60 Alexander Street Development, LLC BCP Application
60 Alexander Street, Yonkers, New York

Table of Digital Document Contents

1. Cover Letter (dated December 29, 2021)

2. BCP Application

BCP Application Form

BCP Application Supplemental Support Document

Exhibit A – NYSDOS Entity Information

Exhibit B – Requestor Corporate Consent

Exhibit C – Owner Deed

Exhibit D – Owner Site Access Agreement

Exhibit E – Previous Owners and Operators

Exhibit F – Site Spider Maps

Exhibit G – Site Tax Map

Exhibit H – Site Location Map, Base Map, En-Zone Map, BOA and EJ Maps

Exhibit I – Zoning Map, Yonkers Alexander Street Master Plan Map

Exhibit J – Flood Map

Exhibit K – Site Contact List

Exhibit L – Public Repository Letter

3. Environmental Reports/Work Plans

A. June 2015 P.W. Grosser Consulting, Inc. Environmental Site Assessment Phase I prepared for Ms. Barbara A. Garigliano, Esq., Garigliano Law Offices, LLP, counsel for Owner

B. July 29, 2015, Delta Geophysics, Inc. Geophysical Investigation Report prepared for P.W. Grosser

C. September 29, 2015. P.W. Grosser Consulting, Inc. Environmental Site Assessment Phase II prepared for Sterling National Bank, on behalf of Owner

D. December 1995 Super Trans Inc. Spill File #9511617 (Closed 8/29/2002))

E. April 2004 Spill File #0401031 (Closed 7/06/2004)

F. August 2006 SuperTrans Bus Company Spill File #0606052 (Closed 9/03/2006)

G. August 2015 Spill Report Spill File #1504923 (Closed 6/20/2016)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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 60 Alexander Street Development, LLC

ADDRESS 60 Alexander Street

CITY/TOWN Yonkers ZIP CODE 10701

PHONE 914-353-5555 | FAX | E-MAIL jd@alexanderstreetdevelopment.com

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

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

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

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

Section II. Project Description

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

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

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

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

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

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish 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	X	X	
Chlorinated Solvents			
Other VOCs			
SVOCs	X	X	
Metals	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?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

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

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☑ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: School Bus Garage and Service; Car Livery and Services; Westchester Hudson Fuel (including stone cutting)

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 60 Alexander Street

ADDRESS/LOCATION 60 Alexander Street

CITY/TOWN Yonkers ZIP CODE 19701

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
City of Yonkers

COUNTY Westchester SITE SIZE (ACRES) .46

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
N40 ° 56 ' 01 "	W73 ° 54 ' 03 "

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
60 Alexander Street	2	2608	14.18	.46

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed 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 : 4.01 Enzone Type B

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

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

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

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

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

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

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder	Description

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

Type	Issuing Agency	Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> 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, <u>except</u> 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: CD _____ _____ _____ _____ _____

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 #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Stephen Brindisi		
ADDRESS 60 Alexander Street		
CITY/TOWN Yonkers		ZIP CODE 10701
PHONE 845-219-3430	FAX	E-MAIL sbrindisi@alexanderstreetdevelopment.com
NAME OF REQUESTOR'S CONSULTANT Jennifer Lewis, PG/ Vice President' P.W. Grosser Consulting		
ADDRESS 630 Johnson Avenue, Suite 7		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE 631-589-6353	FAX 631-589-8705	E-MAIL jenniferl@pwgrosser.com
NAME OF REQUESTOR'S ATTORNEY Denise J. D'Ambrosio, Law Office of Denise J. D'Ambrosio		
ADDRESS 202 Mamaroneck Avenue, Suite 601		
CITY/TOWN White Plains, New York		ZIP CODE 10601
PHONE 914-393-9578	FAX	E-MAIL denisedambrosiolaw@gmail.com
Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME 60 Alexander Street, LLC		OWNERSHIP START DATE: 12/19/2018
ADDRESS 60 Alexander Street		
CITY/TOWN Yonkers, New York		ZIP CODE 10701
PHONE 914-222-9042	FAX	E-MAIL jgibney@pgnewyork.com
CURRENT OPERATOR'S NAME PG Products of NY, Inc.		
ADDRESS 60 Alexander Street		
CITY/TOWN Yonkers, New York		ZIP CODE 10701
PHONE 914-222-9042	FAX n/a	E-MAIL lgraffitti@pgnewyork.com

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 Developer

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

☑ Yes ☐ No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? I-Industrial

   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? Residential development consistent with Yonkers Alexander Street Master Plan.	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. Requestor is currently seeking a zoning change consistent with the Yonkers Alexander Street Master Plan.	☐ Yes ☑ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. See attached excerpts from Yonkers Alexander Street Master Plan.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Sole member (title) of 60 Alexander Street Development, 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: 12/23/2021 Signature: Christopher Downes

Print Name: Christopher Downes

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 12

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☐ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☐ Yes ☐ 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.	☐ Yes ☐ No
2. Is the property upside down or underutilized as defined below?	Upside Down? ☐ Yes ☐ No Underutilized? ☐ Yes ☐ No

From ECL 27-1405(31):

"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.

From 6 NYCRR 375-3.2(l) 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:

(l) "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

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(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

(c) there are no structures.

"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.

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: 60 Alexander Street **Site Address:** 60 Alexander Street
City: Yonkers **County:** Westchester **Zip:** 19701

Tax Block & Lot
Section (if applicable): 2 **Block:** 2608 **Lot:** 14, 18

Requestor Name: 60 Alexander Street Development, LLC **Requestor Address:** 60 Alexander Street
City: Yonkers **Zip:** 10701 **Email:** jd@alexanderstreetdevelopment.com

Requestor's Representative (for billing purposes)
Name: Stephen Brindisi **Address:** 60 Alexander Street
City: Yonkers **Zip:** 10701 **Email:** sbrindisi@alexanderstreetdevelopmen

Requestor's Attorney
Name: Denise J. D'Ambrosio, Law Office of Denise J. D'Ambrosio **Address:** 202 Mamaroneck Avenue, Suite 601
City: White Plains, New York **Zip:** 10601 **Email:** denisedambrosiolaw@gmail.com

Requestor's Consultant
Name: Jennifer Lewis, PG/ Vice President P.W. Grosser Consulting **Address:** 630 Johnson Avenue, Suite 7
City: Bohemia, New York **Zip:** 11716 **Email:** jennifer@pwgrosser.com

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 DOCUMENTS

60 ALEXANDER STREET

EXHIBIT LIST

Exhibit A - NYSDOS Entity Information

Requestor: 60 Alexander Street Development, LLC

Property Owner: 60 Alexander Street, LLC

Exhibit B - Requestor Corporate Consent

Exhibit C - Owner Deed

Exhibit D - Owner Site Access Agreement

Exhibit E - Previous Owners and Operators

Exhibit F - Site Spider Maps

Exhibit G - Site Tax Map

Exhibit H - Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps

Exhibit I - Zoning Map, Yonkers Alexander Street Master Plan Map

Exhibit J - Flood Map

Exhibit K - Site Contact List

Exhibit L - Public Repository Letter

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is 60 Alexander Street Development, LLC ("Requestor") a New York limited liability company authorized to do business in the State of New York. Requestor has an address at 60 Alexander Street, Yonkers, New York, 10701 ("Site"). Christopher Downes is the sole Member of Requestor. See Exhibit A, NYSDOS Entity Information.

The Requestor Corporate Consent gives sole member Christopher Downes the authority to sign all Brownfield Cleanup Program ("BCP") documents on behalf of the Requestor. See Exhibit B, Requestor Corporate Consent.

Requestor is not the owner of the Site. As more fully described below in Section VI, 60 Alexander Street, LLC is the owner of the Site ("Owner"). See Exhibit C, Owner Deed. The Requestor has an access agreement with the Owner which allows Requestor access to the Site to perform investigation and remediation work required by the BCP. See Exhibit D, Owner Site Access Agreement.

The Requestor has no prior relationship with any past owners of the Site. The Requestor has no prior relationship with the current Owner except that Requestor sole member is also a member of Owner with others. See Sections V and VI below, and Exhibit E, Previous Owners and Operators List. Neither Requestor nor Owner caused the contamination of the Site. The Owner did not exacerbate the contamination of the Site or fail to abate continuing contamination as all contaminating operations were discontinued prior to ownership.

SECTION II - PROJECT DESCRIPTION

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

4. Short Project Description

The Site is approximately .46 acres and consists of a one-story office building with two connected garage bay buildings and an asphalt parking lot and walkway. The proposed project for the Site entails the removal of the current buildings, and construction of a new 24-story 375,000 sq. ft., approximately 252- unit residential mixed-use building with ground floor retail and residential lobby space.

Schedule- Commencement through COC

A Remedial Investigation ("RI") Work Plan ("RIWP") is anticipated to be submitted for approval in March 2022. After building demolition and implementation of the balance of the RIWP the Remedial Investigation Report will be submitted. The Remedial Action Work Plan ("RAWP") is anticipated for submission in or about August 2022 with implementation of an approved RAWP in or about September 2022. The Certificate of Completion is anticipated to be issued in December 2022 or early January 2023.

SECTION III – PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

A. June 2015 P.W. Grosser Consulting, Inc. Environmental Site Assessment Phase I prepared for Ms. Barbara A. Garigliano, Esq., Garigliano Law Offices, LLP, counsel for Owner

B. July 29, 2015, Delta Geophysics, Inc. Geophysical Investigation Report prepared for P.W. Grosser

C. September 29, 2015. P.W. Grosser Consulting, Inc. Environmental Site Assessment Phase II prepared for Sterling National Bank, on behalf of Owner

D. December 1995 Super Trans Inc. Spill File #9511617 (Closed 8/29/2002))

E. April 2004 Spill File #0401031 (Closed 7/06/2004)

F. August 2006 SuperTrans Bus Company Spill File #0606052 (Closed 9/03/2006)

G. August 2015 Spill Report Spill File #1504923 (Closed 6/20/2016)

The Site was also, in whole or part, the subject of a City of Yonkers Environmental Restoration Project application in conjunction with 62 and 66 Alexander Street which was approved in April 2004. The Site name was Patclin Warehouse Site, Site Code B00194. The ERP was discontinued by the NYSDEC because the City of Yonkers had failed to acquire the Property(ies).

