

WB 34 State LLC
Brownfield Cleanup Program Application
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street
Ossining, New York 10562



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
June 2025

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Environmental Reports



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: Former Printex Corporation Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: _____

☐

Yes

☒

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Former Printex Corporation Site**

ADDRESS/LOCATION **34 State Street, 21 James Street and 20A Hunter Street**

CITY/TOWN **Ossining**

ZIP CODE **10562**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Village of Ossining**

COUNTY **Westchester**

SITE SIZE (ACRES) **5.858**

LATITUDE

LONGITUDE

41°	9'	26.136"	-73°	51'	57.2754"
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
34 State Street	97	2	17	2.862
21 James Street	97	2	18	0.1560
20A Hunter Street	97	2	68	2.84

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. 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? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>
17. If you have answered YES to Question 16 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?		<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

SECTION III: Ecological Concerns

- | | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | <input checked="" type="radio"/> | <input type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input type="radio"/> | <input checked="" type="radio"/> |

N/A ☐

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>PW-c (Central Waterfront - Hillside)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide 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 by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Ossining Membership, LLC c/o Arena Investors, LP		
CONTACT NAME Larry White		
ADDRESS 405 Lexington Avenue, 59th Floor		
CITY New York	STATE NY	ZIP CODE 10174
PHONE (212) 612-3205	EMAIL lwhite@quaestorstrategic.com	
OWNERSHIP START DATE January 14, 2021		
CURRENT OPERATOR N/A Property has been vacant for 19 years		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit 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 ANY supporting documents.**
2. **SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Inks and Dyes utilized for scarf textile manufacturing may be discovered that may contain contaminants not listed in the suite of contaminants typically analyzed particularly in the former wastewater lagoon area.

SECTION VII: Requestor Information					
NAME WB 34 State LLC					
ADDRESS 480 Bedford Road					
CITY/TOWN Chappaqua		STATE NY	ZIP CODE 10514		
PHONE (914) 610-3647		EMAIL bbalter@wbpdev.com' jwendling@wbpdev.com			
1. Is the requestor authorized to conduct business in New York State (NYS)?				Y <input checked="" type="radio"/>	N <input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE William Balter and James Wendling			
ADDRESS 480 Bedford Road			
CITY Chappaqua		STATE NY	ZIP CODE 10514
PHONE (914) 610-3647		EMAIL bbalter@wbpdev.com; jwendling@wbpdev.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Fuad Dahan, PE, LSRP			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E Floor 3, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (862) 702-5719		EMAIL fd@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are 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 selecting this option, 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; and, (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.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?

☒ Yes

☐ No

☐ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: <u>360002</u> Class: <u>N</u>	<input checked="" type="radio"/>	<input type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input type="radio"/></div>	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: 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 terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am a Manager (title) of WB 34 State LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 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: 6/11/25

Signature: 

Print Name: William Balter

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☐☒

2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?

☐☐

3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?

☐☐

4. Is the property upside down or underutilized as defined below?

Upside down

☐☐

Underutilized

☐☐

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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
- ☐ 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' household's 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation 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.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

☐ No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map and Survey Maps
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantage Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Access Agreement
Exhibit I	Site Drawing Spider Map
Exhibit J	NYS DOS Entity Information
Exhibit K	Written Consent
Exhibit L	EPA SEMS Database Report
Exhibit M	Site Contact List
Exhibit N	Repository Letter

ENVIRONMENTAL REPORTS:

1. Undated Phase I Report prepared by Tams Environmental Consultants, Inc. for Union State Bank (which by its narrative appears to have predated the May 2005 Phase II Report listed below)
2. May 2005 Phase II Environmental Site Assessment prepared by DT Consulting Services for Union State Bank
3. January 2016 Phase I Environmental Site Assessment prepared by EBI Consulting for Ossining Land Holdings LLC
4. June 2025 Phase I Environmental Site Assessment prepared by SESI Consulting Engineers (“SESI”) for Requestor WB 34 State LLC
5. June 2025 Phase II Environmental Site Assessment prepared by SESI for Requestor WB 34 State LLC
6. June 2025 DRAFT Remedial Investigation Work Plan prepared by SESI for Requestor WB 34 State LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
34 State Street	Section 97, Block 2, Lot 17	2.862
21 James Street	Section 97, Block 2, Lot 18	0.156
20A Hunter Street	Section 97, Block 2, Lot 68	2.840

The Site is located in Ossining, New York 10562 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the three tax lot boundaries. The Tax Boundary Map and two Survey Maps are provided in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and the two Survey Maps that collectively depict the Site are in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is not located in an EnZone or a BOA. The Site is located in a New York State Disadvantaged Community. The Site is located on Census Tract 36119033012, which has an environmental burden higher than 95.7% of Census Tracts statewide and a population vulnerability higher than 78.5% percent of Census Tracts statewide.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

¹ Acreages were determined using the September 11, 2017 Survey prepared by Gerald T. O’Buckley Professional Land Surveyors for Lot 17 and the September 12, 2017 Survey prepared by Ward Carpenter in Exhibit B.

Parcel Address	Tax Parcel Identification No.
34 State Street	Section 97, Block 2, Lot 17
21 James Street	Section 97, Block 2, Lot 18
20A Hunter Street	Section 97, Block 2, Lot 68

The Site located in an urban area of the Village of Ossining, New York 10562. The closest body of water to the Site is the Hudson River, which is approximately 0.21 miles to the west of the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.15 miles east of the Ossining Railroad Station on the MTA Hudson Rail Line. Therefore, the planned project is a transit-oriented development because future residents will be able to walk to the train station. The Site is located next to the Ossining Children’s Center, which is a daycare center that creates a socio-economically diverse environment that reflects the greater community by ensuring that children from families without sufficient economic means can also attend the Center. The future Affordable Home Ownership condominium residents that will occupy the future building on this Site will be able to have subsidized day care on the adjacent Ossining Children Center property.

B. Site Features

The old Printex factory buildings are no longer present on the Site but the dilapidated Smith Robinson House remains present on Site as shown below:



Department Store buyers visiting the Printex Plant, c. 1960s
Courtesy of the Ossining Historical Society and Museum



The Smith Robinson House, located at 34 State Street and built in the 1840's, was constructed by a local businessman named James Smith as his residence. The original estate on which the house was built once extended east all the way to Highland Avenue and contained several acres worth of orchards. The property was later purchased by James Robinson, another wealthy local landowner who built the residence that bears his name in 1860. The house was used as a wallpaper factory for a time in the 1940s, in 1948 the house served as offices for the Printex Corporation, a now-defunct textile manufacturer. An expansion wing built in a utilitarian style was constructed in 1955, and a dedicated factory facility was built on the south side of the house in 1967. The house has had a series of owners and tenants since then and was used as a meeting space for the Catholic Community Club, Knights of Columbus and other nonprofit organizations for a time. Currently, it is vacant and unused but retains much of its original condition.

A small factory building was allegedly built in the 1830's, then the house depicted above was constructed in the 1840's and other houses were constructed on the Site and remained present through the 1920's. Some historic records suggest that structures were added onto the house in

about 1929, which served as a community center starting in the late 1920's. Other sources suggest that some early form of textile manufacturing was occurring on the Site in building additions added from 1920's to the 1940's. Printex Corporation was present from the 1940's through 1980's and officially took title in 1967. After the 1980's, the buildings were occupied by a specialty wood working company called Hudson River Inlay, Inc. (a/k/a Creative Designs), until approximately 2006. Since that time, the Site has remained vacant for approximately 19 years.

The plan for the historic house will be to carefully dismantle it because it is in a state beyond repair and to later reassemble parts of the exterior as part of the redevelopment Project to preserve the historic nature of the house. The neighborhood park located on Lot 18 is located in the same area where the oldest segregated African American park in Westchester County was once located. The neighborhood is a historically African American area that housed many who migrated from the south during the great migration of the 1950's. During the heyday of the Printex textile plant's operation, the owners of the plant employed 200+ local residents who created dyed scarves and other textiles designed by the owner, Vera Newman (who became a world famous designer), which were sold locally, nationally and internationally.

C. Current Zoning and Land Use

The Site is currently located in the Planned Waterfront Development – Central Waterfront – Hillside District (“PW-c”). See Exhibit E - Zoning Map. This District allows for commercial and residential uses. The Site has been vacant and underutilized for 19 years. The surrounding properties are primarily commercial and residential. To the north immediately adjacent to the Site is a daycare center known as the Ossining Children's Center, which serves primarily minority children and is located at 32 State Street. See Base Map in Exhibit A. East of the Site is State Street, across from which is a mixture of small businesses and houses. South of the Site is James Street, beyond which is predominately houses along with one apartment building. West of the Site is Hunter Street, and beyond is another apartment building, an engineered carbon/graphite supplier, and houses. The nearest residential area is approximately .01 miles east and south of the Site.

D. Past Use of the Site

The Site was used for the former Printex Corporation textile scarf manufacturing facility, which utilized a large variety of inks and dyes. Three large underground storage tanks (“USTs”) were historically present on the Site, which were at a minimum utilized by the subsequent woodworking company known as Hudson River Inlay, Inc. The largest 10,000 gallon tank of the three known tanks to exist on the Site is believed to have been closed in place in 1986, and therefore is likely still present. The history regarding the closure or removal of the two smaller 3,000 gallon and 1,000 gallon USTs is less clear. Conflicting historic environmental reports state that these tanks were either closed in place or removed, but may still be present. The most recent GRP survey to try to determine if the tanks were still present did document anomalies, but the survey was inconclusive due to debris on the surface, which interfered with the survey results.

The Printex Corporation utilized an on-Site wastewater lagoon allegedly present in the southeast portion of the Site, which lead to the Site being listed as NYS Superfund Site No. 360002 under the name Printer Corp. Site. However, it does not appear that any remediation was performed

because the Westchester County Department of Health (WC DOH) informed NYSDEC that the lagoon was concrete lined and used for on-site wastewater treatment and not hazardous waste disposal associated with the former Printex operations. As a result, NYSDEC listed the Site as a Class N or No Further Action Site. The Site was also listed in the Superfund Enterprise Management System Archive (SEMS-Archive) federal list that tracks hazardous, potentially hazardous, and remedial action sites associated with the USEPA Superfund Program. Following a remedial investigation, the USEPA determined that no additional assessment and/or remediation was required to be completed under the federal Superfund Program. Therefore, Printex Corp. facility historically located on Lot 17 was removed from the federal Superfund list on November 1, 1980 with EPA ID NYD013008446. The former operations associated with this facility are noted as REC 1 in the most recent June 2025 Phase I report along with the former laundry operations at the center of the Site circa 1911 and the Hudson River Inlay, Inc. woodworking operation that was present for approximately 25 years after Printex' operations ceased and utilized USTs. The historical owners and operators associated with the Site are further described in Exhibit F - Previous Owners and Operators List.

E. Site Geology and Hydrogeology

The Site's elevation above mean sea level ("msl") ranges from 80 feet at the western end of the Site to 180 feet in the northeastern portion of the Site. The Site is located on a ridge overlooking the Hudson River. The eastern portion of the Site slopes generally gently down towards the south and east. The western portion of the Site slopes moderately to steeply downwards to the west. The local topography generally slopes westwards toward the Hudson River.

According to the USGS Ground Water Atlas of the United States, New York region (1995), the Site is located within the New England Upland Section physiographic province, consisting of primarily Precambrian metamorphic and igneous rocks, largely gneiss, mica, schist, and granite. According to the Natural Resources Conservation Service Web Soil Survey, the primary soil composition in the Site's vicinity is Urban land-Charlton-Chatfield complex, rolling, very rocky, 2 to 15 percent slopes. This soil is characterized by well-draining soils made up of loam, sandy loam, and flaggy silt loam overlaying un-weathered bedrock. The depth to bedrock ranges from 20 to over 60 inches.

No surface water body waters are present on or adjacent to the Site. The nearest surface water body is the Sing Sing Creek, located approximately 0.14 miles north and cross gradient from the Site. Local groundwater is estimated to flow with surface topography westwards towards the Hudson River, which is located approximately 0.21 miles west from the Site. Groundwater was not encountered during the Phase II investigation in the one well drilled into bedrock 25 feet below grade surface (ft bgs) and is presumed to be quite deep due to the slope of the Site.

Contaminated historic fill soils were encountered during the Phase II investigations performed on the Site to depths as deep as 17 ft bgs.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs), including benzo(a)anthracene at a maximum exceedance of 6 mg/kg, benzo(a)pyrene

at a maximum exceedance of 6.2 mg/kg, benzo(b)fluoranthene at a maximum exceedance of 8.2 mg/kg, chrysene at a maximum exceedance of 5.8 mg/kg, dibenzo(a,j)anthraene at a maximum exceedance of 0.94 mg/kg, and indeno(1,2,3-cd)pyrene at a maximum exceedance of 4.2 mg/kg. Metals were also detected in exceedance of the RRSCOs including barium at a maximum exceedance of 1,160 mg/kg, cadmium at a maximum exceedance of 4.99 mg/kg, copper at a maximum of 3,840 mg/kg, lead at a maximum exceedance of 3,400 mg/kg, manganese at a maximum exceedance of 19,400 mg/kg, and mercury at a maximum exceedance of 1.5 mg/kg. Two PCBs were also detected in exceedance of their respective RRSCOs, including Aroclor 1254 at 2.32 mg/kg and Aroclor 1260 at 2.48 mg/kg. Strong chemical odors were also found at SB-206 and contained elevated PID readings from 0-8 ft-bgs in the range of 16-381 ppm.

