. aas. LAYOUT: FIG-4.1

	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

316B2 FILL		
METALS BY 6010B mg/kg	Result (mg/kg)	Q
Chromium	35	

316B4 FILL		
METALS BY 6010B mg/kg	Result (mg/kg)	Q
Arsenic	16.9	
Copper	77.1	
Lead	518	
Mercury	0.3	
Zinc	149	
SVOC BY 8270B mg/kg		
Benzo(a)anthracene	2.8	
Benzo(a)pyrene	3.5	
Benzo(b)fluoranthene	4.2	
Benzo(k)fluoranthene	3.1	
Chrysene	3.6	
Dibenzo(a,h)anthracene	0.73	
Indeno(1,2,3-cd)pyrene	2.6	

316B6 FILL		
METALS BY 6010B mg/kg	Result (mg/kg)	Q
Lead	107	

SB-4 (1-2)		
SVOC BY 8270B mg/kg	Result (mg/kg)	Q
Indeno(1,2,3-cd)pyrene	0.53	
METALS BY 6010B		
Copper	62.6	
Mercury	0.294	
Zinc	177	
Lead	550	

316B3 FILL		
METALS BY 6010B mg/kg	Result (mg/kg)	Q
Lead	276	
Mercury	0.33	
Zinc	149	
SVOC BY 8270B mg/kg		
Benzo(a)anthracene	6.1	
Benzo(a)pyrene	5.3	
Benzo(b)fluoranthene	5.7	
Indeno(1,2,3-cd)pyrene	3.2	
Benzo(k)fluoranthene	3.4	
Chrysene	6	
Dibenzo(a,h)anthracene	1	

316B5 FILL		
METALS BY 6010B mg/kg	Result (mg/kg)	Q
Copper	58.4	
Lead	1390	
Zinc	120	

- 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.

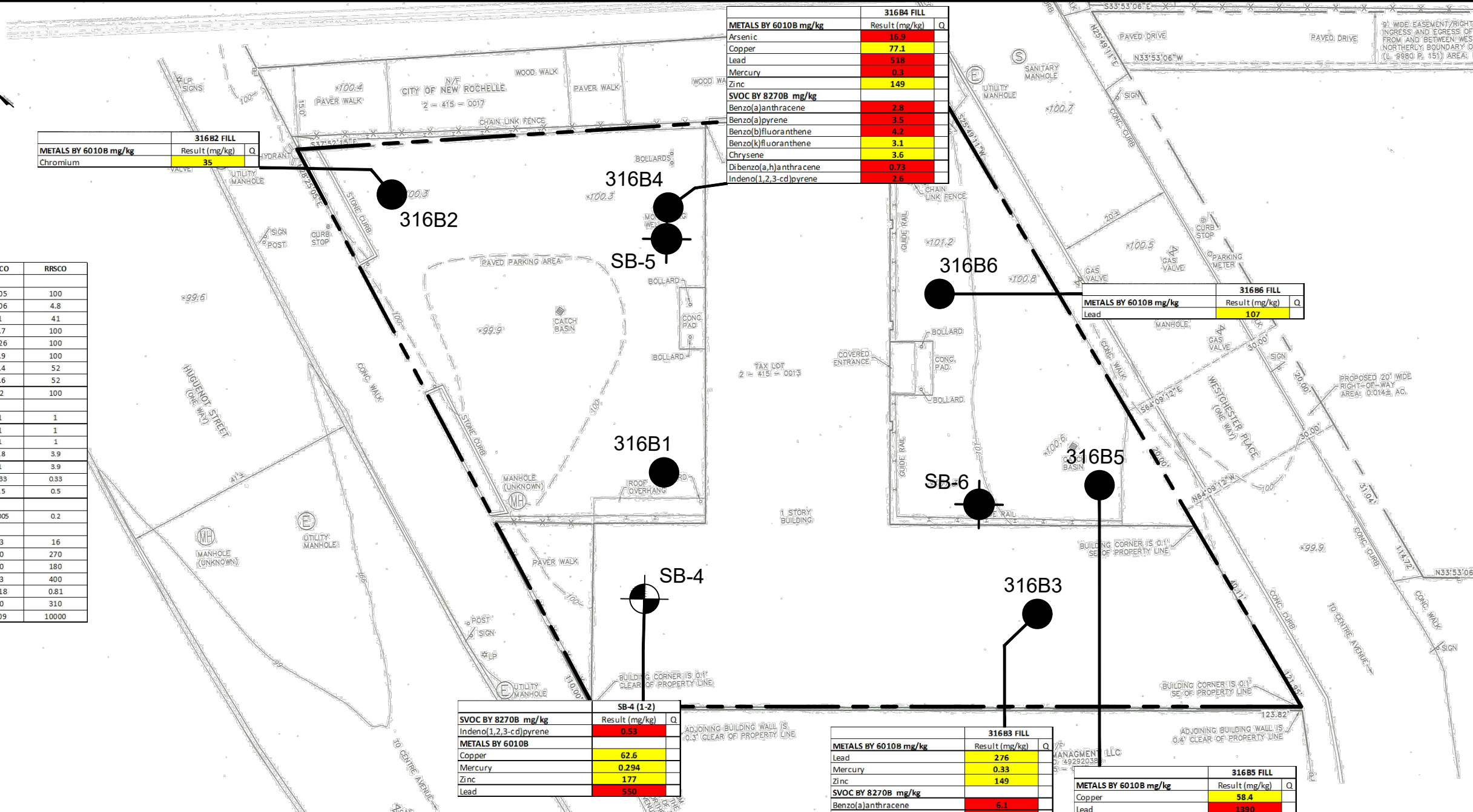
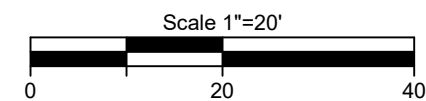
LEGEND:

- PROPERTY LINE
- SB-1 - SESI SOIL BORING LOCATION (SEPTEMBER, 2020)
- 64B4 - EBC SOIL BORING LOCATION
- SB-11 - SESI SOIL BORING LOCATION (OCTOBER, 2020)
- 1390 - CONCENTRATION EXCEEDS RRSCO
- 149 - CONCENTRATION EXCEEDS USCO

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.

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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: 11/24/2020