2. Sampling Data

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

3. Site Drawing

See Exhibit F Site Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses. Currently the Site is being leased for office use, storage and employee parking. Previous uses included bus parking, storage and mechanical maintenance of the buses, as well as car livery parking, storage and mechanical maintenance. An earlier use was for fuel storage. There is a PBS # 3-600863 associated with Super Trans Bus Company's use of the Site the status of which is not known. The Site was created with historic fill. The historical owners and uses associated with the Site are described in the Exhibit E Previous Owners and Operators.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

As further described in Section IV, the Site is located at 60 Alexander Street, Yonkers, New York 10701. The Site comprises the entirety of City of Yonkers Section 2, Block 608, Lots 14 and 18 ("Site"). See Exhibit G, Site Tax Map/Site Tax Map Survey.

2. Property Map

A Site Location Map, Base Property Map, En-Zone Map, and Environmental Justice Area Map are attached as Exhibit H. The entirety of the Site is in an En-Zone and Environmental Justice Area.

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

10. Property Description and Environmental Assessment

A. Site Location

See Response to Section IV.1 and IV.2 above. The .46-acre Site is located at 60 Alexander Street, Yonkers, New York 10701 which is zoned for industrial use but has been seeing redevelopment in the recent past based on the City of Yonkers Alexander Street Master Plan with light commercial and dense residential uses. The Site is proximate to the city of Yonkers Library and train station.

B. Site Features

The Site is improved with a one-story office building and two connected garage bays with asphalt and concrete parking and driveways. Based on a geophysical survey it is possible a UST remains on the Site. The Site is proximate to the Hudson River but is not located in a flood zone or otherwise environmentally sensitive. See Exhibit J, Flood Map.

C. Current Zoning and Land Use

The Site is currently located in I-Industrial District (I-D). See Exhibit I, Zoning Map. However, the Yonkers Master Plan for Alexander Street envisions a revitalization of the Alexander Street corridor with a redeveloped waterfront, inclusive of remediated contaminated properties and the creation of a dense residential neighborhood with small scale commercial and office uses. The pertinent Yonkers zoning and planning board approvals are currently being sought by the Requestor.

D. Past Use of the Site

This historic fill Site is believed to have been operated in the 1950s for stone cutting and in the 1970s as a fuel depot/distribution facility with numerous ASTs and UST(s) on-Site. The Site was subsequently operated for the storage and mechanical servicing of buses, and also for the storage and mechanical servicing of livery vehicles. Hydraulic lifts, storage of maintenance and service wastes were present at the Site. These uses ceased prior to Site purchase by the Owner which has leased the site for office and storage of non-chemical products since its purchase.

Four spills were reported and closed relative to the Site; in December 1995 Super Trans Inc. Spill File #9511617 (Closed 8/29/2002)); in April 2004 Spill File #0401031 (Closed 7/06/2004), in August 2006 Super Trans Bus Company Spill File #0606052 (Closed 9/03/2006), and in August 2015 P.W. Grosser Sampling Data Spill File# 1504923 (Closed 6/06/2016).

Reportedly there were as many as 6 ASTs and 1 UST varying in size and a number of 5 gallon and 55 gallon drums for various fluids on the Site. Supposedly all ASTs and USTs were removed prior to purchase by the Owner. While formerly a PBS Site (PBS Site #3-600863), it is not currently active.

E. Site Geology and Hydrogeology

The property has an elevation of approximately 7 feet above the National Geodetic Vertical Datum (NGVD). The Site area is relatively flat but for a significant elevation increase to the east of the Site. The Site geologic region is underlain by tightly folded, metamorphic rocks. Erosion of these formations has resulted in the formation of outcrops in the general area. The bedrock beneath the site is Manhattan and is overlain by thin deposits of Pleistocene age glacial outwash deposits (sand and gravel). The subsurface soils consist predominantly of fill material comprised of loose to dense brown fine to coarse sand with varying gravel and silt content and occasional trace vegetation and construction debris (brick, crushed stone fragments) from grade to 15 ft-bgs.

The Site groundwater flow direction is towards the west in the direction of the Hudson River. The groundwater flow direction on the Site has been inferred from topographic maps of the area and proximity of the Hudson River. Local flow directions at other sites may vary greatly due to the presence of surface water bodies such as the Saw Mill River. Based upon the property elevation and the proximity of the Hudson River, the depth to groundwater beneath the Site is estimated at approximately 7 feet below ground surface. There is a public water supply well located approximately ½ mile south-southeast of the Site.

F. Environmental Assessment

Environmental investigations of the Site were conducted by P.W. Grosser in 2015.

SOILS

Based upon investigations to date, the primary contaminants of concern in soil are VOCs, SVOCs, metals and pesticides at various depths as tabulated below. Compounds that were in exceedance of Restricted Residential Soil Cleanup Objectives (SCOs) included several SVOCs and metals. See Exhibit F, Site Drawing Spider Maps.

Three of the soil samples contained exceedances of SVOCs; these samples were collected in the vadose zone (within 0 to 6 feet below grade surface [bgs]). The total SVOC concentrations for compounds that exceed Unrestricted Use SCOs. Ranged between 1.2 mg/kg and 26.7 mg/kg. The metals exceedances were observed in two soil samples from 0 to 2.5 feet bgs and 4 to 6 feet bgs and consisted of arsenic (max of 22 mg/kg), copper (max 850 mg/kg), mercury (max 2.9 mg/kg), and zinc (max 330 mg/kg). Although not in exceedance of Restricted Residential SCOs, in one of the soil samples down-gradient of a former tank location, benzene, toluene, ethylbenzene, and xylene (BTEX) as well as several other petroleum related VOCs were identified in a soil sample collected from 5 to 7.5 feet bgs. The BTEX concentration in this sample was 21.8 mg/kg.

Soil Table - Exceedances of Restricted Residential Soil Cleanup Objectives (RRSCOs)				
Analytes > RRSCOs	**Detections > RRSCOs**	**Maximum Detection (ppm)**	**RRSCO (ppm)**	**Depth (ft bgs)**
Benzo(a)anthracene	1	7	1	0-2.5'
Benzo(a)pyrene	1	5	1	0-2.5'
Benzo(b)fluoranthene	1	5.6	1	0-2.5'
Chrysene	1	6.1	3.9	0-2.5'
Dibenzo(a,h)anthracene	1	0.9	0.33	0-2.5
Arsenic, Total	1	22	16	4-6'
Copper, Total	1	850	270	0-2.5'
Mercury, Total	1	2.9	0.81	0-2.5'

GROUNDWATER

Based on investigations to date, the primary contaminants of concern are petroleum and SVOCs as tabulated below. The groundwater contamination was identified in the southwestern portion of the Site and the source has not been identified. See Exhibit F, Site Drawing Spider Maps. Of the three groundwater samples collected, each contained at least one compound in exceedance of Part 703 Class GA standards. Each of the samples contained low levels of SVOC impact; the highest concentration observed was an estimated concentration of 0.14 ug/L for benzo(b)fluoranthene. The groundwater sample collected down-gradient of the former tank location contained several VOCs related to petroleum impacts. The BTEX concentration was 86.3 ug/L and the highest VOC detected was Isopropylbenzene at 100 ug/L. An on-Site source cannot be ruled out. A spill was reported due to the lab results Spill # 1504923.

Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Benzene	1	22	1
Isopropylbenzene	1	100	5
n-Butylbenzene	1	18J	5
n-Propylbenzene	1	57	5
o-Xylene	1	8.3J	5
p-Isopropyltoluene	1	10J	5
p/m-Xylene	1	45	5
sec-Butylbenzene	1	27	5
tert-Butylbenzene	1	12J	5
Toluene	1	11J	5
Benz(a)anthracene	2	0.09J	0.002
Benzo(a)pyrene	3	0.11J	ND
Benzo(b)fluoranthene	2	0.14J	0.002
Benzo(k)fluoranthene	1	0.05J	0.002
Chrysene	2	0.11J	0.002
Indeno(1,2,3-cd)pyrene	1	0.07J	0.002

SOIL VAPOR – No data available.

There are no responses to question 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, Requestor is not the owner of the Site. As more fully described below in Section VI, 60 Alexander Street, LLC is the Owner. See Exhibit C, Owner Deed. The Requestor has an access agreement with the Owner which allows Requestor access to the Site to perform investigation and remediation work required by the BCP. See Exhibit D, Owner Site Access Agreement. The Requestor has no prior relationship with any past owners of the Site. And the Requestor has no prior relationship with the current Owner except that Requestor sole member is also a member of the Owner entity with others. See Sections V and VI below, and Exhibit E, Previous Owners and Operators List.

Neither Requestor nor Owner caused or exacerbated the contamination of the Site. The Owner purchased the Site on December 19, 2018 after all operations with the potential for contamination had ceased, and, upon information and belief, all hydraulic equipment and USTs were removed. Also, the purchase occurred well after all known spills at the Site had been closed. The Owner has only leased the Site for use as office and storage space with attendant parking of employee vehicles. Owner did not fail to abate continuing contamination as all contaminating operations were discontinued prior to ownership.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

60 Alexander Street, LLC is the Owner of the Site and has owned it since December 19, 2018. See Exhibit C, Deed.

A current and previous Owner and Operator list is attached as Exhibit E with known information about the owner/operator and Requestor's relationship to each owner and operator). Exhibit E also includes the prior operators' use of the Site.