In soil vapor, multiple chlorinated, petroleum and other VOCs that can be linked to historic manufacturing operations at the Site were detected within the 5 samples collected from the Site's soil vapor, including but not limited to tetrachloroethylene detected at a maximum of 88.8 µg/m³. See the full soil vapor chart of detections below.

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The Planned redevelopment of the Site entails the construction of two new primarily residential buildings. The first building will utilize the reconstructed Smith Robinson house as the lobby, amenity space, and history gallery, and will otherwise contain 100 affordable condominiums units. A second structure will also be built on the Site, which will contain 50 market-rate residential units. The 150 combined residential units will share 300 parking spaces and a green-roof courtyard between them. Along the western end of the Site, a pocket park will be recreated for the residents of the Site and the community at large to enjoy respecting the historical nature of the former African American park on that part of the Site.

Schedule – Commencement through COC

Assuming the Site is accepted into the program by August – September 2025, the Remedial Investigation (RI) Work Plan (RIWP) is expected to be completed within 30 days of Brownfield Cleanup Agreement (BCA) execution and approved after the 30-day comment period by late fall 2025. Remedial Investigation is expected to be completed on the Site by early spring 2026. Site preparation activities, including the demolition of the on-Site factory building structures and the dismantling of the house are expected to commence in early 2026 and conclude in early spring 2026. The Remedial Action Work Plan (RAWP) will be completed in spring or summer of 2026 and implemented after the 45-day comment period concludes. Any required remediation may commence in spring of 2026 such that the Certificate of Completion may be issued on or before December 2026.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the MTA Hudson Rail Line located only 0.15 miles from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The two on-Site buildings will be connected with a green courtyard on top of the parking level. Green stormwater practices will be implemented for the entire project and the developer will evaluate the use of geothermal heating and cooling for project with the goal of achieved LEED Gold for the overall project. The affordable building will also meet one of the following criteria:

1. 2020 Enterprise Green Communities Certification or 2020 Enterprise Green Communities Certification Plus
2. Passive House PHI/PHIUS or equal
3. Energy Star Multifamily New Construction Program
4. ICC/ASHRAE 700 – 2020 National Green Building Standard Silver or higher

The Project is also a transit-oriented development project since the new apartment complex is located 0.15 miles, which is walking distance, to the Ossining Railroad Station on the MTA Hudson Rail Line.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The RAWP will include a climate change vulnerability assessment to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

The closest body of water to the Site is the Sing Sing Creek, which is located approximately 0.14 miles north and cross-gradient from the Site. However, because this Creek is cross-gradient and flows directly into the Hudson River and is channelized to prevent flooding, this Creek is not anticipated to be able to cause any flooding impacts on the Site. The Hudson River is also 0.21 miles west of and downgradient from the Site, which is on a steep slope above the River. Therefore the River cannot impact the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

As a result of all of the above, climate vulnerability is not expected to have a significant impact on the Site. Nevertheless, since the Site is on a steep slope, green storm water measures to prevent off-site runoff and the green roof to maximize capture of storm water will be measures implemented to avoid off-site impacts from large storm events.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

The Site is 0.21 miles to the east of the Hudson River, which is home to many different species of fish. Three rare fish species can be found in waters within 0.5 miles of the Site, and these are Anadromous Fish, Shortnose Sturgeon and Atlantic Sturgeon. To the extent groundwater has been impacted by Site contamination, it is possible that in deep bedrock impacts could be reaching the River bottom. However, it is unlikely that surface water could be getting impacted based on the nature of the contaminants in soil known to date, which tends to attach to soil. In addition, the point of remediating the Site will be to mitigate any potential ecological impacts that could occur off-site. Nevertheless, a FWRIA Part I will be included in the Remedial Investigation Report.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Planned Waterfront Development – Central Waterfront – Hillside District (PW-c District). See Exhibit E, Zoning Map.

2. Allowed Uses

The PW-c zoning district allows for residential and commercial uses.

3-4. Current Use

This Site is currently vacant, and it has been unused since 2006 for approximately 19 years.

5. Intended Use Post Remediation

After the remediation, the Site will be used for primarily residential purposes. Approximately 150 apartment units will be constructed on the Site.

6. Post Remediation Use

Post remediation use of the Site entails construction of two new residential buildings. The first building will utilize the reconstructed Smith Robinson house as the lobby, amenity space, and history gallery and will otherwise contain 100 affordable condominiums. A second building will also be built on the Site, and this will contain 50 market-rate units. The 150 combined residences will share 300 parking spaces and a green-roof courtyard between them. Along the western end of the Site, a pocket park will be recreated for the residents of the Site and the community at large to enjoy.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical and/or recent development patterns support the proposed use because more affordable and market rate transit oriented developments are required to support local population growth and to increase affordable housing in Westchester County.

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

Yes, the project is consistent with the Ossining zoning laws and map and is a much needed transit oriented development project within walking distance to the train station.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Ossining Master Plan, which intends to promote the Central Waterfront District, in which the Site is located, while leveraging existing assets, such as the existing historical structure on the Site and proximity to the Ossining Railroad Station on the MTA Hudson Rail Line.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below:

Parcel Address	Owner	Ownership Start Date
34 State Street	Ossining Membership LLC	January 14, 2021
21 James Street	Ossining Membership LLC	January 14, 2021
20A Hunter Street	Ossining Membership LLC	January 14, 2021

See Exhibit G Deed for additional information.

Requestor is not the owner of the site. Ossining Membership LLC is the current owner of the Site. See Exhibit G Deed. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H Site Access Agreement.

The Previous and Current Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators at the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a) Undated Phase I Report prepared by Tams Environmental Consultants, Inc. for Union State Bank (which by its narrative appears to have predated the May 2005 Phase II Report listed below)
- b) May 2005 Phase II Environmental Site Assessment prepared by DT Consulting Services for Union State Bank
- c) January 2016 Phase I Environmental Site Assessment prepared by EBI Consulting for Ossining Land Holdings LLC
- d) June 2025 Phase I Environmental Site Assessment prepared by SESI Consulting Engineers ("SESI") for Requestor WB 34 State LLC
- e) June 2025 Phase II Environmental Site Assessment prepared by SESI for Requestor WB 34 State LLC
- f) June 2025 DRAFT Remedial Investigation Work Plan prepared by SESI for Requestor WB 34 State LLC

2. Sampling Data

See Exhibit I - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs, metals, and PCBs in soil and VOCs in soil vapor. *See Exhibit I - Site Drawing Spider Map.* Strong chemical odors were found at SB-206 and contained elevated PID readings at from 0-8 ft-bgs and 16-381 ppm.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	4	6	1	0.5–1
Benzo(a)pyrene	4	6.2	1	0.5–1
Benzo(b)fluoranthene	4	8.2	1	0.5–1
Chrysene	2	5.8	3.9	0.5–1
Dibenzo(a,h)anthracene	3	0.94	0.33	0.5–1
Indeno(1,2,3-cd)pyrene	4	4.2	0.5	0.5–1
Metals				
Barium	1	1160	400	0.5–1
Cadmium	1	4.99	4.3	0.5–1
Copper	2	3840	270	13.5–14
Lead	3	3400	400	0.5–1
Manganese	1	19400	2000	13.5–14
Mercury	2	1.5	0.81	0.5–1
PCBs				
Aroclor 1254	1	2.32	1	1–1.5
Aroclor 1260	1	2.48	1	0.5–1
PCBs, Total	1	2.48	1	0.5–1

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
VOCs			
Acetone	5	285	Soil Vapor
Benzene	5	4.2	Soil Vapor
Carbon disulfide	2	5.3	Soil Vapor
Carbon tetrachloride	1	0.5	Indoor Air
Chloromethane	4	0.89	Indoor Air
Cyclohexane	2	2	Soil Vapor
Dichlorodifluoromethane	5	2.7	Indoor Air
Ethanol	5	31.5	Sub-Slab Soil Vapor

Ethylbenzene	4	31.5	Sub-Slab Soil Vapor
Ethyl Acetate	3	7.2	Soil Vapor
4-Ethyltoluene	4	5.9	Soil Vapor
Heptane	4	13	Soil Vapor
Isopropanol	1	104	Sub-Slab Soil Vapor
Isopropyl Alcohol	4	3.4	Soil Vapor
Methylene chloride	5	3.8	Soil Vapor
Methyl ethyl ketone	4	17	Soil Vapor
1,2,4-Trimethylbenzene	5	15	Soil Vapor
1,3,5-Trimethylbenzene	4	4.3	Soil Vapor
2,2,4-Trimethylpentane	3	1.4	Soil Vapor
Tertiary Butyl Alcohol	3	5.8	Soil Vapor
Tetrachloroethylene	3	88.8	Soil Vapor
Toluene	5	42.2	Soil Vapor
Trichloroethylene	2	1.6	Soil Vapor
Trichlorofluoromethane	4	3.1	Soil Vapor
Vinyl Acetate	1	0.67	Sub-Slab Soil Vapor
m,p-Xylene	4	55.2	Soil Vapor
p/m-Xylene	1	142	Sub-Slab Soil Vapor
o-Xylene	5	53	Sub-Slab Soil Vapor
Xylenes Total	4	75.2	Soil Vapor

4. Past Land Use

1. Past Use of the Site

The Site has been developed since at least 1840 when a single-family mansion known as the Smith Robinson House was located in the northeastern corner of the Site with a few outbuildings to the southwest. By the 1890s, a few additional single-family homes had been constructed along the western end of the Site. In the 1920s, the Smith Robinson mansion had been expanded with an addition on the northside, which was used by the Knights of Columbus and other groups as a community center. On the southern portion of the Site, a few single-family homes were built between the 1920s and 1940s. In the late 1940s, Printex Corporation, a silk screening company took over the mansion and began operating there. During the 1960s and 1970s, they expanded operations further. Printex Corporation remained at the Site through the mid-1980s. Starting in the mid-1980s, another Site owner and operator, Hudson River Inlay, Inc a/k/a Creative Design Inc. conducted woodworking operations that utilized three underground storage tanks (USTs); however, the contents of these tanks was not reported. A 10,000-gallon UST was closed in place in 1986, and a 3,000-gallon UST and a 1,000-gallon UST were either allegedly removed or closed in place. From approximately 2006, the Site has been vacant when the woodworking company ceased operations at the Site.

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

Teams Environmental Consultants, Inc. completed a Phase I Environmental Site Assessment for 34 State Street, authorized by the Union State Bank. Though the actual completion date is unknown, the report was completed while Hudson River Inlay, Inc., a/k/a Creative Designs International, Inc. owned/operated on 34 State Street (1983-2006), and there are references to past reports completed in 2003; therefore, it can be estimated that this report was completed around 2003-2005 (the "Teams' Phase I"). The Teams' Phase I summarized three past reports that are not available to be produced. The requestor volunteer attempted to obtain there reports but the current owner is an investor that had to foreclose on the property and the prior owner did not provide copies of those reports. Please see summaries of these reports below:

- January 21, 1994 – Dames & Moore Phase I: The report noted that friable asbestos had been removed in September 1992; however, subsequent investigations revealed still existing areas of suspected asbestos containing materials. A single, closed-in-place 10,000-gallon UST was noted on the Site, and formal closure had been completed. Two additional USTs, one 1,000-gallon and one 3,000-gallon were also found on the site containing an oil/water mixture. This report noted that PAHs were not found around these tanks exceeding soil cleanup criteria, and formal closure was underway. The report noted a waste treatment lagoon operated by Printex Corp., but it found that this treatment lagoon had not adversely impacted the Site's environmental quality. The Site had been listed on the Comprehensive Environmental Response, Compensation, and Liability System ("CERCLIS") and had undergone a screening investigation and preliminary investigation for possible listing on the National Priority List; however, it was removed from CERCLIS in 1983 when these investigations did not reveal any potential hazardous waste. Finally, the report observed that floor drains discharged to the municipal sewer system, a paint/lacquer spray booth, and dust collection devices, but no improper storage or product leakage was observed.
- May 7, 2003 – EES Phase I: The only additional issues noted during this Site inspection was the presence of suspected asbestos containing floor tiles in the "work areas" of a building on the Site. Although concrete storage lagoons had once been located on the Site, this consultant could not identify their location. Finally, this report recommended Phase II investigation, specifically at (1) the location of the USTs, (2) to identify and sample areas around the concrete storage lagoons, and (3) the garage area where automobile and truck repair work is done.
- May 16, 2003 – EES Phase II: Phase II testing consisted of soil sample collection and field screening using a Mini Rae Photo Inozation Detector ("PID"). These PID readings did not detect any VOCs in the soil sample. No samples were collected for laboratory analysis.

In May 2005, DT Consulting Services completed a Phase II Environmental Site Assessment ("ESA") for the Site. This Phase II revealed VOC/SVOC and metal contamination in the soil; however, the report determined that this contamination did not constitute "noticeable signs of subsurface contamination."

