

SB Yonkers Realty LLC
Brownfield Cleanup Program Application
South Broadway Auto Repair Site
325, 335 and 337 South Broadway
Yonkers, New York 10705



Legal & Consulting Team:
Knauf Shaw LLP & LaBella PC.
April 2026

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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...
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.
Application packages submitted through third-party file transfer services will not be accepted.

a. 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 12233-7015

Form with fields for SITE NAME: South Broadway Auto Repair Site, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME **South Broadway Auto Repair Site**

ADDRESS/LOCATION **325, 335 and 337 South Broadway**

CITY/TOWN **Yonkers** ZIP CODE **10705**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **City of Yonkers, Westchester County**

COUNTY **Westchester** SITE SIZE (ACRES) **1.800**

LATITUDE LONGITUDE
 40° 55' 20.06" -73° 53' 46.45"

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
325 South Broadway	1	161	26.28	0.61
335 South Broadway	1	161	30	0.48
337 South Broadway	1	161	32	0.71

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"/> Y	<input type="radio"/> N
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: <u>2.04</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input checked="" type="radio"/>	<input 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? See Support Document		<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? See Support Document 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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
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.		Y	N						
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: _____									

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

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 1/2-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" 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?
 N/A

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>BA and SBD (Core Subdistrict)</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 checked="" 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	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input 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"/>
	<input 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"/>
	<input checked="" type="radio"/>	<input type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
	<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"/>
	<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"/>
	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER See Support Document - There are multiple owners.		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OWNERSHIP START DATE		
CURRENT OPERATOR See Support Document - There are two operators and one lot is vacant.		
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" 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:

- 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

- Indicate Past Land Uses (check all that apply):

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

Other: Auto Repair; Funeral Parlor Embalming

SECTION VII: Requestor Information							
NAME SB Yonkers Realty LLC							
ADDRESS c/o Urban Builders Collaborative 336 East 110th Street							
CITY/TOWN New York		STATE New York	ZIP CODE 10029				
PHONE (347) 234-8744	EMAIL roger@pinestreetventures.com; mgross@lettire.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<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?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<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"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<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.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Roger Pine and Matt Gross			
ADDRESS 336 East 110th Street			
CITY New York		STATE NY	ZIP CODE 10029
PHONE (347) 234-8744	EMAIL roger@pinestreetventures.com; mgross@lettire.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Richard Kampf			
COMPANY LaBella PC			
ADDRESS 45 Main Street, Suite 1018			
CITY Brooklyn		STATE NY	ZIP CODE 11201
PHONE (917) 280-6364	EMAIL rkampf@LaBellaPC.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Ave, Suite 2600			
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 checked="" type="radio"/>	<input 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 type="radio"/>	<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:

Beneficial

325 S. Broadway
Sole Member of Current
Beneficial Owner

335 and 337 S Broadway

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		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <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: _____ Class: _____	<input type="radio"/>	<input checked="" 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 checked="" type="radio"/></div>	<input 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
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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 Authorized Sigantory (title) of SB Yonkers Realty 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: 1/30/2026 Signature:  _____

Print Name: Matthew Gross _____

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 17

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

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(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
 - (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 Map
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Environmental Justice (“EJ”) Map, Disadvantage Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous & Current Owners & Operators List
Exhibit G	Deeds
Exhibit H	Site Access Agreements
Exhibit I	Site Drawing Spider Maps
Exhibit J	NYS DOS Entity Information
Exhibit K	Written Consent
Exhibit L	Site Contact List
Exhibit M	Repository Letter
Exhibit N	Fee Waiver Affidavit
Exhibit O	Organizational Chart
Exhibit P	UST Closure Documents

ENVIRONMENTAL REPORTS:

1. April 2026 Phase I Environmental Site Assessment prepared by LaBella PC for SB Yonkers Realty LLC
2. April 2026 Phase II Environmental Site Assessment prepared by LaBella PC for SB Yonkers Realty LLC
3. April 2026 Remedial Investigation Work Plan prepared by LaBella PC for SB Yonkers Realty LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
325 South Broadway	1.-161-26.28	0.61
335 South Broadway	1.-161-30	0.48
337 South Broadway	1.-161-32	0.71

The Site located in City of Yonkers, New York 10705 (“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 tax lot boundaries. The Tax Boundary Map and a Survey Map 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 Survey Map are in Exhibit B.

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

The Site BOA, EJ, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type AB, Census Tract 2.04. The Site is not located in a BOA. The Site is located in an environmental justice and disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 2.04, which has an environmental burden higher than 61.89% of Census Tracts statewide and a population vulnerability higher than 95.27% percent of Census Tracts statewide.

6. Please refer to the BCP Application Form.

7. Contamination Emanating Solely from Off-Site?

The Phase II investigation soil, groundwater and soil vapor data all points to historic on-site sources of contamination, but the report also acknowledges the possibility of some migration from off-site sources. Based on the data, historic uses on-site and investigations to date, there are sufficient on-Site sources that require remediation. Also, the only potential off-site source is one additional auto repair facility. None of the other off-site uses now or historically represent off-site sources of contamination. A more definitive determination as to whether any off-site sources may be contributing to on-Site contamination will be determined by remedial investigation (RI). Therefore, the Applicant cannot answer “Yes” to BCP Application Question No. 7.