SECTION VII - REQUESTOR ELIGIBILITY INFORMATION

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

11. Unregistered bulk storage tanks

Regulatory records indicate ASTs and UST(s) have been removed from the Site and its former PBS status inactive. A geophysical investigation indicates the potential for a remaining UST but such has not been confirmed. Therefore, while it is possible there is an abandoned unregistered tank in the Site subsurface associated with past uses, it has not been confirmed so the response to Question 11 is "no".

REQUESTOR CERTIFICATION

The Requestor certifies that it is a Volunteer, since it does not own the Site; and neither the Requestor or the Owner has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor was it involved with the Site at the time of disposal. The Neither the Requestor nor Owner has exacerbated the Site contamination and has not failed to remediate an identified contamination source

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 eligible for the BCP.

In addition to the responses on the application form, 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 sampling demonstrates the impact of the Site's previous commercial and industrial

uses caused Site contamination above the applicable cleanup standards for residential use. See Environmental Reports separately attached and the Spider Maps in Exhibit F of data demonstrating exceedances of the cleanup standards for this Site.

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 I-Industrial District (I-D). See Exhibit I, Zoning Map. However, the Yonkers Master Plan for Alexander Street envisions a revitalization of the Alexander Street corridor with a redeveloped waterfront, inclusive of remediated contaminated properties and the creation of a dense residential neighborhood with small scale commercial and office uses. The pertinent Yonkers zoning and planning board approvals are currently being sought by the Requestor.

2. Current Use

The Site is developed with a one-story office building with two connected garage bay buildings and an asphalt parking lot and walkway which is currently leased to PG Products of NY Inc. for office space, storage of metal panel façade materials and employee parking.

3. Intended Use Post Remediation

The proposed project for the Site entails the removal of the current buildings, and construction of a new 24-story 375,000 sq. ft., approximately 252- unit residential mixed-use building with ground floor retail and residential lobby space.

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

Yes. See above Section X.1 and Exhibit I Zoning Map with City of Yonkers Alexander Street Master Plan. Parcels B and C and a portion of Parcel A, each of which are proximate to the Site, have been or are in the process of dense residential development.

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

The Site is currently zoned industrial but dense residential and small commercial uses are consistent with the City of Yonkers Alexander Street Master Plan for the Alexander Street Corridor and revitalization of the Yonkers waterfront. See, Response to Sections X.1 and X.4 and Exhibit I Zoning Map with City of Yonkers Alexander Street Master Plan.

6. Consistent with the Master Plan?

Yes, the project is consistent with the City of Alexander Street Master Development Plan for the Alexander Street Corridor and revitalization of the Yonkers waterfront. See, Responses to Sections X.1, X. 4-5 and Exhibit I.

EXHIBIT A

November 15, 2021 | 4:03 pm

COVID-19 Vaccines

Vaccine appointments are available at New York State mass vaccination sites for children ages 5- 11. Vaccines are also widely available through your child's pediatrician, family physician, local county health department, FQHC, or pharmacy.

FIND PROVIDER >

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME:
60 ALEXANDER STREET, LLC

DOS ID:
5444586

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE:
DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW:
203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:
Active

DATE OF INITIAL DOS FILING:
11/16/2018

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:
11/16/2018

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS:
PAST DUE DATE

COUNTY:
Westchester

NEXT STATEMENT DUE DATE:
11/30/2020

JURISDICTION:
New York, United States

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: THE LLC

Address: 700 WHITE PLAINS ROAD, SUITE 300, SCARSDALE, NY, United States, 10583

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name: MARK E. CONSTANTINE, ESQ.

Address: 106 NORTH BROAWAY, IRVINGTON, NY, 10533

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

CONSENT RESOLUTION

The undersigned, being the Sole Member **60 Alexander Street Development, LLC** a New York limited liability company ("Company"), hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolution to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

BE IT RESOLVED, that the Company be and hereby is authorized and empowered to apply for and enter into the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP") with respect to the property located at 60 Alexander Street, Yonkers, New York 10701 (the "Property"); and it is further

RESOLVED, that the individuals specified on Schedule 1 attached hereto, each as an "Authorized Person", acting alone, be and hereby is authorized and empowered and directed to do all things that may be necessary and/or proper to participate in the NYSDEC BCP, including but not limited to submitting a BCP application, executing a BCP Agreement, and recording an Environmental Easement, as may be necessary, and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of, or in order to give effect to, the purpose and/or intent of the BCP Agreement and the terms and conditions set forth therein; and it is further

RESOLVED, that any act of the Authorized Person, acting alone, on behalf of the Company, taken prior to the date hereof which would have been authorized by this resolution, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved; and it is further,

RESOLVED, that the authority conferred upon the Authorized Persons shall continue in full force and effect until the NYSDEC shall receive notice of revocation, in whole or part, by resolution duly adopted. Such revocation shall be effective only as to actions taken by the Company subsequent to NYSDEC receipt of said notice of revocation.

IN WITNESS WHEREOF, the undersigned Manager has executed this Consent Resolution as of this 23 day of December 2021.

60 Alexander Street Development, LLC

By: _____
Name: Christopher Downes
Title: Sole Member

Schedule 1

Authorized Persons

Christopher Downes

EXHIBIT C

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

583513094DED0032

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Fidelity National Title (Pick-up By Carol Glover)	Phone:	516-741-5050
Address 1:	1415 Kellum Place	Fax:	516-741-5363
Address 2:	Suite 202	Email:	dciccarello@fnf.com
City/State/Zip:	Garden City NY 11530	Reference for Submitter:	7405-01842 km

Document Details

Control Number: **583513094** Document Type: **Deed (DED)**

Package ID: 2018121700046001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: DIMIFINI-YONKER LLC	- Other	1: 60 ALEXANDER ST LLC	- Other
2:		2:	

Property

☐ Additional Properties on Continuation page

Street Address: 60 ALEXANDER STREET Tax Designation: 2.-2608-14.18

City/Town: YONKERS Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$20.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$315.00**

Transfer Taxes

Consideration:	$2,100,000.00
Transfer Tax:	$8,400.00
Mansion Tax:	$0.00
Transfer Tax Number:	6852

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 12/26/2018 at 11:20 AM

Control Number: **583513094**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

MARK CONSTANTINE, ESQ.
106 NORTH BROADWAY

IRVINGTON , NY 10533

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 19th day of December, in the year 2018

BETWEEN DIMIFINI-YONKERS, LLC, with a mailing address at P.O.Box 110, South Fallsburg, NY 12779

party of the first part, and 60 Alexander Street LLC, with address at 700 White Palins Road, Ste 300, Scarsdale, NY 10583 party of the second part,

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

Ten dollars

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A

Property is also known as 60 Alexander Street, Yonkers, NY 10704;
Section 2; Block 2608; Lot 14&18; County of Westchester, City of Yonkers.

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

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

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

IN PRESENCE OF:

Gina Maltese

DIMIFINI-YONKERS, LLC by DIMIFINI HOLDING LLC BY PHILIP VALLONE

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Queens, ss:

On the 19th day of December in the year 2019, before me, the undersigned, personally appeared PHILIP VALLONE , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

Melissa A. Miller
Notary Public, State of NY
No. 01MI6107938
Qualified in Queens County
Commision exp. April 12, 2020

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

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

NOTARY PUBLIC

Bargain & Sale Deed With Covenants

DIMIFINI - YONKERS, LLC
TO
60 ALEXANDER STREET, LLC

Title No. D7405-01842W

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

COUNTY: WESTCHESTER

TOWN/CITY: YONKERS

PROPERTY ADDRESS: 60 ALEXANDER STREET

SECTION: 2

BLOCK: 2608

LOT: 14&18

RETURN BY MAIL TO:

Mark Constantine, Esq.
106 North Broadway
Irvington, NY 10533
T. 914-631-0410

SCHEDULE A-1
(Description of the Land)

ALL that certain plot, piece, or parcel of land, situate, lying, and being in the City of Yonkers, County of Westchester, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Alexander Street, distant southerly as measured along the same, 598 feet from the corner formed by the intersection of said easterly side of Alexander Street with the southerly side of Ashburton Avenue;

RUNNING THENCE along the easterly side of Alexander Street, South 8 degrees 33 minutes 50 seconds West 106 feet to the northerly side of lands now or formerly of the City of Yonkers;

RUNNING THENCE easterly at right angles to the easterly side of Alexander Street and along the northerly side of said lands of the City of Yonkers, South 81 degrees 26 minutes 10 seconds East, 142.20 feet to the westerly line of lands now or formerly of the New York Central Railroad Company;

RUNNING THENCE northeasterly along said lands of the New York Central Railroad Company on a curve to the left, having a radius of 2707.48 feet, a distance of 59.13 feet to lands now or formerly of the County of Westchester;

RUNNING THENCE along said lands now or formerly of the County of Westchester, the following courses and distances:

1. North 81 degrees 26 minutes 10 seconds West, 31.51 feet;
2. North 27 degrees 59 minutes 22 seconds East, 29.43 feet (29.42 feet deeds); and
3. South 81 degrees 26 minutes 10 seconds East, 30.37 feet to lands now or formerly of the New York Central Railroad Company;

RUNNING THENCE northeasterly along the last mentioned lands on a curve to the left, having a radius of 2707.48 feet, a distance of 64.80 feet to a point;

RUNNING THENCE along the northerly line of the premises herein described, North 81 degrees 03 minutes 44 seconds West, 102.58 feet to lands now or formerly of Wehrstein;

RUNNING THENCE along lands now or formerly of Wehrstein, South 8 degrees 33 minutes 50 seconds West, 41.33 feet and North 81 degrees 03 minutes 44 seconds West, 85 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Premises also known as 60 Alexander Street, Yonkers, NY
Section 2 Block 2608 Lots 14 & 18

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

END OF SCHEDULE A

EXHIBIT D

60 ALEXANDER STREET BCP SITE
60 ALEXANDER STREET DEVELOPMENT, LLC– DEVELOPER/REQUESTOR
BROWNFIELD CLEANUP PROGRAM
ACCESS AND CONSENT AGREEMENT

ACCESS AND CONSENT AGREEMENT (Agreement) made as of this __ day of December 2021, by and between **60 Alexander Street, LLC (Grantor)**, having an address at 60 Alexander Street, Yonkers, New York, 10701, and **60 Alexander Street Development, LLC (Grantee)** having an address at 60 Alexander Street, Yonkers, New York 10701.