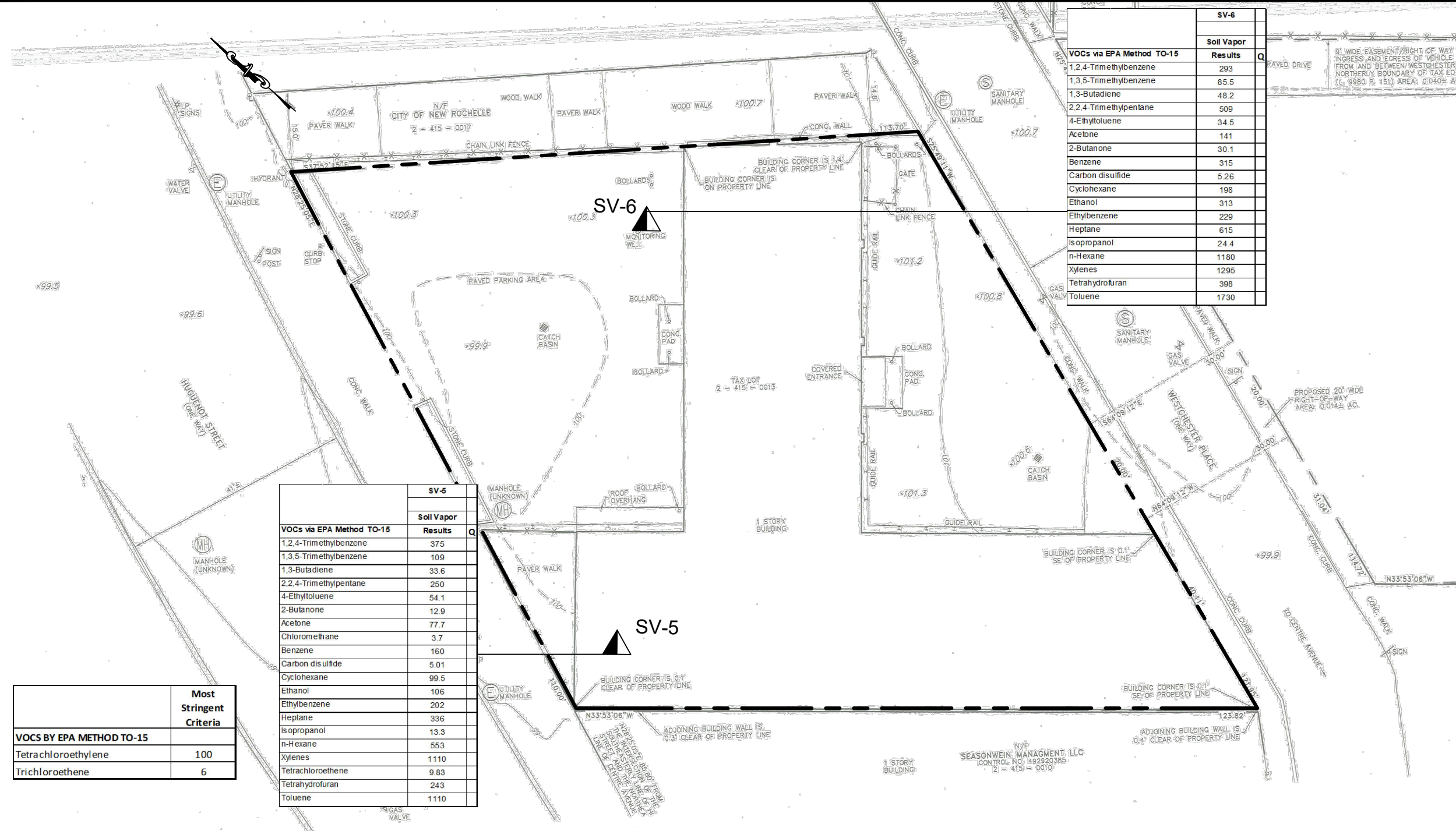
SESI
 CONSULTING ENGINEERS
 SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL
 12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: 316 HUGUENOT STREET
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK
 title: SOIL BORING LOCATIONS & CONCENTRATIONS PLAN

job no: 11513
 drawing no:

FIG-4.1

N:\ACAD\11513\BCP\316 HUGUENOT\11513 - FIG-4.3 - SOIL VAPOR LOCATION & CONCENTRATION PLAN.DWG 11/24/20 02:43:15PM, aas, LAYOUT:FIG-4.3



SV-6	
Soil Vapor	
VOCs via EPA Method TO-15	Results
1,2,4-Trimethylbenzene	293
1,3,5-Trimethylbenzene	85.5
1,3-Butadiene	48.2
2,2,4-Trimethylpentane	509
4-Ethyltoluene	34.5
Acetone	141
2-Butanone	30.1
Benzene	315
Carbon disulfide	5.26
Cyclohexane	198
Ethanol	313
Ethylbenzene	229
Heptane	615
Isopropanol	24.4
n-Hexane	1180
Xylenes	1295
Tetrahydrofuran	398
Toluene	1730

SV-5	
Soil Vapor	
VOCs via EPA Method TO-15	Results
1,2,4-Trimethylbenzene	375
1,3,5-Trimethylbenzene	109
1,3-Butadiene	33.6
2,2,4-Trimethylpentane	250
4-Ethyltoluene	54.1
2-Butanone	12.9
Acetone	77.7
Chloromethane	3.7
Benzene	160
Carbon disulfide	5.01
Cyclohexane	99.5
Ethanol	106
Ethylbenzene	202
Heptane	336
Isopropanol	13.3
n-Hexane	553
Xylenes	1110
Tetrachloroethene	9.83
Tetrahydrofuran	243
Toluene	1110

VOCs BY EPA METHOD TO-15	Most Stringent Criteria
Tetrachloroethylene	100
Trichloroethylene	6

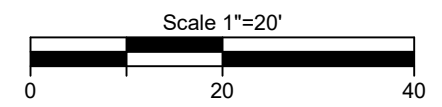
- NOTES:**
- THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 - ALL UNITS IN ug/m3
 - U: INDICATES THE ANALYTE WAS ANALYZED FOR BUT NOT DETECTED
 - MOST STRINGENT CRITERIA = NEW YORK STATE MOST STRINGENT MATRIX A, B, OR C SUB SLAB VAPOR

- LEGEND:**
- PROPERTY LINE
 - ▲ SV-5 - SESI SEPTEMBER 2020 SOIL VAPOR SAMPLE LOCATION
 - 780 - CONCENTRATION EXCEEDS LIMITS

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.

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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: 1/24/2020

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

project: 316 HUGUENOT STREET, 64 CENTRE AVENUE, 8 WESTCHESTER PLACE CITY OF NEW ROCHELLE WESTCHESTER COUNTY, NEW YORK
 title: SOIL VAPOR LOCATION & CONCENTRATION PLAN

job no: 11513
 drawing no:

FIG-4.3

VOCS BY GC/MS	NYSDEC AWQS
Benzene	1
Ethylbenzene	5
n-Butylbenzene	5
sec-Butylbenzene	5
isopropylbenzene	5
Naphthalene	10
n-Propylbenzene	5
1,2,4,5-Tetraethylbenzene	5
SVOCs BY 8270	NYSDEC AWQS
Benzofluoranthene	0.002
Benzo(a)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
PESTICIDES BY GC	NYSDEC AWQS
Dieldrin	0.004
METALS BY 6020B	NYSDEC AWQS
Chromium	50
Barium	1000
Beryllium	3
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Thallium	0.5
Sodium	28000

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 AWQS = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AMBIENT WATER QUALITY STANDARD

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.

