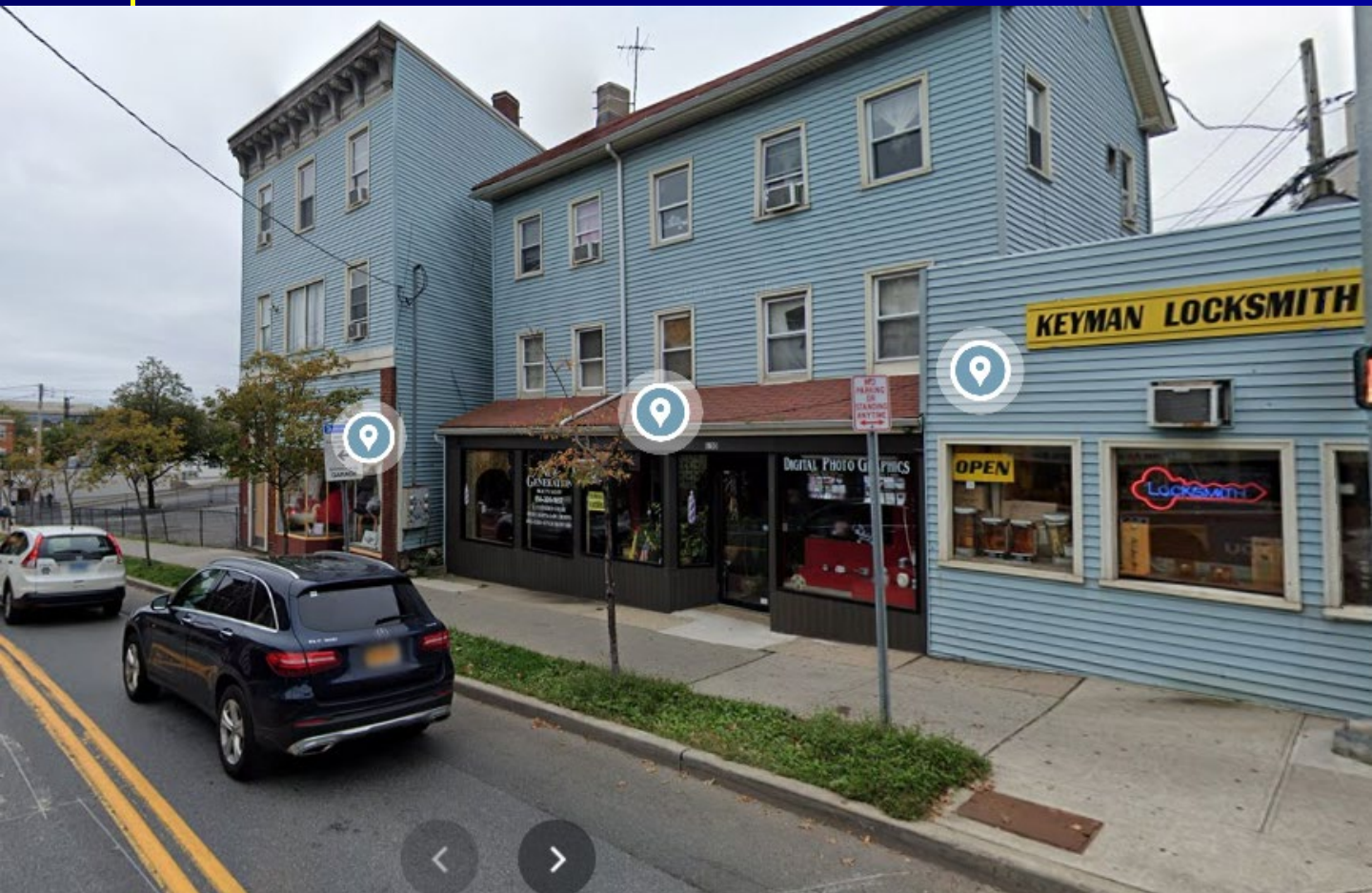


**Port Chester OZ Fund III QOZB, LLC
Brownfield Cleanup Program Application
Grand Union Hotel Bowling Alley Site
140 and 148-150 Westchester Avenue
Port Chester, New York 10573**



**Legal & Consulting Team:
Knauf Shaw LLP & SESI.
December 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 12*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME Port Chester OZ Fund III QOZB, LLC		
ADDRESS 181 Westchester Avenue, Suite 301A		
CITY/TOWN Port Chester, New York		ZIP CODE 10573
PHONE (917) 428 - 7181	FAX NA	E-MAIL nick@stkatherinegroup.com
<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 checked="" type="checkbox"/> Investigation <input 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 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 that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		X	
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides	X		
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 type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: hotel, black smith, tin smith, paint shop, warehouse, parking lot _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Grand Union Hotel Bowling Alley Site

ADDRESS/LOCATION 140 and 148-150 Westchester Avenue

CITY/TOWN Port Chester ZIP CODE 10573

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Westchester County

COUNTY Westchester SITE SIZE (ACRES) 0.4486

LATITUDE (degrees/minutes/seconds) 41 ° 00 ' 0.04N " LONGITUDE (degrees/minutes/seconds) 73 ° 39 ' 56.4W "

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
140 Westchester Avenue	142.30	2	65	0.3066
148-150 Westchester Avenue	142.30	2	17	0.142

- 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 : 80
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

NA

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 **Nicholas Williams**

ADDRESS **181 Westchester Avenue, 301A**

CITY/TOWN **Port Chester, New York** ZIP CODE **10573**

PHONE (917) 428 - 7181	FAX NA	E-MAIL nick@stkatherinegroup.com
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NAME OF REQUESTOR'S CONSULTANT **SESI Consulting Engineers**

ADDRESS **12A Maple Avenue**

CITY/TOWN **Pine Brook, New Jersey** ZIP CODE **07058**

PHONE (862) 702 - 5719	FAX NA	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 **140 Owners, LLC and 148-150 Westchester Avenue, LLC** OWNERSHIP START DATE: **2017 & 2000**

ADDRESS **See Support Narrative**

CITY/TOWN _____ ZIP CODE _____

PHONE _____	FAX _____	E-MAIL _____
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CURRENT OPERATOR'S NAME **See Support Narrative**

ADDRESS _____

CITY/TOWN _____ ZIP CODE _____

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

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

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

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

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

Section VII. Requestor Eligibility Information (continued)

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

- Previous Owner Current Owner Potential /Future Purchaser Other Affiliate of future owner

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

- Yes No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? CD-6 Urban Core Character

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 a member (title) of Port Chester OZ Fund III QOZB, 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: 11/9/21

Signature: 

Print Name: Nicholas Williams

SUBMITTAL INFORMATION:

- **Two (2) copies**, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of **ONLY** the application form and a table of contents.

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 11

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input 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: Grand Union Hotel Bowling Alley Site **Site Address:** 140 and 148-150 Westchester Avenue
City: Port Chester **County:** Westchester **Zip:** 10573

Tax Block & Lot
Section (if applicable): 142.30 **Block:** 2 **Lot:** 65

Requestor Name: Port Chester OZ Fund III QOZB, LLC **Requestor Address:** 181 Westchester Avenue, Suite 301A
City: Port Chester, New York **Zip:** 10573 **Email:** nick@stkatherinegroup.com

Requestor's Representative (for billing purposes)
Name: Nicholas Williams **Address:** 181 Westchester Avenue, 301A
City: Port Chester, New York **Zip:** 10573 **Email:** nick@stkatherinegroup.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 **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07058 **Email:** fdsesi@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-** Site Access Agreements
- Exhibit E-** Previous Owners and Operators
- Exhibit F-** Site Drawing Spider Maps
- Exhibit G-** Survey and Tax Map
- Exhibit H-** Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps
- Exhibit I-** Zoning Map
- Exhibit J-** Flood Map
- Exhibit K-** Site Contact List
- Exhibit L-** Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. June 2021 Phase I Environmental Site Assessment (“ESA”) prepared by SESI Consulting Engineers (“SESI”) for St. Katherine Group & Requestor
2. June 2021 Phase II ESA prepared by SESI for St. Katherine Group & Requestor

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is Port Chester OZ Fund III QOZB, LLC, a foreign limited liability company, located at 181 Westchester Avenue, Suite 301A, Port Chester, New York 10573 doing business in New York. *See* Exhibit A, NYSDOS Entity Information. Nicholas Williams and Saxum OZ Fund III GP LLC are members of Requester. Port Chester OZ Fund III QOZB Manager LLC is the Non-Member Manager of the Requestor.

The Written Consent provides Nicholas Williams with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Port Chester OZ Fund III QOZB, LLC. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the Site is located at 140 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-65, and 148-150 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-17 (collectively the “Site” or “BCP Site”).

Requestor is not the owner of the Site. As more fully described below in Section VI, 140 Owners, LLC owns Lot 65 and 148-150 Westchester Avenue, LLC owns Lot 17. *See* Exhibits C, Deeds, and Exhibit G, Survey. The Requestor has received a temporary license from each owner to access their respective parcel to perform investigation and remediation work required by the BCP. *See* Exhibit D, Site Access Agreements.

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See* Sections V and VI below, and Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION II - PROJECT DESCRIPTION

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

4. Short Project Description

The planned remediation and redevelopment of the Site entails the demolition of the current on-Site structures and construction of a multistory residential apartment complex. The complex will contain commercial storefronts and an underground parking lot.

Schedule- Commencement through COC

A Remedial Investigation is expected to be completed on the Site by spring 2022. Site preparation activities are also expected to commence by spring 2022. The Remedial Action Work Plan (“RAWP”) will be completed in fall 2022 and any required remediation may commence in late 2022. The Certificate of Completion is anticipated to be issued in early 2023.

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. June 2021 Phase I Environmental Site Assessment (“ESA”) prepared by SESI Consulting Engineers (“SESI”) for St. Katherine Group & Requestor
- B. June 2021 Phase II ESA prepared by SESI for St. Katherine Group & Requestor

2. Sampling Data

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

3. Site Drawing

See Exhibit F, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses. Most recently, the Site was used as a parking lot, a locksmith, a digital photo developer, a beauty salon, and a nail salon. However, the only tenant now remaining on the Site is the locksmith who is searching for a new location and one residential tenant. The Site should be fully vacated by the time the Site is in the program. Prior to that use, the Site had a long history of use as a hotel, bowling alley, a blacksmith shop, a tinsmith shop, a paint shop, and a warehouse. The historical owners and uses associated with the Site are described in the Exhibit E Previous Owners and Operators List.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundaries, including the two tax lots that make up the Site. The Site is identified as Tax Parcels 142.30-2-65 and 142.30-2-17 (Block 2, Lots 65 and 17) on the Westchester County Tax Map. Lot 17 is 0.142 acres in size and Lot 65 is 0.3066 acres (total acreage is 0.4486 acres). The Tax Boundary Map and a Survey map are provided in Exhibit G. The Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps are in Exhibit H. The Site is in an En-Zone B, Census Tract 80. The Site is not located in a BOA. The Site is located in a Potential Environmental Justice Area. The EPA ArcGIS map indicates that approximately 94.76 % of the population surrounding this Site is a minority population. Approximately 61 % of the area surrounding the Site speaks Spanish, so the BCP documents will need to be translated into Spanish.

2. Property Map

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

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

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at 140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573. The Site is in a mixed-use commercial and residential neighborhood. Westchester Avenue, restaurants, a local theater, and apartments are located north of the Site. New Broad Street and commercial/residential properties are located east of the Site. JP Upholstery Shop is located south of the Site. Pearl Street and a parking lot are located west of the Site.

B. Site Features

The Site is composed of two adjacent tax parcels, Lot 17 and Lot 65. Lot 17 is currently improved with three (3) buildings and a parking lot. One (1) building is used for commercial purposes. Two (2) buildings are used for both commercial and residential tenants. The commercial tenants that most recently occupied the Site included a locksmith, a digital photo developer, a beauty salon, and a nail salon. These tenants are now vacated from the Site with the exception of the locksmith and one residential tenant, both of which should be vacated by the time the Site is in the program. The parking lot is in the rear of the building. There are no buildings on Lot 65 but this Lot is currently used as a parking lot.

The Site is not located in a flood zone. *See* Exhibit J, Flood Map. The closest water body to the Site is the Byram River. The River is located approximately 0.166 miles from the Site. It is identified by the NYSDEC GIS as tidal wetlands.

C. Current Zoning and Land Use

The Site is currently located in the CD-6 Urban Core Character District. *See* Exhibit I, Zoning Map. The CD-6 district allows for a wide variety of uses. The Site is now mostly vacated with the exception of the locksmith and one residential tenant. The surrounding properties include mixed-use commercial and residential uses. The surrounding buildings are used as restaurants, theaters, apartment complexes and retail stores. The Site is in an urban commercial and residential area in close proximity to the Port Chester Metro North Train Station, which is located approximately 0.016 miles from the Site within walking distance.

D. Past Use of the Site

1. Past Use of the Site

During investigations of the Site to date and during preparation of this application, aerial photographs, EDR City Directory Abstract, USGS Topographic Maps, Sanborn Fire Insurance Maps, and Environmental Lien and AUL Search Reports were reviewed. These sources were the primary information sources relied on in the Phase I reports to document the historical uses.

Lot 17

Lot 17 was not mapped in maps from 1885. The lot is depicted with a saloon and a two and a half story building in maps from 1890. In maps from 1895, an additional three-story building and a tin smith are located on the southern edge of the lot. A store building was also located next to the saloon. In 1902, the storefront was vacant, and the tin smith shop was replaced by a blacksmith shop. A plumbing supply store filled the vacant storefront by 1908. A carpet cleaning store replaced the blacksmith shop. In addition, a small building, identified as a cigar store, is present in maps from 1908. By 1915, the saloon was subdivided, and a portion of the building was used as a barber shop. A vacant building is located next to the barber shop, and the tin shop replaced the carpet cleaner store. Maps from 1919 depict a similar configuration to earlier maps. By 1934, the tin shop was no longer present on the lot. In maps from 1942, the buildings appear in a similar configuration to earlier maps, but the uses are not apparent. In 1950, the on-site buildings were used as stores. In 1990, the buildings are in a similar configuration to earlier maps. A portion of one of the buildings is vacant in maps from 1993. In 1994, one of the buildings on Lot 17 contains apartments in the upper levels. Between 1995 and 2006 there were no significant changes in the lot configuration.