WHEREAS Grantor owns the real property located at 60 Alexander Street, Yonkers, New York 10701 (Section 2, Block 2608, Lots 14 & 18), together with the building and improvements thereon ("Property"), and Grantee is the developer for the Property; and

WHEREAS Grantee is applying to the New York State Department of Environmental Conservation (NYSDEC) for participation of the Property in the NYSDEC Brownfields Cleanup Program (BCP), which application requires the Grantor's consent for Grantee to access, investigate and remediate the Property for the purpose of obtaining a Certificate of Completion under the BCP for the Property (the "Work"); and

WHEREAS Grantor has agreed to grant access to the Property to Grantee to permit performance of the Work, subject to the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants access and a license upon, into, under and through the Property for the purpose of entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants, successors or assigns (collectively, the "Grantee Related Parties" and each a "Grantee Related Party"), vehicles, equipment and materials required by Grantee in order to perform all tasks reasonable and necessary in connection with the Work, including the demolition of the building and consent of the Grantor to the filing by the Grantee of an Environmental Easement on the Property as may be required for the issuance of the Certificate of Completion under the BCP.

2. Grantee Related Parties shall perform the Work in a professional manner and in accordance with industry standards and applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, and contractors will have full authority to access to the Property during the performance of the Work, until otherwise agreed by the parties in writing.

3. Grantee will perform the Work using all commercially reasonable methodologies and processes to avoid interference with Grantor's business operations pending the demolition of the buildings and improvements on the Property.

4. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to the Property to perform the Work.

5. Work shall be performed at Grantee's sole cost and expense. Grantee shall also provide an electronic copy of all approved work plans for investigation and remediation to Grantor prior to initiation of the Work.

6. Grantee shall be responsible for obtaining all federal, state or local governmental approvals in relation to the Work. Grantor agrees to execute all reasonable, necessary and customary documents, including an Environmental Easement if required, and provide any permission required, during the course of performing the Work to obtain any federal, state and/or local governmental or other approval required to perform the Work.

7. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the state or federal court in Westchester County, New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

Grantor:
60 Alexander Street, LLC

By: _____ (sign)
Name: John Gibney
Title: Managing Member
Date: 12/23/2021

Grantee:
60 Alexander Street Development, LLC

By: _____ (sign)
Name: Christopher Downes
Title: Sole Member
Date: 12/23/2021

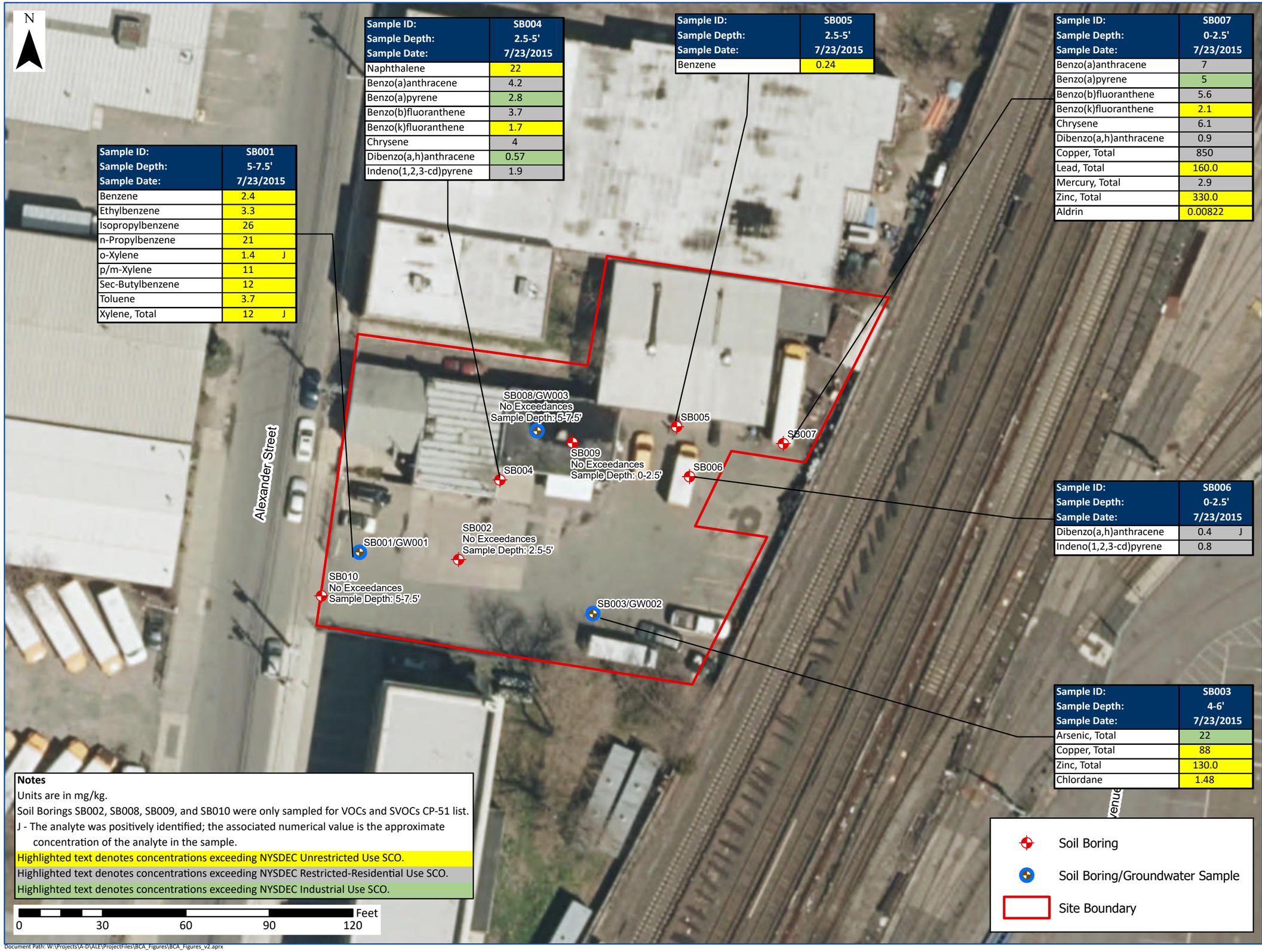
EXHIBIT E

60 ALEXANDER STREET, YONKERS
OWNERS & OPERATORS LIST

Year	OWNERS	Status	Relation to Requestor
Unknown- 7/03/1967	Molloy & Murray Contracting Co. 60 Street, Yonkers, NY 10701	Unknown	None
7/03/1967- 3/01/1970	60 Alexander Street Corp. 31 S. Broadway, Yonkers NY 10701	Unknown	None
3/01/1970 - XXXXX	Raymond T. Armbruster, 900 Palmer Avenue, Bronxvillle, NY Eli B. Fine, 65 Bajart Place, Yonkers, NY Frederic N. Fine, 60 Gateway Road, Yonkers, NY	Unknown	None
XXXXX - 6/23/1994	Virginia Kenno Richard Kenno Robert Kenno	Unknown	None
6/23/1994 – 3/09/2007	Edward Muto	Unknown	None
3//09/2007 - 11/04/2015	E.M. Equites Inc. (Formerly Supertrans, Inc.) 60 Alexander Street, Yonkers, NY 10701 60 Peppermill Road, Holmes, NY 12531	Active	None
11/04/2015 - 12/19/2018	Dimifini-Yonkers, LLC 60 Alexander Street, Yonkers, NY 10701 P.O. Box 110, South Fallsburg, NY 12779	Active	None
12/19/2018 - PRESENT	60 Alexander Street, LLC 700 White Plains Road, Ste 300 Scarsdale,10583	Active	One member in common with Requestor

Year	OPERATORS	Status	Relation to Requester
Late 1800's	Alexander Street Waterfront Area created with historic fill.	N/A	None
1950s	Unknown – Stone Cutting	Inactive	None
1970's	Fuel Oil Tenant(s) (Numerous USTs; most believed to be removed) Westchester Hudson Fuel – Fuel Storage	Inactive	None
Approx. 1981 – 2015	Super Trans Bus Co. a/k/a Supertrans Bus Co. (2013, 2003, 1999, 1995, 1992, 1986) Commuter Express (1999, 1995, 1992, 1986) Caryl Taxi (1995, 1992, 1986, 1981) Chadco Group (1986) Curtins Taxi/ Hollow Cab Service/ Valentine Taxi/ Yellow Cab (1981) Bus/taxi transportation services and vehicle repairs with storage of fuels, vehicle parts, and use of hydraulic lifts	Inactive	None
Approx. 2015-2018	Dimifini-Yonkers, LLC, P.O. Box 110, Route 42, South Fallsburg, NY 12779 School Bus Parking and Office Space	Inactive	None
6/2019 - 12/2019	McLogistics, 50 Main Street, Ste, 390, White Plains, NY 10601 School Bus Parking and Office Space	Inactive	None
12/2019 - 9/2020	Vacant	N/A	None
9/2020 – Present	PG Products of NY Inc., 60 Alexander Street, Yonkers, NY 10701 Office space; Employee parking: Storage of metal panel facade materials for use in construction.	Active	None

EXHIBIT F



Sample ID:	SB001	
Sample Depth:	5-7.5'	
Sample Date:	7/23/2015	
Benzene	2.4	
Ethylbenzene	3.3	
Isopropylbenzene	26	
n-Propylbenzene	21	
o-Xylene	1.4	J
p/m-Xylene	11	
Sec-Butylbenzene	12	
Toluene	3.7	
Xylene, Total	12	J

Sample ID:	SB004
Sample Depth:	2.5-5'
Sample Date:	7/23/2015
Naphthalene	22
Benzo(a)anthracene	4.2
Benzo(a)pyrene	2.8
Benzo(b)fluoranthene	3.7
Benzo(k)fluoranthene	1.7
Chrysene	4
Dibenzo(a,h)anthracene	0.57
Indeno(1,2,3-cd)pyrene	1.9

Sample ID:	SB005
Sample Depth:	2.5-5'
Sample Date:	7/23/2015
Benzene	0.24

Sample ID:	SB007
Sample Depth:	0-2.5'
Sample Date:	7/23/2015
Benzo(a)anthracene	7
Benzo(a)pyrene	5
Benzo(b)fluoranthene	5.6
Benzo(k)fluoranthene	2.1
Chrysene	6.1
Dibenzo(a,h)anthracene	0.9
Copper, Total	850
Lead, Total	160.0
Mercury, Total	2.9
Zinc, Total	330.0
Aldrin	0.00822

Sample ID:	SB006
Sample Depth:	0-2.5'
Sample Date:	7/23/2015
Dibenzo(a,h)anthracene	0.4 J
Indeno(1,2,3-cd)pyrene	0.8

Sample ID:	SB003
Sample Depth:	4-6'
Sample Date:	7/23/2015
Arsenic, Total	22
Copper, Total	88
Zinc, Total	130.0
Chlordane	1.48

Notes

Units are in mg/kg.