In January 2016, EBI Consulting completed a Phase I ESA for the Site. This ESA identified one recognized environmental condition (“REC”) and one consideration outside the scope of the ASTM. The one REC was the former presence consisting of the three USTs, operated on the Site by former owner / tenant Creative Design a/k/a Hudson River Inlay, Inc. Although all of these USTs were removed and/or closed in place, since no spills or releases were reported, EBI could not definitively determine whether these USTs impacted the Site. As a non-scope issue, EBI noted the presence of both friable and non-friable suspected asbestos containing material during a limited visual screening survey of the Site.

In June 2025, SESI Consulting Engineers completed a Phase I ESA for the Site, identifying three RECs and five business environmental risks (“BERs”). The first REC SESI identified was the Site’s historic operations that could have caused Site contamination, including a laundry operation around 1911, the Printex Corporation’s printing and textile design facility and the Hudson Inlay woodworking facility. Printex’ wastewater lagoon that was identified as part of the State Superfund program (Site ID No. 360002) was also noted. The second REC is the former presence of three USTs that were closed in place or removed: a 10,000-gallon UST, closed in place on September 1, 1986; a 1,000-gallon UST closed in place or removed on December 1, 2003; and a 3,000-gallon UST closed in place or removed on December 1, 2003. The third and final REC identified is the presence of historic fill that was reportedly found at the Site during geotechnical and environmental investigations.

The first BER that SESI identified was clearing of vegetation on Lot 68 that may have been a result of former operations on that lot. The second BER was the presence of a steel aboveground storage tank (“AST”) in the southwest of Lot 17, but this tank appeared to be unused, and it was intact. The third BER was the presence of one plastic 55-gallon tote appearing to contain soil located south of the northern shed. A fourth BER was several stockpiles of building materials located throughout the Site, but none of these stockpiles were observed to have exhibited petroleum impacts. The fifth and final BER was the age of the two structures on the Site, which may contain asbestos containing material, lead-based paint, and polychlorinated biphenyl caulk.

SESI also completed a Phase II ESA in June 2025. The Phase II confirmed the presence of PAHs, metals, and PCBs above the RRSCOs, as well as VOCs, SVOCs, metals, PCBs, and pesticides above USCOs in soil/historic fill. The level of PAHs in soil are likely the result of historic industrial uses of the Site and possibly discharges or spills from the three USTs formerly present at the Site. The PCB exceedances are also likely the result of the historic use of the Site. The Phase II also concluded that the Site contain multiple abandoned-in-place USTs that will need to be addressed. Finally, SESI concluded that given the elevated VOC concentrations present in soil vapor, further soil vapor evaluation may be required. A single groundwater well was installed to a depth of 25 feet into bedrock, but it does not contain groundwater.

SESI has submitted a Draft RIWP with this application, which recommends a significant amount of additional soil testing, some permanent deep bedrock wells since groundwater was not identified during the Phase II investigation, and more soil vapor sampling.

SECTION VII: REQUESTOR INFORMATION

The Requestor is WB 34 State LLC, a New York limited liability company, located at 480 Bedford Road, Chappaqua, NY 10513. WB 34 State LLC is authorized to do business in the State of New York. See Exhibit J NYSDOS Entity Information. The sole member is as follows:

1. WBP Development LLC

The Written Consent provides William Balter with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor WB 34 State LLC as one of the Manager of the LLC. See Exhibit K - Corporate Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

- 1-11. Please refer to BCP Application Form.**

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to purchase the Site from the current owner. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site to the extent it has accessed the site for environmental due diligence.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-3 and 5-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

4. Since the answer to question 2 is YES, because the Site does still appear to be listed as a No Further Action Superfund Site, question 4 requires a response. The site does appear to be owned by a volunteer as defined under ECL 27-1405(1)(b) because it is an investment company that did not cause the contamination and had to foreclose on the prior owner. In addition is the Site under contract to be transferred to the current volunteer owner. With respect to any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents, according to facts provided by the current owner, which is an investment fund, they had to foreclose on the prior developer

owner, who failed to proceed with a project and abandoned the site. Therefore, it is likely the prior owner has no financial assets. However, this prior developer owner also did not cause the contamination. An unknown laundry in the 1911, the Printex Corporation, which is now defunct and Hudson River Inlay, Inc., f/k/a Creative Designs International, Inc. also may have caused contamination on the Site. Out of these former potentially responsible parties, the only remaining entity is Hudson River Inlay, Inc., f/k/a Creative Designs International, Inc., which does still exist (see Exhibit F Previous Owners and Operators List) but there is no way for the requestor volunteer to know about their financial viability. In addition, the Site is listed as a No Further Action Site.

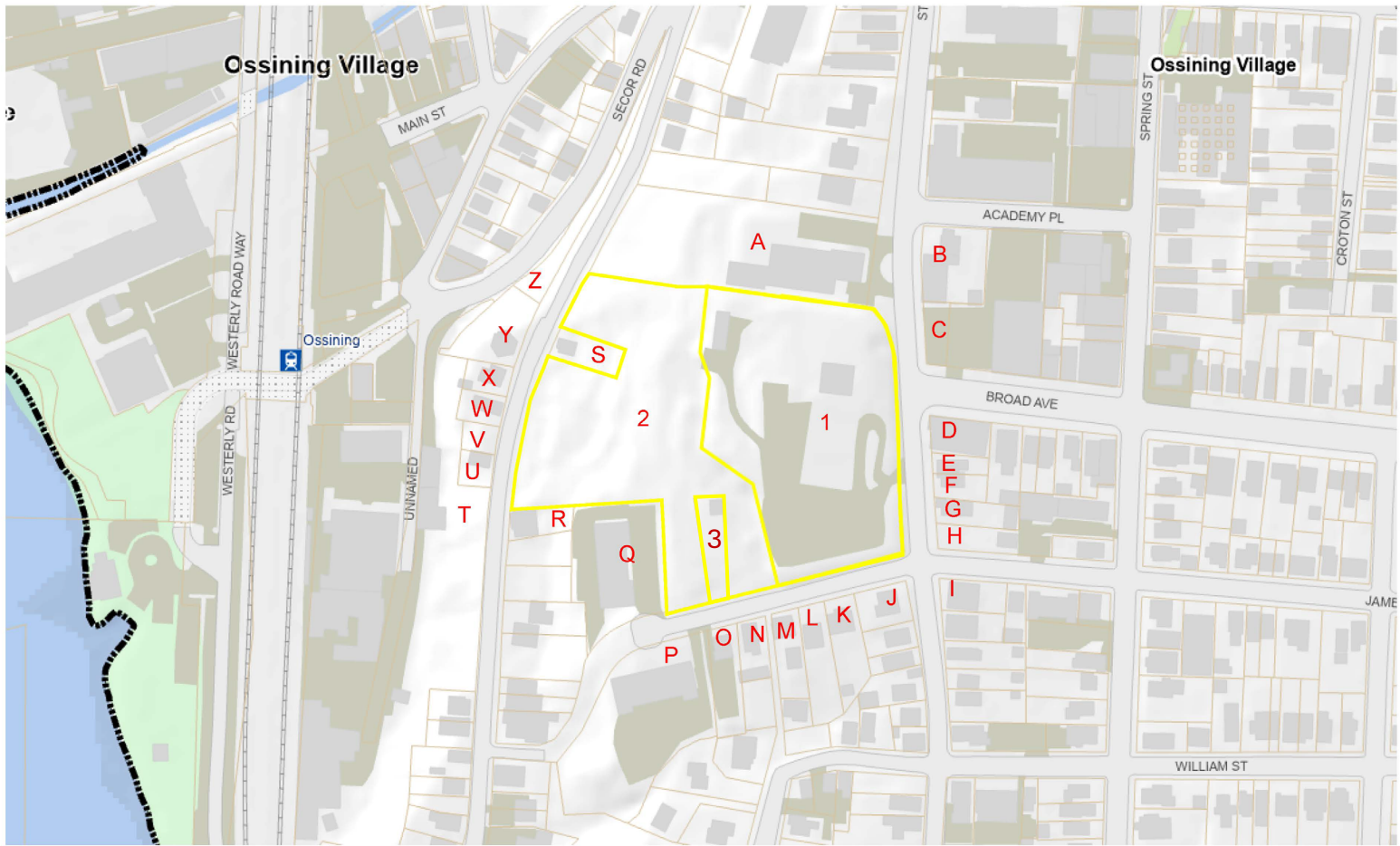
In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP. Although the EPA had performed a remedial investigation at the Site, the Site is not listed on the National Priorities List. See Exhibit L – EPA SEMS Database Report.

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

SECTION XII: SITE CONTACT LIST

See Exhibit M - Site Contact List. See Exhibit N - Repository Letter.

EXHIBIT A



BASE MAP

34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562

Legend

Site Property Boundary

Corresponding page lists
adjacent property owners by A-Z

Site Name: Former Printex Corporation Site

NOT TO SCALE



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

Subject Property			
Lot	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Ossining Membership LLC	34 State Street	97.07-2-17
2	Ossining Membership LLC	20A Hunter Street	97.07-2-68
3	Ossining Membership LLC	21 James Street	97.07-2-18

Neighboring Properties			
Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Ossining Children's Center	32 State Street	97.07-2-16
B	Top Stone Realty LLC	31 State Street	97.07-3-84
C	Broad Holding Corp	Broad Ave	97.07-3-83
D	T L C Holding Corp	2 Broad Ave	97.07-4-1
E	37 State Street Ossining LLC	37 State Street	97.07-4-101
F	Judith Barrett	39 State Street	97.07-4-100
G	Roberts Deborah Jean	41 State Street	97.07-4-99
H	Trinidad DeDios	148 Spring Street	97.07-4-41
I	Braulio E Galindo	45-47 State Street	97.07-4-97
J	Maria Yarasavich	46 State Street	97.07-2-30
K	Lena R Pitt	30 James Street	97.07-2-29
L	Viola C Copeland	28 James Street	97.07-2-28
M	Bentley Lewis	24 James Street	97.07-2-27
N	Wellington Knowles	22 James Street	97.07-2-24
O	Guzman Luis	20 James Street	97.07-2-23
P	15-16 James Street LLC	16 James Street	97.07-2-22
Q	15-16 James Street LLC	15 James Street	97.07-2-21
R	Daraio Robert	45 Hunter Street	97.07-2-67
S	Gibbons Monica	25 Hunter Street	97.07-2-69
T	Metallized Carbon Corp	19 S Water Street	97.07-1-52
U	38 Hunter St Ossining NY LLC	38 Hunter Street	97.07-1-51
V	38 Hunter St Ossining NY LLC	38 Hunter Street	97.07-1-50
W	Virginia L Knowles	34 Hunter Street	97.07-1-49
X	Thomas J Petrovich	32 Hunter Street	97.07-1-48
Y	Fonda Wood	30 Hunter Street	97.07-1-47
Z	Village of Ossining	Hunter Street	97.07-1-45

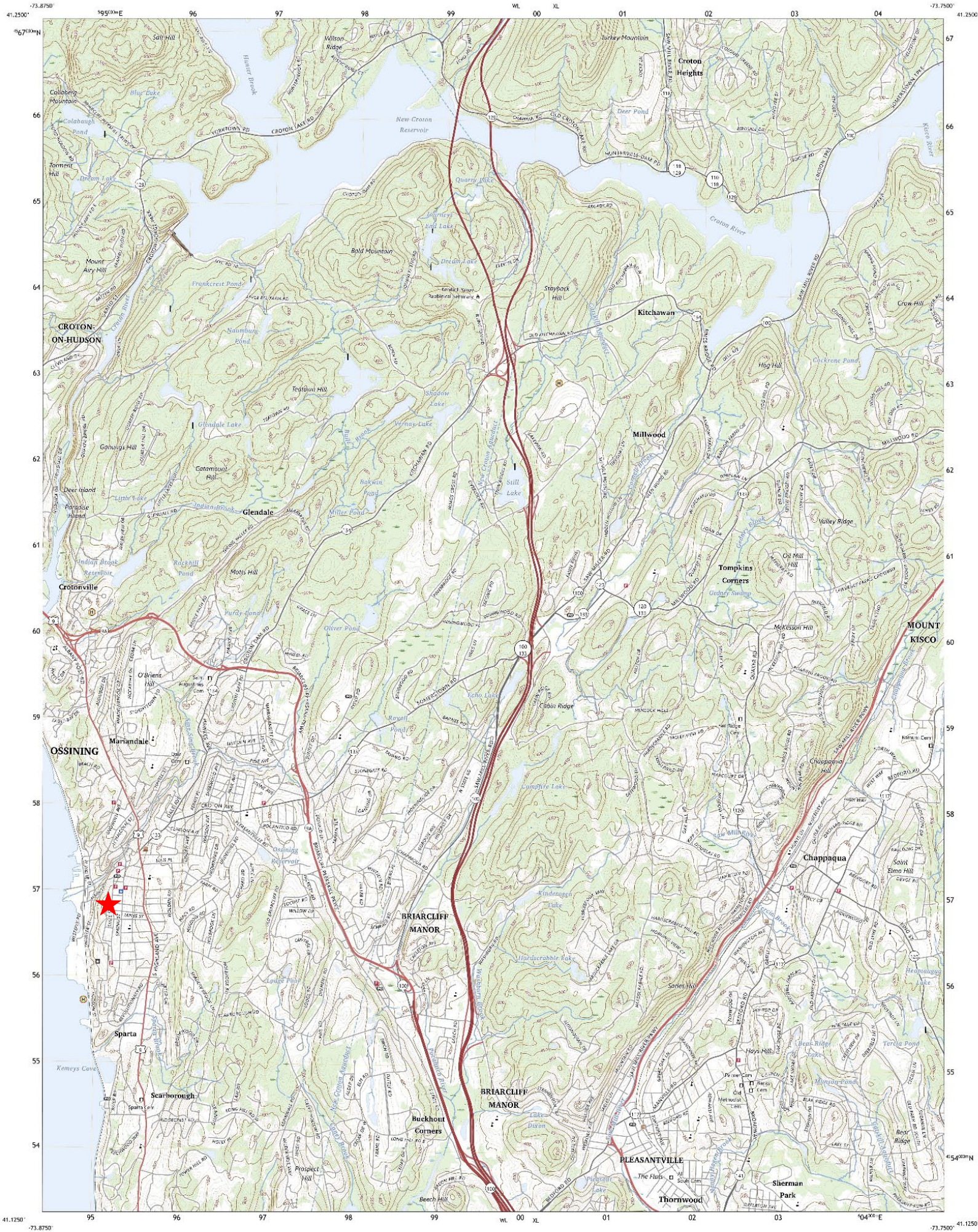
SITE LOCATION MAP



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

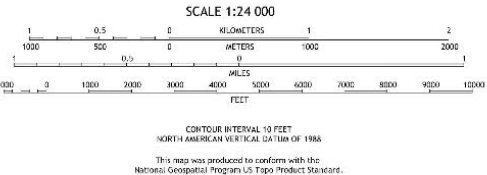
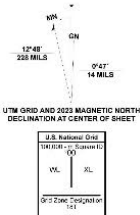


OSSINING QUADRANGLE
NEW YORK - WESTCHESTER COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Road names may be
generalized for this map scale. Private lands within government
reservations may not be shown. Changes to terrain before
entering private lands.