Lot 65

Lot 65 was not mapped in 1885. In 1890, a three-story dwelling was present on the lot. In 1895, the lot was occupied by Young's Hotel and Young's Livery. By 1902, a saloon and carriage house were added to the hotel. In 1908, the hotel building was occupied by the Grand Union Hotel. By 1915, another building was constructed behind the hotel. The building was use as a hall. A dwelling was also constructed next to the former carriage house, which was used as a restaurant and for lodging in 1915. In 1918, the bottom floor of the hotel was used for offices and shops. The hall was also used as a bowling alley. The former hotel operations may have used dry cleaning solvents and the bowling alley may have used TCE to clean the lanes because the Site's groundwater has fairly significant VOC contamination.

By 1934, a storefront was constructed on the lot near Westchester Avenue in front of the two-story dwelling. A paint shop and warehouse were also added to the lot adjacent to the hotel. The former bowling alley was identified as a pool in maps from 1934. The lot appears to be in a similar configuration in maps from 1942, but the uses are not apparent. In 1950,

the former two-story dwelling located at the back of the small shop is no longer present. The shop in front of the dwelling was then used as a restaurant. In addition, the pool building is now used as by the American Legion Club House. Aerial photographs from 1966 through 1971 depict a clearing located behind two of the large buildings on Lot 65. By 1974, there are no longer buildings present on Lot 65. The lot was developed into a parking lot by 1985. Aerial photographs from 1991 through 1996 depict a parking lot with a patch of barren soil in the northeastern portion of the lot. The soil patch was present until approximately 2008 when it was covered by asphalt. Maps from 2011 until the present depict no significant changes from the 2008 map.

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

In June 2021 SESI prepared a Phase I ESA to determine if there were any recognized environmental conditions (“RECs”) associated with the Site. The Site was not identified on any of the environmental database records. However, several nearby sites were identified. A Getty Service Station located approximately 400 feet from the Site was listed on the NY Leaking Storage Tanks (“NY LTANKS”). SESI noted that there was little chance that the station could impact the Site, but SESI listed it as a controlled REC (“CREC”). SESI did not identify any other nearby sites as RECs.

SESI reviewed several sources to determine the past uses of the Site. Several businesses, including a tin shop, a blacksmith shop and a carpet cleaning shop were identified as uses of Lot 17. These operations may have affected the soil and groundwater at the Site. SESI identified these uses as a historical REC (“HREC”). SESI also identified the use of Lot 65 as a painting shop, hotel, bowling alley and warehouse as a HREC. The former painting shop/ warehouse may have stored, sold, and /or may have mixed hazardous chemicals that may have affected the soil and groundwater and the hotels and bowling alley may have used solvents for cleaning operations.

SESI identified several RECs for the Site. SESI observed a dumpster outside the retail stores in the back of the parking lot behind the retail stores. It identified the presence of the dumpster as a REC but noted that it did not warrant further investigation because it was located on a concrete pad and no staining was observed. SESI also identified a stormwater grate filled in with soil and grass as a REC. SESI observed two (2) stormwater grates in the vacant parking lot and identified it as a REC. SESI noted that further investigation of the REC was warranted based on the former use of the property, including use as a parking lot, which could have caused various petroleum products to contaminate the property. SESI also observed two (2) boiler units in the buildings. Additional units are present in the private apartments in the upper floors of the building. SESI noted that based on the age based of the building further investigation is warranted. SESI identified the presence of coilers as a REC. SESI also identified one (1) pole-mounted transformer located off-site to the north of the property as a REC. No above ground storage tanks (“ASTs”), underground storage tanks (“USTs”) or associated appurtenances were observed at the Site.

SESI also identified several business environmental risks (“BERs”) during it investigation.

Based on the age of the building, asbestos containing material (“ACM”) and lead based paint (“LBP”) are likely to be present in the on-Site buildings. SESI also recommended a Radon survey for the Site.

In June 2021, SESI prepared a Phase II ESA for the Site. SESI collected soil, soil vapor, and groundwater samples to further investigate RECs at the Site identified in the prior Phase I investigation. SESI advanced a total of ten (10) soil borings and two (2) temporary wells during its investigation. SESI identified the contaminants of concern as Semi-Volatile Organic Compounds (“SVOCs”), metals and pesticides in soil, and Volatile Organic Compounds (“VOCs”), SVOCs, and metals in groundwater. See Section IV.10.F for full environmental assessment. Groundwater sample TW-1, which was in the former hotel/bowling alley/ paint shop/warehouse, exhibited the highest concentration of contaminants. SESI noted that additional investigation is required to determine the full extent of contamination at the Site.

E. Site Geology and Hydrogeology

According to the United States Geological Survey (Mamaroneck, NY, 2013) 7.5-minute Series topographic map, the Site’s topographic elevation is approximately forty (40) feet above mean seal level (“amsl”). The depth of groundwater at the Site is approximately 7-40 feet below grade surface (“ft-bgs”). The groundwater is expected to flow in the southeast direction.

The soils at the Site are characterized as Uf (Urban Land), which includes surface covered sixty (60) percent by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material.

F. Environmental Assessment

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

Soil:

Based on the Phase II investigation, the primary contaminants of concern in soil are SVOCs, metals and pesticides, although pesticides did not exceed the RRSCOs.

Lot 17

Analyte > RRSCOs	Detections > Track 2 Residential or RRSCOs	Maximum Detections (mg/kg)	Track 2 Residential and RRSCO (mg/kg)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	1	2	1	0.5-1
Benzo(a)pyrene	1	1.8	1	0.5-1

Benzo(b)fluoranthene	1	2.7	1	0.5-1
Chrysene	1	2.4	1/3.9	0.5-1
Indeno(1,2,3-cd) pyrene	1	1.4	0.5	0.5-1
Metals				
Mercury	2	1.9	0.81	1-2.5

Lot 65

Analyte > RRSCOs	Detections > Track 2 Residential or RRSCOs	Maximum Detections (mg/kg)	Track 2 Residential and RRSCO (mg/kg)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	1	8	1	1-1.5
Benzo(a)pyrene	1	7.5	1	1-1.5
Benzo(b)fluoranthene	1	11	1	1-1.5
Benzo(k)fluoranthene	1	1.9	1/3.9	1-1.5
Chrysene	1	7.3	1-3.9	1-1.5
Dibenzo(a,h)anthracene	1	1.1	0.33	1-1.5
Indeno(1,2,3-cd) pyrene	1	4.7	0.5	1-1.5
Metals				
Mercury	1	1.07	0.81	4-4.5

Several additional metals were detected above the NYSDEC Unrestricted Use Soil Cleanup Objectives (“UUSCOs”). The metals include copper, lead, mercury, nickel, and zinc. The pesticides 4,4’-DDE and 4,4’-DDT were also detected on Lot 65 above their UUSCOs.

Groundwater:

Groundwater analytical results were compared to the NYSDEC Technical and Operational Guidance Series 1.1.1 (“TOGS”) Class GA Ambient Water Quality Standards and Guidance Values (“AWQS”). The contaminants of concern in groundwater are VOCs, SVOCs, and metals. No groundwater wells were advanced on Lot 17.

Lot 65

Analytes > AWQS	Detections > AWQS	Max. Detection (µg/L)	AWQS (µg/L)
VOCs			
Tetrachloroethene	2	1300	5
Vinyl Chloride	2	3.8	2
Trichloroethene	2	260	5
Cis-1,2-dichloroethene	2	100	5

SVOCs			
Benzo(a)anthracene	2	0.21	0.002
Benzo(b)pyrene	2	0.2	0
Benzo(b)fluoranthene	2	0.29	0.002
Benzo(k)fluoranthene	2	0.09	0.002
Chrysene	2	0.21	0.002
Indeno(1,2,3-cd) pyrene	2	0.14	0.002
Metals			
Iron, total	2	25700	300
Lead, total	2	110.2	40
Magnesium, total	2	52500	35000
Manganese, total	2	3553	300
Sodium, total	2	193000	20000

There are no responses to Questions 11-13 on the BCP Application Form since this Site is not located in New York City.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site. See also Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

140 Owners, LLC and 148-150 Westchester Avenue, LLC, are the owners of the Site. *See Exhibit C, Deeds. 140 Owners, LLC has owned Lot 65 since August 31, 2017 and its offices are located at 33 New Broad Street, Port Chester, New York 10573. The contact person is Howie Ravikoff with an email address of howie@mrvikoff.com. 148-150 Westchester Avenue, LLC c/o C.J. Pagano & Sons, Inc. has owned Lot 17 since August 22, 2000 and its offices are located at 420 Westchester Avenue, Port Chester, New York 10573. The owner's contact person is Neil Pagano with an email address of npagano@cjpagano.com*

The Previous Owner and Operator list is attached in Exhibit E. 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 (all of which are "None"). Exhibit E also includes the prior operators' use of the Site.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-11 on the BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not own the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

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

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

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

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is currently located in the CD-6 Urban Core Character District. *See* Exhibit I, Zoning Map. The CD-6 district allows for a wide variety of uses. Including commercial and residential uses.

2. Current Use

The Site is composed of two tax lots. Lot 17 is improved with three (3) buildings and a parking lot. One (1) building used for commercial purposes. Two (2) buildings are used for both commercial and residential buildings. The buildings are now mostly vacant with the exception of a locksmith and one residential tenant. The parking lot is in the rear of the building. Lot 65 is improved as with an asphalt parking lot. There are no buildings on Lot 65.

3. Intended Use Post Remediation

Post remediation use of the Site will be a multi-story residential apartment complex. The complex will contain commercial storefronts and an underground parking lot. *See* Section II, Project Scope for a more detailed description.

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

Yes, current historical and/or recent development patterns support the proposed use.

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

Yes, the proposed use is consistent with the applicable zoning laws/maps.

6. Consistent with the Master Plan?

Yes, the project is consistent with the Village of Port Chester Comprehensive Plan, which intends to establish a framework for turning challenges faced by the Village into opportunities. Further, the plan provides strategies for capitalizing on the Village's physical, social, economic, and human capital.

EXHIBIT A

Booster doses are now available for eligible New Yorkers, including New Yorkers age 65 and older who got the Pfizer vaccine.

[DETAILS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: PORT CHESTER OZ FUND III QOZB, LLC	DOS ID: 6273247
FOREIGN LEGAL NAME: PORT CHESTER OZ FUND III QOZB, LLC	FICTITIOUS NAME:
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 09/01/2021	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 09/01/2021	INACTIVE DATE:
FOREIGN FORMATION DATE: 08/31/2021	STATEMENT STATUS: CURRENT
COUNTY: Albany	NEXT STATEMENT DUE DATE: 09/30/2023
JURISDICTION: Delaware, United States	NFP CATEGORY:

[ENTITY DISPLAY](#)
[NAME HISTORY](#)
[FILING HISTORY](#)
[MERGER HISTORY](#)
[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: C/O CORPORATION SERVICE COMPANY
Address: 80 STATE STREET, ALBANY, NY, United States, 12207 - 2543

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Name and Address

Name:
Address:

Registered Agent Name and Address

Name:
Address:

Entity Primary Location Name and Address

Name:
Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value

Number Of Shares

Value Per Share

EXHIBIT B

**WRITTEN CONSENT OF THE MANAGER
OF
PORT CHESTER OZ FUND III QOZB, LLC**

The undersigned, being the Manager of Port Chester OZ Fund III QOZB, LLC, a Delaware limited liability company (the "Company") doing business in New York, does hereby certify as follows:

1. The Company is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 140 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-65, and 148-150 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-17 (collectively the "BCP Site").

2. Nicholas Williams is hereby appointed, pursuant to Section 6.4 of the Limited Liability Company Agreement of the Company, as an authorized signatory of the Company solely to execute any documents required by the New York State Department of Environmental Conservation on behalf of the Company in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 10 day of ~~October~~ 2021.

November

MANAGER:

**PORT CHESTER OZ III QOZB
MANAGER, LLC, a Delaware limited
liability company doing business in New
York**

By: Saxum OZ Fund III GP, LLC, its
member

By: 
Name: Anthony Rinaldi
Title: Managing Principal

By: 150 Westchester Managers LLC, its
member


By: 
Name: Nicholas Williams
Title: Managing Member

EXHIBIT C



402510421DED8

Control Number 402510421	WIID Number 2000251-000184	Instrument Type DED
------------------------------------	--------------------------------------	-------------------------------



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED
FEE PAGES 3 TOTAL PAGES 3

RECORDING FEES	
STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$49.00

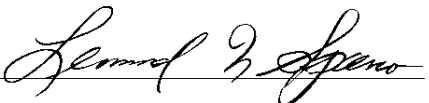
TRANSFER TAXES	
CONSIDERATION	\$0.00
TAX PAID	\$0.00
TRANSFER TAX #	4045

MORTGAGE TAXES	
MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER
DWELLING**

RECORDING DATE 09/21/2000
TIME 12:51:00

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
MARY S CROLY ESQ
BLEAKLEY PLATT AND SCHMIDT
1 N LEXINGTON AVENUE
WHITE PLAINS, NY 10601

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

THIS INDENTURE, made on August 25, 2000
BETWEEN Diversified Resources, LLC, a New York limited liability company,
with a place of business at 30-32 North Main Street, Port Chester, NY 10573.

P-2
T-37

party of the first part, and 148-150 Westchester Avenue, LLC, a New York limited liability company, with a place of business at 30-32 North Main Street, Port Chester, NY 10573.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable 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 Village of Port Chester, Town of Rye, County of Westchester and State of New York, which said parcel of land is bounded and described as follows:

BEGINNING at a point formed by the intersection of the southerly side of Westchester Avenue with the easterly side of Pearl Street; thence along the southerly side of Westchester Avenue, South 34 degrees 17 minutes East 75.10 feet to land now or formerly of Martha K. Craveiro; thence along the dividing line between premises herein described and land of Craveiro South 36 degrees 50 minutes 50 seconds West 74.87 feet to land now or formerly of Phillip Santucci; thence along the dividing line between premises herein described and land of Santucci, North 54 degrees 31 minutes West 69.83 feet to the easterly side of Pearl Street; thence along the easterly side of Pearl Street; North 36 degrees 08 minutes 20 seconds East 100.83 feet to the place of BEGINNING.

Said premises is known and identified on the Tax Assessment Map of the Town of Rye as Section 2, Block 96, Lot 14.

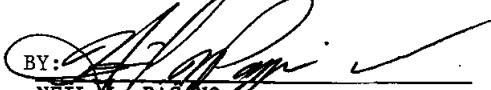
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

DIVERSIFIED RESOURCES, LLC

BY: 
NEIL J. PAGANO, Manager

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of WESTCHESTER ss.:

On Aug 27 2000 before me, the undersigned, personally appeared NEIL J. PAGANO

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

[Signature]
(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned, personally appeared

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

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

Diversified Resources, LLC

TO



First American Title Insurance Company of New York

188 East Post Road
White Plains, New York 10601
Phone (914) 428-3433
Fax (914) 428-0159

148-150 Westchester Avenue, LLC

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of County of ss.:

On before me, the undersigned, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof).