Soil Borings SB002, SB008, SB009, and SB010 were only sampled for VOCs and SVOCs CP-51 list.

J - The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.

Highlighted text denotes concentrations exceeding NYSDEC Unrestricted Use SCO.

Highlighted text denotes concentrations exceeding NYSDEC Restricted-Residential Use SCO.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Feet
0 30 60 90 120

Soil Boring

Soil Boring/Groundwater Sample

Site Boundary

Inferred Groundwater Flow Direction

Document Path: W:\Projects\A-D\ALE\ProjectFiles\BCA_Figures\BCA_Figures_v2.aprx

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	2/15/2022	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

SOIL SPIDER PLAN

60 Alexander St
Yonkers, NY

FIGURE NO:

1

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

Inferred Groundwater Flow Direction

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	2/15/2022	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

GROUNDWATER SPIDER PLAN

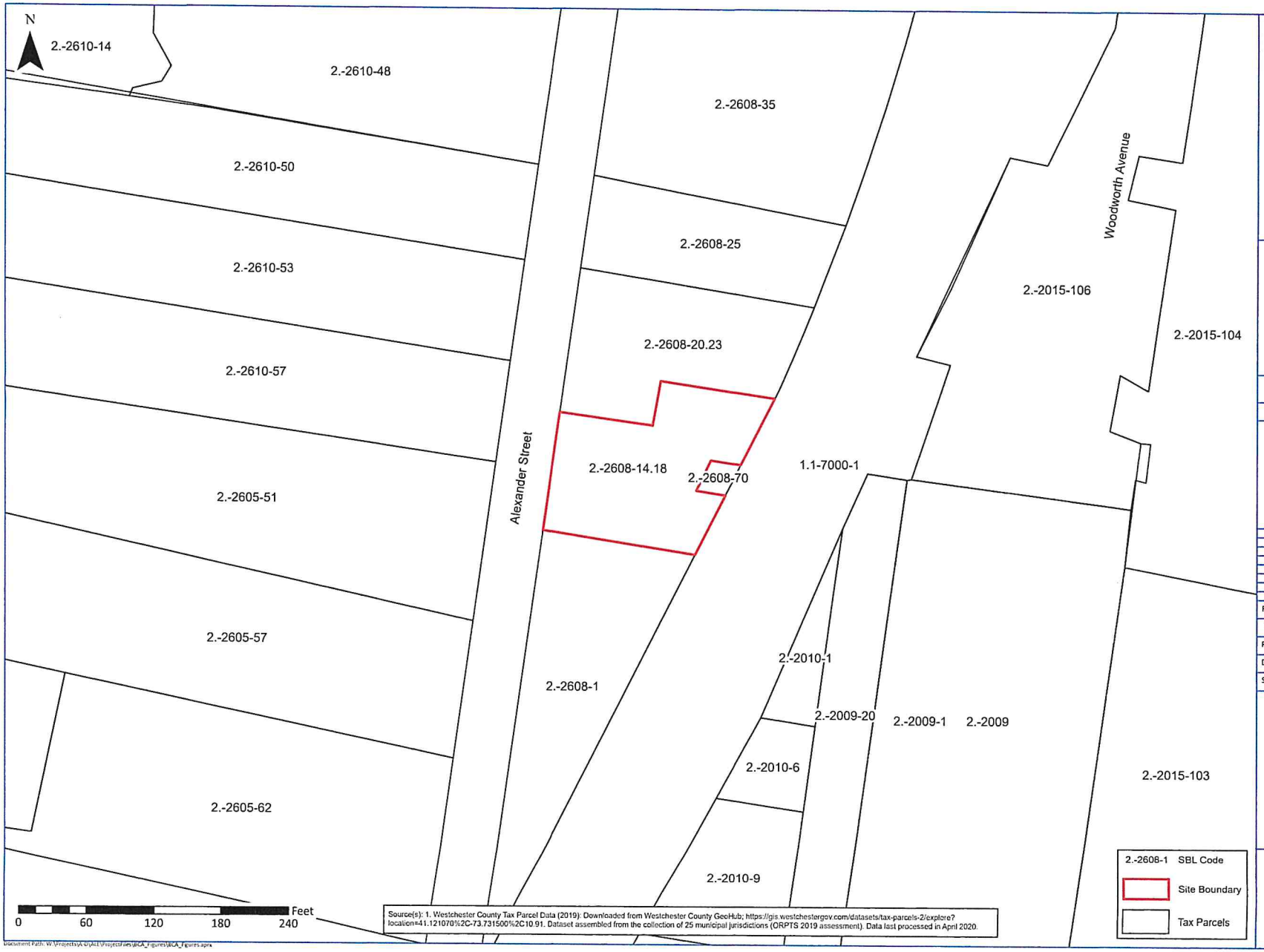
60 Alexander St
Yonkers, NY

FIGURE NO:

2

Document Path: W:\Projects\A-D\ALE\ProjectFiles\BCA_Figures\BCA_Figures_v2.aprx

EXHIBIT G



Source(s): 1. Westchester County Tax Parcel Data (2019): Downloaded from Westchester County GeoHub; https://gis.westchestergov.com/datasets/tax-parcels-2/explore?location=41.121070%2C-73.731500%2C10.91. Dataset assembled from the collection of 25 municipal jurisdictions (ORPTS 2019 assessment). Data last processed in April 2020.

Document Path: W:\Projects\A-D\ALE\Project Files\ECA_Figures\ECA_Figures.aprx

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	12/14/2021	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

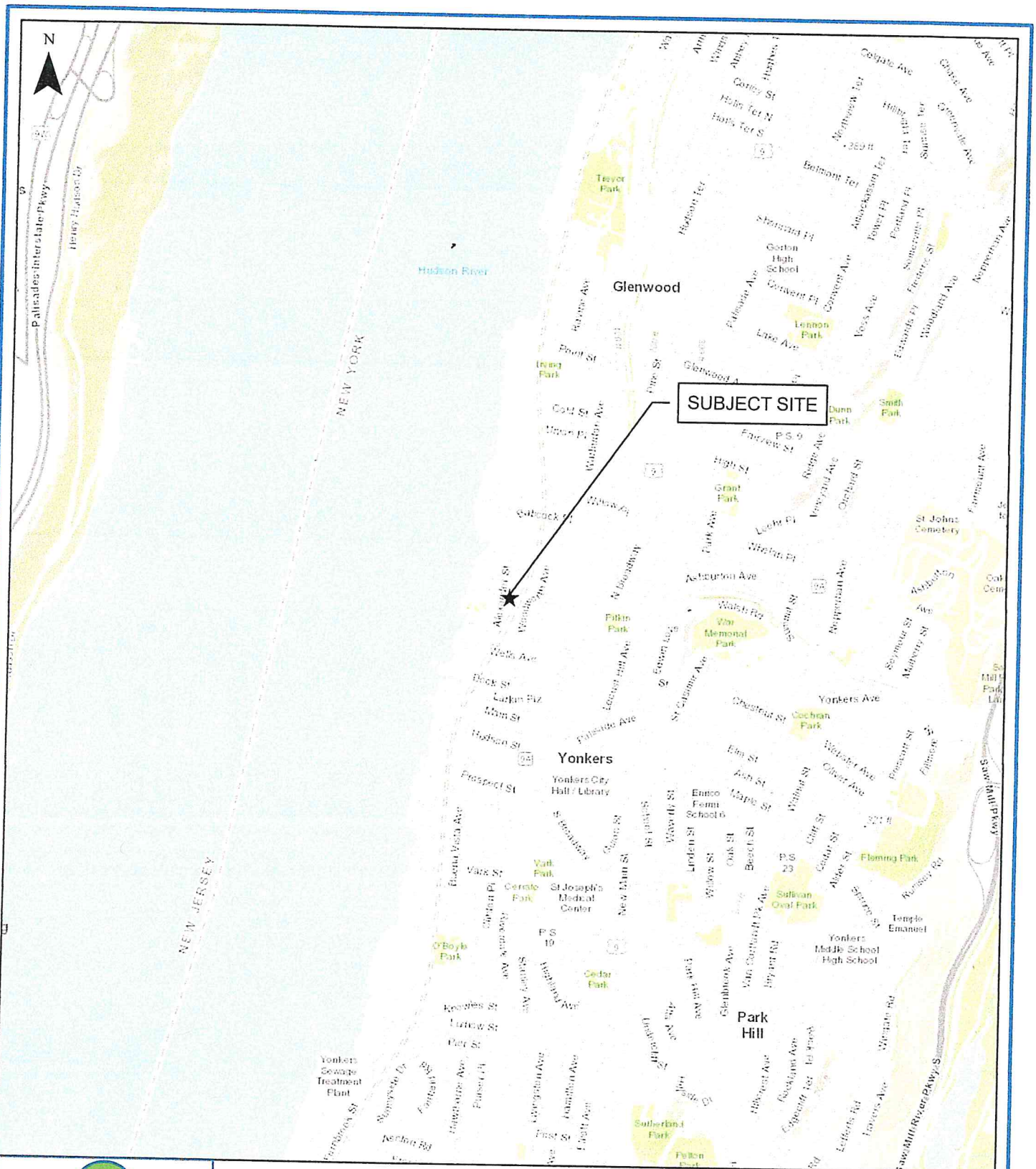
SITE TAX MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