Imagery.....NIP, August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Name.....National Hydrography Dataset, 2002 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 1999
Boundaries.....Multiple sources; see metadata file 2201 - 2022
Wetlands.....FWS National Wetlands Inventory 1999 - 2011



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

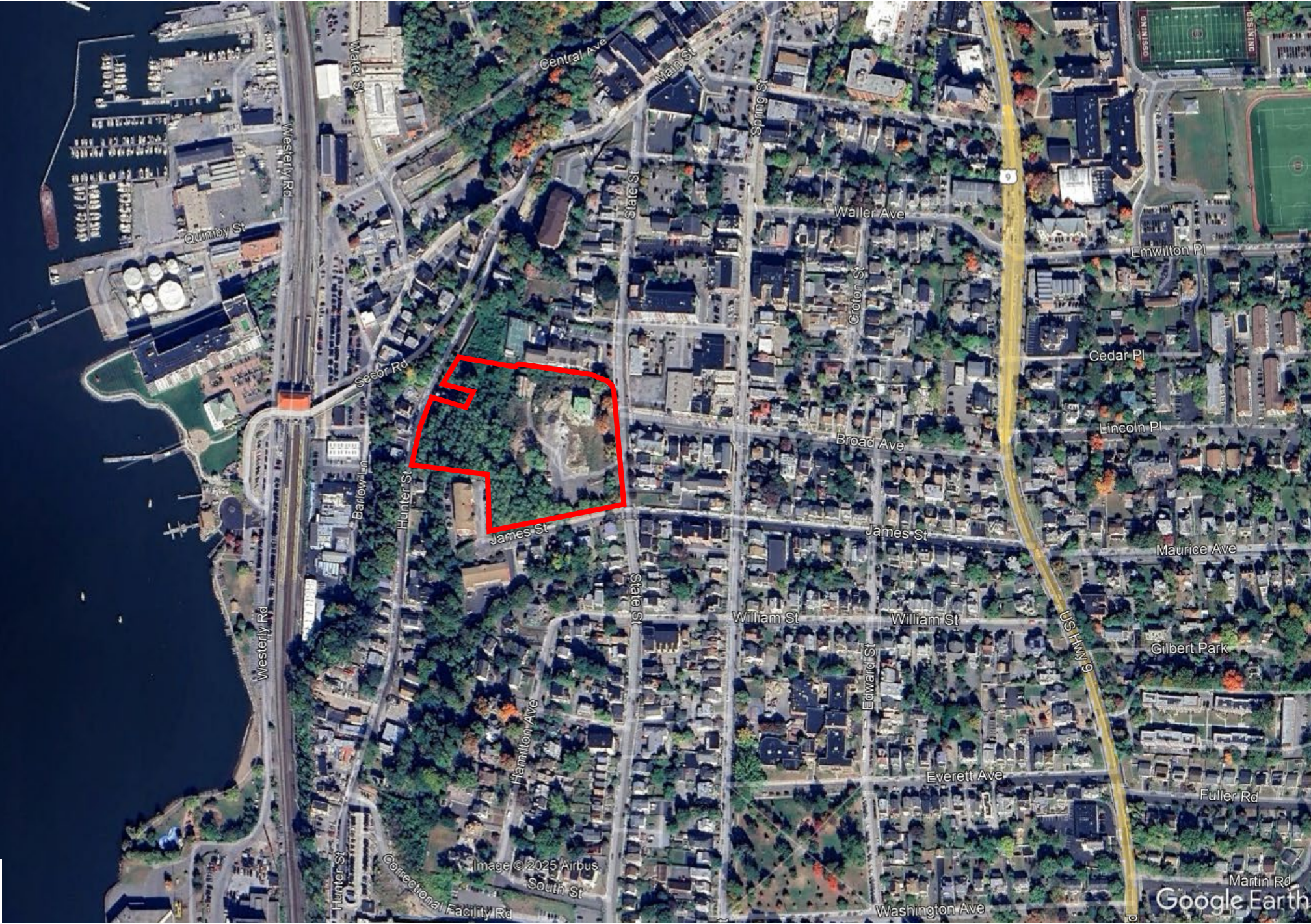
ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	GW
Interstate Route	US Route
	State Route

OSSINING, NY
2023



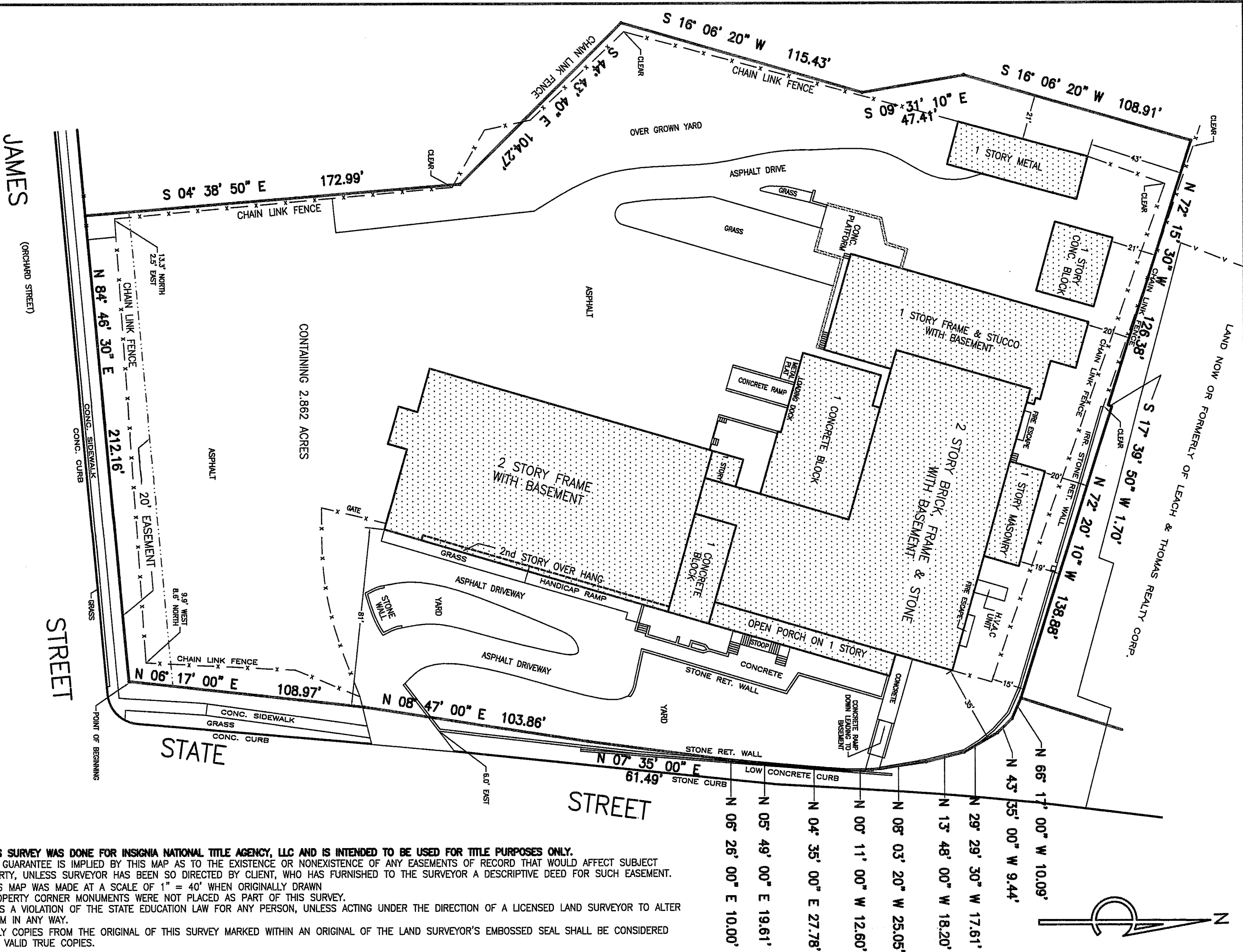
Street Map

Former Printex Corporation Site
34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562



Legend:
 Site Property Boundary

EXHIBIT B



NOTES:
1. THIS SURVEY WAS DONE FOR INSIGNIA NATIONAL TITLE AGENCY, LLC AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN SO DIRECTED BY CLIENT, WHO HAS FURNISHED TO THE SURVEYOR A DESCRIPTIVE DEED FOR SUCH EASEMENT.
3. THIS MAP WAS MADE AT A SCALE OF 1" = 40' WHEN ORIGINALLY DRAWN
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
6. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
INSIGNIA NATIONAL TITLE AGENCY, LLC
OSSINING LAND, LLC

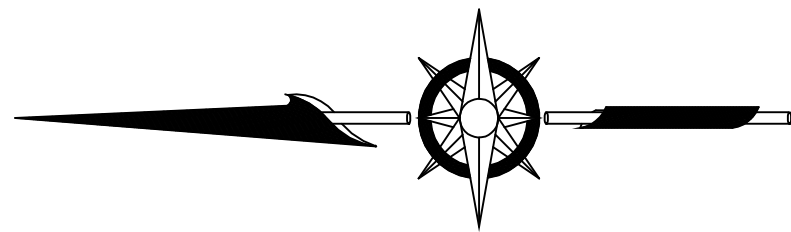
DATE SURVEYED: NOVEMBER 7, 2007
BROUGHT TO DATE: SEPTEMBER 11, 2017

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS

TAX MAP
SECTION 97
BLOCK 2
FILED MAP
SECTION 97.07
BLOCK 2
TOWN OF OSSINING
COUNTY OF WESTCHESTER
STATE OF NEW YORK

TITLE NO. ITC-7882-W-17FA LOT 17

GERALD T. O'BUCKLEY, P.L.S.
NEW YORK LICENSE 039634



Lot 1, County Clerk Map # 22435

Ossining Land, LLC
C.N. 480100095
TAX LOT 97.07 - 2 - 17

Lot 2, County Clerk Map # 22435

Ossining Land, LLC
C.N. 480190350
HUNTER STREET
P/O TAX LOT 97.07 - 2 - 68
Parcel "D"; C.N. 480190350
Area:
113,108 Sq. Ft.
2.5966 Acres
Total Area:
97.07 - 2 - 18 + 97.07 - 2 - 68
130842 Sq. Ft.
3.0037 Acres

Foreclosure action filed in the Westchester County
Clerk's Office under Index 59615/2014 dated May 5,
2017, entered July 24, 2017.
Bruce L. Trent, Esq., Referee

Existing field conditions verified by actual
field inspection conducted on September 8, 2017.

This map revised on September 12, 2017 to show
current Title Report information, Parcel Areas,
Adjoining Ownership, and current Tax Lot
Numbers.

This map subject to any State of Facts not set
forth in Insignia National Title Agency, LLC
Title Report for Title No. 170-7882-W-17FA dated
August 11, 2017

The premises being known as Lots 18 and 68 of
Block 2, Section 97.07, as shown on the Official
Tax Assessment Maps of the Village of Ossining.
A portion of the premises shown hereon being Lot
2, as shown on County Clerk Map No. 22435.

Total Parcel Area: 3.0037 Acres (97.07-2-18 +
97.07-2-68)

This map is certified to Ossining Land, LLC and
on their behalf to Insignia National Title
Agency, LLC for policy no. 170-7882-W-17FA.