¹ Acreages were determined using the Phase I ESA, dated January 20, 2026, information from the title report from Municipal Data Services and City of Yonkers Image Mate Online.

8. Tank Removal But No Prior Remediation

The property has not 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. However, two 1,000-gallon underground storage tanks (UST) were removed from the Site and properly disposed of in 2023 but no spill was reported because according to tank closure documentation in Exhibit P, no contamination was discovered. Tank #1 (the Driveway UST) was only sampled for Diesel Range Organics (DRO), and Tank #2 (parking space UST) was tested for VOCs and SVOCs. Despite the fact that the confirmatory soil sample was not tested for VOCs/SVOCs near Tank #1 and no sidewall samples were taken the Phase I concluded the tanks were not considered a REC. The specific location of the USTs can be found on the second last page of the UST Report. Since these activities do not constitute remediation under the cited authority the answer to BCP Application Question No. 8 is “No.”

9-11. Please refer to BCP Application Form.

12. Easements and Existing Right of Ways

The City of Yonkers Parking Authority (YPA) holds an ingress and egress access easement on the southern boundary line of Lot 30 (335 South Broadway). Please see Exhibit B – Survey; however, it will not interfere with the remediation of the Site because the YPA will be provided with an alternative method of ingress and egress during remediation since the Site will be remediated in phases.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
325 South Broadway	1.-161-26.28
335 South Broadway	1.-161-30
337 South Broadway	1.-161-32

The Site located in an urban area of the City of Yonkers, New York 10705. The closest body of water to the Site is the Hudson River, which is approximately 0.59 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. Site is located approximately 0.47 miles east of the Ludlow Train Station on the Metro-North Railroad’s Hudson Line.

B. Site Features

The Site is occupied by two buildings, a 6,491 square foot structure and a 10,075 square foot structure. The exterior areas are comprised of asphalt parking lots, concrete sidewalks, and

landscaped areas. Specifically, 325 South Broadway is occupied by a one (1) story, former funeral home; 335 South Broadway is occupied by a one (1) story, privately-owned commercial building that is leased by the United States Post Service for the operation of its Yonkers South facility (the “Post Office”), originally constructed in the 1950’s; and 337 South Broadway is occupied by a parking lot.

C. Current Zoning and Land Use

The Site is within a General Business and Apartment Houses, High-Density District (BA). The Site also located within the special South Broadway District (SBD). See Exhibit E - Zoning Map. This District allows for proposed apartment building mixed residential and commercial use. See zoning regulations attached to the Zoning Map in Exhibit E. The Site currently has a commercial use and is developed with a 6,491 square foot structure currently occupied by the USPS and a 10,075 square foot structure formerly occupied by Flynn Memorial Home, Inc., which is currently vacant as of March 11, 2026, when this lot was acquired by the SB Yonkers Housing Development Fund Corporation. The remainder of the property is still used for parking by the City of Yonkers/City of Yonkers Parking Authority. The surrounding properties are a church to the north, residential structures to the west and southwest, restaurants and a nail salon across South Broadway to the east, and a parking lot and Morris Street to the south. The nearest residential area is approximately 0.05 miles west of the Site.

D. Past Use of the Site

325 S. Broadway (Lot 26.28) was used for auto sales and services around 1957, and this use may have continued into the early 1960s. Automotive repair operations typically include the use of hazardous substances and petroleum products. Based on past use and the potential for releases to the environment, this was considered a potential source of contamination. The lot had been utilized as a funeral home since approximately 1966 until March 11, 2026. Funeral home operations historically include embalming operations. In addition, two oil underground storage tanks (USTs) were removed in 2022 from an area near the former funeral home building, which were a potential source of contamination. The funeral home vacated the property on March 11, 2026; therefore, Lot 26.28 is currently vacant.

335 S. Broadway (Lot 30) was occupied by the Sisters of Charity, and then the Yonkers Hebrew Academy from approximately 1917 until the 1960s, for various religious purposes, including use as an academy. The lot has been utilized as a post office from approximately 1965 until present. One above-ground lift was observed exterior to the Post Office, however, no evidence of a release from this equipment was observed.

337 S. Broadway (Lot 32) was also occupied by the Sisters of Charity from 1917 until 1951, and then the Congregation of Ohab Zedek from 1954 through 1958. The Congregation’s use of the lot included a children’s day camp and academy. The lot has been used as a parking lot since the 1960s until present. Given the urban nature of the Site location, there was the potential for fill material to be present on the Site, which represents another potential source of contamination.

The historical owners and operators associated with the Site are further described below and in Exhibit F – Previous & Current Owners & Operators List.

E. Site Geology and Hydrogeology

The Site is approximately 80-90 feet above sea level and the topography of the area slopes downward slightly toward the west. The apparent groundwater flow in the surrounding area also flows west toward the Hudson River. The soil map unit is urban land, meaning areas that have been so altered or obscured by urban works and structures that identification of the soil is not feasible and areas are mainly in the closely built-up parts of the City of Yonkers.

Trace fill material was observed in borings SB-04, SB-05, SB-16 and SB-17 from 0 to 4 ft bgs, and in boring SB-18 from 1.5 to 5 ft bgs. Borings cleared via Geoprobe were terminated at depths of 10 ft bgs due to encountering equipment refusal, and SB-16 and SB-1 were hand cleared to 4 ft bgs. This material was typically underlain by boulders or bedrock, most of which is likely representative of the Fordham Gneiss and Inwood Marble formations according to NYSGS. Several borings were offset from their proposed locations due to shallow refusals at 1 to 2 ft bgs, and some were terminated at depths of 3 ft bgs due to equipment refusal.