MARY S. CROLY
Notary Public, State of New York
No. 02CR4947443
Qualified in Westchester County
Commission Expires: February 21, 2001
that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

SECTION 2
BLOCK 96
LOT 14
COUNTY OR TOWN Westchester/Rye
148-150 Westchester Avenue
Port Chester, New York 10573

RETURN BY MAIL TO:

Mary S. Croly, Esq.
Bleakley Platt & Schmidt, LLP
1 N. Lexington Avenue
P.O. Box 5056
White Plains, NY Zip No. 10602-5056

Reserve this space for use of Recording Office.

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.



572273376DED0016

Westchester County Recording & Endorsement Page

Submitter Information

Name:	first american title	Phone:	2128500675
Address 1:	666 Third Ave	Fax:	7144814507
Address 2:	5th Floor	Email:	abatres@firstam.com
City/State/Zip:	New York NY 10017	Reference for Submitter:	849270ADB

Document Details

Control Number:	572273376	Document Type:	Deed (DED)
Package ID:	2017081500186001001	Document Page Count:	4
		Total Page Count:	5

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1:	H & H PROPERTY CORP	1:	140 OWNERS LLC
2:	- Other	2:	- Other

Property

Additional Properties on Continuation page

Street Address:	138 -140 WESTCHESTER AVENUE	Tax Designation:	142.30-2-65
City/Town:	RYE TOWN	Village:	PORT CHESTER

Cross-References

Additional Cross-Refs on Continuation page

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

Supporting Documents

1: RP-5217	2: TP-584	3: TP-584.1
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Recording Fees

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

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:	3450

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/03/2017 at 02:45 PM
 Control Number: **572273376**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Marshall Goldberg, Esq
600 Summer Street

Stamford, CT 06901

31st day
2nd

THIS INDENTURE, made the _____ day of August, 2017

BETWEEN H & H Property Corp., a New York corporation, having an office at 33 New Broad Street, Port Chester, NY 10573

party of the first part, and

140 Owners, LLC, a New York Limited Liability Company, having an address at 33 New Broad Street, Port Chester, NY 10573

prty of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, known and designated as 138 Westchester Avenue, Port Chester, NY.

Being the same premises conveyed to the party of the first part by deeds recorded in the Office of the Clerk of the County of Westchester, Division of Land Records on 12/13/2006 as Control No. 463050638 and by deed recorded on 8/24/1995 in Liber 11220 at cP 115 .

SAID PREMISES are known on the tax assessment map of the Town of Rye as Sheet 142.30 Block 2, Lot 65.

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

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

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

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

IN PRESENCE of


Aristo

H & H Property Corp.

BY 

Marvin Ravikoff, President

STATE OF FLORIDA)
COUNTY OF PAIM BEACH) :SS.:

On the 22 day of August, 2017, before me the undersigned, personally appeared
Marvin Ravikoff
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.

Marvin Ravikoff
(signature and office of individual taking acknowledgement)

NOTARIZE

C. Rooszókh



BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

H & H Property Corp.

TO

140 Owners, LLC

Sheet 142.30
Block 2
Lot 65

Town of RYE
Village of Port Chester
COUNTY OF WESTCHESTER

STREET ADDRESS:

138 Westchester Avenue
Port Chester, NY 10573

RETURN BY MAIL TO:

Marshall Goldberg, ESQ.
600 Summer Street
Stamford, CT 06901

Legal Description Tax Lot 65

All that certain plot, piece or parcel of land situate, lying and being the Village of Port Chester, Town of Rye, County of Westchester and State of New York, being and intended to be the lands described in a deed from Columbus Property Corporation to H & H Property Corp. recorded in the Westchester County Clerk's Office on August 24 1995 as Deed Liber 11220 at Page 115 and a deed from El Tio II Inc. to H & H Property Corp. recorded in the Westchester County Clerk's Office on December 13, 2006 as deed Control No. 463050638 and being more particularly bounded and described as follows:

BEGINNING at a point along the southwesterly line of Westchester Avenue at its point of intersection with the northwesterly line of New Broad Street;

Thence along said northwesterly line of New Broad Street, South 55 degrees 43 minutes 00 seconds West, 82.50 feet and South 45 degrees 38 minutes 10 seconds West, 65.00 feet to its points of intersection with the southwesterly line of Lot 1 as shown on a map titled "Map of Property on Westchester Ave. and Pearl St." Prepared by J.A. Kirby & Son dated January 1906 and filed March 15, 1906 in the Westchester County Clerk's Office as Map No. Vol 21 at Page 21;

Thence along said southwesterly line of Lot 1, North 54 degrees 32 minutes 00 seconds West, 52.92 feet to a point;

Thence through said Lot 1 and in part along the northwesterly line of said Lot 1, North 37 degrees 45 minutes 00 seconds East, 112.11 feet to its point of intersection with the northerly line of lands formerly of Frank A. Rooke;

Thence along said line, North 54 degrees 32 minutes 00 seconds West, 36.58 feet to its point of intersection with the southeasterly line of lands formerly of Mary A. O'Neil;

Thence along said line, North 36 degrees 51 minutes 00 seconds East, 74.87 feet to the aforesaid southwesterly line of Westchester Avenue;

Thence along said southwesterly line of Westchester Avenue, South 34 degrees 17 minutes 00 seconds East, 131.38 feet to the Point of Beginning.

The above described parcel of land contains 13,354 square feet more or less or 0.30657 acres more or less.

EXHIBIT D

Port Chester OZ Fund III QOZB, LLC

181 Westchester Avenue, Suite 301A

Port Chester, NY 10573

140 Owners, LLC
c/o Howie Ravikoff
33 New Broad Street
Port Chester, NY 10573

Re: Site Access to Perform Brownfield Cleanup Program Work

140 Westchester Avenue, Port Chester, New York 10573, tax ID no. 142.30-2-65, and
148-150 Westchester Avenue, Port Chester, New York 10573, tax ID no. 142.30-2-17

Dear Mr. Ravikoff:

Port Chester OZ Fund III QOZB, LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 140 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-65, and 148-150 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-17 (the “BCP Site”). As you know, 140 Owners, LLC owns the aforementioned Lot 65 that makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a “temporary license” to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation. If you have any questions, please do not hesitate to call Nick Williams at (917) 428 - 7181. Otherwise, please sign below so that this work can proceed. Thank you for your cooperation.

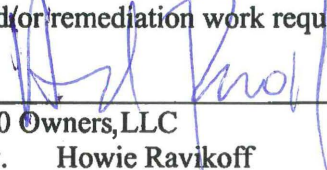
Sincerely,



Port Chester OZ Fund III QOZB, LLC

By. Nick Williams
Member

As an authorized signatory for 140 Owners, LLC, the owner of Lot 65, I am authorized to grant this temporary license and agree to allow Port Chester OZ Fund III QOZB, LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



140 Owners, LLC
By. Howie Ravikoff

Port Chester OZ Fund III QOZB, LLC

181 Westchester Avenue, Suite 301A
Port Chester, NY 10573

148-150 Westchester Avenue, LLC
c/o Neil Pagano
420 Westchester Ave
Port Chester, NY 10573

Re: Site Access to Perform Brownfield Cleanup Program Work
140 Westchester Avenue, Port Chester, New York 10573, tax ID no. 142.30-2-65, and
148-150 Westchester Avenue, Port Chester, New York 10573, tax ID no. 142.30-2-17

Dear Mr. Pagano:

Port Chester OZ Fund III QOZB, LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 140 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-65, and 148-150 Westchester Avenue, Port Chester, New York 10573, Tax Parcel Identification No. 142.30-2-17 (the “BCP Site”). As you know, 148-150 Westchester Avenue, LLC owns the aforementioned Lot 17 that makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a “temporary license” to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation. If you have any questions, please do not hesitate to call Nick Williams at (917) 428 - 7181. Otherwise, please sign below so that this work can proceed. Thank you for your cooperation.

Sincerely,



Port Chester OZ Fund III QOZB, LLC

By. Nick Williams
Member

As an authorized signatory for 148-150 Westchester Avenue, LLC, the owner of Lot 17, I am authorized to grant this temporary license and agree to allow Port Chester OZ Fund III QOZB, LLC and its agents to enter Lot 17 to perform the BCP Investigation and/or remediation work required.



148-150 Westchester Avenue, LLC

By. Neil Pagano

EXHIBIT E

PREVIOUS OWNERS & OPERATORS LIST

The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573

Year	Contact Information 140 Westchester Avenue 142.30-2-65 (f/k/a 142.30-2-14 and 2-96-17)	Status	Relation to Requestor
Unknown – 1996	138 Westchester Avenue Corp. Address: c/o Arnold Orlovitz 199 Main Street White Plains, New York 10601 Phone: Unknown	Inactive	None
1996 – 2006	EL TIO II, INC. Address: 143 Westchester Avenue Port Chester, New York 10573 Phone: Unknown	Inactive	None
2006 – 2017	H&H Property Corp. Address: 220 Westchester Avenue Port Chester, New York 10573 Phone: Unknown	Active	None
8/31/2017 – Present	140 Owners, LLC Address: c/o Marvin & Howie Ravikoff 33 New Broad Street Port Chester, New York 10573 Phone: Unknown Email: howie@mrvavikoff.com	Active	Current Owner of Parcel
Operator			
1895 - 1908	Young's Hotel and Livery Address: Unknown Phone: Unknown	Inactive	None
1902	Saloon	N/A	None
1908 - 1990	Grand Union Hotel Address: 1 Grand Union Square, PO Box 1119 Fort Benton, MT 59442 [MAY ONLY HAVE THE SAME NAME; MAY NOT BE AFFILIATED WITH THIS HOTEL IN MONTANA] Phone: (406) 622-1882	Active	None
1918 - 1990	Hotel Offices Address: 1 Grand Union Square, PO Box 1119 Fort Benton, MT 59442 Phone: (406) 622-1882	Active	None
1918 – 1934	Bowling Alley	N/A	None
1934	Paint Shop and Warehouse	N/A	None
1934	Pool	N/A	None
1934	Storefront – Use Unknown	N/A	None
1950	American Legion Club House Address: 700 N. Pennsylvania Street, PO Box Indianapolis, IN 46206 Phone: (317) 630-1200	Active	None
1950	Restaurant	N/A	None
1990 – Present	Parking Lot – No Current Occupant using parking lot	N/A	None

PREVIOUS OWNERS & OPERATORS LIST

The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573

Year	Contact Information 148-150 Westchester Avenue 142.30-2-17 (f/k/a 142.30-2-14) Owner	Status	Relation to Requestor
Unknown – 1992	Camillo J. and Mary S. Pagano Address: 420 Westchester Avenue Phone: (914) 939-1123 Port Chester, New York 10573	Deceased	None
1992 – 2/16/2000	Mary S. Pagano Address: 420 Westchester Avenue Phone: (914) 939-1123 Port Chester, New York 10573	Deceased	None
2/16/2000 – 4/20/2000	Robert D. Pagano (Deceased) and Neil J. Pagano (Alive) Address: 420 Westchester Avenue Phone: (914) 939-1123 Port Chester, New York 10573	N/A	None
4/20/2000 – 8/22/2000	Robert D. Pagano and Neil J. Pagano as members of Diversified Resources, LLC Address: 420 Westchester Avenue Phone: (914) 939-1123 Port Chester, New York 10573	Active	None
8/22/2000 – Present	148-150 Westchester Avenue, LLC c/o C. J. Pagano & Sons, Inc. Neil Pagano Address: 420 Westchester Avenue Phone: (914) 939-1123 Port Chester, New York 10573 Email: npagano@cjpagano.com	Active	Current Owner of Parcel
Operator			
1890	Saloon	N/A	None
1895 - 1902	Tin Smith	N/A	None
1895 - 1902	Store	N/A	None
1902 - 1908	Black Smith	N/A	None
1908 - 1915	Barber	N/A	None
1908 – 1915	Plumbing Supply Store	N/A	None
1908 – 1915	Carpet Cleaning	N/A	None
1908	Cigar Store	N/A	None
1915 - 1934	Tin Shop	N/A	None
1934 – 2006	Stores	N/A	None
1972	Piedrotta Inc. Address: Unknown Phone: Unknown	Inactive	None
1987	Maria’s Boutique Address: Unknown Phone: Unknown	Inactive	None
1992	Multi Service Travel Agency INC Address: Unknown Phone: Unknown	Inactive	None
1992 - 1995	Stephanie Fashion Address: 157 Westchester Avenue Phone: (914)937-2456 Port Chester, New York 10573	Inactive	None
2000	Virginia’s Beauty Salon Address: 150 Westchester Avenue Phone: (914) 939-9735 Port Chester, New York 10573	Inactive	None
2000	Elmundo Electronic Address: 140 Westchester Avenue Phone: (914) 690-2890	Inactive	None