Title to premises shown subject to a power of
sale in the foreclosure referee.

Underground features shown in accordance with
visible surface evidence and record data, as
noted above, and are not certified to their
accuracy or completeness.

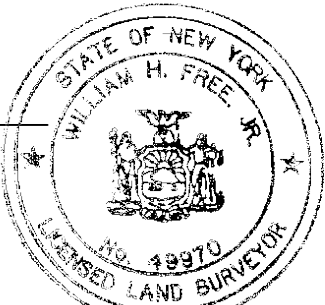
"Unauthorized alterations or additions to a
survey map is a violation of section 7209,
sub-division 2, of the New York State Education
Law."

"Only copies of the original survey marked with
the land surveyor's inked or embossed seal shall
be considered a true and valid copy."

"Certifications indicated hereon signify that
this survey was prepared in accordance with the
existing code of practice for Land Surveys
adopted by the New York State Association of
Professional Land Surveyors. Said certifications
shall run to the person for whom the survey is
prepared only, and on his behalf to the Title
Company, governmental agency and lending
institution listed hereon, and to the assignees
of the lending institution. CERTIFICATIONS ARE
NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS."

WARD CARPENTER
ENGINEERS, INC.

76 MAMARONECK AVE.
WHITE PLAINS, NY 10601
(914) 345-6000



William H. Free Jr., L.S.

NY Lic. # 049970

JOB # 53069

FILE # R:\LAND PROJECTS 2007\HJ-ossining.dwg

Copyright (c) 2017 Ward Carpenter Engineers, Inc. All Rights Reserved.

State Street

James Street

Street

Survey of Property
Prepared for

Ossining Land, LLC

The premises being:
Hunter Street; 17, 19, & 21 James Street
Ossining, NY

Village & Town of Ossining
Westchester County, NY

October 19, 2007
Revised September 12, 2017
1" = 20'

FENCE LABELS REVISED
NOV. 1, 2007

EXHIBIT C

BOA Map

Former Printex Corporation Site
34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562

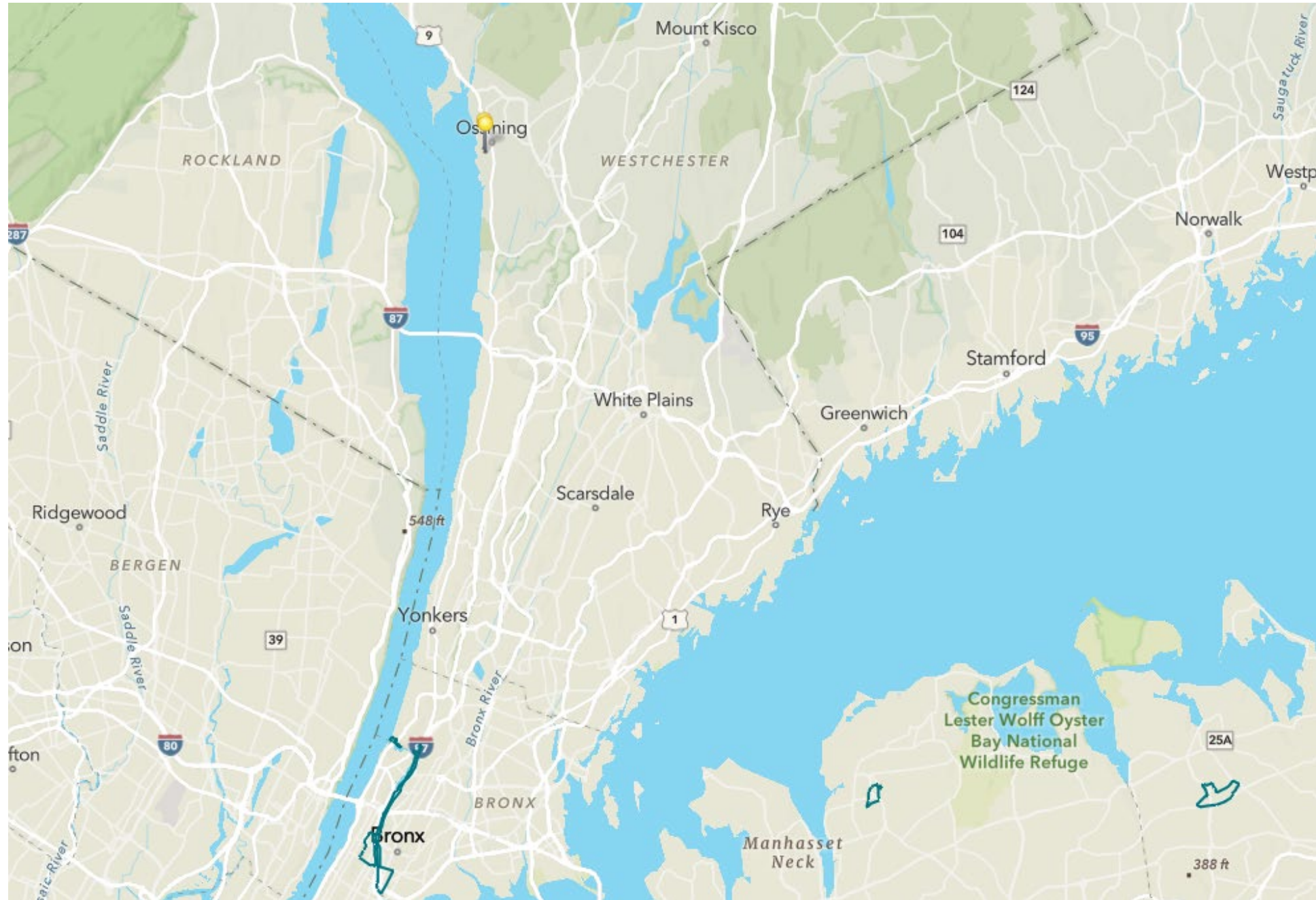
Legend:



Site Location



Designated Brownfield Opportunity Area



May 2025

Source: NYS Geographic Information Gateway


Disadvantaged Communities Map


Former Printex Corporation Site
34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562



Census Tract 36119013301 is **Designated a DAC**
This Tract covering **Ossining village** has a population of **3,331**

Legend:

 Site Location

 Disadvantaged Community

Environmental Burden is higher
than **96%** of Census Tracts statewide
Population Vulnerability is higher
than **79%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	61%
	COPD ED visits	61%
	Heart attack (MI) Hospitalization	55%
	Low Birthweight	66%
	Pct Adults Age 65+	47%
	Pct w/ Disabilities	79%
	Pct w/o Health Insurance	90%
	Premature Deaths	12%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	22%
	Housing Cost Burden (Rental C...	80%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	69%
	Pct w/o Internet (home or cellul...	66%
Income	Pct <100% of Federal Poverty ..	69%
	Pct <80% Area Median Income	91%
	Pct Single-Parent Households	85%
	Pct w/o Bachelor/Es Degree	39%
	Unemployment Rate	6%
Race/Ethnicity	Limited English Proficiency	90%
	Pct Asian	44%
	Pct Black or African American	70%
	Pct Latino/a or Hispanic	93%
	Pct Native American or Indigen...	33%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	68%
	Industrial/Manufacturing/Mining La...	82%
	Major Oil Storage Facilities	83%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	18%
	Remediation Sites	79%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	37%
	Driving Time to Urgent/Critical Care	54%
	Extreme Heat Projections (>90? d..	79%
	Inland Flooding Risk Areas	99%
	Low Vegetative Land Cover	59%
Potential Pollution Exposure	Benzene Concentration (Modeled)	36%
	Particulate Matter (PM2.5)	44%
	Traffic: Diesel Trucks	30%
	Traffic: Number of Vehicles	56%
	Wastewater Discharge	76%

En-Zone Map

Former Printex Corporation Site
34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562



May 2025

Source: Google Earth

EXHIBIT D

FLOOD MAP

Former Printex Corporation Site
34 State Street, 21 James Street
and 20A Hunter Street
Ossining, New York 10562

Legend:



Site Location

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

May 2025

Source: FEMA Flood Map

NOTES TO USERS

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

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stream Elevation Tables contained within the Flood Insurance Study (FIS) report that accompanies the map. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FISR for purposes of construction and/or flood damage management.

Coastal Zone Flood Elevations shown on this map apply only to landward of 60' North American Vertical Datum of 1988 (NAVD83). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stream Elevation Tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stream Elevation Tables should be used for construction and/or flood damage management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the Floodways were compiled from cross sections and integrated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other parameters. Floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood insurance. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood protection structures for this jurisdiction.

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

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

National Geographic Survey
1215 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for a structure shown on this map, a user should contact the Information Services Branch of the National Geographic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

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

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

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

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

Contact the FEMA Map Service Center at 1-800-358-6066 for information on available products associated with this FIRM. Available products may include previously issued editions of map change, a Flood Insurance Study report, and/or digital versions of the map. The FEMA Map Service Center may also be reached by fax at 1-800-358-6020 and its website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-358-6227) or visit the FEMA website at <http://www.fema.gov>.

Village of Croton-on-Hudson 360907

Village of Ossining 361021

Town of New Castle 360921

Town of Ossining 361241

Village of Ossining 361021

Village of Briarcliff Manor 360904

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850000 FT

830000 FT

810000 FT

790000 FT

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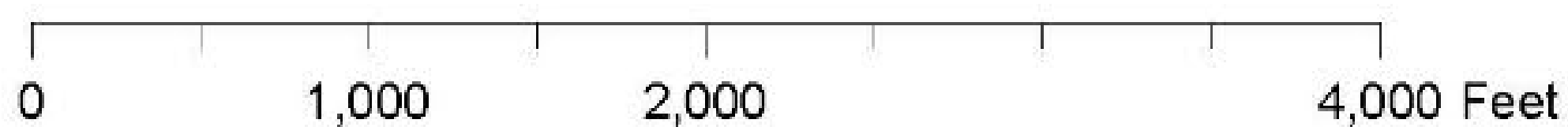
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16

EXHIBIT E

Village of Ossining Zoning Map



January 2010 Prepared By: Bowne Management Systems, Mineola, NY

Village of Ossining – Town Code – Part II General Legislation – Chapter 270 Zoning - §270-23 PW Planned Waterfront Districts

(d) Provide means of various housing opportunities that help meet the needs of the community, including affordable housing and senior citizen housing

C. Accessory uses. In addition to the requirements found in § 270-26, the following permitted accessory uses shall be subject to the following requirements:

(3) Clubhouses and community centers constructed within a residential community for the use by its residents, which shall be operated by a homeowners, co-op or condominium association.

Use	District													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
PRINCIPAL USES														
Residential Use Group														
Residential dwelling units	np	c	c	c	np	np	c	np	c	sp	c	c	c	c
Commercial Use Group														
Adult entertainment uses	c	np	np	np	np	np	np	np	np	np	np	np	np	np
Animal-related uses, general	p	p	p	p	p	np	p	np	np	p	p	p	p	p
Animal-related uses, intensive	c	c	c	np	c	np	np	np	np	np	np	np	np	np
Bar, tap or tasting room uses	c	c	c	c	np	np	c	c	np	c	c	c	c	np
Cemeteries	np	np	np	np	np	np	np	np	np	np	np	np	np	np
Entertainment or recreation uses, indoor	c	c	c	c	c	np	np	np	np	c	c	c	c	c
Entertainment or recreation uses, outdoor	np	np	np	np	p	np	np	np	np	p	p	p	p	np
Lodging uses, bed-and-breakfasts	np	c	c	c	np	np	c	np	c	c	c	c	c	c
Lodging uses, hotels	c	c	c	c	sp	p	np	np	p	p	p	np	p	p
Office uses, general	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Office uses, medical and dental	p	p	p	p	p	p	c	np	c	c	c	c	c	c
Parking uses, non-accessory	np	c	c	c	np	np	np	c	np	np	c	c	c	c
Restaurants	p	c	c	p	p	np	p	p	p	p	p	p	p	p
Retail sales and service uses, sales oriented	p	p	p	p	p	np	p	p	c	p	p	p	p	p

Use	District													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
Retail sales and service uses, personal service oriented	p	p	p	p	p	np	p	p	c	p	p	p	p	p
Funeral parlors, taxidermists, mortuaries, crematoriums	np	c	c	c	c	np	np	np	np	np	np	np	np	c
Retail sales and service uses, repair oriented	p	p	p	p	p	np	p	p	np	p	p	p	p	p
Retail sales and service uses, outdoor sales oriented	c	c	c	np	p	np	np	np	np	c	c	c	c	np
Vehicle-related uses, general	p	c	c	c	p	np	np	np	np	np	c	np	np	np
Vehicle related uses, general plus	c	c	c	np	p	np	np	np	np	np	np	np	np	np
Vehicle-related uses, intensive	sp	np	np	np	c	np	np	np	np	np	np	np	np	np
Civic and Institutional Use Group														
Clubhouses, community centers	np	c	c	c	np	np	c	np	c	c	c	c	c	c
Day-care and nursery schools	c	c	c	c	c	np	np	c	np	c	c	c	c	c
Educational uses, elementary or secondary	np	c	c	c	np	np	np	np	p	p	p	p	p	p
Educational uses, specialized	p	p	p	p	p	np	np	np	c	c	c	c	c	c
Educational uses, higher learning	c	c	c	c	c	c	np	np	sp	np	np	np	np	np
Hospitals	sp	np	np	np	sp	c	np	np	c	np	c	np	np	np
Infrastructure and utilities uses, general	p	p	p	p	p	p	sp	sp	sp	sp	sp	sp	sp	sp
Infrastructure and utilities uses, intensive	sp	sp	sp	sp	sp	sp	np	np	sp	sp	sp	sp	sp	sp
Municipal uses	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Places of worship	np	c	c	c	np	p	np	P	c	np	c	c	c	c
Senior living facilities	np	c	c	c	np	p	np	np	c	np	c	c	c	c
Water-related recreation facilities	np	np	np	np	np	np	p	p	p	p	p	p	p	p
Industrial Use Group														
Artisan workspace, general	p	p	p	p	p	np	p	p	p	p	p	p	p	p
Artisan workspace, intensive	c	np	np	np	c	np	np	np	np	c	c	c	c	c