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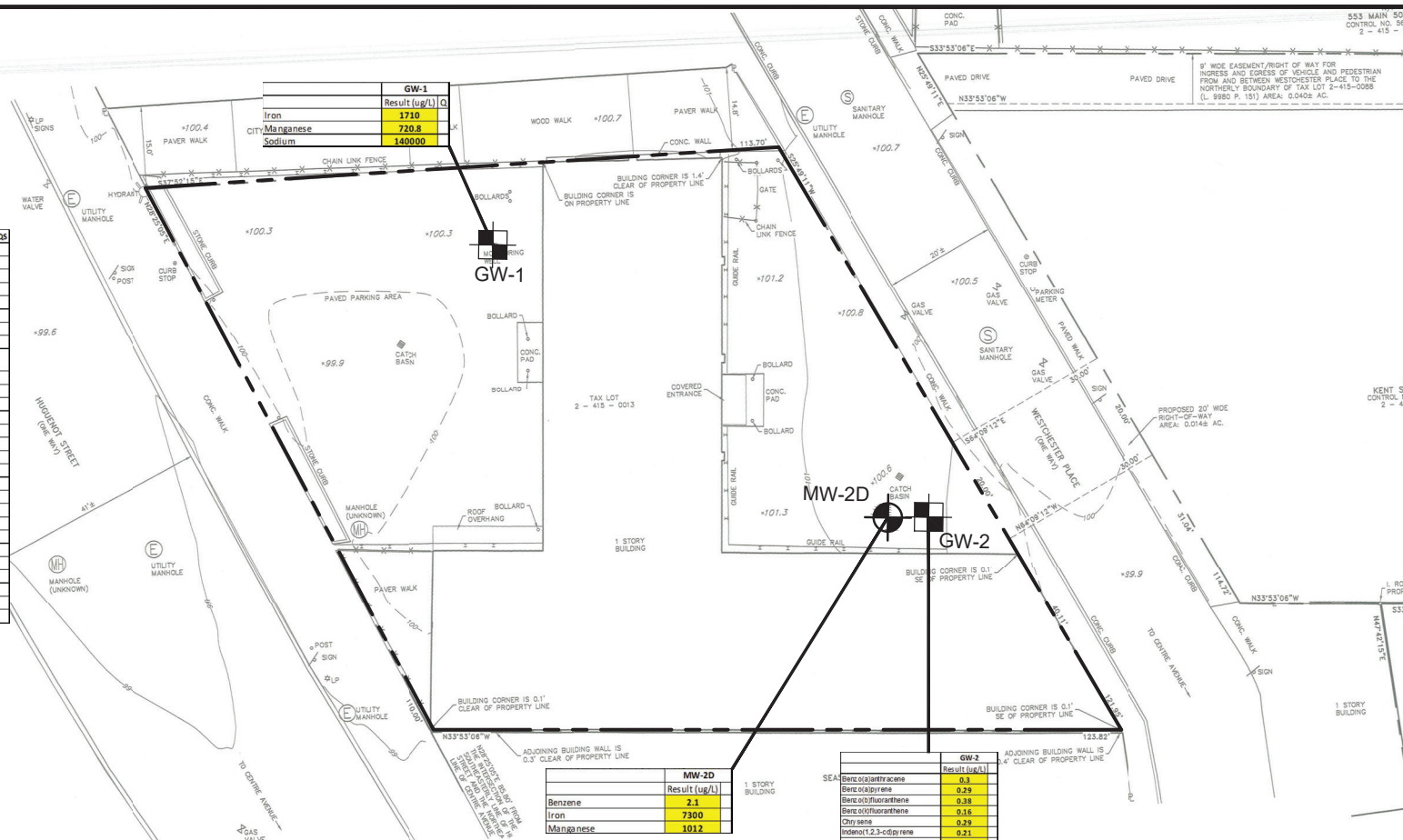
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REFERENCE

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:

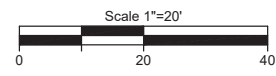
- PROPERTY LINE
- GW-1 - SESI SEPTEMBER 2020 GROUNDWATER SAMPLE LOCATION
- MW-4D - BEDROCK WELL LOCATION
- 137000 - CONCENTRATION EXCEEDS LIMITS



GW-1	Result (ug/L)
Iron	1710
Manganese	720.8
Sodium	140000

MW-2D	Result (ug/L)
Benzene	2.1
Iron	7300
Manganese	1012

GW-2	Result (ug/L)
Benzofluoranthene	0.3
Benzo(a)pyrene	0.29
Benzo(b)fluoranthene	0.16
Chrysene	0.29
Indeno(1,2,3-cd)pyrene	0.21
Barium	1159
Beryllium	3.62
Chromium	190.2
Copper	419.1
Iron	137000
Lead	388.9
Magnesium	36909
Manganese	4312
Nickel	153.6
Thallium	1.74



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

SESI
CONSULTING ENGINEERS
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

124 MAPLE AVE, PINE BROOK, N.J. 07068 PH: 973-805-9050

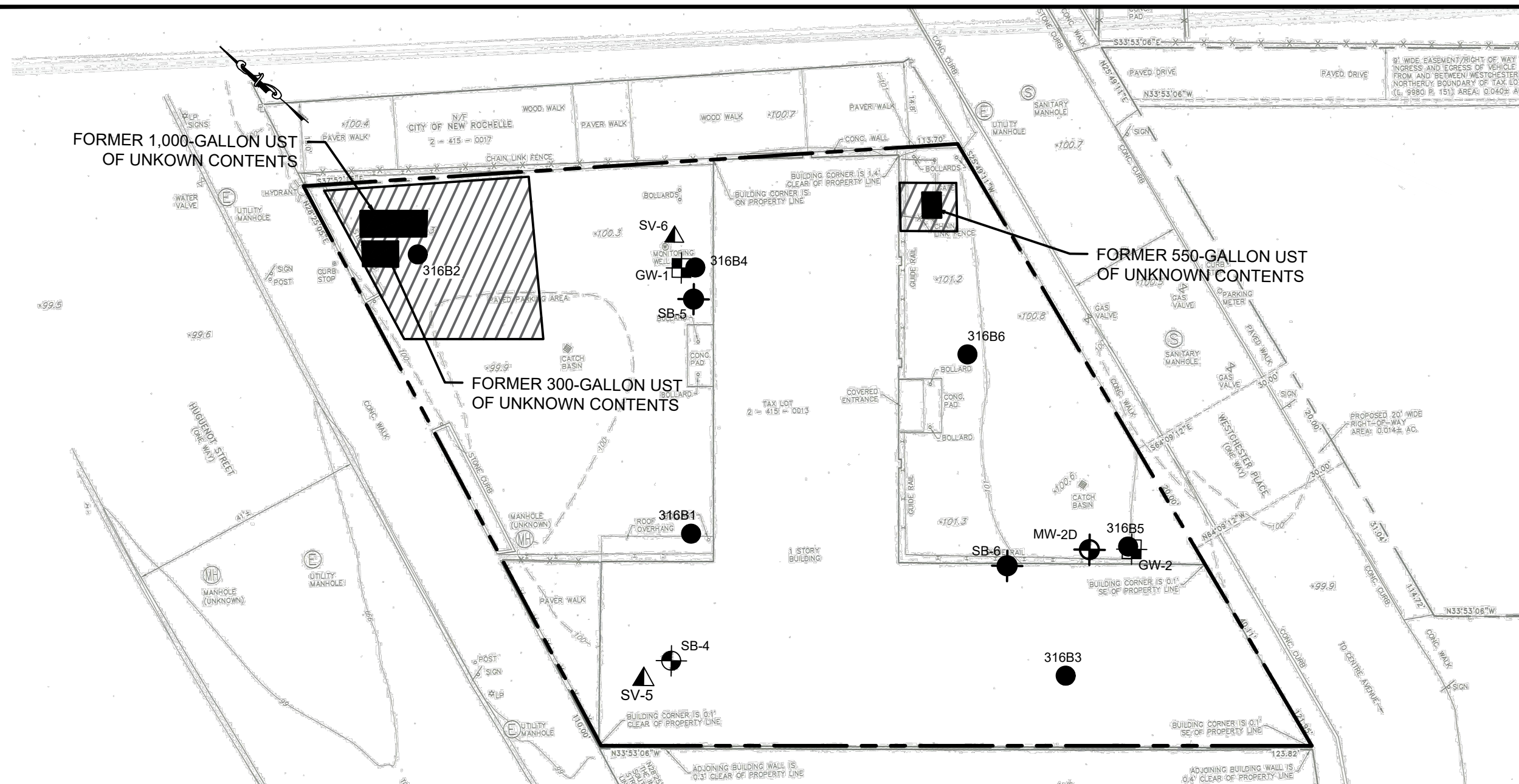
project: 316 HUGENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: GROUNDWATER SAMPLING LOCATION & CONCENTRATION PLAN

job no: 11513
drawing no:

FIG-4.2

N:\ACAD\11513\BCP\316 HUGUENOT\11513 - FIG-4.4 - REC & SAMPLE LOCATION MAP.DWG 02/24/21 04:52:34PM, aas, LAYOUT:FIG-4.4



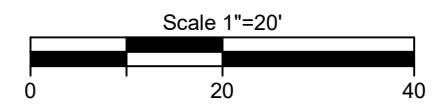
NOTES:
 1. THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES, SOIL SAMPLES, AND GROUNDWATER SAMPLES.

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.