F. Environmental Assessment

In soil, VOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including total Xylenes (max of 5.5 mg/kg), 2-butanone (max of 0.32 mg/kg), and acetone (max of 0.92 mg/kg). The metal cadmium was also detected in exceedance of the RRSCOs (max of 12.8 mg/kg). SVOCs and other metals were detected at concentrations above the laboratory MDLs in the samples analyzed, however, the concentrations of SVOCs detected did not exceed RRSCOs, or PGSCOs.

Soil overlying the bedrock and/or boulders consisted of medium to fine grained brown sand with silt, intermixed with rocks and gravel, as well as areas of historic fill material exhibiting characteristics consistent with contaminated historic fill material (CHFM). Historic fill containing brick, concrete, and plastic debris was observed in borings SB 04, SB 05, SB 16 and SB 17 to a depth of approximately 4 ft bgs, and in boring SB 18 to a depth of approximately 5 ft bgs and SB 19 to a depth of approximately 8.5 ft bgs. This material was typically underlain by boulders or bedrock, most of which is likely representative of the Fordham Gneiss and Inwood Marble formations according to NYSGS. While cadmium exceedances were not identified in groundwater samples, the presence of cadmium in historic fill soils and the nature of the observed fill materials suggest the potential for localized contamination associated with fill related sources, which will be further delineated during the Remedial Investigation (RI).

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including tetrachloroethylene (PCE) (max of 21.5 µg/L). Trichloroethene (TCE) was detected at a concentration of 3.41 µg/L, above laboratory MDLs but below the AWQS of 5 µg/L. PFAS were detected in exceedance of the Ambient Water Quality Standards (AWQS) including PFOS (max of 0.0218 µg/L) and PFOA (max of 0.0481 µg/L).

In soil vapor ambient air and indoor air, VOCs were detected within the 6 samples collected from the Site including TCE (max of 57.5 µg/m³) and PCE (max of 3920 µg/m³).

G. Possible Sources of Contamination

The Phase II ESA identified contaminated historic fill material (CHFM) across the Site, consisting of brick, concrete, and plastic debris to depths of approximately 4 to 8.5 feet below grade. This material is underlain by native formations and is a likely source of localized soil contamination that was brought onto the Site at some point in the past. Elevated cadmium was detected in CHFM (up to 12.5 mg/kg), exceeding applicable soil cleanup objectives. While groundwater in these areas did not show cadmium impacts, the presence of CHFM indicates fill-related contamination.

Additionally, VOC impacts were identified in soil at SB-03. Detected exceedances included xylenes and 2-butanone above applicable standards.

Chlorinated aliphatic hydrocarbons (CAHs), including tetrachloroethene (PCE) and trichloroethene (TCE), were detected at elevated concentrations in soil vapor and groundwater. These impacts are likely associated with historic auto repair operations, where PCE and TCE were commonly used. High PCE concentrations in soil vapor at multiple locations indicate the potential presence of multiple on-site source areas, likely including the historical auto repair operations.

Elevated concentrations of PCE, as well as PFAS compounds (PFOS and PFOA), were also detected in groundwater.

Remaining contamination sources are likely located beneath existing site structures. As such, building demolition will be necessary to allow for additional investigation and delineation of source areas as part of the Remedial Investigation.

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 a new eight-story mixed use, 100% affordable and workforce multifamily residential rental building with designated ground floor commercial space and a five-level parking garage. The project also involves moving the current Post Office operations to a new location, which has been identified.

Schedule – Commencement through COC

The affordable housing financing for this project has been slated for March 2027. Funding is being provided by New York State HCR/HFA. The project received some upfront Low Income Investment Fund (LIIF) financing in order to acquire the 325 South Broadway funeral home property on March 11, 2026, shortly after application's original submission and to demolish the

funeral home property so it can be investigated, and then used as a temporary parking lot area for the Yonkers Parking Authority (YPA).

As a result of this rapid schedule, a Remedial Investigation (RI) Work Plan (RIWP) has been submitted with this application. RIWP approval is anticipated to be coincident with execution of the Brownfield Cleanup Agreement (BCA), as the Department will have several months to review the RIWP during the application review period. The RI is therefore expected to commence immediately thereafter, or by July 2026, whichever occurs sooner. If the RIWP approval or BCA execution are not completed by that date, the RI may commence at risk to maintain the constrained construction schedule, with Department comments incorporated as received. The RI is anticipated to be completed by Summer/August 2026. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be submitted concurrently by the end of October 2026, with NYSDEC approval anticipated by January 2027 following completion of the Department's review and public comment period. The Decision Document is needed for the NYS HCR/HFA closing; therefore, this Document is anticipated by February 2027 to accommodate the March 2027 finance closing.

The goal is to move the Post Office as rapidly as possible, but the exact timeframe is based on confirmation of the new location and then physically moving the Post Office off the Site. Investigation work will not be affected by the remaining presence of the Post Office because access has been granted. However, remediation can obviously not occur until after the Post Office is moved. As a result, portions of the Site are anticipated to be remediated in phases as follows after financing.