PREVIOUS OWNERS & OPERATORS LIST

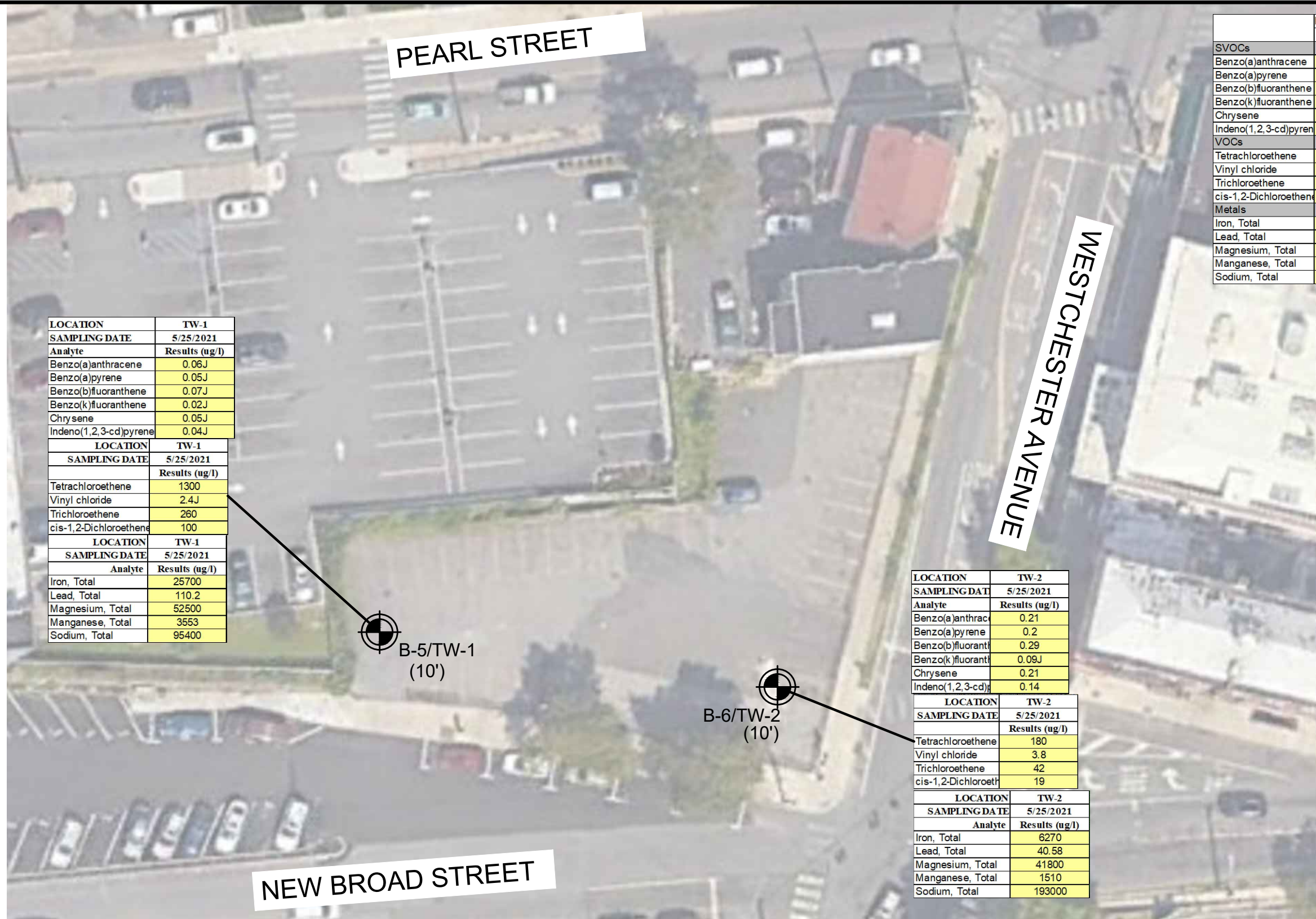
The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573

	Port Chester, New York 10573		
2005-2017	Dream Nail Salon Address: 148 Westchester Avenue Port Chester, New York 10573	Phone: (914) 939-6226	Inactive None
2005 – 2017	New Generation Beauty Salon Address: 150 Westchester Avenue Port Chester, New York 10573	Phone: (914) 305-1657	Inactive None
1992 – Current	Keyman Locksmith Address 152 Westchester Avenue Port Chester, New York 10573	Phone: (914) 939-7790	Active Current Operator
Unknown – Current	Residential Tenants		N/A Current Operator
Unknown - Current	Photo Developer		Active Current Operator

EXHIBIT F

N:\ACAD\11895\11895 FIG-3.1 AND 3.2.DWG 06/17/21 03:49:25PM, Jenny, LAYOUT: FIG-3.2



	NY-AWQS (ug/l)
SVOCs	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
VOCs	
Tetrachloroethene	5
Vinyl chloride	2
Trichloroethene	5
cis-1,2-Dichloroethene	5
Metals	
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Sodium, Total	20000

dwg by: yy
chk by: FL
scale: N.T.S.
date: 06/17/2021

SESI
CONSULTING ENGINEERS

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

project:
PHASE II INVESTIGATION
140, 148-150 WESTCHESTER AVENUE
PORT CHESTER, NEW YORK 10573

title:
GROUNDWATER SAMPLE
LOCATION PLAN

job no: 11895
drawing no:

FIG-3.2

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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This drawing and all information contained here on is proprietary information of SESI CONSULTING ENGINEERS and may not be copied or reproduced, either in whole or in part, by any method, without written permission of SESI CONSULTING ENGINEERS

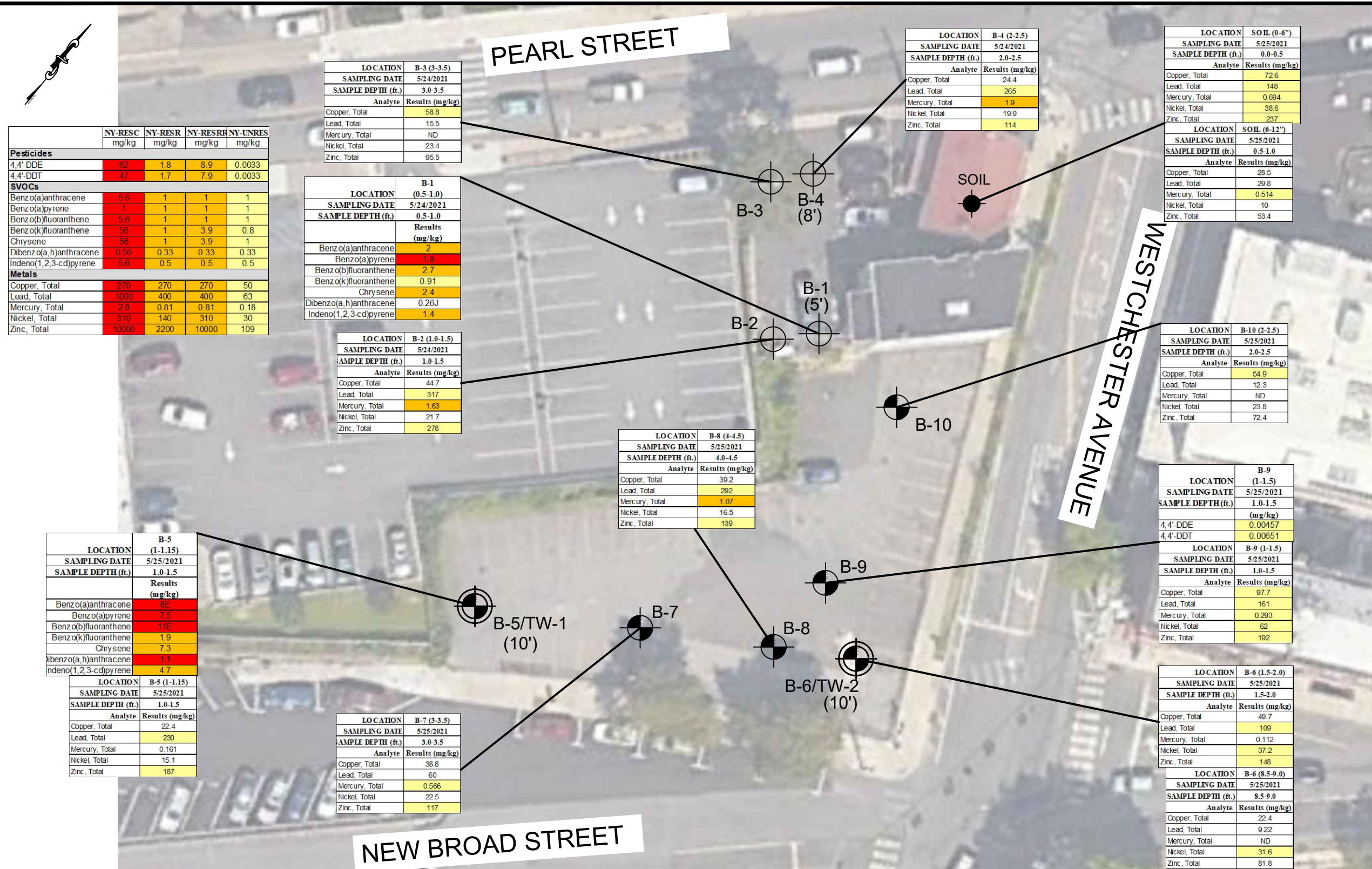
REFERENCE
SITE SURVEY PREPARED BY RICHARD J. DOMATO, DATED MARCH 5, 2021.

LEGEND:

MW-1 - SOIL BORING/GEOTECH BORING AND TEMPORARY WELL NUMBER & APPROX. LOCATION

(5) - APPROXIMATE ROCK CORE DEPTH IN FEET

N:\ACAD\11895\11895 FIG-3.1 AND 3.2.DWG 06/17/21 03:49:12PM, Jenny, LAYOUT: FIG-3.1



	NY-RESC	NY-RESR	NY-RESRR	NY-UNRES
	mg/kg	mg/kg	mg/kg	mg/kg
Pesticides				
4,4'-DDE	62	1.8	8.9	0.0033
4,4'-DDT	47	1.7	7.9	0.0033
SVOCs				
Benzo(a)anthracene	5.6	1	1	1
Benzo(a)pyrene	1	1	1	1
Benzo(b)fluoranthene	5.6	1	1	1
Benzo(k)fluoranthene	5.6	1	3.9	0.8
Chrysene	5.6	1	3.9	1
Dibenzo(a,h)anthracene	0.56	0.33	0.33	0.33
Indeno(1,2,3-cd)pyrene	5.6	0.5	0.5	0.5
Metals				
Copper, Total	270	270	270	50
Lead, Total	1000	400	400	63
Mercury, Total	2.8	0.81	0.81	0.18
Nickel, Total	310	140	310	30
Zinc, Total	10000	2200	10000	109

LOCATION	B-3 (3-3.5)
SAMPLING DATE	5/24/2021
SAMPLE DEPTH (ft.)	3.0-3.5
Analyte	Results (mg/kg)
Copper, Total	58.8
Lead, Total	15.5
Mercury, Total	ND
Nickel, Total	23.4
Zinc, Total	95.5

LOCATION	B-1 (0.5-1.0)
SAMPLING DATE	5/24/2021
SAMPLE DEPTH (ft.)	0.5-1.0
Analyte	Results (mg/kg)
Benzo(a)anthracene	2
Benzo(a)pyrene	1.8
Benzo(b)fluoranthene	2.7
Benzo(k)fluoranthene	0.91
Chrysene	2.4
Dibenzo(a,h)anthracene	0.26J
Indeno(1,2,3-cd)pyrene	1.4

LOCATION	B-2 (1.0-1.5)
SAMPLING DATE	5/24/2021
SAMPLE DEPTH (ft.)	1.0-1.5
Analyte	Results (mg/kg)
Copper, Total	44.7
Lead, Total	317
Mercury, Total	1.63
Nickel, Total	21.7
Zinc, Total	278

LOCATION	B-8 (4-4.5)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	4.0-4.5
Analyte	Results (mg/kg)
Copper, Total	39.2
Lead, Total	292
Mercury, Total	1.07
Nickel, Total	16.5
Zinc, Total	139

LOCATION	B-5 (1-1.15)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	1.0-1.5
Analyte	Results (mg/kg)
Benzo(a)anthracene	8E
Benzo(a)pyrene	7.5
Benzo(b)fluoranthene	11E
Benzo(k)fluoranthene	1.9
Chrysene	7.3
Dibenzo(a,h)anthracene	1.1
Indeno(1,2,3-cd)pyrene	4.7

LOCATION	B-5 (1-1.15)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	1.0-1.5
Analyte	Results (mg/kg)
Copper, Total	22.4
Lead, Total	230
Mercury, Total	0.161
Nickel, Total	15.1
Zinc, Total	187

LOCATION	B-7 (3-3.5)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	3.0-3.5
Analyte	Results (mg/kg)
Copper, Total	38.8
Lead, Total	60
Mercury, Total	0.566
Nickel, Total	22.5
Zinc, Total	117

LOCATION	B-4 (2-2.5)
SAMPLING DATE	5/24/2021
SAMPLE DEPTH (ft.)	2.0-2.5
Analyte	Results (mg/kg)
Copper, Total	24.4
Lead, Total	265
Mercury, Total	1.9
Nickel, Total	19.9
Zinc, Total	114

LOCATION	SOIL (0-6")
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	0.0-0.5
Analyte	Results (mg/kg)
Copper, Total	72.6
Lead, Total	148
Mercury, Total	0.694
Nickel, Total	38.6
Zinc, Total	237

LOCATION	SOIL (6-12")
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	0.5-1.0
Analyte	Results (mg/kg)
Copper, Total	28.5
Lead, Total	29.8
Mercury, Total	0.514
Nickel, Total	10
Zinc, Total	53.4

LOCATION	B-10 (2-2.5)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	2.0-2.5
Analyte	Results (mg/kg)
Copper, Total	54.9
Lead, Total	12.3
Mercury, Total	ND
Nickel, Total	23.8
Zinc, Total	72.4

LOCATION	B-9 (1-1.5)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	1.0-1.5
Analyte	Results (mg/kg)
4,4'-DDE	0.00457
4,4'-DDT	0.00651
Copper, Total	97.7
Lead, Total	161
Mercury, Total	0.293
Nickel, Total	62
Zinc, Total	192

LOCATION	B-6 (1.5-2.0)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	1.5-2.0
Analyte	Results (mg/kg)
Copper, Total	49.7
Lead, Total	109
Mercury, Total	0.112
Nickel, Total	37.2
Zinc, Total	148

LOCATION	B-6 (8.5-9.0)
SAMPLING DATE	5/25/2021
SAMPLE DEPTH (ft.)	8.5-9.0
Analyte	Results (mg/kg)
Copper, Total	22.4
Lead, Total	9.22
Mercury, Total	ND
Nickel, Total	31.6
Zinc, Total	81.8

LEGEND:

- B-8 - SOIL SAMPLE NUMBER & APPROX. LOCATION
- B-1 - SOIL BORING AND GEOTECH BORING NUMBER & APPROX. LOCATION
- SOIL/TEMPORARY WELL POINT NUMBER & APPROX. LOCATION

- MB-6/TW-2 (5') - SOIL BORING/GEOTECH BORING AND TEMPORARY WELL NUMBER & APPROX. LOCATION
- APPROXIMATE ROCK CORE DEPTH IN FEET

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 209 (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 SURVEY PREPARED BY RICHARD J. DOMATO, DATED MARCH 5, 2021.

NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESR: New York NYCRR Part 375 Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

dwg by: yy
chk by: FL
scale: N.T.S.
date: 06/17/2021

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
SESI
CONSULTING ENGINEERS
12A MAPLE AVE, PINE BROOK, N.J. 07068 PH: 973-808-9050

project: PHASE II INVESTIGATION
140, 148-150 WESTCHESTER AVENUE
PORT CHESTER, NEW YORK 10573
title: SOIL SAMPLE RESULTS PLAN

job no: 11895
drawing no:

FIG-3.1

EXHIBIT G

TAX MAP FOR THE GRAND UNION HOTEL

BOWLING ALLEY SITE

140 Westchester Ave. and

148-150 Westchester Ave.