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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
 - SV-5 - SESI SEPTEMBER 2020 SOIL VAPOR SAMPLE LOCATION
 - SB-4 - SESI SOIL BORING LOCATION (SEPTEMBER, 2020 AND OCTOBER, 2020)
 - 316B1 - EBC SOIL BORING LOCATION (AUGUST, 2020)
 - SB-11 - SESI SOIL BORING LOCATION (OCTOBER, 2020)
 - GW-1 - SESI SEPTEMBER 2020 GROUNDWATER SAMPLE LOCALITON
 - MW-2D - BEDROCK WELL LOCATION
 - APPROXIMATE EXTENT OF EXCAVATIONS FOR UST REMOVAL/REMEDIAION PERFORMED BY NORTHEAST ENVIRONMENTAL INC, JUNE 2010.



dwg by: aas
 chk by: AA
 scale: AS NOTED
 date: 02/24/2021

**SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL**

SESI
 CONSULTING
 ENGINEERS

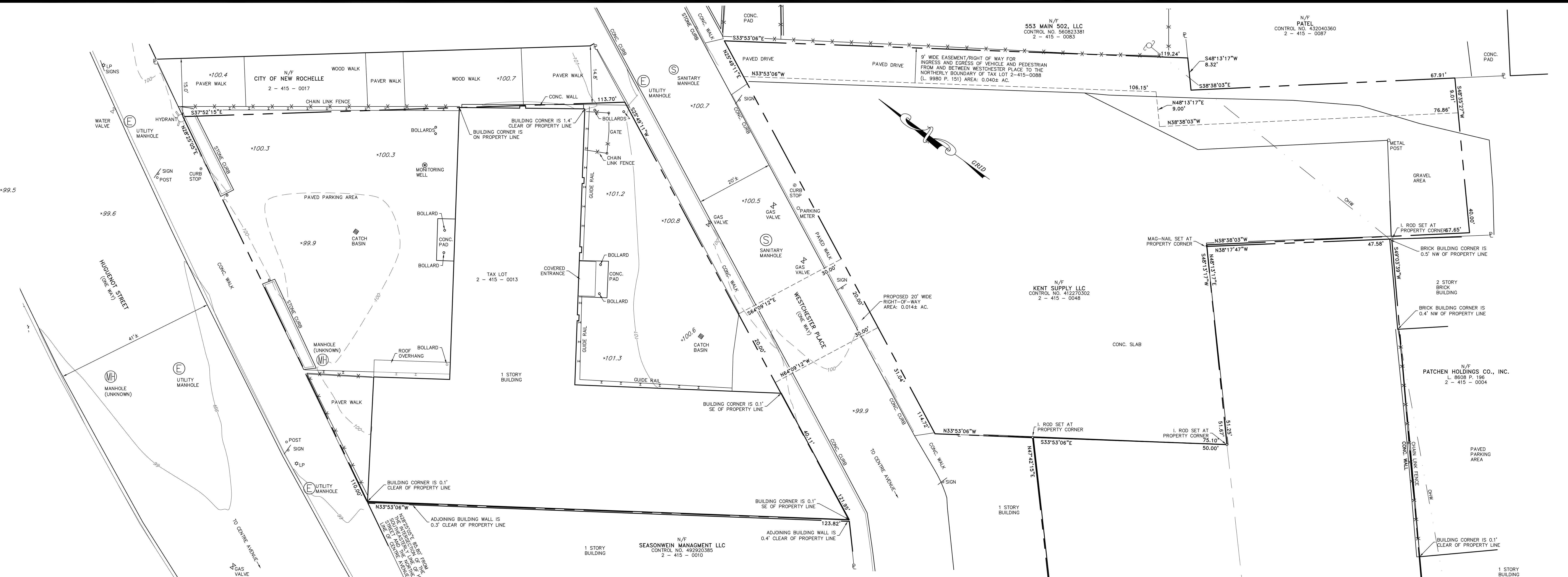
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: 316 HUGUENOT STREET
 CITY OF NEW ROCHELLE
 WESTCHESTER COUNTY, NEW YORK

title: **SAMPLE AND REC LOCATIONS MAP**

job no: 11513
 drawing no: **FIG-4.4**

EXHIBIT F

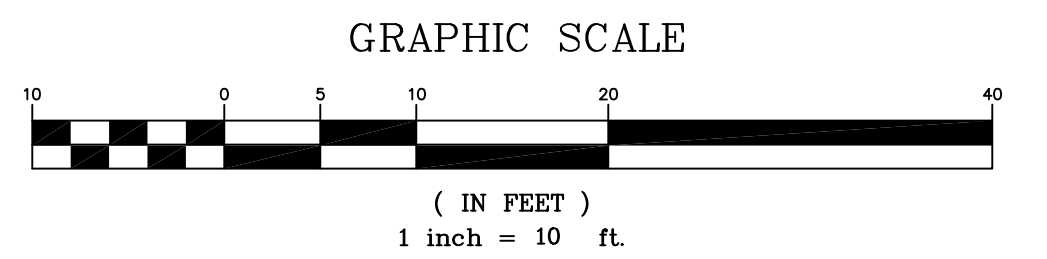


NOTES:

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 CLERKS OFFICE ON OCTOBER 8, 1918 IN VOLUME 49 OF MAPS AT PAGE 10.

RECORD OWNER:
 ALLSTATE VENTURES, LLC
 13 HAYES COURT, UNIT 201
 MONROE, NY 10950
 CONTROL NO. 581023432
 2 - 415 - 0008
 2 - 415 - 0006
 CONTROL NO. 581973302
 2 - 415 - 0013

AREAS:
 TAX LOT 2-415-0006 0.114± AC.
 TAX LOT 2-415-0008 0.169± AC.
 TAX LOT 2-415-0013 0.281± AC.



COPYRIGHT 2019, LANC & TULLY, P.C.

		P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700	
SURVEY PREPARED FOR ALLSTATE VENTURES, LLC CITY OF NEW ROCHELLE WESTCHESTER COUNTY, NEW YORK			
Date: FEBRUARY 27, 2019	Revisions: DECEMBER 10, 2019 FEBRUARY 28, 2020	Job No.: 180029-SVY (W)	Scale: 1" = 10'
Drawn By: JW	Checked By: AS NOTED	Sheet No.: 1 OF 1	Drawing No.: A - 18 - 0099 - 01

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

BY:
 RODNEY C. KNOWLTON, L.S.
 NEW YORK STATE LICENSE NO. 50276



COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

Tax Parcel Maps

Site Name: Firestone Tire & Auto Repair Site
Addresses: 316 Huguenot Street
SBL:2-415-0013

Source: Westchester County GIS



EXHIBIT G

BASE MAP

Firestone Tire & Auto Repair Site
316 Huguenot Street
New Rochelle, New York 10801

TBL: 2-415-0013

Legend:

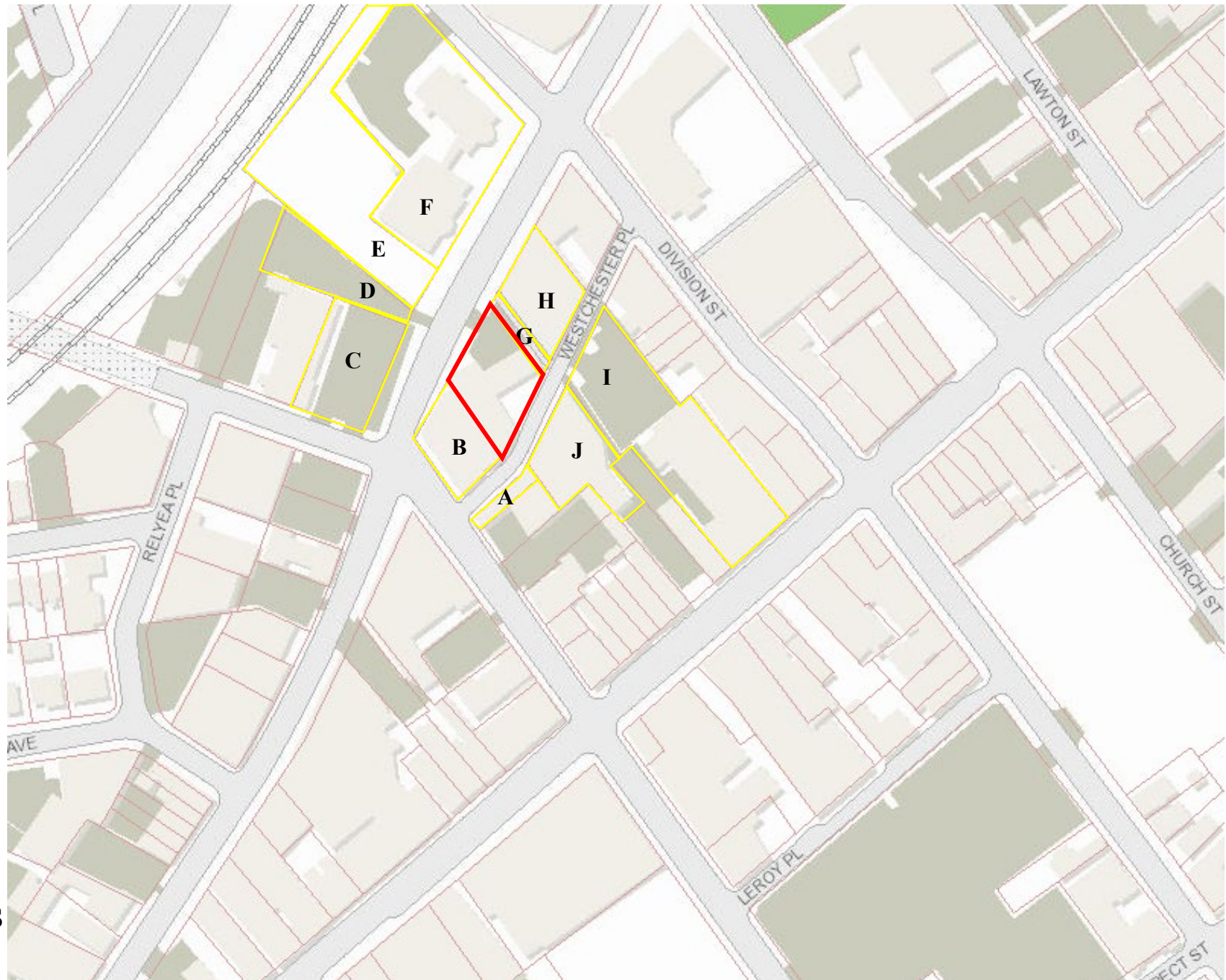
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – J

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.

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	Huguenot Partners LLC	327 Huguenot Street	2-417-0001
D	RI Park Holdings LLC	Huguenot Street	2-417-0008
E	Trinity Church	Huguenot Street	2-417-0025
F	Trinity Corp	311 Huguenot Street	2-417-0024
G	City of New Rochelle	Huguenot Street	2-415-0017
H	306 Huguenot Street Corp	306 Huguenot Street	2-415-0018
I	Unknown	Unknown	2-415-0083
J	Allstate Capitol LLC	8 Westchester Place	2-415-0048