It is anticipated that required remediation shall commence immediately after the finance closing in late April 2027 on the 337 South Broadway Yonkers Parking Authority (YPA) parcel so that construction of the planned five-story parking garage on that parcel can commence. As noted above, the 325 South Broadway funeral home property will be used for temporary parking while the 337 South Broadway YPA parcel is being remediated and the parking garage on that parcel is being constructed.

Once the Post Office is vacated from the Site, the Post Office building structure will be demolished and that parcel will be remediated. Once the new parking structure is complete and the temporary YPA operation is relocated to the new structure, the 325 South Broadway funeral home parcel will be remediated. After this is accomplished, the entire Site will be deemed remediated, and the construction of the proposed 100% affordable housing building can commence on the 335 and 337 South Broadway parcels.

The remediation should be completed in mid to late 2027 such that a Certificate of Completion can be earned on or before December 2027 or in early 2028.

To the extent a Site Management Plan and Final Engineering Report are required, these documents will be submitted by the required annual deadlines in 2027 in order to provide the DEC with 45-day comment periods on each document. The Certificate of Completion is anticipated to be issued on or before December 2027 or in early 2028.

4. 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 RIR. 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.
- 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 & 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: To the extent Site Management is required, 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: As an affordable housing project, the proposed building will meet HCR's stringent green building requirements and the NYC green building code requirements and will be all electric.

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 remedial design program 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 Hudson River, which is approximately 0.59 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. Therefore, it is not likely that climate vulnerability will impact this Site.

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).

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat; therefore, FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application as further described below.

The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within a General Business and Apartment Houses, High-Density District (BA). More specifically, the Site is also located within the South Broadway District (SBD), specifically in the Core Subdistrict. *See* Exhibit E - Zoning Map.

2. Allowed Uses

The BA District allows for the planned apartment building as permitted use. The SBD Core Subdistrict also allows for the planned apartment building also as permitted use. See Zoning Code provisions attached to the Zoning Map in Exhibit E.

3-4. Current Use

This Site is currently used as a Post Office, and a parking lot. It was also used as a funeral home until as recently as March 11, 2026, but that parcel is now vacant. The tenant information is as follows:

Parcel Address	Operator	Operator Start Date
325 South Broadway	VACANT	03/11/2026
335 South Broadway	US Post Office Attn: Tonny Simmons, Supervisor 335 South Broadway Yonkers, New York 10705 Email: gussielee315@gmail.com Phone: (914) 846-9857	1965/1966
337 South Broadway	City of Yonkers/YPA Attn: Deputy Mayor Steven Levy 40 South Broadway Yonkers NY 10701 Email: Stevenj.Levy@yonkersny.gov Phone: (914) 377-6300 c/o Yonkers Parking Authority Attn: Executive Director Gail Burns 8 Buena Vista Ave Yonkers, NY 10701 Email: Gail.Burns@ypa.yonkersny.gov Phone: (914) 965-2467	05/04/1966 and 12/08/1999

5. Intended Use Post Remediation

After the remediation, the Site will be used for mixed-used commercial and residential 100% affordable housing apartment complex with some commercial use and a parking garage.

6. Post Remediation Use

Post remediation use of the Site entails a 100% affordable, mixed-income, mixed-use development. Specifically, the post remediation use will entail:

- An eight (8) story, 181-unit multifamily residential building (the “Residential Component”) comprised of a mix of studios, one, two, and three-bedroom apartments targeting households with incomes between 30% and 80% of the Area Median Income (“AMI”);
- Approximately 10,630 square feet of ground-floor commercial space (the “Commercial Component”); and
- An approximately 324 space parking structure, providing spaces for the project and the public (the “Parking Garage”).

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 Yonkers needs additional new affordable housing.

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

Yes, the project is consistent with the City of Yonkers zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the 2000 City of Yonkers Comprehensive Plan, which intended to give special attention to key corridors, including the South Broadway corridor. The SBD Zoning District was added to the Zoning Code in 2011, with the following purpose: “to recognize, preserve and develop the special character of the South Broadway shopping area. South Broadway developed as one of the premier shopping streets in Yonkers and Southern Westchester County and remains one of the important shopping areas in the City. It is a vibrant example of the traditional urban shopping street with wide sidewalks, street trees, a pedestrian and shopper-friendly physical environment complete with fine architecture and a beneficial and sustainable mix of retail, commercial and residential uses. The South Broadway Zoning District recognizes the advantages that this form of development brings to the City of Yonkers and seeks to enhance and preserve the business, residential and physical environment of the area while removing regulatory impediments to the continued growth of the area.” City of Yonkers Zoning Code § 43-47(A).