[illegible]

EXHIBIT F

PREVIOUS OWNERS & OPERATORS LIST
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street, Ossining, NY

Year	Contact Information 34 State Street 97.07-2-17 Owners	Status	Relation to Requestor
1840	Smith Robinson Family Family constructed the historic house that remains on the site and a small part of the property began to be used for textile manufacturing	Unknown	None
Unknown-1920	Isabel M. Helm Address: Unknown Phone: Unknown	Unknown	None
1920 - 1931	Columbian Community Club, Inc. Address: Unknown Phone: Unknown	Unknown	None
1931 - 1932	George J. Gillespie Address: 146 East 62 nd Street New York, New York Phone: Unknown	Unknown	None
1932 - 1934	Mamry Realty Company, Inc. Address: 20 Vesey Street New York, New York Phone: Unknown	Unknown	None
1934 - 1946	P. Richard Dolan Address: 790 Riverside Drive Manhattan, New York Phone: Unknown	Unknown	None
1946	George J. Gillespie Address: 299 Park Avenue New York, New York Phone: Unknown	Deceased	None
1946	Gerard G. Barber Address: Hawks Avenue Ossining, NY Phone: Unknown	Unknown	None
1946 - 1948	Thirty-Four State Street Corporation Last known address: 34 State Street Ossining, New York Phone: (914) 762-0400	Inactive	None
1948	Donville Realty Corporation Last known address: 34 State Street Ossining, New York Phone: Unknown	Unknown	None
1948 - 1967	Verity Realty Corp. Address: 170 Broadway, Room 1101 New York, New York Phone: Unknown	Unknown	None
1967 - 1983	Printex Corporation Last known address: 34 State Street Ossining, New York Phone: (914) 762-0400	Inactive	None
1983 - 1986	Seville Associates Corp. Address: 109 Croton Ave Ossining, New York 10562 Phone: Unknown	Inactive	None
1986 - 2005	Hudson River Inlay, Inc., f/k/a Creative Designs International, Inc. Address: 207 Wembly Road, Suite 4 New Windsor, New York 12533 Phone: (800) 745-0744	Active	None
2005 - 2007	34 State Street, LLC Address: 54 North Broadway Tarrytown, New York 10591 Phone: (914) 762-0400	Active	None
2007	Daniel Beaton and 34 State Street, LLC Addresses: 11 Hudson St Phone: 914) 631-1719	Active	None

PREVIOUS OWNERS & OPERATORS LIST
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street, Ossining, NY

	Ossining, New York 10562 Christopher J. Lehman (Lehman Family Trust) Address: 231 Reed Boulevard Phone:(717) 532-2335 Mill Valley, California 94941	Active	
2007 - 2020	Ossining Land, LLC Address: 421 Hudson Street Phone: (212) 243-1320 New York, New York 10014	Active	None
12/23/2020 - Present	Ossining Membership, LLC Address: 405 Lexington Avenue, 59 th Floor Phone: (212) 612-3204 New York, New York 10174	Active	None other than as a contract vendee
Operators			
1840s-1910	Smith Robinson Historic Single-Family home estate NE portion, a few outbuildings to SW, Single-Family homes at the west end from 1890s and some small scale textile manufacturing may have commenced according to historic sources	N/A	None
1911	Dwellings (Sanborns show laundry)	N/A	None
1920s-1940s	Home expanded with a community center and was used as a Knights of Columbus Club Hall. A few single-family homes are present on the southern end of the site Address: St. Augustine Church Phone: (914) 941-0067 381 North Highland Avenue Ossining, New York 10562	Active	None
Phase I says 1949 – 1983	Silk Screening Operation (Printex Corporation), offices, silk screening operations, waste treatment lagoon Last known address: 34 State Street Phone: (914) 762-0400 Ossining, New York	Inactive	None
1983-2006	Hudson River Inlay, Inc. (f/k/a Creative Designs International, Inc.) a specialty woodworking company (manufacturing, processing, warehouses, utility rooms, offices, parking Address: 207 Wembly Road, Suite 4 Phone: (800) 745-0744 New Windsor, New York 12533	Active	None
2006 -Present	Vacant; factory structures appear to have been demolished between 2011 and 2022 based on aerial maps	N/A	None

PREVIOUS OWNERS & OPERATORS LIST
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street, Ossining, NY

Year	Contact Information 21 James Street 97.07-2-18 Owners	Status	Relation to Requestor
Unknown-1987	Julia Ringquist Last known address: 21 James Street Ossining, New York Phone: Unknown	Unknown	None
1987 - 2003	Kenneth A. Gendron and Patricia Susan McCabe Address: 170 Saw Mill River Road Hawthorne, New York 10532 Phone: (914) 941-7276	Unknown	None
2003 - 2004	Carlos Zhinin Address: 190 Spring Street Ossining, New York 10562 Phone: (914) 762-8568	Unknown	None
2004 - 2005	Carlos Zhinin and Maria Carmen Zhinin Address: 190 Spring Street Ossining New York 10562 Phone: (914) 762-8568	Unknown	None
2005 - 2008	Hunter James Associates, LLC Address: 335 East 10 th Street New York, New York 10009 Phone: (212) 673-7333	Active	None
2008 - 2020	Ossining Land, LLC Address: 421 Hudson St New York, New York 10104 Phone: (212) 243-1320	Active	None
12/23/2020 – Present	Ossining Membership, LLC Address: 405 Lexington Avenue, 59 th Floor New York, New York 10174 Phone: (212) 612-3204	Active	None other than as a contract vendee
Operators			
1830s-2006	Single-Family homes	N/A	None
2006-Present	Commercial Vacant Property	N/A	None

PREVIOUS OWNERS & OPERATORS LIST
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street, Ossining, NY

Year	Contact Information Hunter Street and 17&19 James St 97.07-2-68 Owners	Status	Relation to Requestor
1920-1930	Mary Smith (19 James Street) Address: Unknown Phone: Unknown	Unknown	None
1930 -Unknown	Elizabeth A. Smith and Mary E. Smith (19 James Street) Address: Unknown Phone: Unknown	Unknown	None
Unknown-1946	John J. Smith (19 James Street) Last known address: 19 James Street Phone: Unknown Ossining, New York	Unknown	None
1946 - 1952	John J. Smith and Loretta Smith Walsh (19 James Street) Address: 52 James Street Phone: Unknown Ossining, New York	Unknown	None
1952 - 1963	James J. Creeden and Kathleen S. Creeden (19 James Street) Last known address: 19 James St Phone: Unknown Ossining, New York	Unknown	None
1948 - 1967	Verity Realty Corp. (20A Hunter) Address: 170 Broadway, Room 1101 Phone: Unknown New York, New York	Unknown	None
Unknown-1974	Lucy H. Malaspina (17 James Street) Last known address: 17 James Street Phone: Unknown Ossining, New York 10562	Unknown	None
1967 - 1983	Printex Corporation (20A Hunter) Last known address: 34 State St Phone: (914) 762-0400 Ossining, New York	Inactive	None
1983 - 2000	Seville Associates Corp. (Lot 20 & 20A Hunter) Address: c/o Eugene S. Serrilli Phone: Unknown 31 Crawford Street Yonkers, New York 10705	Inactive	None
2000 - 2004	Hunter Street River View LLC (20A Hunter) Address: P.O. Box 70 Phone: (941) 371-9870 Elmsford, New York 10523	Inactive	None
1963 - 2004	Leroy Smith (19 James Street) Last known address: 19 James St Phone: Unknown Ossining, New York 10562	Unknown	None
1974 - 2004	Leroy Smith (17 James Street) Last known address: 19 James St Phone: Unknown Ossining, New York 10562	Unknown	None
2004 - 2008	Hunter James Associates, LLC Address: 335 East 10 th Street Phone: (212) 673-7333 New York, New York 10009	Active	None
2008 - 2020	Ossining Land, LLC Address: 421 Hudson St Phone: (212) 243-1320 New York, New York, 10104	Active	None
12/23/2020 – Present	Ossining Membership, LLC Address: 405 Lexington Avenue, 59 th Floor Phone: (212) 612-3204 New York, New York 10174	Active	None other than as a contract vendee

PREVIOUS OWNERS & OPERATORS LIST
Former Printex Corporation Site
34 State Street, 21 James Street and 20A Hunter Street, Ossining, NY

Operators			
1980-1920's	Residential Homes	N/A	None
1920's – 1940's	Community Center – Knights of Columbus Address: St. Augustine Church 381 North Highland Avenue Ossining, New York 10562 Phone: (914) 941-0067	Active	None
1940's – 1980's	Printex Corporation of America Last known address: 34 State Street Ossining, New York Phone: (914) 762-0400	Inactive	None
1980's – 2006	Hudson River Inlay, Inc. (f/k/a Creative Designs International, Inc.) Address: 207 Wembly Road, Suite 4 New Windsor, New York 12533 Phone: (800) 745-0744	Active	None
2006-Present	Commercial, vacant land	N/A	None

EXHIBIT G

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.



603423810DED001R

Westchester County Recording & Endorsement Page

Submitter Information

Name: Insignia Title Agency LLC Phone: 212-465-0777
Address 1: 28 West 36th Street Fax:
Address 2: Suite 902 Email: asimpson@insigniatitleagency.com
City/State/Zip: New York NY 10018 Reference for Submitter: ACC-11471-W-20

Document Details

Control Number: **603423810** Document Type: **Deed (DED)**
Package ID: 2020120700372001001 Document Page Count: **9** Total Page Count: **11**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: OSSINING LAND LLC - Other
2:

2nd PARTY

1: OSSINING MEMBERSHIP LLC - Other
2:

Property

☒ Additional Properties on Continuation page

Street Address: 34 STATE STREET Tax Designation: 97.7-2-17
City/Town: OSSINING TOWN Village: OSSINING

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: \$50.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$345.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 23530

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: 01/14/2021 at 11:47 AM
Control Number: **603423810**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Insignia Title Agency LLC
28 West 36th Street
Suite 902
New York, NY 10018
Attn: Recording Dept

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.

603423810DED001R

Westchester County Recording & Endorsement Page

Document Details

Control Number: **603423810**

Document Type: **Deed (DED)**

Package ID: 2020120700372001001

Document Page Count: 9

Total Page Count: 11

Properties Addendum

21 JAMES STREET 10562	OSSINING TOWN	OSSINING	97.7 2 18
20A HUNTER STREET 10562	OSSINING TOWN	OSSINING	97.7 2 68

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made as of this **23** day of December, 2020, between **Ossining Land, LLC**, a New York limited liability company ("Grantor"), with an address of 405 Lexington Avenue, 59th Floor, New York, New York 10174, and **Ossining Membership, LLC**, a Delaware limited liability company ("Grantee"), with an address of 405 Lexington Avenue, 59th Floor, New York, New York 10174.