Port Chester, New York

Tax Map IDs. 142.30-2-65 and 142.30-2-17



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

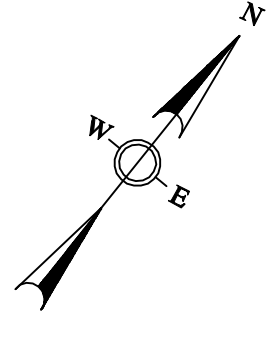
Topographic Survey of Tax Lots 17 and 65 in Block 2, Section 142.30 as shown on "The Official Tax Assessment Map of the Town of Rye, Village of Port Chester" Situate in the Village of Port Chester, Town of Rye, Westchester County, New York.

RICHARD J. DOMATO LAND SURVEYOR Chase Bank Building 22W. First Street-Room 401 Mt. Vernon, N.Y. 10550 (914)667-0565

Property A.K.A. 140 Westchester Ave. and 148-150 Westchester Ave., Port Chester, New York

Date: March 5, 2021 Scale: 1"=20'

- Notes: 1. Vertical Datum N.A.V.D. 1988 2. Underground Utilities shown hereon located by others no guarantee is made to their accuracy. 3. Total Area of Tax Lots 17 and 65 = 19,534.64 S.F. or 0.448 Ac. 4. Map made for Design Purposes and Building Dept Use Only.



LEGEND table with symbols for Drain Inlet, Catch Basin, Gas Line, Electric Line, Water Line, Tel.Com. Line, Over Head Utility Wires, Sanitary M.H., Drain M.H., Sanitary Sewer, Fire Hydrant, Light Pole, Parking Meter, Utility Pole, Utility Pole with Guy Wire, Tree Pit, Water Valve, Gas Valve, Pedestrian Gate, Handicap Ramp, Drop Curb, Curb, Sign, Utility Manhole (Telephone/Electrical), Pull Box, Top of Curb, Bottom of Curb, Top of Wall, Bottom of Wall.

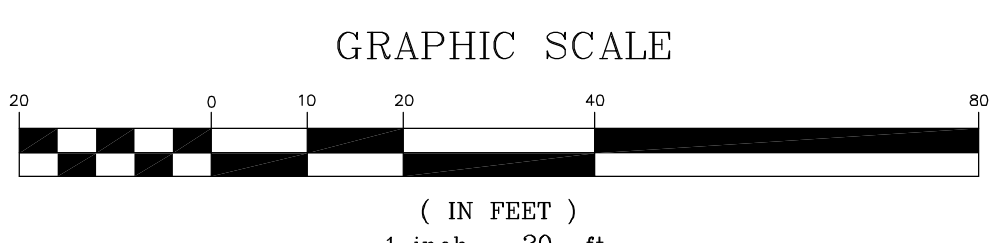
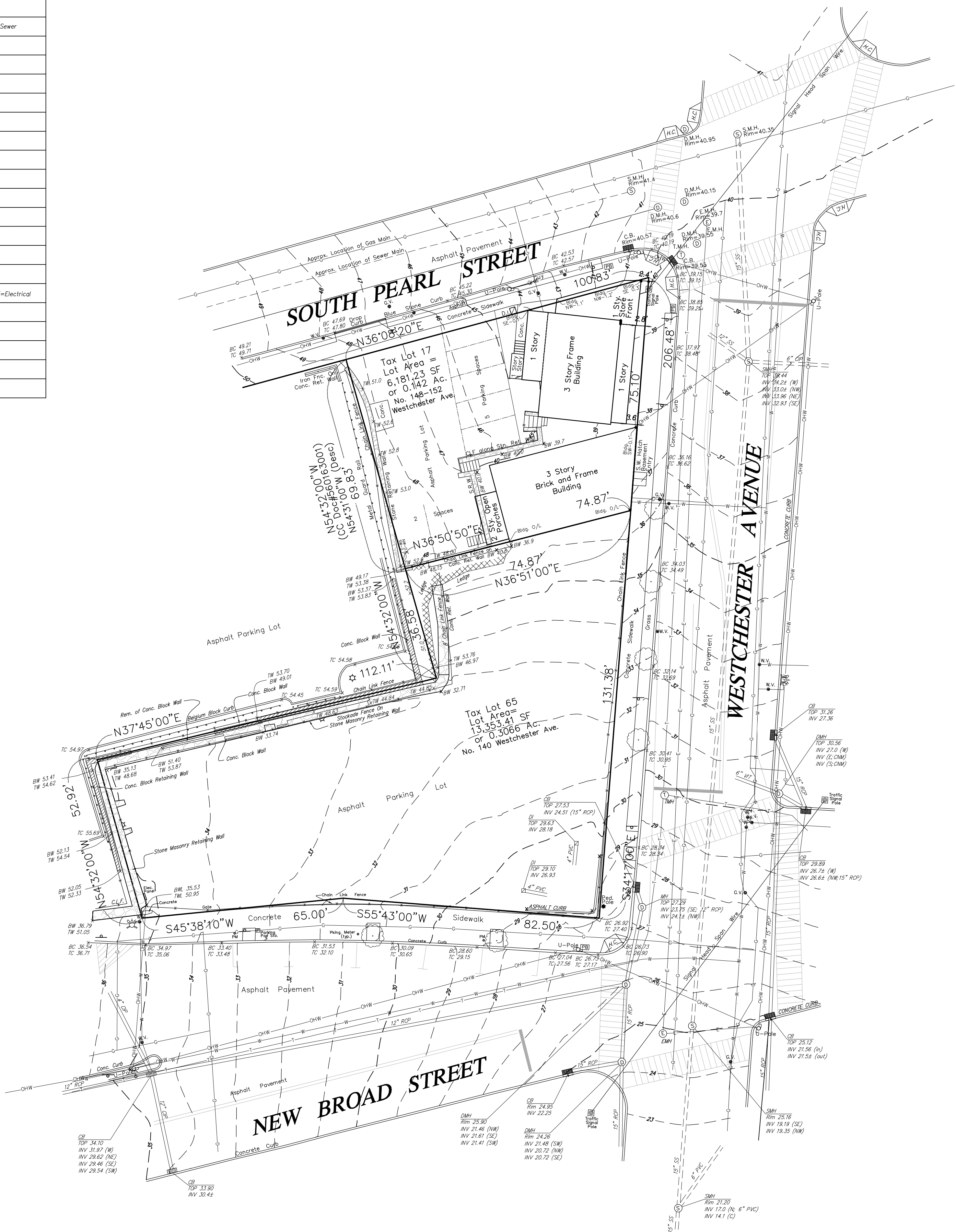


EXHIBIT H

BASE MAP

The Grand Union Hotel
Bowling Alley Site
140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York
10573

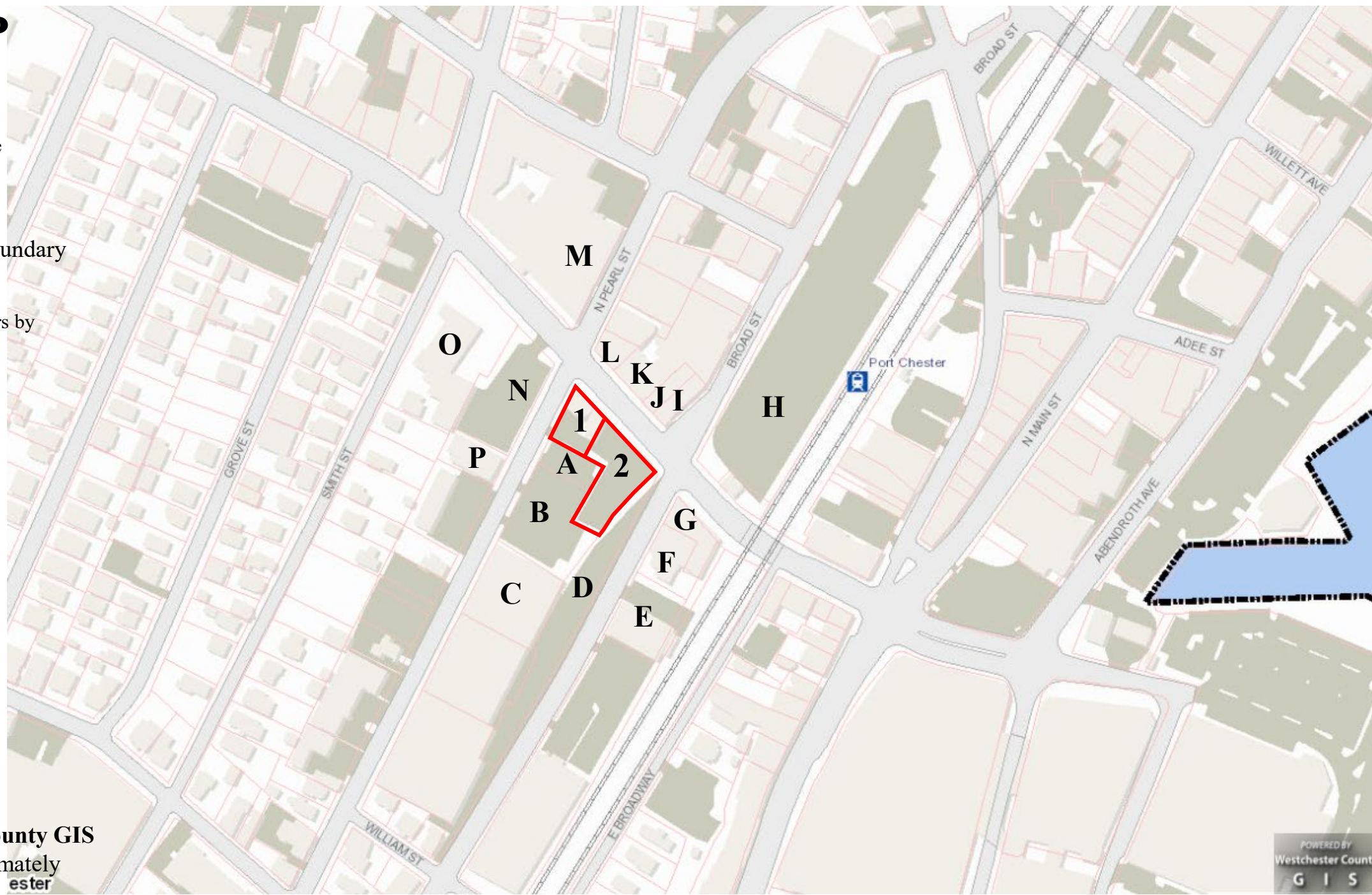
Legend:
— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – Q



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.

October 2021
Source: Westchester County GIS
Scale: 1" = 100' approximately



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	148-150 Westchester Avenue, LLC	148-150 Westchester Avenue	142.30-2-17
2	140 Owners, LLC	140 Westchester Avenue	142.30-2-65

142	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	11 South Pearl Street LLC	11 Pearl Street	142.30-2-3
B	15 South Pearl Street Parking LLC	Pearl Street	142.30-2-4
C	40 Pearl Street Inc.	31 Pearl Street	142.30-2-5
D	Village of Port Chester	New Broad Street	142.30-2-5.1
E	29 New Broad St. Realty Corp.	29 New Broad Street	142.30-2-63.2
F	Church of the Living God Inc.	9 New Broad Street	142.30-2-63
G	Port Chester Realty Inc.	144-122 Westchester Avenue	142.30-2-63.1
H	Metro Trans Authority	Broad Street	142.30-2-23.2
I	DMMJ Realty Corp.	143 Westchester Avenue	142.30-2-21
J	Shree Laxmi Realty, Inc.	145 Westchester Avenue	142.30-2-20
K	The Capitol Theatre LLC	151 Westchester Avenue	142.30-2-19
L	Delia Enterprises Inc.	153-157 Westchester Avenue	142.30-1-18
M	181 Westchester Ave LLC	181 Westchester Avenue	142.22-2-6
N	St. Peter's Episcopal Church	19 Smith Street	142.30-1-86.1
O	St. Peter's Episcopal Church	19 Smith Street	142.30-1-86
P	10 South Pearl St LLC	10 Pearl Street	142.30-1-85