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The current owners and operators of the Site are listed in the table below:

Parcel Address	Owner & Operator	Ownership & Operator Start Date
325 South Broadway	<p>Fee Title Owner: SB Yonkers Housing Development Fund Corporation Attn: James L. Simmons 18 Warburton Avenue, Apt. 2A Yonkers, New York 10701 Email: james@curedevelopment.org Phone: (914) 497-3299</p> <p>Beneficial Owner: SB Yonkers SPE LLC Attn: Matthew Gross 336 East 110th Street New York, New York 10701 Email: mgross@lettire.com Phone: (917) 903-2401 Operator: VACANT</p>	03/11/2026
335 South Broadway	<p>Owner: The Tag and Envelope Co., Inc. Attn: Eric Wald 2489 Marine Place Bellmore, New York 11710 Email: eric.wald@tagenvelope.com Phone: (917) 690-4801 Operator: US Post Office Attn: Tonny Simmons, Supervisor 335 South Broadway Yonkers, New York 10705 Email: gussielee315@gmail.com Phone: (914) 846-9857</p>	09/08/2016
337 South Broadway	<p>Owner/Operator: City of Yonkers/YPA Attn: Deputy Mayor Steven Levy 40 South Broadway Yonkers NY 10701 Email: Stevenj.Levy@yonkersny.gov Phone: (914) 377-6300 c/o Yonkers Parking Authority Attn: Executive Director Gail Burns 8 Buena Vista Ave Yonkers, NY 10701 Email: Gail.Burns@ypa.yonkersny.gov Phone: (914) 965-2467</p>	05/04/1966 and 12/08/1999

See Exhibit G - Deeds and Declaration of Interest and Nominee Agreement for additional information.

Requestor is not the owner of the BCP Site; however, Requestor is the Sole Member of SB Yonkers SPE LLC, which is the current beneficial owner of 325 South Broadway, as of March 11, 2026. The above table lists the current owners and operators of each parcel of the Site. See Exhibits G – Deeds and Declaration of Interest and Nominee Agreement and Exhibit B - Survey. The Requestor has received a temporary license from the Owners to access the BCP Site to perform investigation and remediation work required by the BCP. *See Exhibit H - Site Access Agreements.*

The Previous & Current Owner & Operator list is attached as 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’ use of 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. April 2026 Phase I Environmental Site Assessment prepared by LaBella PC for SB Yonkers Realty LLC
- b. April 2026 Phase II Environmental Site Assessment prepared by LaBella PC for SB Yonkers Realty LLC
- c. April 2026 Remedial Investigation Work Plan prepared by LaBella PC for SB Yonkers Realty 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 VOCs and metals in soil, VOCs and PFAS in groundwater, and VOCs in soil vapor. See Exhibit I - Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGWSCO	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGWSCO	Depth (ft-bgs)
VOCs						
2-Butanone	0	1	0.32	100	0.1	2-4
Acetone	0	4	0.92	100	0.03	2-4
Xylenes, Total	0	1	5.5	100	1.2	2-4
Metals						
Cadmium	1	1	12.8	2.5	7.5	2-4

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
Tetrachloroethylene	2	21.5	5
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	2	0.0218	0.0027
Perfluorooctanoic Acid (PFOA)	2	0.048	0.0067

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m ³)	NY-SSC-A-F Matrix	Detections > NY-SSC-A-F	NYSDOH AGV Matrix	Detections > NYSDOH AGV	Type
VOCs							
Tetrachloroethylene	4	3920	100	2	20	4	Sub-slab
Trichloroethene	5	57.5	6	4	2	5	Sub-slab

4. Past Land Use

1. Past Use of the Site

The past uses of Site that led to petroleum and chlorinated volatile organic compound contamination are likely related to the former auto repair use and the use of former underground storage tanks (USTs).

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

The Phase I ESA identified two main Recognized Environmental Conditions (RECs). First, the original portion of the current funeral home was used as an auto service facility in at least 1957 and may have continued in operation until circa 1970. Automotive repair operations typically include the use of hazardous substances and petroleum products. Based on this past use and the potential for releases to the environment, this past use was considered a REC. Second, two oil USTs were removed in 2022 from an area south of the funeral home. See Exhibit P – UST Closure Documents. The tanks were designated as “driveway” and “parking space” based most likely on their former locations. According to tank closure documentation, Tank #1 (the Driveway UST) was only sampled for Diesel Range Organics (DRO), and Tank #2 (parking space UST) was tested for VOCs and SVOCs. Despite the fact that the confirmatory soil sample was not tested for VOCs/SVOCs near Tank #1, and there were no sidewall samples taken, the tanks were not considered RECs. The specific location of the USTs can be found on the second last page of the UST Report.

LaBella also noted additional items for consideration. Hazardous substances and petroleum products were limited to general cleaning and building maintenance supplies which were observed to be properly stored in small containers with no evidence of release noted. In addition, one above-ground lift was observed exterior to the post office. No evidence of a release from this equipment was observed. Lastly, embalming operations were formerly performed on-Site.

A Phase II investigation was conducted on May 1 and 2, 2025. During the investigation, a geophysical survey was performed, fifteen (15) soil borings were advanced, and soil, groundwater, and soil vapor samples were collected. The results of the May 2025 Phase II ESA indicated elevated concentrations in soil vapor of chlorinated solvents tetrachloroethylene (PCE) and Trichloroethylene (TCE) under the basement of the funeral home located in Tax Lot 28 and on the post office located in Tax Lot 30. PCE, perfluorooctanesulfonic acid (PFOS), and perfluorooctanoic acid (PFOA) were detected at concentrations that exceed the applicable New York State Ambient Water Quality Standards (AWQSs) in a temporary monitoring well installed in the eastern portion of Tax Lot 28. Soil borings results contained chemicals of potential concern (COPCs) at concentrations that exceed New York State Protection of Groundwater Soil Cleanup Objectives (PGSCOs) for acetone, 2-butanone and total Xylenes on Tax Lot 28 at a depth of 2-4 ft, and for acetone at another location in Tax Lot 32 at a depth of 2 to 4 ft. However, acetone is often considered a lab artifact.