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant and release unto the Grantee, their successors and assigns forever, the following:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Ossining, County of Westchester, State of New York, and being further described on the attached **Schedule A** hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

OSSINING LAND, LLC,
a New York limited partnership

By: [Signature]

Name: Jonathan Kloos

Title: Authorized Signatory
Signatory located in the State of NY
County of Washington

STATE OF NEW YORK)

QUEENS) ss.:
COUNTY OF ~~NEW YORK~~)

On this, the 23RD day of December, 2020, before me, the undersigned, personally appeared JONATHAN KLOOS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature: Elaine A. Barone]

Notary Public
Elaine A. Barone
Notary Public, State of New York
No. 01BA4826254
Qualified in Queens County
Commission Expires Feb. 4, 2023

My Commission Expires:

Elaine A. Barone
Notary Public, State of New York
No. 01BA4826254

Qualified in Queens County
Commission Expires Feb. 4, 2023

Notary located in the State of NY
County of Queens

Notarization made
pursuant to Executive
Order 202.7

SECTION: 97.7
BLOCK: 2
LOT: 17, 18 and 68
COUNTY: Westchester
Address: 34 State Street (Lot 17),
21 James Street (Lot 18), and
(No Street No.) James Street
(Lot 68),
Ossining New York

RETURN BY MAIL TO:

Stuart Glick, Esq.
Thompson & Knight LLP
900 Third Avenue
New York, NY 10022

Schedule A
Legal Description

**SCHEDULE A
DESCRIPTION**

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

BEGINNING at the point of intersection of the northerly side of James Street (Orchard Street) and the westerly side of State Street;

RUNNING THENCE along said westerly side of State Street, the following courses and distances:

North 6 degrees 17 minutes 00 seconds East, 108.97 feet;

North 8 degrees 47 minutes 00 seconds East, 103.86 feet;

North 7 degrees 35 minutes 00 seconds East, 61.49 feet;

North 6 degrees 26 minutes 00 seconds East, 10.00 feet;

North 5 degrees 49 minutes 00 seconds East, 19.61 feet;

North 4 degrees 35 minutes 00 seconds East, 27.87 feet;

North 0 degrees 11 minutes 00 seconds West, 12.60 feet;

North 8 degrees 03 minutes 20 seconds West, 25.05 feet;

North 13 degrees 48 minutes 00 seconds West, 18.20 feet;

North 29 degrees 29 minutes 30 seconds West, 17.61 feet;

North 43 degrees 35 minutes 00 seconds West, 9.44 feet;

North 66 degrees 17 minutes 00 seconds West, 10.09 feet to a point on the southerly line of lands now or formerly of Leach and Thomas Realty Corp:

RUNNING THENCE along same, the following courses and distances:

North 72 degrees 20 minutes 10 seconds West, 138.88 feet:

South 17 degrees 39 minutes 50 seconds West, 1.70 feet;

North 72 degrees 15 minutes 30 seconds West, 126.38 feet to a point on the westerly line of the herein described parcel;

RUNNING THENCE along same, the following courses and distances:

South 16 degrees 06 minutes 20 seconds West, 108.91 feet;

South 9 degrees 31 minutes 10 seconds East, 47.41 feet;

South 16 degrees 06 minutes 20 seconds West, 115.43 feet;

South 44 degrees 43 minutes 40 seconds East, 104.27 feet;

South 4 degrees 38 minutes 50 seconds East, 172.99 feet to a point on the northerly line of James Street (Orchard Street);

RUNNING THENCE along the same,

North 84 degrees 46 minutes 30 seconds East, 212.16 feet to the point or place of beginning.

**SCHEDULE A
DESCRIPTION**

Parcel A

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

BEGINNING at a stone monument set in the ground on the northerly side of James (Orchard) Street at the division line of land of Heuss, now or formerly of Aronson, and the property hereby conveyed:

RUNNING THENCE along said division line, North 7 degrees 14 minutes 00 seconds East 184.74 feet to the land formerly of Robinson, now or formerly of Printex Corp.:

RUNNING THENCE along land formerly of Robinson, now or formerly of Printex Corp. South 84 degrees 00 minutes 20 seconds East 20.45 feet to land now or formerly of Smith:

RUNNING THENCE along land now or formerly of Smith South 1 degree 43 minutes 40 seconds West 179.21 feet to a point on the northerly side of James (Orchard) Street:

RUNNING THENCE along the northerly side of James (Orchard) Street, South 87 degrees 00 minutes 20 seconds West 38.25 feet to the point or place of beginning.

Parcel B

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

BEGINNING at a stake set in the ground on the northerly side of Orchard Street, 38.25 feet easterly from a stone monument set in the ground in the northerly line of Orchard Street at the easterly line of lands now or formerly of Malaspina:

THENCE RUNNING North 87 degrees 00 minutes 20 seconds east along said Orchard Street, 31.42 feet to a stake and land formerly of Helen M. Crosby, now or formerly of Ringquist:

THENCE RUNNING North 2 degrees 06 minutes 50 seconds east along the land said Crosby, 174.21 feet to lands formerly of Isabelle P. Helm, now or formerly of Printex Corp.:

THENCE RUNNING North 84 degrees 00 minutes 20 seconds West 32.57 feet to lands formerly of John E. Norbeck now or formerly of said Malaspina:

THENCE RUNNING South 1 degree 43 minutes 40 seconds west along the lands of said Norbeck, 179.21 feet to Orchard Street, the point or place of beginning.

**SCHEDULE A
CONTINUED**

Parcel C

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

BEGINNING at a point on the northerly side of James Street (formerly) Orchard Street, where the same is intersected by the division line between lands now or formerly of Creative Designs and the easterly line of premises herein being described in Schedule "A", said point also being distant 293.68 feet westerly measured along the northerly side of James Street from the corner formed by the intersection of the westerly side of State Street with the northerly side of James Street;

Thence along the northerly side of James Street, South 87 degrees 00 minutes 20 seconds west 32.60 feet to lands now or formerly of Smith;

Thence along the division line between land now or formerly of Smith and the westerly side of premises herein being described in Schedule "A" north 2 degrees 06 minutes 50 seconds east 174.21 feet to the northerly line of premises herein being described in Schedule "A";

Thence along the last mentioned line south 84 degrees 00 minutes 20 seconds east 47.00 feet to the easterly side of premises herein being described in Schedule "A";

Thence along last mentioned division line south 7 degrees 00 minutes 40 seconds west 168.74 feet to the northerly side of James Street to the point or place of BEGINNING.

Parcel D

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

BEGINNING at a point on the northerly side of James Street where the easterly line of land now or formerly of Ringquist intersects the northerly side of James Street;

THENCE along said lands, North 6 degrees 07 minutes 10 seconds east, 168.74 feet;

THENCE NORTH 84 degrees 53 minutes 50 seconds west, 249.92 feet;

**SCHEDULE A
CONTINUED**

THENCE North 81 degrees 34 minutes 50 seconds west, 106.07 feet to the easterly side of Hunter Street;

THENCE along the easterly side of Hunter Street the following courses and distances:

North 17 degrees 54 minutes 00 seconds east, 69.04 feet;

North 19 degrees 03 minutes 30 seconds east, 50.43 feet;

North 22 degrees 08 minutes 30 seconds east, 50.15 feet;

North 26 degrees 35 minutes 20 seconds east, 50.00 feet;

THENCE North 30 degrees 17 minutes 50 seconds east, 50.11 feet to the land now or formerly of Hoffman;

THENCE along said lands, South 63 degrees 26 minutes 40 seconds east, 118.33 feet;

THENCE North 26 degrees 33 minutes 20 seconds east, 50.00 feet;

THENCE North 63 degrees 26 minutes 40 seconds west, 114.20 feet to the easterly side of Hunter Street;

THENCE along the easterly side of Hunter Street, North 34 degrees 18 minutes 00 seconds East, 50.46 feet and North 38 degrees 16 minutes 10 seconds East, 50.92 feet to the land now or formerly of Leach & Thomas Realty Corp.;

THENCE along said lands of the following courses and distances:

South 72 degrees 22 minutes 00 seconds east, 159.80 feet;

South 72 degrees 15 minutes 30 seconds east, 43.55 feet;

THENCE the following courses and distances:

South 16 degrees 06 minutes 20 seconds west, 108.89 feet;

South 09 degrees 31 minutes 10 seconds east, 47.41 feet;

South 16 degrees 06 minutes 20 seconds west, 115.43 feet;

South 44 degrees 43 minutes 40 seconds east, 104.27 feet;

**SCHEDULE A
CONTINUED**

South 04 degrees 38 minutes 50 seconds east, 172.99 feet to a point on the northerly line of James Street (Orchard Street);

THENCE South 84 degrees 46 minutes 30 seconds west along said northerly side of James Street, 81.52 feet to the point or place of BEGINNING.

END OF SCHEDULE A

EXHIBIT H

WB 34 State LLC
480 Bedford Road
300 Building – 1st Floor, West Wing
Chappaqua, New York 10514

June 2, 2025

VIA E-MAIL

Ossining Membership, LLC
c/o Arena Investors, LP
405 Lexington Avenue, 59th Floor
New York, New York 10174
Attn: Lawrence Cutler
Email: akimche@northhillcapital.com & awalker@quaestoradvisors.com

**Re: Site Access to Perform Brownfield Cleanup Program Work
34 State Street, 21 James Street, and Hunter Street
Ossining, NY 10562
Tax ID Block 2, Lot 17, 18 and 68**

Dear Lawrence:

WBP Development LLC's affiliate WB 34 State LLC ("Licensee") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 34 State Street (97.07-2-17), 21 James Street (97.07-2-18), and 20A Hunter Street (97.07-2-68), Ossining NY and more particularly described in Exhibit A attached hereto (collectively, the "BCP Site" or the "Property"). As you know, your company, Ossining Membership, LLC ("Owner"), owns the aforementioned parcels that make up the prospective BCP Site. Licensee needs Owner's written permission below to access the prospective BCP Site for the purpose of performing BCP environmental investigation and remediation work.

By your signature below, on behalf of and as an authorized signatory for Owner, you agree that you are granting us what is known as a "temporary license" to allow Licensee, and/ or an appropriate environmental consultant hired to enter the Property to perform the BCP investigation and remediation work. Licensee agrees to provide Owner with copies of all information it generates or receives concerning the Property and, if Licensee or its consultants cause any damage your Property in any way, Licensee agrees to repair any such damages and to restore the Property to the same condition it was in prior to access being granted. Licensee will maintain insurance to cover any accidents or related liabilities on the Property, which insurance shall be in form and amounts reasonably satisfactory to Owner, who will be named as an "additional insured" and "loss payee" under such policies prior to the performance of the BCP environmental investigation and remediation work. We promise to minimize any and all inconvenience to you in connection with this work and will give you not less than five (5) day's notice before any work begins.

Licensee may perform additional investigation work before the Closing but the remediation will not be conducted until after the Closing Date. However, if for any unforeseen reasons a circumstance arises in which Owner still owns the BCP Site at the time that the

remediation is complete and the Certificate of Completion to be issued, and a Track 1 remediation level is not achieved, Owner is also hereby agreeing to permit an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,

WB 34 STATE LLC

By: 

Name: William Balter

Title: Member

As an authorized signatory of the owner of the BCP Site, Ossining Membership, LLC, I am authorized to grant this temporary license and agree to allow WB 34 State LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

OSSINING MEMBERSHIP, LLC

By: 

Name: Lawrence Cutler

Title: Authorized Signatory

**EXHIBIT A
LEGAL DESCRIPTION OF LAND**

34 State Street (Lot 17)

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

BEGINNING at the point of intersection of the northerly side of James Street (Orchard Street) and the westerly side of State Street;

RUNNING THENCE along said westerly side of State Street, the following courses and distances:

North 6 degrees 17 minutes 00 seconds East, 108.97 feet;

North 8 degrees 47 minutes 00 seconds East, 103.86 feet;

North 7 degrees 35 minutes 00 seconds East, 61.49 feet;

North 6 degrees 26 minutes 00 seconds East, 10.00 feet;

North 5 degrees 49 minutes 00 seconds East, 19.61 feet;

North 4 degrees 35 minutes 00 seconds East, 27.87 feet (*27.78 feet as surveyed*);

North 0 degrees 11 minutes 00 seconds West, 12.60 feet;

North 8 degrees 03 minutes 20 seconds West, 25.05 feet;

North 13 degrees 48 minutes 00 seconds West, 18.20 feet;

North 29 degrees 29 minutes 30 seconds West, 17.61 feet;

North 43 degrees 35 minutes 00 seconds West, 9.44 feet;

North 66 degrees 17 minutes 00 seconds West, 10.09 feet to a point on the southerly line of lands now or formerly of Leach and Thomas Realty Corp.;

RUNNING THENCE along same, the following courses and distances:

North 72 degrees 20 minutes 10 seconds West, 138.88 feet;

South 17 degrees 39 minutes 50 seconds West, 1.70 feet;

North 72 degrees 15 minutes 30 seconds West, 126.38 feet to the point on the westerly line of the herein described parcel;

RUNNING THENCE along the same, the following courses and distances:

South 16 degrees 06 minutes 20 seconds West, 108.91 feet;

South 9 degrees 31 minutes 10 seconds East. 47.41 feet;

South 16 degrees 06 minutes 20 seconds West, 115.43 feet;

South 44 degrees 43 minutes 40 seconds East 104.27 feet;

South 44 degrees 43 minutes 40 seconds East, 172.99 feet to a point on the northerly line of James Street (Orchard Street);

RUNNING THENCE along the same, North 84 degrees 46 minutes 30 seconds East, 212.16 feet to the point or place of BEGINNING.

(former) 21 James Street (Lot 18)

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

BEGINNING at a point on the northerly side of James Street (formerly Orchard Street), where the same is intersected by the division line between lands now or formerly of Creative Designs and the easterly line of premises herein being described in Schedule "A", said point also being distant 293.68 feet westerly measured along the northerly side of James Street from the corner formed by the intersection of the westerly side of State Street with the northerly side of James Street;

THENCE along the northerly side of James Street, South 87 degrees 00 minutes 20 seconds West 32.60 feet (*32.30 feet as surveyed*) to lands now or formerly of Smith;

THENCE along the division line between land now or formerly of Smith and the westerly side of premises herein being described in Schedule "A", North 2 degrees 06 minutes 50 seconds East 174.21 feet to the northerly line of premises herein being described in Schedule "A" ;

THENCE along the last mentioned line South 84 degrees 00 minutes 20 seconds East 47.00 feet to the easterly side of premises herein being described in Schedule "A" as Lot;

THENCE along last mentioned division line South 7 degrees 00 minutes 40 seconds West 168.74 feet to the northerly side of James Street to the point or place of BEGINNING.