1

EXHIBIT H



SITE LOCATION MAP

60 Alexander Street
Yonkers, NY

0 ¼ ½ ¾ 1 Miles

Project:	ALE2101
Date:	12/12/2021
Designed by:	JL
Drawn by:	PH
Approved by:	JL
Figure No:	1

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info • pwgrosser.com

Document Path: W:\Projects\A-D\ALE\Projectfiles\GCA_Figures\GCA_Figures.aprx

Document Path: W:\Projects\A-D\ALE\ProjectFiles\BCA_Figures\BCA_Figures.aprx

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

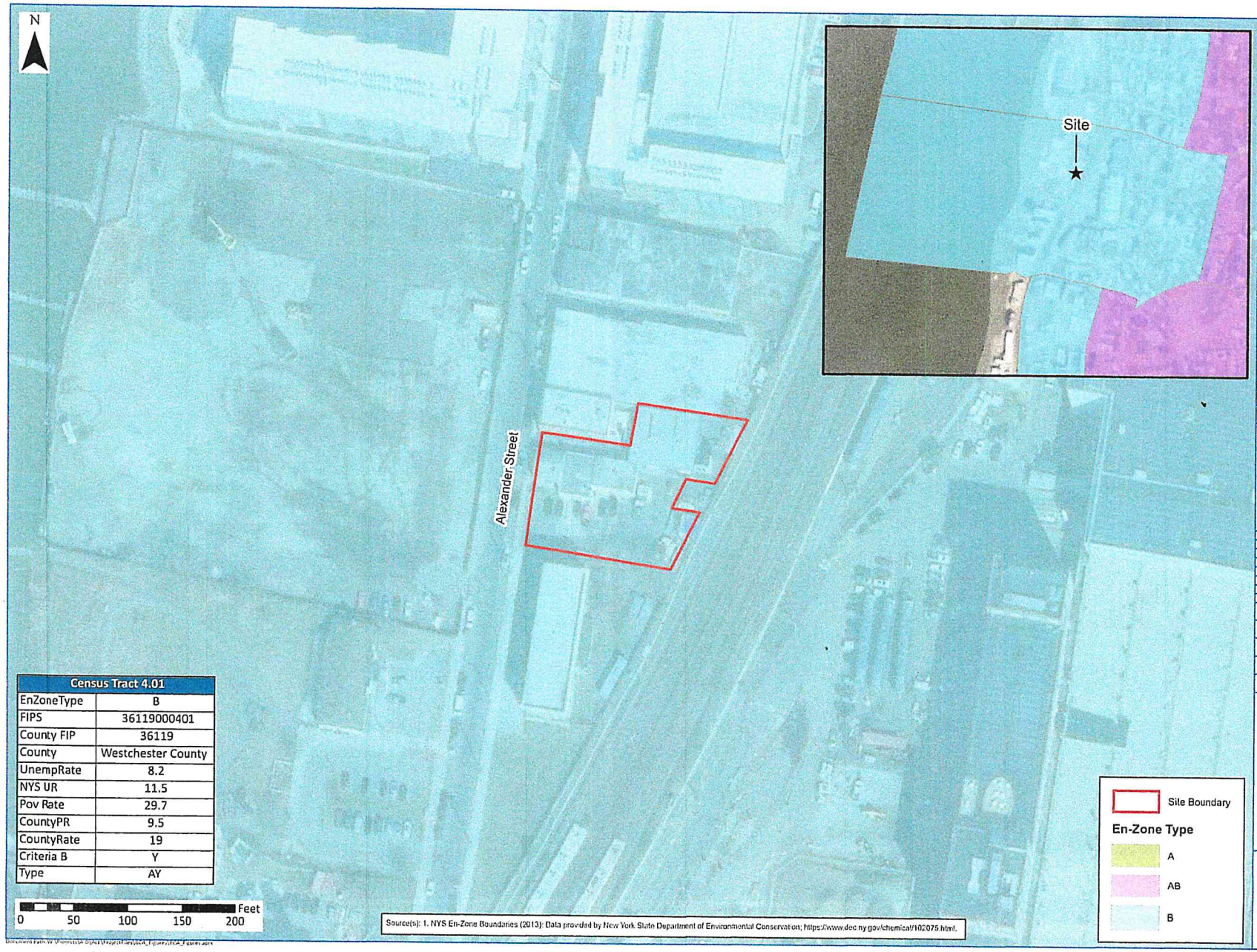
Project:	ALE2101	Designed by:	JL
Date:	2/11/2022	Drawn by:	OA
Scale:	AS SHOWN	Approved by:	JL

BASE MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

2



Census Tract 4.01	
EnZoneType	B
FIPS	36119000401
County FIP	36119
County	Westchester County
UnempRate	8.2
NYS UR	11.5
Pov Rate	29.7
CountyPR	9.5
CountyRate	19
Criteria B	Y
Type	AY

Source(s): 1. NYS En-Zone Boundaries (2013): Data provided by New York State Department of Environmental Conservation; https://www.dec.ny.gov/chemical/102075.html.

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

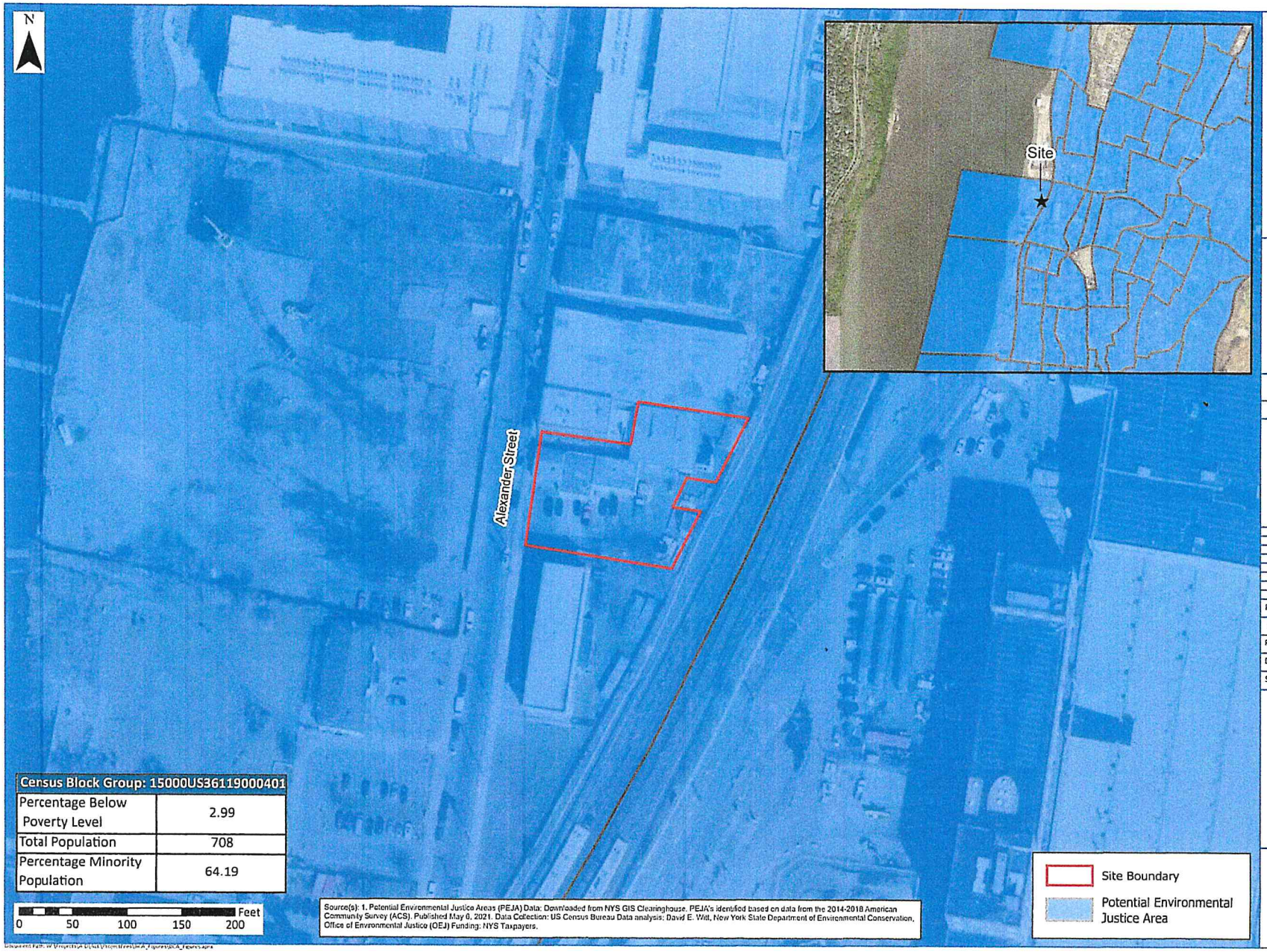
Project:	ALE2101	Designed by:	JL
Date:	12/14/2021	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

EN-ZONE MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

3



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	12/14/2021	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