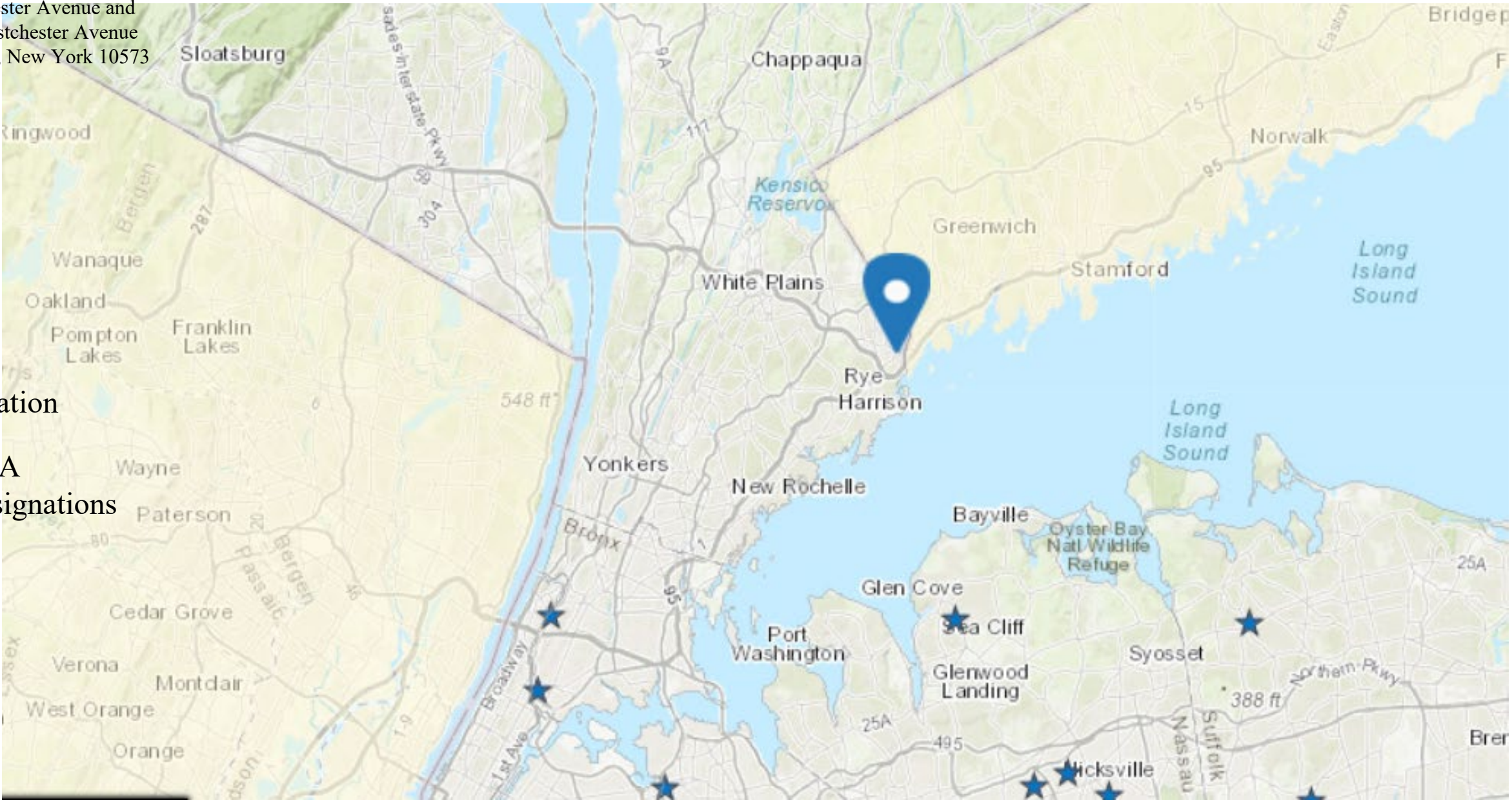
BOA Map

The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573

 Site Location

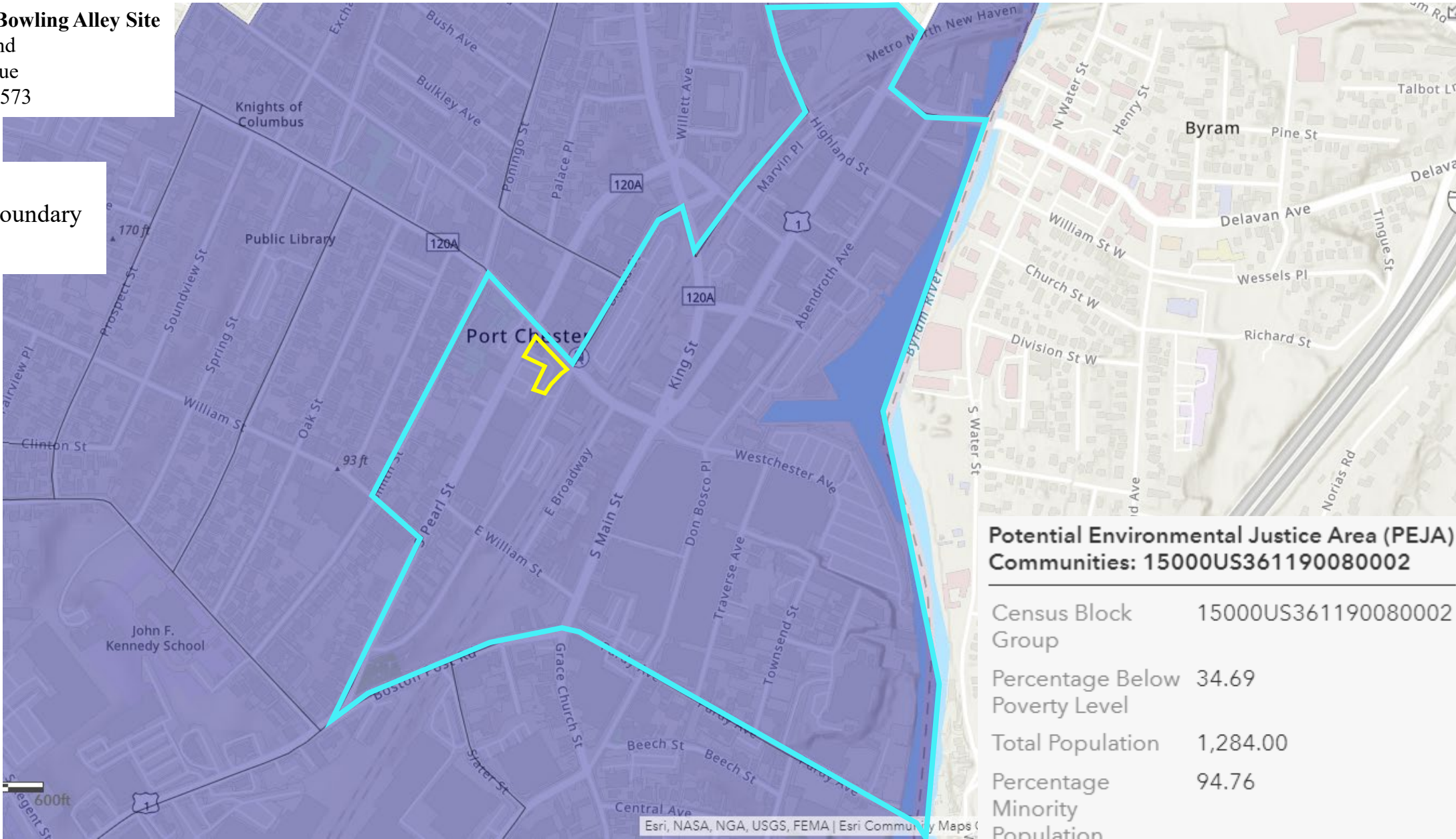
 BOA Designations



EJ Map

The Grand Union Hotel Bowling Alley Site
140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573

- Legend:**
- Site Property Boundary
 - Census Block



Potential Environmental Justice Area (PEJA)
Communities: 15000US361190080002

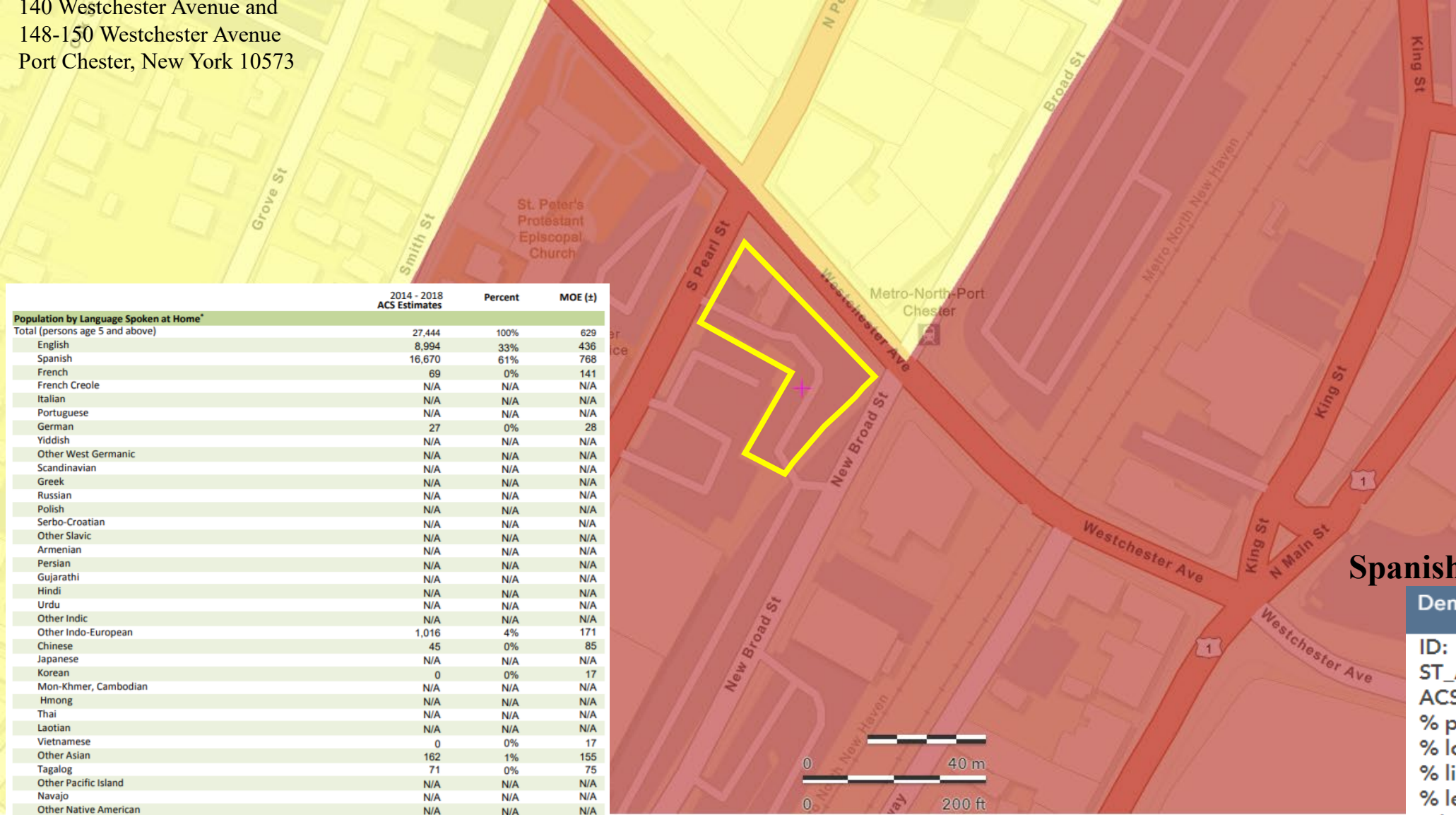
Census Block Group	15000US361190080002
Percentage Below Poverty Level	34.69
Total Population	1,284.00
Percentage Minority Population	94.76
PEJA	Yes

November 2021
Source: NYS ArcGIS
Scale: 1" = 100' approximately

EJ Map

The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573



Demographic Index (National Percentiles)

- 95 - 100 percentile
- 90 - 95 percentile
- 80 - 90 percentile
- 70 - 80 percentile
- 60 - 70 percentile
- 50 - 60 percentile
- Less than 50 percentile
- Data not available

Legend:
 Site Property Boundary

Spanish Translation Required

	2014 - 2018 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)			
English	27,444	100%	629
Spanish	8,994	33%	436
French	16,670	61%	768
French Creole	69	0%	141
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	27	0%	28
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	1,016	4%	171
Chinese	45	0%	85
Japanese	N/A	N/A	N/A
Korean	0	0%	17
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	0	0%	17
Other Asian	162	1%	155
Tagalog	71	0%	75
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	31	0%	58
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	119	0%	49
Total Non-English	18,450	67%	725



November 2021
Source: EPA EJScreen
Scale: 1" = 100' approximately

Demographic Index [X]

ID: 361190080002
 ST_ABBREV: NY
 ACSTOTPOP: 1355
 % people of color: 95% (93%ile)
 % low income: 74% (96%ile)
 % linguistic isolation: 17% (91%ile)
 % less than high school: 31% (91%ile)
 % under age 5: 12% (92%ile)
 % over age 64: 2% (2%ile)
 Demographic Index: 84% (97%ile)

En-Zone Map

The Grand Union Hotel
Bowling Alley Site
140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573

Legend:

 Site Property
Boundary

Census Tract 80

Census Tract 80	
EnZoneType	B
FIPS	36119008000
County_FIP	36119
Geography	Census Tract 80
County	Westchester County
UnempRate	9
NYS_UR	11.5
Pov_Rate	27.3
CountyPR	9.5
CountyRate	19
Criteria_B	Y
Both_AB	
Criteria_A	
Type	AY



SITE LOCATION MAP

The Grand Union Hotel Bowling Alley Site

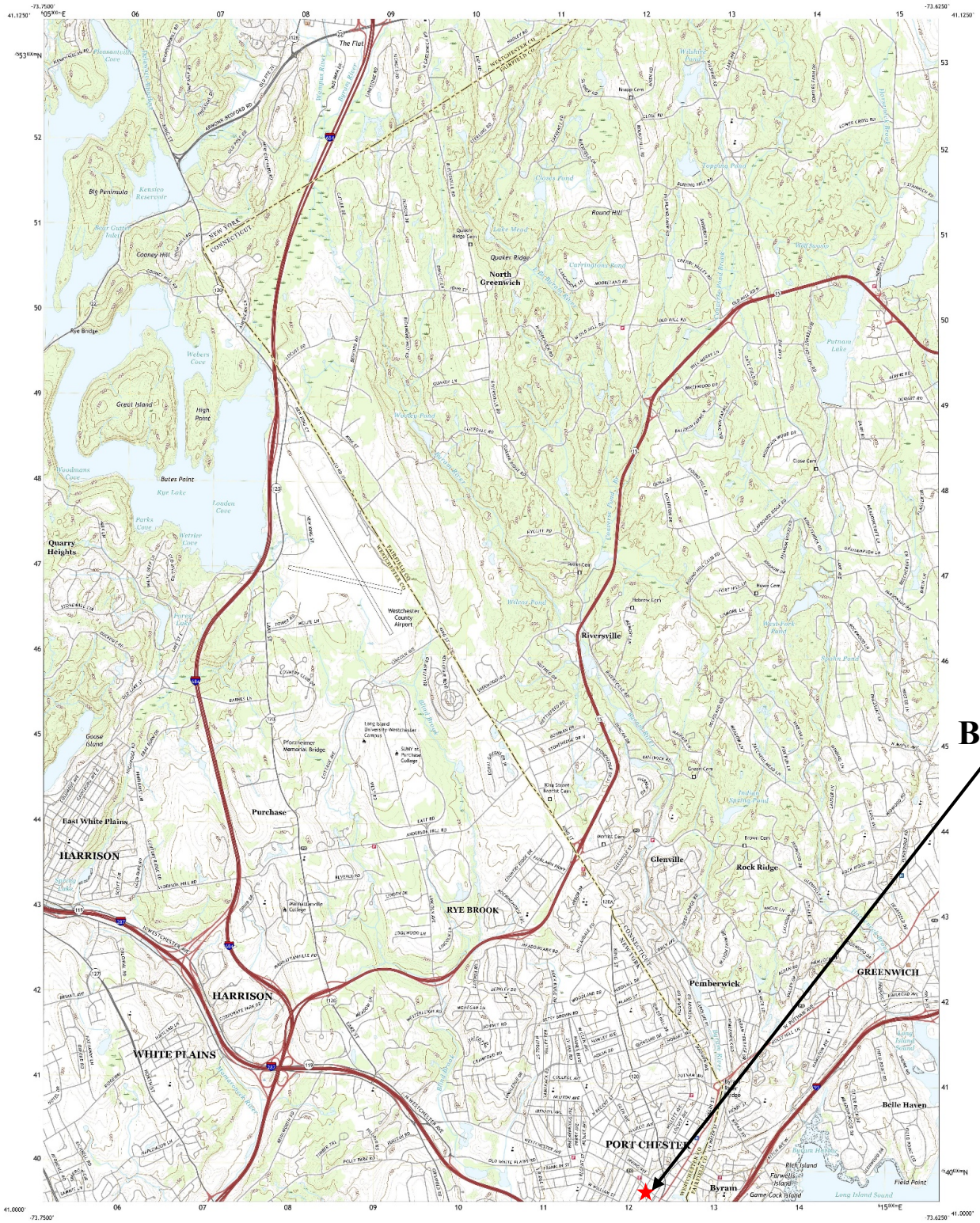
140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573