(former) 17 James Street (part of Lot 68)

ALL that certain plot piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of new York, bounded and described as follows:

BEGINNING at a stone monument set in the ground on the northerly side of James (Orchard) Street at the division line of land of Heuss, now or formerly of Aronson, and the property hereby conveyed;

RUNNING THENCE along said division line, North 7 degrees 14 minutes 00 seconds East 184.74 feet to the land formerly of Robinson, now or formerly of Printex Corp;

RUNNING THENCE along land formerly of Robinson, now or formerly of Printex Corp., South 84 degrees 00 minutes 20 seconds East 20.45 feet to land now or formerly of Smith;

RUNNING THENCE along land now or formerly of Smith, South 1 degree 43 minutes 40 seconds West 179.21 feet to a point on the northerly side of James (Orchard) Street;

RUNNING THENCE along the northerly side of James (Orchard) Street, South 87 degrees 00 minutes 20 seconds West 38.25 feet to the point or place of BEGINNING.

(former) 19 James Street (part of Lot 68)

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

BEGINNING at a stake set in the ground on the northerly side of Orchard Street, 38.25 feet easterly from a stone monument set in the ground in the northerly line of Orchard Street at the easterly line of lands now or formerly of Malaspina;

THENCE RUNNING North 87 degrees 00 minutes 20 seconds East along said Orchard Street, 31.42 feet to a stake and land formerly of Helen M Crosby, now or formerly of Ringquist;

THENCE RUNNING North 2 degrees 06 minutes 50 seconds East along the land of said Crosby, 174.21 feet to lands formerly of Isabelle P. Helm, now or formerly of Printex Corp.

THENCE RUNNING North 84 degrees 00 minutes 20 seconds West 32.57 feet to lands formerly of John E. Norbeck now or formerly of said Malaspina;

THENCE RUNNING South 1 degree 43 minutes 40 seconds West along the lands of said Norbeck, 179.21 feet to Orchard Street, the point or place of BEGINNING.

20A Hunter Street (part of Lot 68)

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

BEGINNING at a point on the northerly side of James Street where the easterly line of land now or formerly of Ringquist intersects the northerly side of James Street;

THENCE along the lands, North 6 degrees 07 minutes 10 seconds East, 168.74 feet (*168.95 feet as surveyed*);

THENCE North 84 degrees 53 minutes 50 seconds West, 249.92 feet;

THENCE North 81 degrees 34 minutes 50 seconds West, 106.07 feet to the easterly side of Hunter Street;

THENCE along the easterly side of Hunter Street the following courses and distances:

North 17 degrees 54 minutes 00 seconds East, 69.04 feet;

North 19 degrees 03 minutes 30 seconds East, 50.43 feet;

North 22 degrees 08 minutes 30 seconds East, 50.15 feet;

North 26 degrees 35 minutes 20 seconds East, 50.00 feet;

THENCE North 30 degrees 17 minutes 50 seconds East, 50.11 feet to the land now or formerly of Hoffman;

THENCE along said lands, South 63 degrees 26 minutes 40 seconds East 118.33 feet;

THENCE North 26 degrees 33 minutes 20 seconds East, 50.00 feet;

THENCE North 63 degrees 26 minutes 40 seconds West, 114.20 feet to the easterly side of Hunter Street;

THENCE along the easterly side of Hunter Street, North 34 degrees 18 minutes 00 seconds East, 50.46 feet and North 38 degrees 16 minutes 10 seconds East, 50.92 feet to the land now or formerly of Leach & Thomas Realty Corp.;

THENCE along said lands the following courses and distances:

South 72 degrees 22 minutes 00 seconds East, 159.80 feet;

South 72 degrees 15 minutes 30 seconds East, 43.55 feet;

THENCE the following courses and distances:

South 16 degrees 06 minutes 20 seconds West, 108.89 feet (*108.91 feet as surveyed*);

South 09 degrees 31 minutes 10 seconds East, 47.41 feet;

South 16 degrees 06 minutes 20 seconds West, 115.43 feet;

South 44 degrees 43 minutes 40 seconds East, 104.27 feet;

South 04 degrees 38 minutes 50 seconds East, 172.99 feet to a point on the northerly line of James Street (Orchard Street);

THENCE South 84 degrees 46 minutes 30 seconds West along said northerly side of James Street, 81.52 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

PREMISES are designated as **Section 97 Block 2 Lots 17, 18 and 68** on the tax map of the Village of Ossining and Town of Ossining.

Exhibit I

Exhibit J



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: WB 34 STATE LLC
DOS ID: 7626930
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 06/03/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 06/03/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: WESTCHESTER
NEXT STATEMENT DUE DATE: 06/30/2027
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: WB 34 STATE LLC
Address: 480 BEDFORD ROAD, CHAPPAQUA, NY, UNITED STATES, 10514

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit K

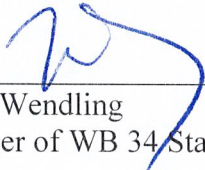
WRITTEN CONSENT

The undersigned, being a Manager of WB 34 State LLC, does hereby certify as follows:

1. WB 34 State LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 34 James Street, Ossining, NY 10562 (Tax Section 97 Block 2 Lot 17), 21 James Street (Tax Section 97, Block 2, Lot 68) and unnumbered Hunter Street (Tax Section 97 Block 2 Lot 68) (collectively the "BCP Site").

2. The following person, William Balter, a manager of WB 34 State LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer WB 34 State LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ____ day of June, 2025.



James Wendling
Manager of WB 34 State LLC

Exhibit L



EPA Home <<https://www.epa.gov/>> / Envirofacts <<https://epa.gov/>> / SEMS
<<https://epa.gov/envirofacts/sems>>

SEMS Detail View

Home <<https://epa.gov/>> | Multisystem Search <<https://epa.gov/envirofacts/multisystem/search>>
| Topic Searches <<https://www.epa.gov/enviro/topic-searches>> | System Data Searches
<<https://www.epa.gov/enviro/system-data-searches>> | About the Data
<<https://www.epa.gov/enviro/about-data>> | Data Downloads <<https://www.epa.gov/enviro/data-downloads>> | Widgets <<https://www.epa.gov/enviro/widgets>> | Services
<<https://www.epa.gov/enviro/web-services>> | Mobile <<https://www.epa.gov/enviro/uv-index-mobile-app>> | Other Datasets <<https://www.epa.gov/enviro/other-datasets>>

Site Information

SITE NAME: PRINTEX CORP

Site ID: 0201501

EPA ID: NYD013008446

Site Address Info: Additional Info:

- **STREET ADDRESS:**
34 STATE ST
- **CITY:** OSSINING
- **STATE:** NY
- **ZIP CODE:** 10562
- **DISTRICT CODE:** 24
- **COUNTY CODE:**
WESTCHESTER
- **LATITUDE:**
- **LONGITUDE:**
- **FIPS CODE:** 36119
- **REGION CODE:** 02
- **FEDERAL FACILITY:** N
- **SAA AGREEMENT:** N
- **NPL**
 - **STATUS CODE:** N
 - **STATUS NAME:** Not on the NPL
- **NON-NPL**
 - **STATUS CODE:** NF
 - **STATUS NAME:** NFRAP-Site does not qualify for the NPL based on existing information
 - **DATE:** 1980-11-01 00:00:00
- **ARCHIVED:** Y

Contaminants

No Contaminants Found

Contact Us <<https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>> to ask a question, provide feedback, or report a problem.

Last updated on June 6, 2025

Exhibit M

Site Contact List

Former Printex Corporation Site

34 State Street, 21 James Street and 20A Hunter Street, Ossining, New York 10562

Name	Title	Address	City	State	Zip
Charles E. Schumer	U.S. Senator	11A Clinton Ave, Room 827	Albany	NY	12207
Kirsten E. Gillibrand	U.S. Senator	11A Clinton Ave, Room 821	Albany	NY	12207
Michael Lawler	U.S. House of Representatives, 17th District	One Blue Hill Plaza, Third Floor, P.O. Box 1645	Pearl River	NY	10965
William Weber	New York State Senator, 38th District	163 Airport Executive Park	Nanuet	NY	10954
Kenneth Jenkins	Westchester County, Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County, Planning Board Chairperson	148 Martine Avenue	White Plains	NY	10601
Elizabeth Feldman	Town of Ossining, Town Supervisor	16 Croton Avenue	Ossining	NY	10562
Carolyn Stevens	Town of Ossining, Planning Board Chair	101 Route 9A - P.O. Box 1166	Ossining	NY	10562
Rika Levin	The Village of Ossining, Mayor	16 Croton Avenue	Ossining	NY	10562
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Andrew Tiess	Village of Ossining, Superintendent of Water/Sewer	16 Croton Avenue	Ossining	NY	10562
Jeffrey Wynans	Indian Brook Water Treatment Plant, Chief Filter Plant Operator	25 Fowler Av, Indian Brook Service Rd	Ossining	NY	10562
Karen LaRocca-Fels	Ossining Public Library, Library Director	53 Croton Ave	Ossining	NY	10562
LaToya Langley	Ossining High School, Principal	29 S Highland Ave	Ossining	NY	10562
Marcela Levin	First Steps/Little School, Parent Coordinator	34 S Highland Ave	Ossining	NY	10562
Emilia Macias-Capellan	Park Elementary School, Principal	22 Edward St	Ossining	NY	10562
Howard Milbert	Ossining Children's Center, Director	32 State Street	Ossining	NY	10562
Paul Avecillas	St. Ann's Peas and Karrots Child Care Center, Director	16 Elizabeth Street	Ossining	NY	10562
Ossining Children's Center	Adjacent Property Owner/Operator of 32 State Street	32 State Street	Ossining	NY	10562
Top Stone Realty LLC	Adjacent Property Owner of 31 State Street	31 State Street	Ossining	NY	10562
Broad Holding Corp	Adjacent Property Owner of 5/7 Broad Ave	P.O Box 1256	Ossining	NY	10562
T L C Holding Corp	Adjacent Property Owner of 2 Broad Ave	2 Broad Ave	Ossining	NY	10562
37 State Street Ossining LLC	Adjacent Property Operator of 37 State Street	37 State Street	Ossining	NY	10562
Judith Barrett	Adjacent Property Owner of 39 State Street	39 State Street	Ossining	NY	10562
Deborah Jean Roberts	Adjacent Property Owner of 41 State Street	41 State Street	Ossining	NY	10562
Trinidad DeDios Inc	Adjacent Property Owner/Operator of 148 Spring Street	148 Spring Street	Ossining	NY	10562
Braulio E Galindo	Adjacent Property Owner of 45-47 State Street	83 Dale Ave	Ossining	NY	10562
Maria Yarasavich	Adjacent Property Owner of 46 State Street	46 State Street	Ossining	NY	10562
Lena R Pitt	Adjacent Property Owner of 30 James Street	89 Kasson Ave	Bethlehem	CT	6751
Viola C Copeland	Adjacent Property Owner of 28 James Street	28 James Street	Ossining	NY	10562
Bentley Lewis	Adjacent Property Owner of 24 James Street	24 James Street	Ossining	NY	10562
Wellington Knowles	Adjacent Property Owner of 22 James Street	22 James Street	Ossining	NY	10562
Luis Guzman	Adjacent Property Owner of 20 James Street	20 James Street	Ossining	NY	10562
15-16 James Street LLC	Adjacent Property Owner of 16 James Street	707 Yonkers Ave	Yonkers	NY	10704
15-16 James Street LLC	Adjacent Property Owner of 15 James Street	707 Yonkers Ave	Yonkers	NY	10704
Robert Daraio	Adjacent Property Owner of 45 Hunter Street	45 Hunter Street	Ossining	NY	10562
Monica Gibbons	Adjacent Property Owner of 25 Hunter Street	25 Hunter Street	Ossining	NY	10562
Metallized Carbon Corp	Adjacent Property Owner/Operator of 19 S Water Street	19 S Water Street	Ossining	NY	10562
38 Hunter St Ossining NY LLC	Adjacent Property Owner/Operator of 38 Hunter Street	38 Hunter Street	Ossining	NY	10562
Virginia L Knowles	Adjacent Property Owner of 34 Hunter Street	34 Hunter Street	Ossining	NY	10562
Thomas J Petrovich	Adjacent Property Owner of 32 Hunter Street	32 Hunter Street	Ossining	NY	10562

Fonda Wood	Adjacent Property Owner of 30 Hunter Street	30 Hunter Street	Ossining	NY	10562
Village of Ossining	Adjacent Property Owner of Hunter Street (97.07.1-45)	16 Croton Avenue	Ossining	NY	10562

Exhibit N

Karen LaRocca-Fells, Director
Ossining Public Library
53 Croton Avenue
Ossining, New York 10562

VIA ELECTRONIC MAIL
kfels@ossininglibrary.org

RE: Brownfield Cleanup Program Application
Applicant: WB 34 State LLC
Site Name: Former Printex Corporation Site
Site Address: 34 State Street, Ossining, New York 10562

Dear Ms. LaRocca-Fells:

We represent 34 State LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 34 State Street in the Village of Ossining, Westchester County, New York. We respectfully request that the Ossining Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com, if you are able to certify that the Ossining Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

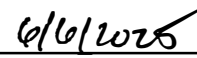


LINDA R. SHAW, ESQ.

The Ossining Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 34 State Street, Ossining, New York 10562.



Karen LaRocca-Fells, Library Director



Date