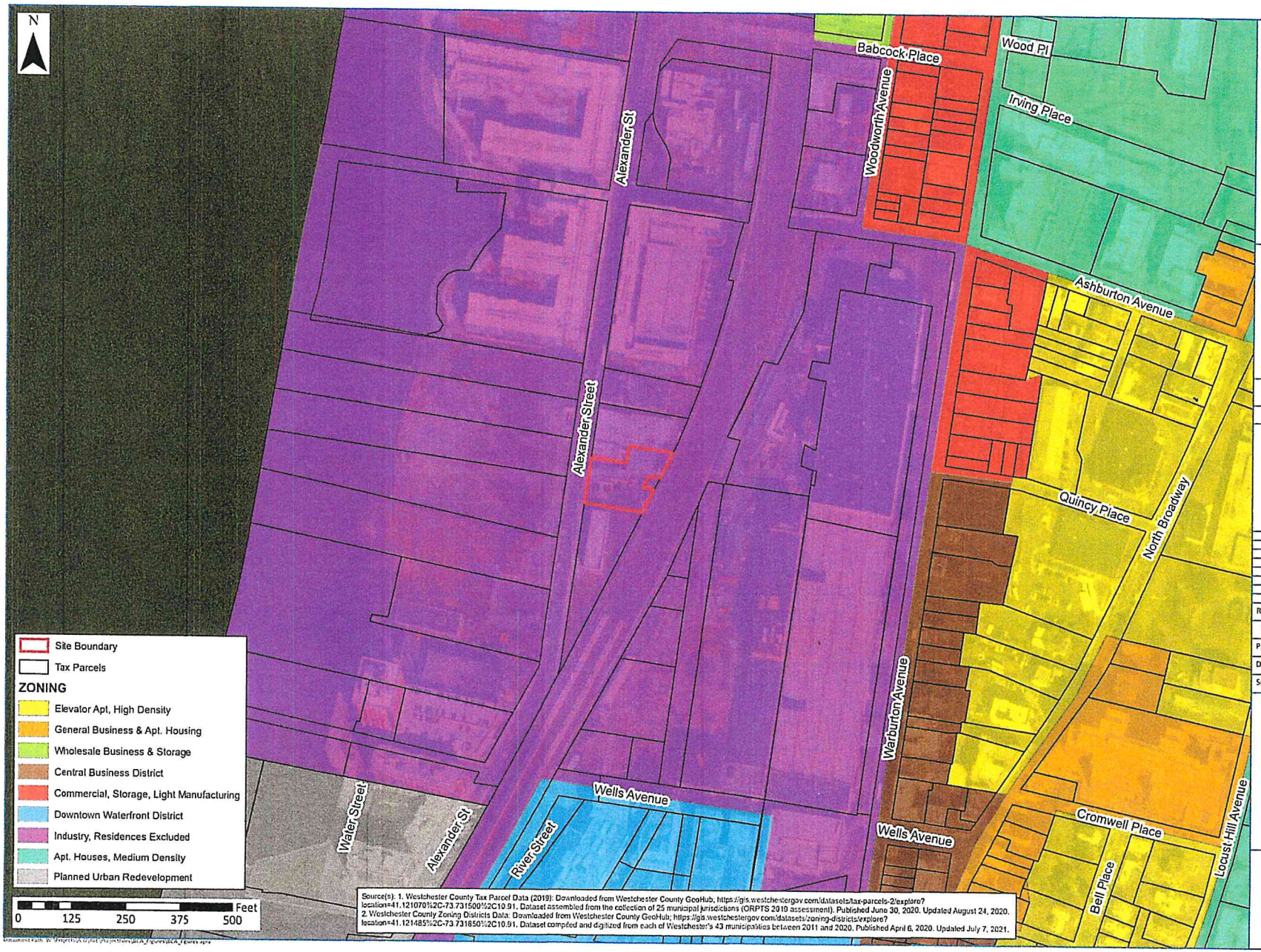
ENVIRONMETAL JUSTICE MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

4

EXHIBIT I



Source(s): 1. Westchester County Tax Parcel Data (2019): Downloaded from Westchester County GeoHub, https://gis.westchestergov.com/datasets/tax-parcels-2/explore?location=41.121070%2C-73.731500%2C10.91. Dataset assembled from the collection of 25 municipal jurisdictions (ORPTS 2019 assessment). Published June 30, 2020. Updated August 24, 2020.
2. Westchester County Zoning Districts Data: Downloaded from Westchester County GeoHub; https://gis.westchestergov.com/datasets/zoning-districts/explore?location=41.121485%2C-73.731850%2C10.91. Dataset compiled and digitized from each of Westchester's 43 municipalities between 2011 and 2020. Published April 6, 2020. Updated July 7, 2021.

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	12/14/2021	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

ZONING MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

1

RESIDENTIAL UNIT COUNT/ BUILDING HEIGHTS

	Development Parcel	Maximum Residential Building Height	Total Units	Parking Spaces/Level	Parking Levels	Spaces / Block	Parking Spaces Required	Extra or Needed Parking/ Block
RESIDENTIAL	A	(2) 30 Story Buildings	484	192	7	1344	726	618
	B	(2) 22 Story Buildings	302	80	4	320	453	-133
	C	(1) 22 Story Building	176	45	4	180	264	-84
	D	(1) 14 Story Building	105	52	4	208	157.5	50.5
	E	(1) 14 Story Building	98	54	4	216	147	69
	F	(2) 28 Story Buildings	608	143	6	858	912	-54
	G	(2) 24 Story Buildings	588	207	4	828	882	-54
	H	(2) 22 Story Buildings	452	155	5	775	678	97
	I	(2) Buildings 20/12 Stories	328	128	4	512	492	20
	J	(1) 12 Story Building	101	64	4	256	151.5	104.5
	K	(1) 18 Story Building	251	141.7	6	850	376.5	473.5
	L&M	Maximum 3 Stories	25	25	1	25	37.5	-12.5
	N	(1) 18 Story Building	234	114	4	456	351	105
	Jail	n/a	0	0	0	0	0	0
	Marina	n/a	0	0	0	0	0	0
	TOTAL		3752			6828	5628	1,200
								(more than required for number of units shown)
	TOTAL UNITS SHOWN							
		x 1.5=# OF PARKING SPACES REQUIRED				3752		
						5628		

NOTES: Parking Study does not include On-Street Parking Spaces
Approximately 480 additional On-Street Parking Spaces will be provided

COMMERCIAL SPACE DISTRIBUTION

		Ground Floor Retail	Second Floor Office	Total Commercial Space
COMMERCIAL	A	25,000	25,000	50,000
	B	12,000	12,000	24,000
	C	12,000	12,000	24,000
	D	22,500	22,500	45,000
	E	14,000	14,000	28,000
	F	15,000	15,000	30,000
	G	0	0	0
	H	0	0	0
	I	6,600	6,600	13,200
	J	6,250	6,250	12,500
	K	20,000	100,000	120,000
	L&M	25,000	0	25,000
	N	26,500	0	26,500
	Jail	20,000	0	20,000
	Marina	5,000	0	5,000
	TOTAL	209,850	213,350	423,200