Additional sampling was done in September. Below is an outline of the sample analytical data for soil, soil vapor, and groundwater are summarized below for each Lot from the Phase II:

Lot 28:

- In soil sample SB-03 (2 to 4 ft bgs), Xylenes were detected at a concentration of 5.5 mg/kg, above applicable PGSCOs (1.6 mg/kg) and RRSCOs (0.26 mg/kg). Acetone was detected at a concentration of 0.92 mg/kg, above PGSCOs (0.05 mg/kg). 2-Butanone was detected at a concentration of 0.32 mg/kg, above PGSCOs (0.12 mg/kg).
- In sediment sample DW-05 (2 ft bgs), Acetone was detected at a concentration of 0.037 mg/kg, above PGSCOs (0.05 mg/kg).
- In groundwater sample TMW-1, PCE was detected at a concentration of 5.2 µg/L, above the AWQS of 5 µg/L, as well as PFOS (0.0113 ug/l), above the AWQS of 0.0027 µg/L, and PFOA (0.0481 µg/L), above the AWQS of 0.0067 µg/L.
- In soil vapor sample SS-02, PCE was detected at a concentration of 3920 µg/m³, and TCE at a concentration of 29.7 µg/m³. In soil vapor sample SS-03, TCE was detected at a concentration of 57.5 µg/m³. These concentrations are above their respective AGVs and within the range at which monitoring or mitigation may be warranted regardless of indoor air concentrations, according to NYSDOH Decision Matrices.

Lot 30:

- In soil sample SB-17 (2 to 4 ft bgs), cadmium was detected at a concentration of 12.8 mg/kg, in exceedance of applicable RRSCOs (4.5 mg/kg) and PGWSCOs (7.8 mg/kg).
- In soil vapor sample SS-01, TCE was detected at a concentration of 33 µg/m³, within the range at which monitoring or mitigation may be warranted regardless of indoor air concentrations, according to NYSDOH Decision Matrices. PCE was detected at a

concentration of 33 $\mu\text{g}/\text{m}^3$, at concentrations above their respective AGVs and within the range at which monitoring or mitigation may be warranted, depending on indoor air concentrations, according to NYSDOH Decision Matrices. In soil vapor sample SS-04, TCE was detected at a concentration of 4.72 $\mu\text{g}/\text{m}^3$, above its AGVs and within the range at which monitoring or mitigation may be warranted depending on indoor air concentrations, according to NYSDOH Decision Matrices.

Lot 32:

- In soil sample SB-13 (0 to 2 ft bgs), acetone was detected at a concentration of 0.036 mg/kg, above applicable PGSCOs (0.05 mg/kg).
- In soil sample SB-13 (2 to 4 ft bgs), acetone was detected at a concentration of 0.093 mg/kg, above applicable PGSCOs (0.05 mg/kg).
- In groundwater sample TMW-2, PCE was detected at a concentration of 21.5 $\mu\text{g}/\text{L}$, above the AWQS of 5 $\mu\text{g}/\text{L}$, as well as PFOS (0.0218 $\mu\text{g}/\text{L}$), above the AWQS of 0.0027 $\mu\text{g}/\text{L}$, and PFOA (0.0254 $\mu\text{g}/\text{L}$), above the AWQS of 0.0481 $\mu\text{g}/\text{L}$.
- In soil vapor sample SV-02, PCE was detected at a concentration of 1966.1 $\mu\text{g}/\text{m}^3$ and TCE at a concentration of 52.105 $\mu\text{g}/\text{m}^3$, both concentrations above their respective AGVs and within the range at which monitoring or mitigation may be warranted regardless of indoor air concentrations, according to NYSDOH Decision Matrices. In soil vapor sample SV-01, PCE was detected at a concentration of 44.746 $\mu\text{g}/\text{m}^3$, above its AGVs and within the range at which monitoring or mitigation may be warranted depending on indoor air concentrations, according to NYSDOH Decision Matrices.

SECTION VII: REQUESTOR INFORMATION

The Requestor is SB Yonkers Realty LLC, a New York limited liability company, located at c/o Urban Builders Collaborative 336 East 110th Street, New York, New York 10029. SB Yonkers Realty LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. SB Yonkers MM LLC is the sole member of SB Yonkers Realty LLC. Please see Exhibit O – Organizational Chart.

During the land closing phase of the project, SB Yonkers SPE LLC will be the temporary beneficial owner. Requestor, SB Yonkers Realty LLC, is the sole member of SB Yonkers SPE LLC, and SB Yonkers MM LLC is the sole member of Requestor, SB Yonkers Realty LLC. Please see Exhibit O – Organizational Chart (Page 1). During the construction loan closing phase of the project, Requestor, SB Yonkers Realty LLC, will become the beneficial owner, and SB Yonkers MM LLC will become the managing member of Requestor, SB Yonkers Realty LLC, and a to be formed tax credit investor company will become the 99.99% owner of Requestor, SB Yonkers Realty LLC. Please see Exhibit O – Organizational Chart (Page 2).