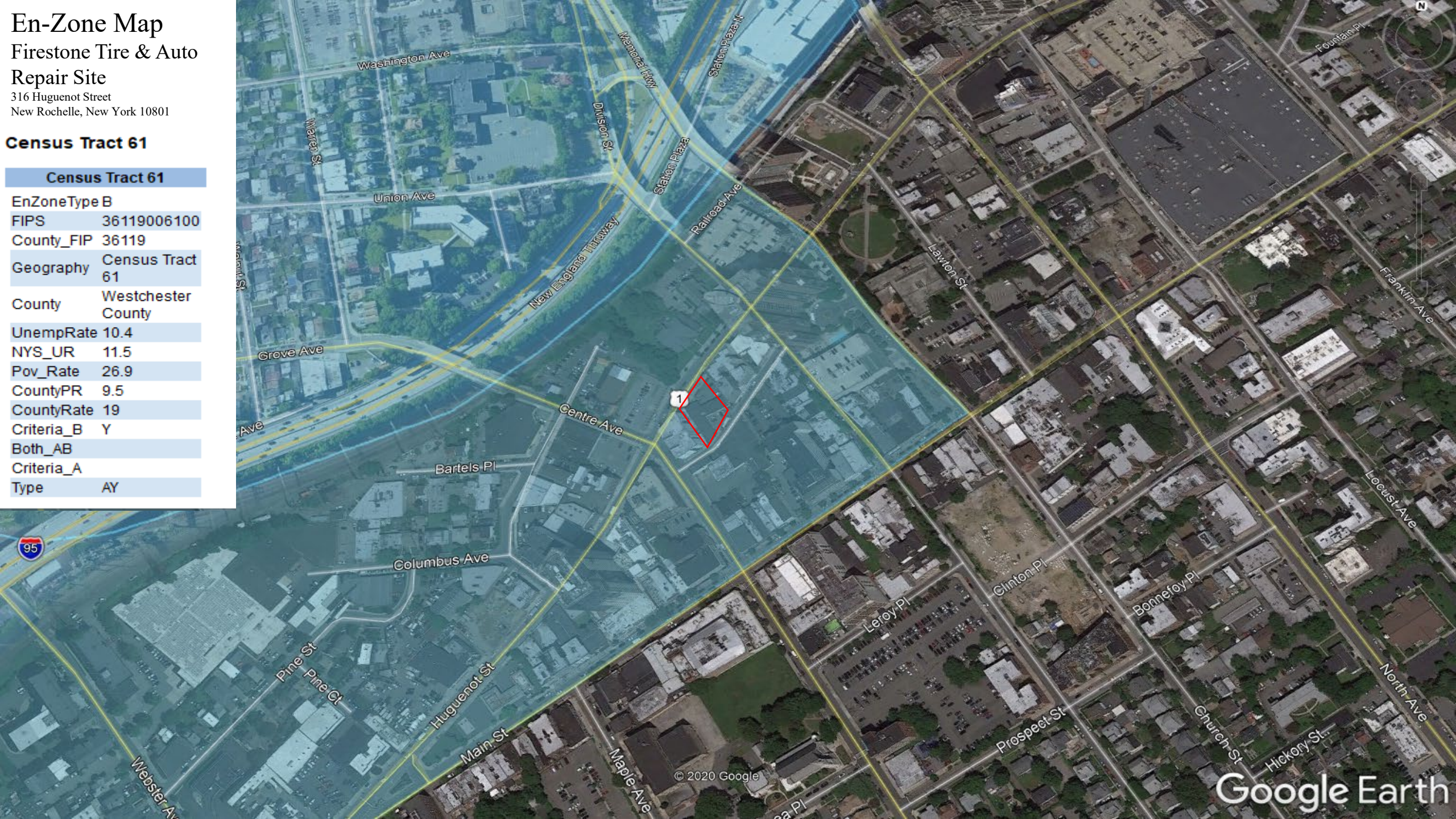
En-Zone Map

Firestone Tire & Auto Repair Site

316 Huguenot Street
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



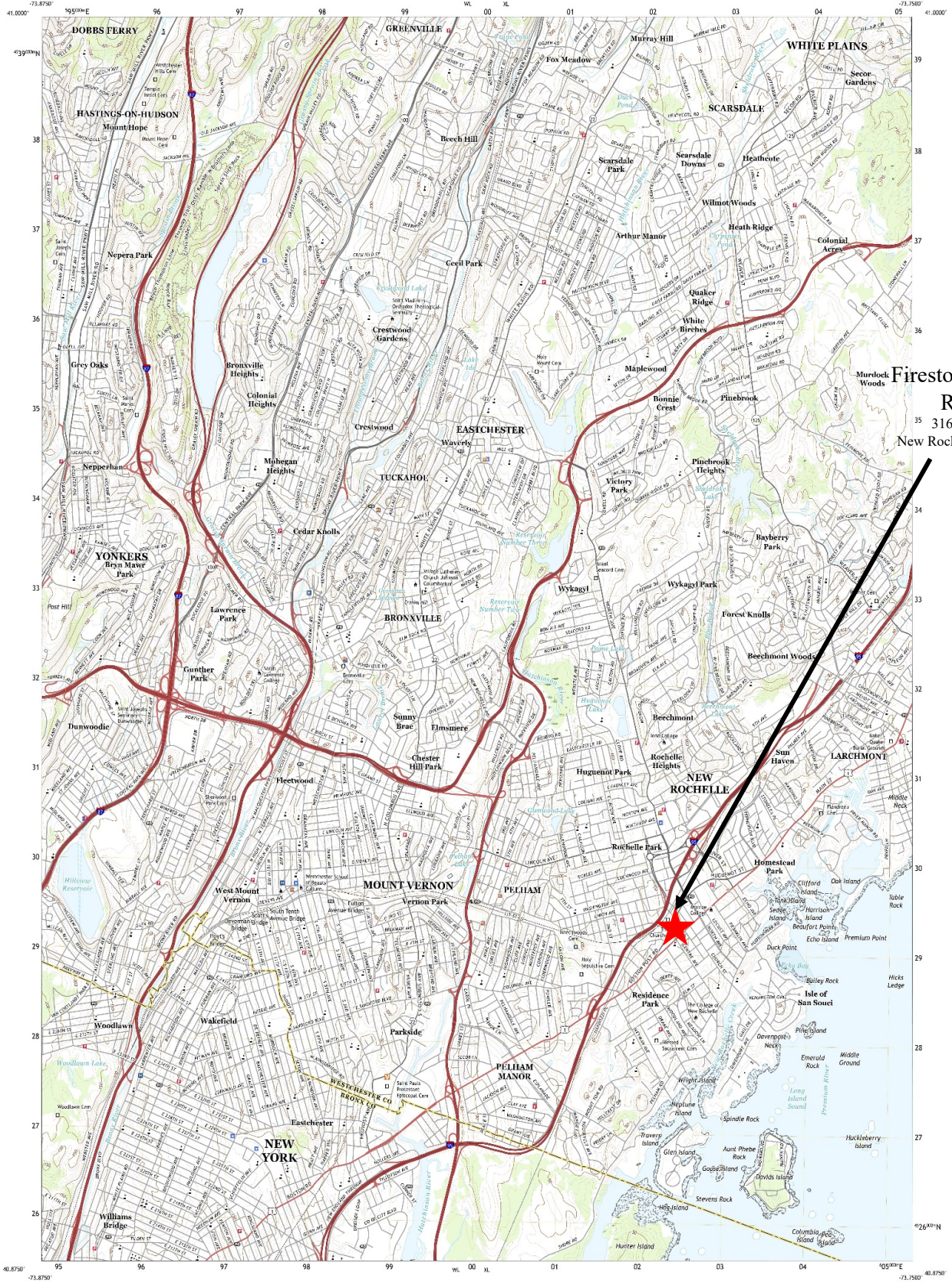
Site Location Map



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



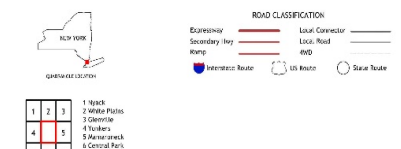
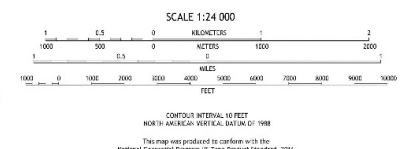
MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



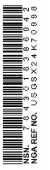
Site
Firestone Tire & Auto
Repair Site
316 Huguenot Street
New Rochelle, New York 10801

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 III
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.

Survey: NAD 83 July 2015 - December 2017
Data: U.S. Census Bureau 2010
Hydrography: National Hydrography Dataset, 2011-2014
Contours: National Elevation Dataset, 1999-2015
Soundings: Multiple sources, see metadata file 5277 - 2015
Wetlands: FWS National Wetlands Inventory 2008 - 2011