3 spaces / 1000sf
423,200 sf = 1,270 spaces

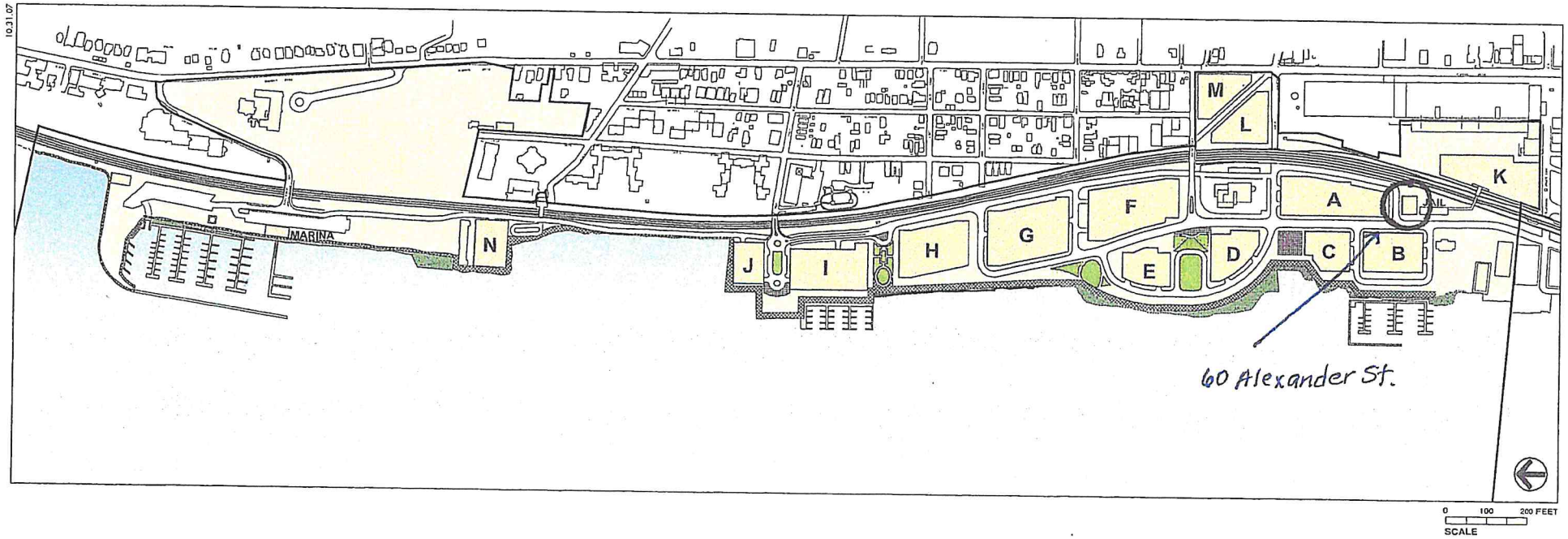


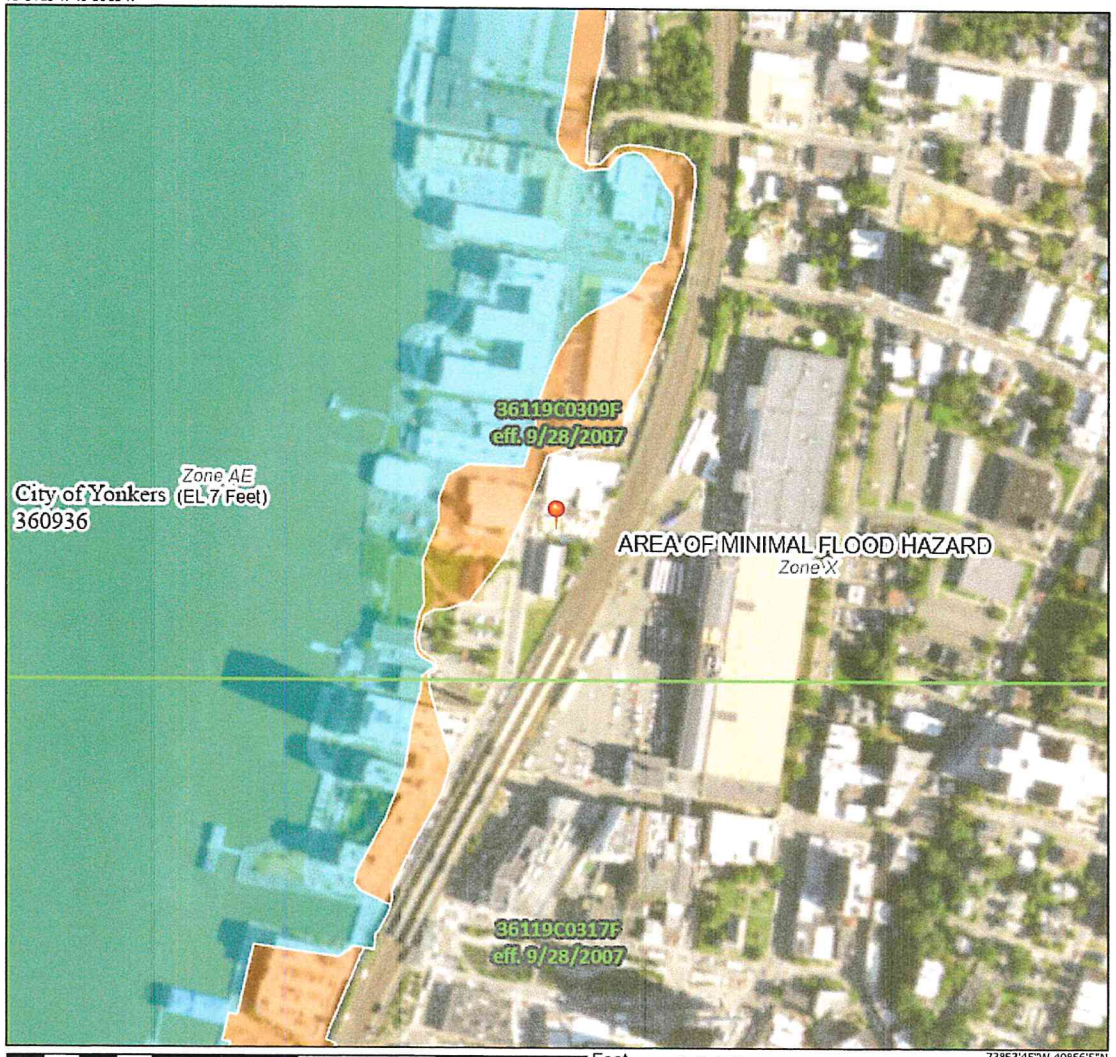
Figure 4-3
Roadway Network and Development Parcelization

EXHIBIT J

National Flood Hazard Layer FIRMette

FEMA

73°54'23"W 40°56'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

73°53'45"W 40°56'5"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/14/2021 at 1:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Source(s): 1. National Flood Hazard Layer FIRMette generated and received from FEMA Flood Map Service Center; https://msc.fema.gov/portal/home.

Document Path: W:\Projects\A-D\ALE\ProjectFiles\BCA_Figures\BCA_Figures.aprx

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	ALE2101	Designed by:	JL
Date:	12/14/2021	Drawn by:	PH
Scale:	AS SHOWN	Approved by:	JL

FLOOD MAP

60 Alexander St
Yonkers, NY

FIGURE NO:

1

EXHIBIT K

Site Contact List

60 Alexander Street Site

60 Alexander Street, Yonkers, NY 10701

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	11A Clinton Avenue, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	11A Clinton Avenue, Room 821	Albany	NY	12207
Sarah Crowell, AICP	NYS Dept. State - Office of Planning and Development, Director	One Commerce Plaza, 99 Washington Ave, Suite 1010	Albany	NY	12231
Mondaire Jones	U.S. House of Representatives, 17th District	222 Mamaroneck Avenue, Ste 312	White Plains	NY	10605
Andrea Stewart-Cousins	New York State Senator, 35th District	188 State Street, Room 907	Albany	NY	12247
Chris Burdick	NYS Assembly Member, 93rd District	LOB 326	Albany	NY	12248
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
Mike Spano	Mayor of Yonkers	City Hall, 40 S. Broadway	Yonkers	NY	10701
Roman Kozicky	Yonkers Planning Board, Chair	City Hall, 40 S. Broadway	Yonkers	NY	10701
Louis J. Albano, P.E.	Yonkers Department of Planning and Development, Commissioner	City Hall, 40 S. Broadway	Yonkers	NY	10701
Thomas Meier	Yonkers Department of Public Works	City Hall, 40 S. Broadway	Yonkers	NY	10701
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Jesse Montero	Yonkers Public Library, Library Director	1 Larkin Center	Yonkers	NY	10701
60 Alexander Street LLC	Property Owner of 60 Alexander Street	60 Alexander Street,	Yonkers	NY	10701
PG Products of NY Inc.	Tenant of Property of 60 Alexander Street	60 Alexander Street	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2015-100	10 Woodworth Avenue	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2015-101	10 Woodworth Avenue #101	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2015-102	10 Woodworth Avenue #102	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2015-105	10 Woodworth Street Avenue #105	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2015-106	10 Woodworth Avenue #106	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2010-9	35 Atherton Street	Yonkers	NY	10701
Hudson View Associates LLC.	Adjacent Property Owner of Tax Map ID 2-2009-20	43 Wells Avenue	Yonkers	NY	10701
Hudson View Associates LLC	Adjacent Property Owner of Tax Map ID 2-2010-6	49 Atherton Street	Yonkers	NY	10701
Great Opportunity Fund A Qozb LLC	Adjacent Property Owner of Tax Map ID 2-2015-103	10 Woodworth Avenue	Yonkers	NY	10701
Great Opportunity Fund A Qozb LLC	Adjacent Property Owner of Tax Map ID 2-2010-1	55 Atherton Street	Yonkers	NY	10701
Sarah Lawrence College Center for the Urban River at Beczak	Adjacent Property Owner of Tax Map ID 2-2605-57	35 Alexander Street	Yonkers	NY	10701
Yonkers City Jail	Adjacent Property Owner of Tax Map ID 2-2608-1	24 Alexander Street	Yonkers	NY	10701
57 Alexander Developer LLC	Adjacent Property Owner of Tax Map ID 2-6505-51	47 Alexander Street	Yonkers	NY	10701
57 Alexander Developer LLC	Adjacent Property Owner of Tax Map ID 2-2610-57	57 Alexander Street	Yonkers	NY	10701
57 Alexander Developer LLC	Adjacent Property Owner of Tax Map ID 2-2610-53	65 Alexander Street	Yonkers	NY	10701
57 Alexander Developer LLC	Adjacent Property Owner of Tax Map ID 2-2610-50	71 Alexander Street	Yonkers	NY	10701
Westchester County C/O Department of Budget	Adjacent Property Owner of Tax Map ID 2-2608-70	58 Alexander Street	Yonkers	NY	10701
Starr Windows and Doors Inc.	Adjacent Property Owner of Tax Map ID 2-2608-20.23	62 Alexander Street	Yonkers	NY	10701
Fondak Enterprises	Adjacent Property Owner of Tax Map ID 2-2608-25	72 Alexander Street	Yonkers	NY	10701
Avalon Yonkers Ati Site LLC	Adjacent Property Owner of Tax Map ID 2-2610-48	79 Alexander Street	Yonkers	NY	10701
Avalon Yonkers Sun Sites LLC	Adjacent Property Owner of Tax Map ID 2-2608-35	80 Alexander Street	Yonkers	NY	10701

EXHIBIT L

Law Office of

Denise J. D'Ambrosio, Esq.

Attorney at Law

December 7, 2021

By Email:

Jesse Montero, Director
Yonkers Public Library
1 Larkin Center
Yonkers, New York 10701

Re: 60 Alexander Street Site
NYS Brownfields Cleanup Program
60 Alexander Street, Yonkers, New York 10701

Dear Mr. Montero:

I represent 60 Alexander Street Development, LLC which is applying to the NYS Brownfield Cleanup Program ("BCP") for the 60 Alexander Street, Yonkers, New York property ("Site").

The BCP application must contain a letter that the local library is willing and able to serve as a public repository for the BCP application and all public documents pertaining to the investigation and remediation of the Site through project completion. To the extent practicable all documents will be provided in an electronic or cd format.

It would be appreciated that if the Yonkers Public Library can serve as a public repository for the purposes of the BCP as set forth above that you countersign this letter and return it by email to me at denisedambrosiolaw@gmail.com at your earliest convenience. Thank you.

Sincerely,

Denise J. D'Ambrosio

Denise J. D'Ambrosio

The Yonkers Public Library is willing and able to be the public repository for documents related to the BCP application and project for 60 Alexander Street, Yonkers, New Yok 10701

Jesse Montero, Library Director

12/16/21
Date

202 Mamaroneck Avenue, Suite 601, White Plains, New York 10601
denisedambrosiolaw@gmail.com (914) 393-9578