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

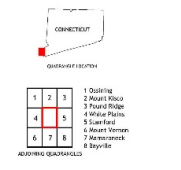
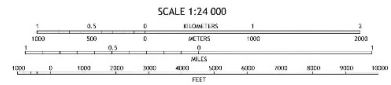
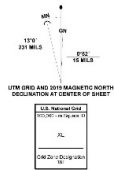


GLENVILLE QUADRANGLE
CONNECTICUT - NEW YORK
7.5-MINUTE SERIES



BCP Site

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
Vertical datum: System of 1989 (VD83). Projection and
1:000 meter scale. Vertical datum: Mean Sea Level, June 1981
This map is not a legal document. Boundary lines are
generalized for this map. Please consult with a government
surveyor for the true boundary. Obtain permission before
reproducing or distributing.
Imagery: U.S. Aerial, July 2010 - December 2011
..... U.S. Aerial, Summer, 2009
Hydrography: National Hydrographic Program, 2004 - 2010
Cartographic: National Geographic, 2004
Boundaries: Multiple sources; see metadata file 2010 - 2011
Metadata: FWS National Wetlands Inventory 1993 - 2011



GLENVILLE, CT, NY
2021



Street Map

The Grand Union Hotel Bowling Alley Site
140 Westchester Avenue and
148-150 Westchester Avenue
Port Chester, New York 10573

Legend:

 Site Property Boundary

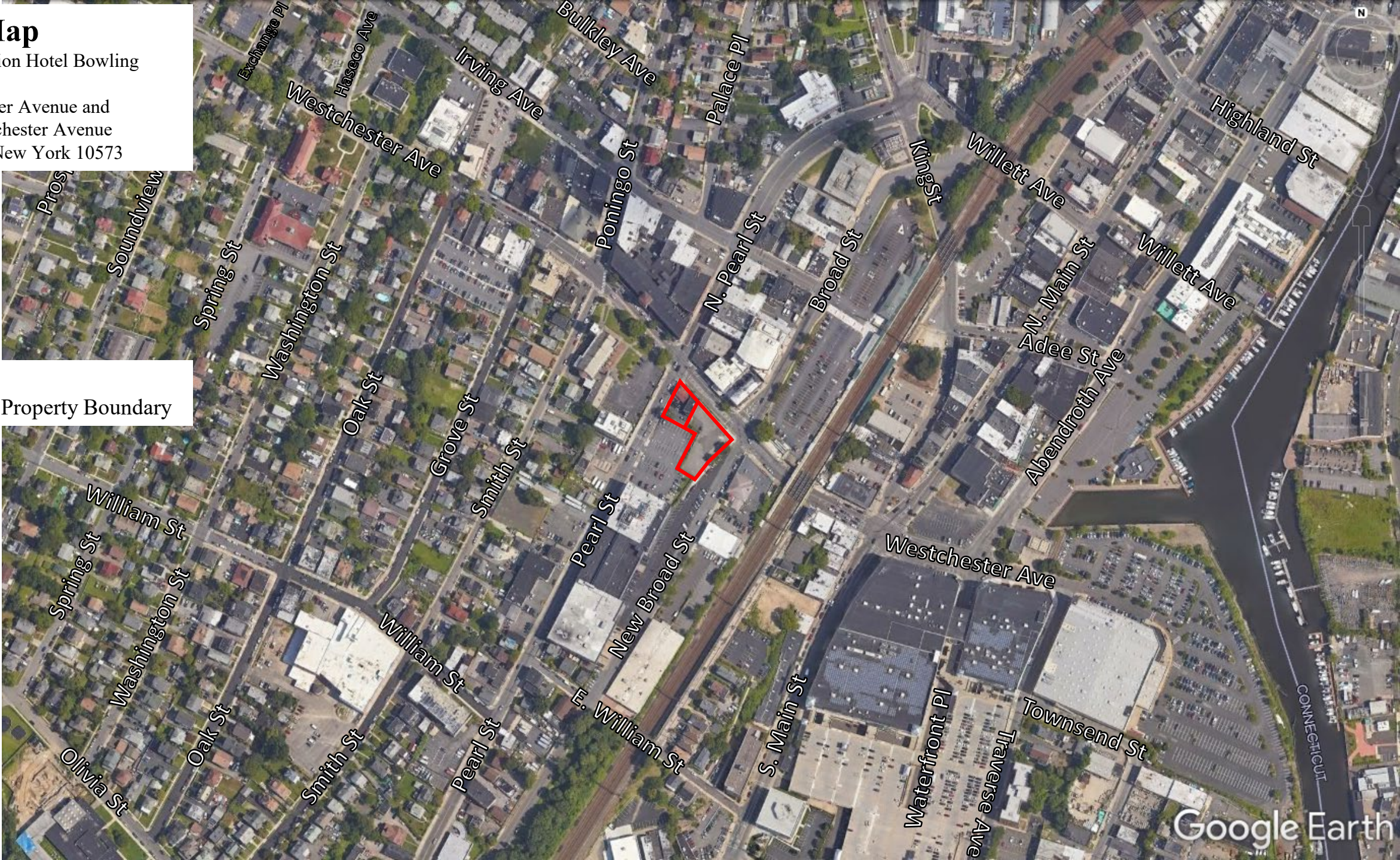



Exhibit I

ZONING MAP

The Grand Union Hotel Bowling Alley Site
140 Westchester Avenue and 148-150 Westchester Avenue
Port Chester, NY 10573

Legend:

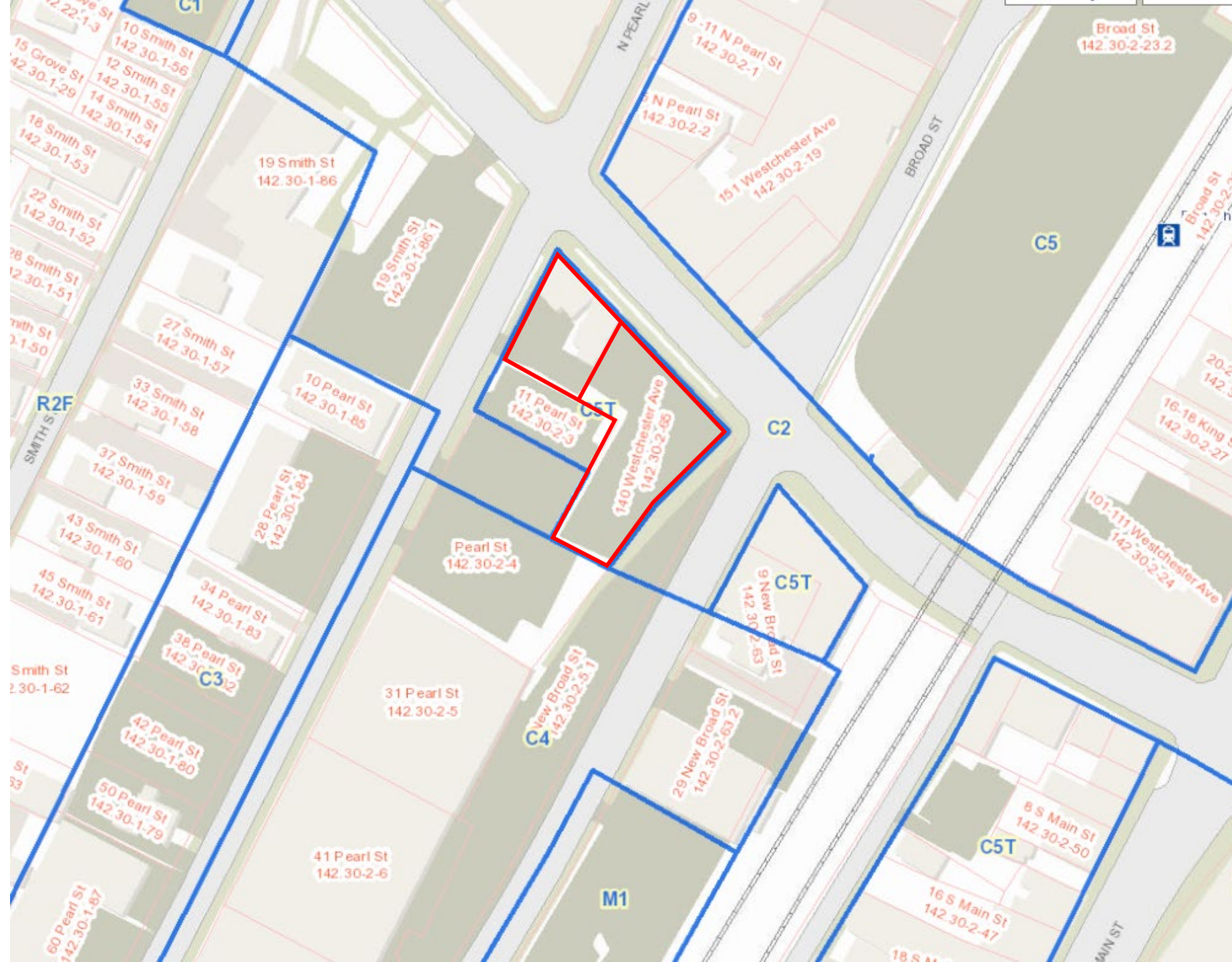
-  Site property boundary
- Zoning District: C5T

October 2021

Source: Westchester County GIS

ArcGIS

Scale: 1" = 100" approximately



**Zoning District: C5T
(Downtown Mixed-Use Transitional)**

Type of Use	CST Downtown Mixed Use Transitional §345-50.2
Residential Uses	
1 Family Dwelling	X
2 Family Dwelling	X
Multifamily Dwelling	SE
Multifamily Dwelling (floors above first floor)	P
Residential Community Facilities	
Church or other Place of Worship, Parish House, Rectory, Sunday School, Convent, Seminary	SE
General Community Facilities	
Assembly Hall	SE
Convalescent home or nursing home	X
Hospital	SE
Medical and dental offices, not including operating room or community X-ray or therapy room	SE
Membership club, fraternal organization or similar social institution not operated for a profit	P
Nursery school, day camp or day care center	SE
Public utility facility	SE
School, elementary or high, public, private, or parochial, having a curriculum equivalent to that ordinarily given in public schools.	SE
Medical and dental offices including X-ray and therapy room	SE
Business Uses	
Automobile repair garage	X
Bank, excluding drive-in	P
Bar or Tavern	P
Bowling Alley	SE
Cabaret	P
Catering and Events Establishment	P
Commercial Indoor Athletic Training Facility	SE
Drive-in establishments other than restaurant, or circus, carnival, or other outdoor amusements	X
Drive-in and fast-food restaurant	X
Food processing shop	X
Funeral Home	SE
Gasoline Station	X
Health Club, including racquetball facilities and indoor swimming pools	P
Heating, air conditioning, plumbing, electrical, and similar construction businesses, excluding open storage of materials	X

Type of Use	CST Downtown Mixed Use Transitional §345-50.2
Hotel or Motel	P
Hotel, Motel (floors above first floor)	P
Hotel, limited service	P
Marina or yacht club	X
Theater	P
Motor Vehicle Sales lot, motor vehicle salesroom and accessory repair shop	X
Office, Office Building	SE
Office, Office Building (floors above first floor)	P
Off-street parking lot or garage for motor vehicles, but not including storage of used or new motor vehicles for sale or hire; minimum requirements shall be in accordance with § 345-14.	P
Pawnshops	X
Radio or television station studio, excluding transmission tower	SE
Radio or television station studio excluding transmission tower (floors above first floor)	P
Shooting ranges with accessory sales of guns and equipment	X
Table-service restaurant, no drive-in, open front, fast food, or curbside service types	P
Tax Preparation Office	P
Retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services	P
Veterinary hospital or board and care of small animals	SE
Wholesale business, storage building or warehouse	X
Industrial uses	
Cold storage plant, ice plant, bottling central distribution station, light or power plant, or garbage or sewage disposal facility	X
Creamery, ice cream plant or bakery plant	X
Laundry or dry-cleaning plant	X
Nonnuisance industry, provided that in nonindustrial districts equipment is used that has a rating of no more than 5 horsepower	X
Open storage of equipment or materials	X
Printing plant	X
Research laboratory, provided that it shall not be obnoxious by reason of dissemination of smoke, dust, fumes, noise or vibration, hazardous from fire waste materials or the creation of excessive demands upon municipal services	X
Accessory Uses	
CD Accessory garden center	X
Customary accessory structure or use, including cultural, recreational, or athletic facility, meeting room or similar accessory structure or use related to a school, church, or other place of worship	P
Ethical Pharmacy	SE
Ground-floor office as accessory use to multifamily development	SE
Private garage or private off-street parking area, in accordance with § 345-14	P
Sign, in accordance with § 345-15	P

Type of Use	CST Downtown Mixed Use Transitional District § 345-50.2
Maximum Floor Area Ratio (See definition § 345-2)	4.00 ³
Maximum Floor Area Ratio For 1 Story	NR
Minimum Size of Lot:	
Area, nonresidential (square feet)	NR
Area per dwelling unit (square feet)	575 ³
Width (feet) (e)	40
Depth (feet)	NR
Minimum Yard Dimensions:	
Front (feet)	NR
Side	
One (feet)	NR(a)
Total of 2 on interior lot (feet)	NR(a)
Rear (feet)	20
Maximum Height of Building:	
In stories	5 ³
In feet	60 ³
Minimum Usable Open Space on Lot:	
For each dwelling unit (square feet)	50 ³

Notes:
 P = permitted use
 SE = special exception use
 X = prohibited use

Exhibit J

FLOOD MAP

**The Grand Union Hotel
Bowling Alley Site**
140 Westchester Ave., and
148-150 Westchester Ave.
Port Chester, NY

Legend:
★ Site Location

October 19, 2021
Source: FEMA Flood Map
Scale: 1" = 100" approximately

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

NOTES TO USERS

This map is for use in determining 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 hazard 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 Site water Elevations tables contained within the Flood Insurance Study (FIS) report for that community as the FEMA users should be aware that data shown on the official repository rounded whole foot elevations. These FFEs are intended for flood insurance rating 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 added in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.7 Knot 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 Significant Elevations table in the Flood Insurance Study report for this jurisdiction. Elevation data shown in the Summary of Significant Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this map.

Floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations 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.

Coastal areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.7. Flood Protection Measurement 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. SRS90 spheroid. Differences in datum, spheroid, projection of 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 a 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 Geodetic Vertical Datum of 1999 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at 1-800-959-9999.

NCEIS Information on Services
NCEIS, NHC512
National Geodetic Survey
SSM-C, #6232
1515 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 715-3282

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 (301) 715-3282 or visit its website at <http://www.ngs.noaa.gov>.

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

Based on updated hydrographic information, this map reflects more detailed and updated stream channel configurations and floodplain delineations than those shown of 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 changes that differ from what is shown on this map. Also, the coastal floodplain reference lines for unenclosed streams may differ from what is shown on previous maps.

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

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map sheets, community map necessary addresses and a listing of communities listed on the National Flood Insurance Program dates for each community as well as a listing of the parcels on which each community is noted.

Contact the **FEMA Map Service Center** at 1-800-358-6165 for information or 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 1-800-358-6020 or its website at <http://www.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 (1-877-358-6227) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SPECIAL FLOOD HAZARD AREAS BY THE 1% ANNUAL CHANCE FLOOD)

The 1% Annual Flood (25-year flood), also known as the 1% ACF, is a flood that has a 1% chance of being equaled or exceeded at any point in a year. Flood hazard areas in the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard are shown on the map as follows:

- ZONE A:** No special flood hazard determined.
- ZONE AE:** Special Flood Hazard Determined.
- ZONE AH:** Areas where a 1 foot (greater) water depth (average) flood depth is determined.
- ZONE AG:** Areas where a 1 foot (greater) water depth (average) flood depth is determined, with the water depth (average) flood depth determined.
- ZONE AR:** Areas where the water depth (average) flood depth is determined, with the water depth (average) flood depth determined.
- ZONE AD:** Areas where the water depth (average) flood depth is determined, with the water depth (average) flood depth determined.
- ZONE AV:** Areas where the water depth (average) flood depth is determined, with the water depth (average) flood depth determined.
- ZONE VE:** Areas where the water depth (average) flood depth is determined, with the water depth (average) flood depth determined.
- ZONE VF:** Areas where the water depth (average) flood depth is determined, with the water depth (average) flood depth determined.

OTHER FLOOD AREAS

- ZONE X:** Areas of 1% annual chance flood, with a 1% annual chance flood with a 1% annual chance flood, with a 1% annual chance flood, with a 1% annual chance flood.
- ZONE Y:** Areas of 1% annual chance flood, with a 1% annual chance flood, with a 1% annual chance flood, with a 1% annual chance flood.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

- OTW/LIKE PROTECTED AREAS (OPRA):** Other types of protected areas.
- 1% annual chance flood boundary.**
- Floodway boundary.**
- Zone boundary.**
- 100-year and 500-year flood boundary.**
- Waterway boundary.**
- 100-year flood boundary.**
- 500-year flood boundary.**

MAP REPOSITORY

For more information on the National Flood Insurance Program, visit the National Flood Insurance Program website at <http://www.fema.gov>.

MAP SCALE: 1" = 500'

MAP NUMBER: 36119C0293F

EFFECTIVE DATE: SEPTEMBER 28, 2007

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0293F

FIRM FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)

HARRISON, TOWN OF 360912

PORT CHESTER, 360928

VILLAGE OF RYE BROOK, VILLAGE OF 360930

OF

MAP 293 OF 428

MAP SUFFIX: F

For more information on the National Flood Insurance Program, visit the National Flood Insurance Program website at <http://www.fema.gov>.

MAP NUMBER: 36119C0293F

EFFECTIVE DATE: SEPTEMBER 28, 2007

Federal Emergency Management Agency

Exhibit K

Site Contact List

The Grand Union Hotel Bowling Alley Site

140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2031	New York	NY	10017
Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Shelley B. Mayer	NYS Senate District 37	222 Grace Church Street, Suite 300	Port Chester	NY	10573
Mondaire Jones	NYS House of Representatives - 17th District	222 Mamaroneck Avenue, Suite 312	White Plains	NY	10605
Sarah Crowell	NYS Department of Planning	One Commerce Plaza, 99 Washington Ave, Suite 1010	Albany	NY	12231
George Latimer	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chair	148 Martine Avenue	White Plains	NY	10601
Norm Rosenblum	Town of Rye, Mayor	222 Grace Church Street, 3rd Floor	Port Chester	NY	10573
Gary Zuckerman	Supervisor for the Town of Rye	222 Grace Church Street, 3rd Floor	Port Chester	NY	10573
Luis A. Marino	Village of Port Chester, Mayor	222 Grace Church Street	Port Chester	NY	10573
Michael Scarola	Village of Port Chester Planning Commission, Chair	222 Grace Church Street, Suite 202	Port Chester	NY	10573
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
United Water Westchester Rate 2 District	Town of Rye Public Water Supplier	148 Martine Avenue	White Plains	NY	10601
Robin Lettieri	Port Chester -Rye Brook Public Library- Document Repository	1 Haseco Avenue	Port Chester	NY	10573
Jennifer Coggio	Holy Rosary School, Assistant Principal	18 Central Avenue	Port Chester	NY	10573
Judy Diaz	John F. Kennedy Elementary School, Principal	40 Olivia Street	Port Chester	NY	10573
Deirdre McDermott	Corpus Christi-Holy Rosary School, Principal	135 South Regent Street	Port Chester	NY	10573
Ivan Tolentino	Thomas A. Edison School, Principal	132 Rectory Street	Port Chester	NY	10573
Keith Allen	Port Chester High School, Principal	1 Tamarack Road	Port Chester	NY	10573
Marcela Arismendi	Ladybug Family Daycare, Director	95 Grace Church Street	Port Chester	NY	10573
Andrea Leite	Tots Place, Director	8 Bent Avenue	Port Chester	NY	10573
Marcela Arismendi	Ladybug Family Preschool	141 William Street	Port Chester	NY	10573
Maria Caballero	Sunny Side Daycare Center	27 Smith Street	Port Chester	NY	10573
Zolia M. Bravo Garzon	Happy Corner Day Care Center Inc	80 South Regent Street	Port Chester	NY	10573
Carolyn Kelly	Port Chester Children's Place	400 Westchester Avenue	Port Chester	NY	10573
Rosa Delgado	Rosy's little Angels Family Day Care	43 Soundview Street	Port Chester	NY	10573
Nidia Serrano	Tater Tots Daycare	131 Neuton Avenue	Port Chester	NY	10573
Lilliam Frias	Lyon Park Daycare	21 Parkway Drive	Port Chester	NY	10573
Adrian Veloz	Uncle Luis Daycare	25 Parkway Drive	Port Chester	NY	10573
Rosweny Hidalgo	Preschool College Family Daycare	17 Edison Place, Apartment 1L	Port Chester	NY	10573
Ilse Palacios	Sweet Second Home Family Daycare	5 Brook Road	Port Chester	NY	10573
148-150 Westchester Avenue, LLC	Site Owner (148-150 Westchester Avenue)	420 Westchester Avenue	Port Chester	NY	10573
Keyman Locksmith LLC	Site Operator (148-150 Westchester)	152 Westchester Avenue	Port Chester	NY	10573
Dream Nail Salon	Site Operator (144-150 Westchester)	148 Westchester Avenue	Port Chester	NY	10573
140 Owners LLC	Site Owner (140 Westchester Avenue)	33 New Broad Street	Port Chester	NY	10573
11 South Pearl Street LLC	Adjacent Property Owner of 11 Pearl Street	31 Pearl Street	Port Chester	NY	10573
15 South Pearl Street Parking LLC	Adjacent Property Owner of Pearl Street	40 Pearl Street	Port Chester	NY	10573
40 Pearl Street Inc.	Adjacent Property Owner of 31 Pearl Street	31-37 Pearl Street	Port Chester	NY	10573
Village of Port Chester	Adjacent Property Owner of Village of Port Chester	222 Grace Street	Port Chester	NY	10573

29 New Broad St. Realty Corp.	Adjacent Property Owner of 29 New Broad Street	29 New Broad Street	Port Chester	NY	10573
Church of the Living God Inc.	Adjacent Property Owner of 9 New Broad Street	2 Poningo Street	Port Chester	NY	10573
Port Chester Realty Inc.	Adjacent Property Owner of 144-122 Westchester Avenue	282 Ridgeway	White Plains	NY	10605
Metro Trans Authority	Adjacent Property Owner of Broad Street	420 Lexington Avenue	New York	NY	10017
DMMJ Realty Corp.	Adjacent Property Owner of 143 Westchester Avenue	10 Broad Street	Port Chester	NY	10573
Shree Laxmi Realty, Inc.	Adjacent Property Owner of 145 Westchester Avenue	9 Amsterdam Avenue	Bronxville	NY	10708
The Capitol Theatre LLC	Adjacent Property Owner/Operator of 151 Westchester Avenue	104 West 29th Street, 11th Floor	New York	NY	10001
Delia Enterprises Inc.	Adjacent Property Owner of 153-157 Westchester Avenue	153 Westchester Avenue	Port Chester	NY	10573
181 Westchester Ave LLC	Adjacent Property Owner of 181 Westchester Avenue	P.O. Box 1068	Larchmont	NY	10538
St. Peter's Episcopal Church	Adjacent Property Owner/Operator of 19 Smith Street	19 Smith Street	Port Chester	NY	10573
10 South Pearl St LLC	Adjacent Property Owner of 10 Pearl Street	40 Pearl Street	Port Chester	NY	10573
Island Park Auto Body	Adjacent Property Operator of 29 New Broad Street	29 New Broad Street	Port Chester	NY	10573
CK Trading	Adjacent Property Operator of 144-122 Westchester Avenue	114 Westchester Avenue	Port Chester	NY	10573
International Farm Convenience Store	Adjacent Property Operator of 144-122 Westchester Avenue	116 Westchester Avenue	Port Chester	NY	10573
Taqueria La Picardia	Adjacent Property Operator of 144-122 Westchester Avenue	118 Westchester Avenue	Port Chester	NY	10573
Number One Chinese Take Out	Adjacent Property Operator of 144-122 Westchester Avenue	120 Westchester Avenue	Port Chester	NY	10573
El Tio	Adjacent Property Operator of 143 Westchester Avenue	143 Westchester Avenue	Port Chester	NY	10573
Melissa Meat & Products	Adjacent Property Operator of 153-157 Westchester Avenue	157 Westchester Avenue	Port Chester	NY	10573
T&J Restaurant & Pizzeria	Adjacent Property Operator of 10 Pearl Street	10 Pearl Street	Port Chester	NY	10573
La Pupusa Loca	Adjacent Property Operator of 181 Westchester Avenue	165 Westchester Avenue	Port Chester	NY	10573
Panka Peruvian Bistro	Adjacent Property Operator of 181 Westchester Avenue	167 Westchester Avenue	Port Chester	NY	10573
Gental Touch Laser	Adjacent Property Operator of 181 Westchester Avenue	181 Westchester Avenue	Port Chester	NY	10573
Inca & Gaucho	Adjacent Property Operator of 181 Westchester Avenue	173 Westchester Avenue	Port Chester	NY	10573
Upholstery & Carpet PC	Adjacent Property Operator of 181 Westchester Avenue	6 Pearl Street	Port Chester	NY	10573
Quality Ninety Nine Cents Store	Adjacent Property Operator of 181 Westchester Avenue	193 Westchester Avenue	Port Chester	NY	10573
La Marqueta Meat & Produce	Adjacent Property Operator of 181 Westchester Avenue	197 Westchester Avenue	Port Chester	NY	10573
Elissa Held Corporation	Adjacent Property Operator of 181 Westchester Avenue	168 Irving Avenue, Suite 200a	Port Chester	NY	10573
Eye and Candee Beauty	Adjacent Property Operator of 181 Westchester Avenue	168 Irving Avenue	Port Chester	NY	10573
Jamboree Juice Bar	Adjacent Property Operator of 181 Westchester Avenue	168-B Irving Avenue, Suite 102a	Port Chester	NY	10573
Whole Body Myofascial	Adjacent Property Operator of 181 Westchester Avenue	168B Irving Avenue, Suite 203G	Port Chester	NY	10573
Rolfs Elert Office	Adjacent Property Operator of 181 Westchester Avenue	168B Irving Avenue, Suite 301	Port Chester	NY	10573
Westchester County Apostille	Adjacent Property Operator of 181 Westchester Avenue	101 Westchester Avenue, 3rd Floor	Port Chester	NY	10573
Kreations beauty Salon	Adjacent Property Operator of 181 Westchester Avenue	189 Westchester Avenue	Port Chester	NY	10573
Total Wireless Store	Adjacent Property Operator of 181 Westchester Avenue	191 Westchester Avenue	Port Chester	NY	10573
64 Solar	Adjacent Property Operator of 181 Westchester Avenue	181 Westchester Avenue	Port Chester	NY	10573
Colortone Audio Visual	Adjacent Property Operator of 181 Westchester Avenue	181 Westchester Avenue, Suite 408B	Port Chester	NY	10573

Exhibit L



October 26, 2021

VIA ELECTRONIC MAIL
rlettieri@wlsmail.org

Robin Lettieri, Director
Port Chester – Rye Brook Public Library
1 Haseco Avenue
Port Chester, New York 10573

RE: Brownfield Cleanup Program Application
Applicant: Port Chester OZ Fund III QOZB, LLC
Site Name: The Grand Union Hotel Bowling Alley Site
Site Address: 140 Westchester Avenue and 148-150 Westchester Avenue
Port Chester, New York 10573

Dear Ms. Lettieri:

We represent Port Chester OZ Fund III QOZA, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 140 Westchester Avenue and 148-150 Westchester Avenue, Port Chester, New York 10573. 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 executed letter as an attachment to an email 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. The executed letter can be sent to my paralegal Rebecca Stevens at rstevens@nyenvlaw.com

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Port Chester – Rye Brook Public Library is willing and able to act as a public repository for documents related to the cleanup of 140 Westchester Ave and 148-150 Westchester Ave, Port Chester, New York under the NYS Brownfield Cleanup Program.

Robin Lettieri, Director

10/26/21
Date