MOUNT VERNON, NY
2019



Street Map

Firestone Tire & Auto Repair Site

316 Huguenot Street
New Rochelle, New York 10801

Legend

 Site

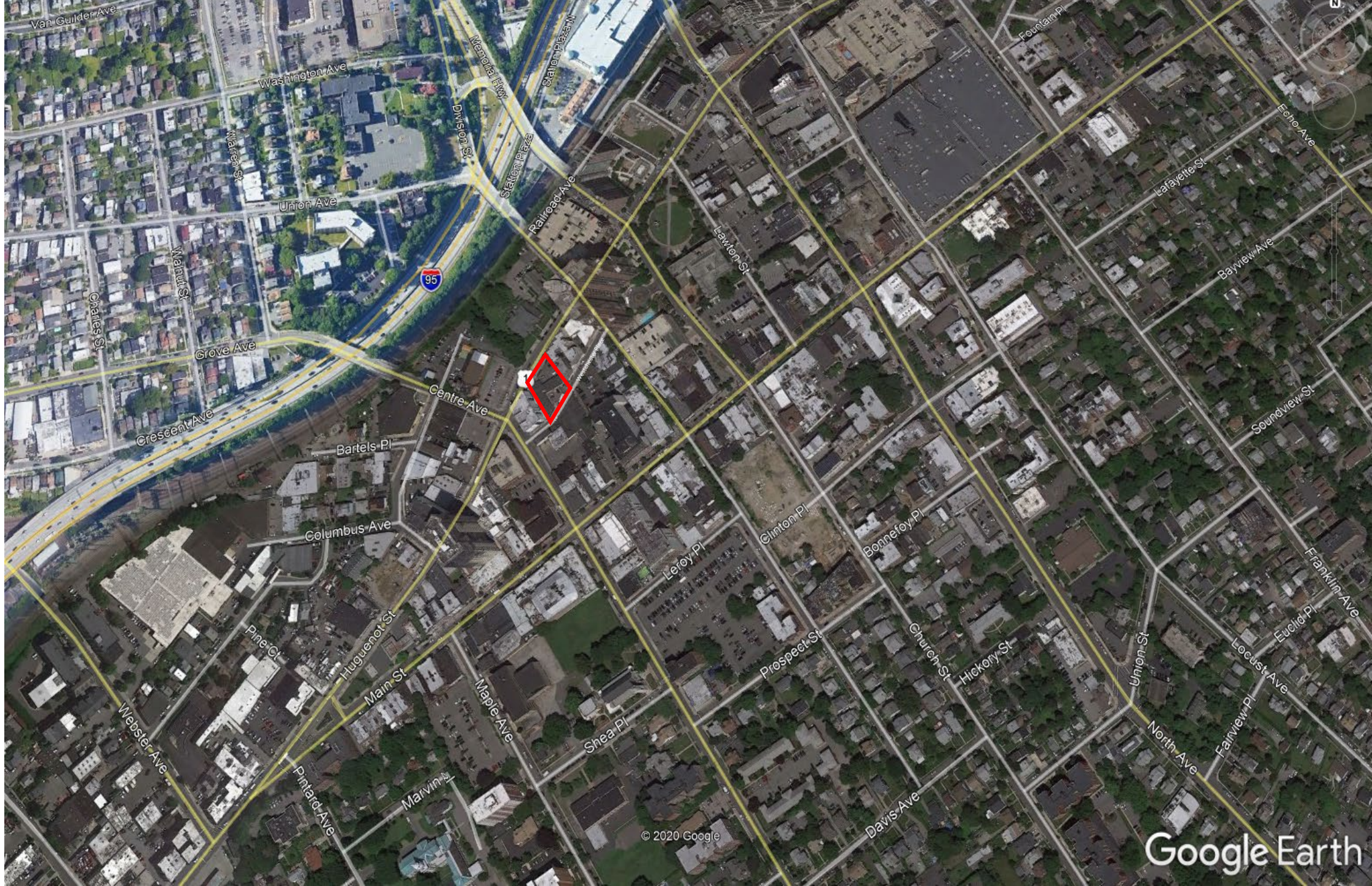
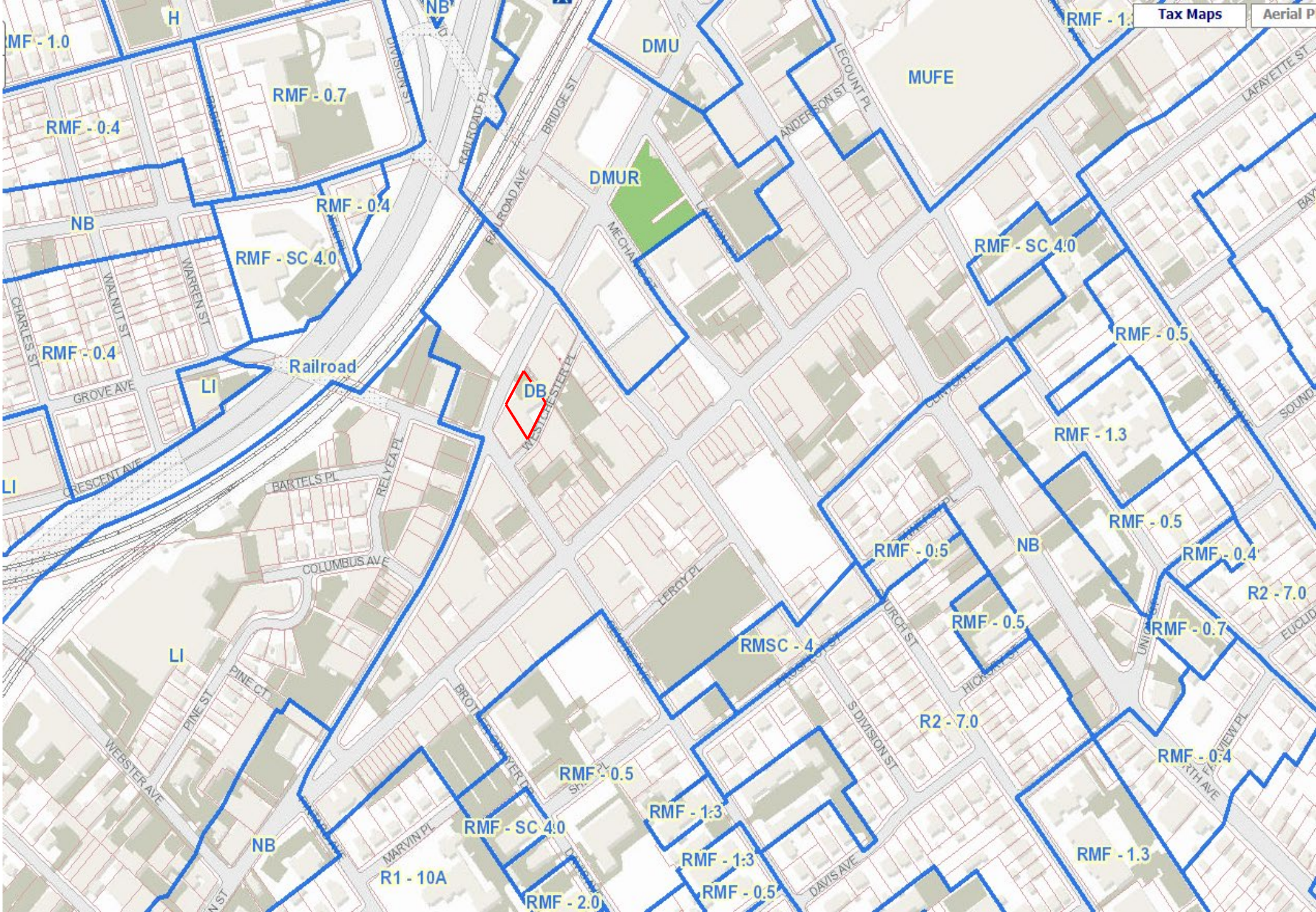


EXHIBIT H

ZONING MAP

Firestone Tire & Auto Repair
Site
316 Huguenot Street
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]