The Written Consent provides Matthew Gross with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor SB Yonkers Realty LLC. See Exhibit K - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Requestor is applying for a fee waiver. Please see Exhibit N – Fee Waiver Affidavit.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

The answer on the application is “no” because there are no known unregistered bulk storage tanks on this Site. Two tanks were removed in 2022, and the due diligence geophysical investigation did not identify the presence of any additional tanks. Of the five anomalies detected during the geophysical survey, three were determined to correspond to backfilled former UST locations that were backfilled with concrete. The remaining two were interpreted as probable boulders rather than UST related anomalies, as evidenced by multiple drill rig refusals during the Phase II investigation and were not further investigated.

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 335 South Broadway and 337 South Broadway from the current owners and it is the sole member of SB Yonkers SPE LLC, which is the beneficial owner of 325 South Broadway as recently as March 11, 2026, after performing environmental due diligence and ensuring there are no known tanks or systems from which a discharge can still be occurring. Requestor did not have any involvement with the Site at the time of disposal. The Requestor has and will perform 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.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

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

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

The Site meets the definition of an eligible “brownfield site” in Environmental Conservation Law § 27-1405(2) as “any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted

by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous commercial and industrial uses, which can be linked to and caused contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit I, 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 L - Site Contact List. See Exhibit M - Repository Letter.

EXHIBIT A

BASE MAP

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705

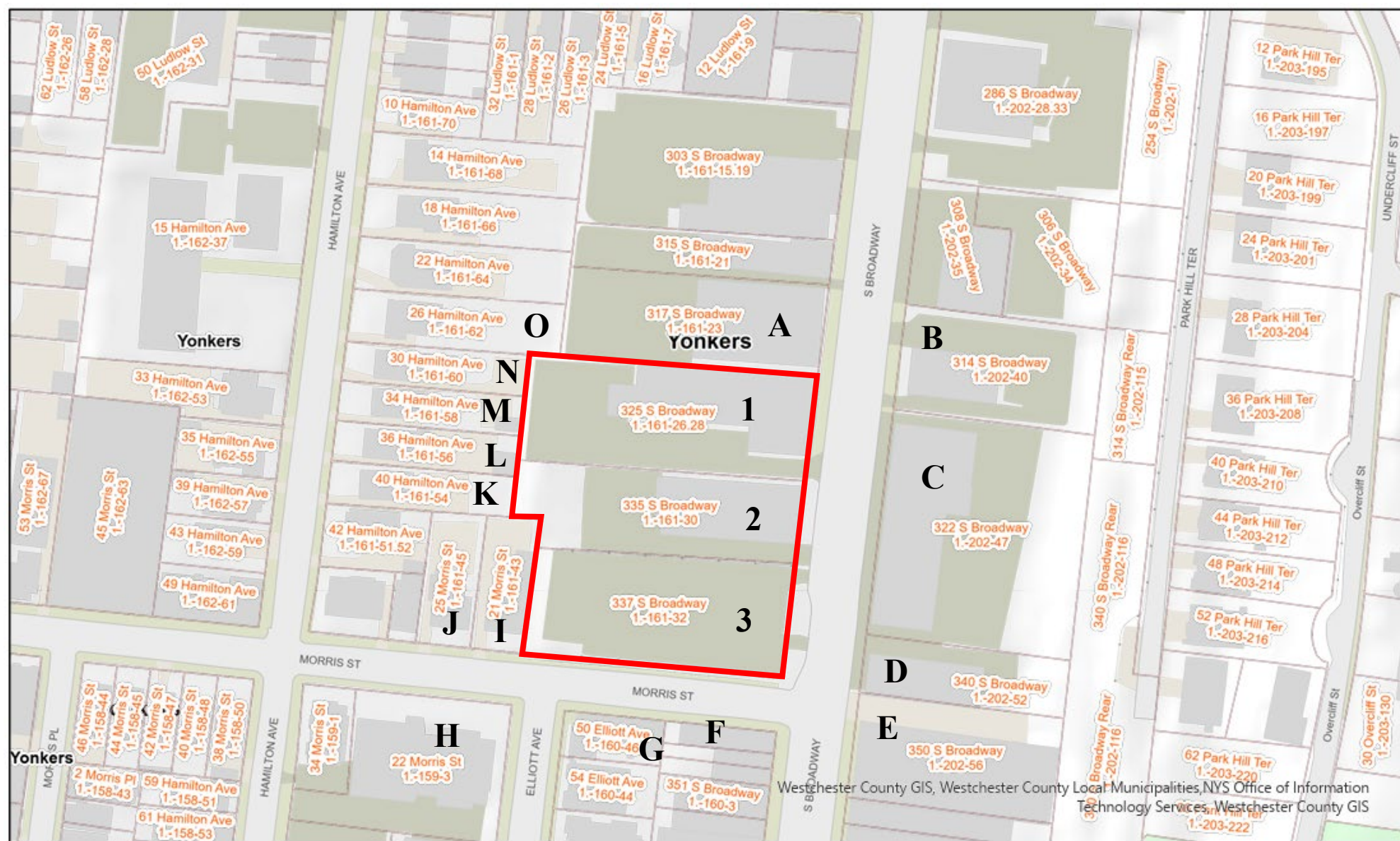
Legend:

 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – O

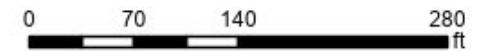


All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.