Zoning Map – Downtown Overlay Zones

Firestone Tire & Auto Repair Site

316 Huguenot Street
New Rochelle, New York 10801

— Site Boundary

Downtown Overlay Zone: DO-2 Downtown District

DOWNTOWN OVERLAY ZONES

City of New Rochelle

DOZ STANDARDS MAP

DOWNTOWN OVERLAY ZONES DISTRICT MAP

Section 331
175.08

175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP

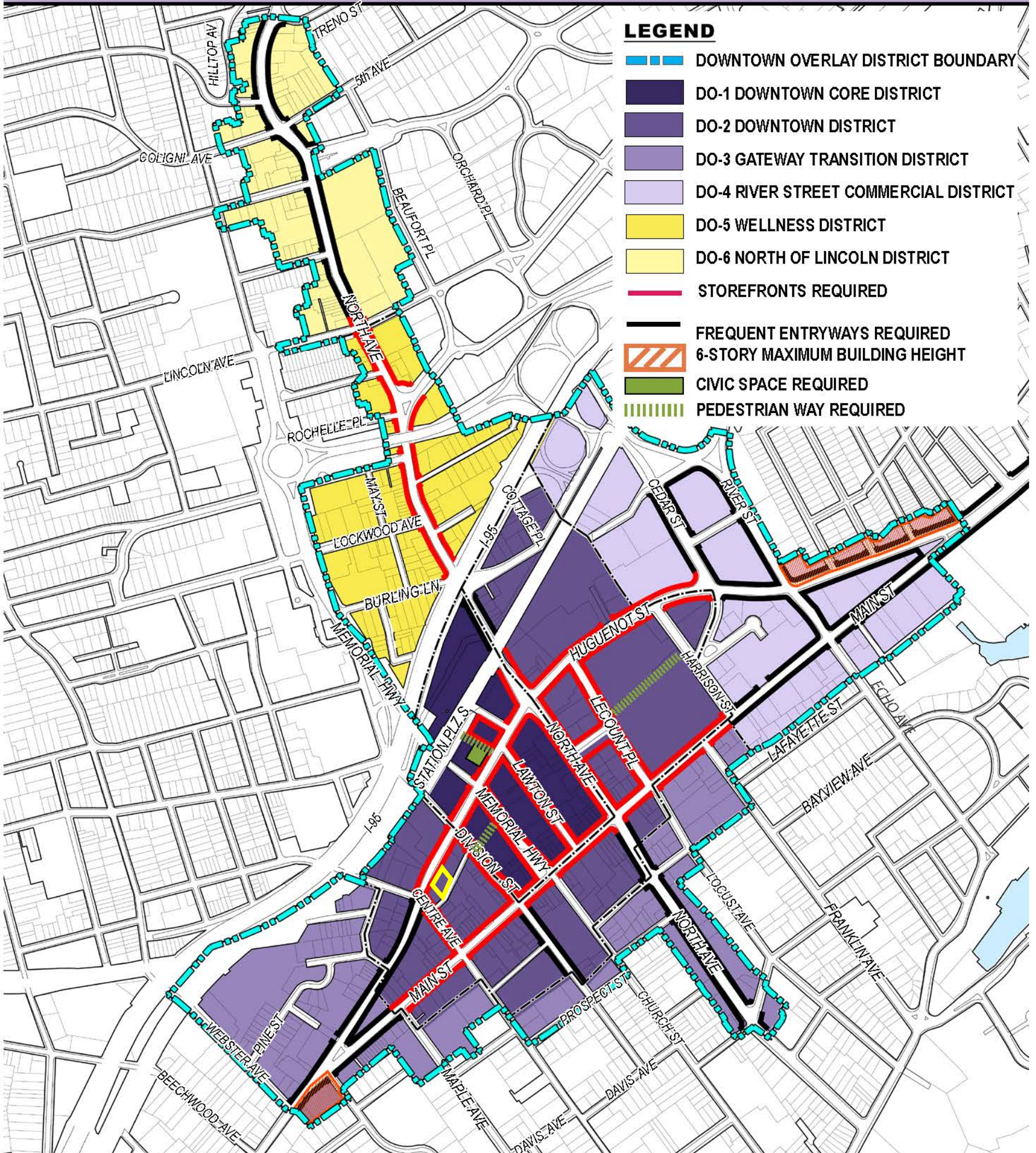


Exhibit I

FLOOD MAP

Firestone Tire & Auto Repair Site

316 Huguenot Street
New Rochelle, New York 10801

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations Tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that areas shown on the FIRM represent flooding purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to lands of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations Table in the Flood Insurance Study report for this jurisdiction. Floodways shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic computations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Contents areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.1 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geospatial Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geospatial Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NGA, NGS-12
National Geospatial Survey
SOMC-S, 9202
1315 East-West Highway
Silver Spring, Maryland 20910-2822
(301) 713-3342

To obtain current elevation description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (201) 713-3342, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from digital orthorectification provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthorectification from photography dated 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data Tables in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel delineations that differ from what is shown on this map. Also, the roads to floodplain relationships for unsewered streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the latest data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate boundaries.

Please refer to the separately printed map index for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities with participating National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-368-0819 for information on available products associated with this FIRM. Available products may include previously issued letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-368-9620 and its website at <http://msc.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-Map (1-877-369-6277) or visit the FEMA website at <http://www.fema.gov>.

Legend

Site Location



LEGEND

	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INSURANCE ONLY BY THE 1% ANNUAL CHANCE FLOOD
	The 1% annual flood (100-year flood) also known as the base flood. It is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of deeper flood hazard include Zones AE, AE1, AE2, AE3, AE4, AE5, AE6, and AE7. The base flood elevation is the same as the elevation of the 1% annual chance flood.
	Zone A Special Flood Hazard Areas determined.
	Zone AE See Flood Elevation determinations.
	Zone AE1 Flood depths of 1 to 3 feet (usually areas of ponds); flood flow velocities of 0.5 to 1.5 feet per second; and water is from flooding, water flow is determined.
	Zone AE2 Flood depths of 1 to 3 feet (usually short flow on steep terrain); average velocity of 0.5 to 1.5 feet per second; and water is from flooding, water flow is determined.
	Zone AE3 Special Flood Hazard Areas determined by the 1% annual chance flood for floodway areas. Floodway areas are being restricted to provide protection from the 1% annual chance flood.
	Zone AE4 Areas to be protected from the 1% annual chance flood by a floodway that provides protection from flooding; to show flood elevations determined.
	Zone AE5 Coastal flood zone with velocity hazards (wave action); to show flood elevations determined.
	Zone AE6 Coastal flood zone with velocity hazards (wave action); to show flood elevations determined.
	Zone AE7 Floodway Areas in Zone A-F
	OTHER FLOOD AREAS
	Zone X Areas of 0.2% annual chance flood, zones of 0.2% annual chance flood with average depths of 0.5 to 1.0 feet (usually areas of small streams, up to 100 feet in width, with average velocities of 0.5 to 1.5 feet per second).
	Zone A Areas determined to be outside the 1% annual chance floodway.
	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
	OTHER SPECIALLY PROTECTED AREAS (OSPAs)
	OSPAs include OSPAs in a community adjacent to Special Flood Hazard Areas.
	1% Annual Chance Floodway Boundary
	0.2% Annual Chance Floodway Boundary
	Coastal Barrier Resources System (CBRS) Boundary
	Zone A Boundary
	Zone AE Boundary
	OSPAs and OPAs Boundary
	Neighboring Jurisdiction Flood Hazard Area Zones and Floodway Boundaries (Special Flood Hazard Area Floodway Boundaries, 1% Annual Chance Floodway Boundaries, 0.2% Annual Chance Floodway Boundaries, and Floodway Boundaries for Special Flood Hazard Areas).
	Special Flood Hazard Areas (SFHAs) determined by the 1% annual chance flood.
	Special Flood Hazard Areas (SFHAs) determined by the 1% annual chance flood.
	Special Flood Hazard Areas (SFHAs) determined by the 1% annual chance flood.
	Special Flood Hazard Areas (SFHAs) determined by the 1% annual chance flood.

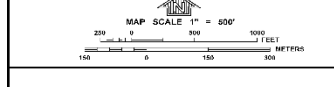
1" = 62,500 feet (1:62,500)
 1" = 31,250 feet (1:31,250)
 1" = 15,625 feet (1:15,625)
 1" = 7,812.5 feet (1:7,812.5)
 1" = 3,906.25 feet (1:3,906.25)
 1" = 1,953.125 feet (1:1,953.125)

Vertical Datum: NAVD 88
 Horizontal Datum: NAD 83
 Projection: UTM Zone 18N
 Spheroid: GRS80
 Datum: NAD 83
 Units: Feet
 Datum Conversion: NAD 83 to NAVD 88

Map Scale: 1" = 62,500' (1:62,500)
 Scale: 1" = 100' approximately

For community map information and/or for more information on flood insurance, contact your community officials or visit the FEMA website at <http://www.fema.gov>.

To determine if flood insurance is available in this community, contact your Insurance Agent or call the National Flood Insurance Program at 1-800-435-6650.



October 2020
Source: FEMA Flood Map Service
 Scale: 1" = 100' approximately

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341F

FIRM
FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK
 (ALL JURISDICTIONS)

CONTAINS:	COMMUNITY	NUMBER
OF	EASTCHESTER, TOWN	360909
OF	MOUNT VERNON, CITY	360920
OF	NEW ROCHELLE, CITY	360922
OF	PELHAM, VILLAGE OF	360925

PANEL 341 OF 426
MAP SUFFIX: F
 (SFFS MAP IS THE FIRM PANEL NUMBER)

Map Number: 36119C0341F
 Effective Date: SEPTEMBER 28, 2007
 Federal Emergency Management Agency

Exhibit J

Site Contact List

Firestone Tire & Auto Repair Site
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 Childern'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
Seasonwein Management LLC	Adjacent Property Owner of 330 Huguenot Street	300 Gramatan Avenue	Mount Vernon	NY	10552
RFMCH Huguenot Property Owner LLC	Adjacent Property Owner of 327 Huguenot Street	7 Renaissance Square, 4th Floor	White Plains	NY	10601
RI Park Holding LLC	Adjacent Property Owner of Huguenot Street	136-40 39th Avenue, Suite 304	Flushing	NY	11354
Trinity Saint Pauls's Episcopal Church	Adjacent Property Owner and Operator of 311 Huguenot Street	311 Huguenot Street	New Rochelle	NY	10801
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
Allstate Capital LLC	Adjacent Property Owner of 8 Westchester Place	13 Hayes Court, Unit 101	Monroe	NY	10950
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
Viva Ranch Fruit Market	Adjacent Property Operator of 38 Centre Aveune	38 Centre Avenue	New Rochelle	NY	10801
Green Heaven Cleaner Corporation	Adjacent Property Operator of 62 Centre Avenue	62 Centre Avenue	New Rochelle	NY	10801

Exhibit K



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: Allstate Acquisitions LLC
Site Address: 316 Huguenot Street
New Rochelle, New York 10801

Dear Mr. Geoffino:

We represent Allstate Acquisitions LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 316 Huguenot Street 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 316 Huguenot Street in the City of New Rochelle, Westchester, New York under the NYS Brownfield Cleanup Program.

Tom Geoffino, Director

Date