January 9, 2026

1:1,500



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



Westchester County GIS



<http://giswww.westchestergov.com>

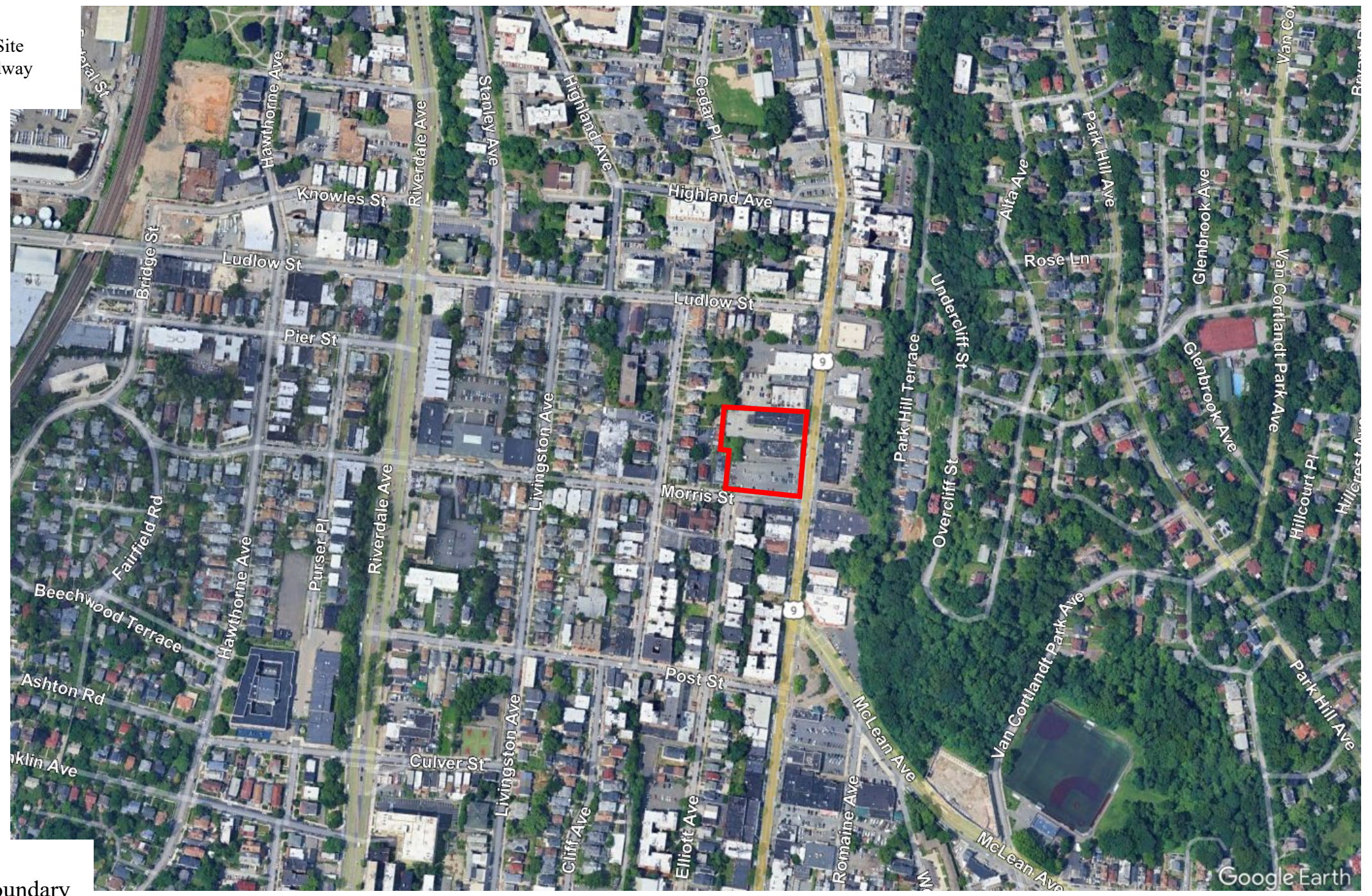
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Flynn Memorial Home	325 South Broadway	1-161-26.28
2	The Tag & Envelope Co Inc.	335 South Broadway	1-161-30
3	City of Yonkers	337 South Broadway	1-161-32

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	317 S Broadway LLC and City Broadway Inc.	317 South Broadway	1-161-23
B	Sammy Properties Inc.	314 South Broadway	1-202-40
C	322 SB Realty LLC	322 South Broadway	1-202-47
D	S Broadway Properties Inc.	340 South Broadway	1-202-52
E	350 BDWY Real Estate Corp.	350 South Broadway	1-202-56
F	Laila Enterprises Inc.	347 South Broadway	1-160-48
G	12-16 Sunshine Realty Inc.	50 Elliott Avenue	1-160-46
H	St Thomas Marthoma Church	22 Morris Street	1-159-3
I	Fadda Innabi	21 Morris Street	1-161-43
J	Samira Annabi	25 Morris Street	1-161-45
K	Rai and Karen Virasawmi	40 Hamilton Avenue	1-161-54
L	Rolando Arias	36 Hamilton Avenue	1-161-56
M	Gustavo and Rina Figueroa	34 Hamilton Avenue	1-161-58
N	Gustavo and Rina Figueroa	30 Hamilton Avenue	1-161-60
O	Gloria and Teresa Bentivenga	26 Hamilton Avenue	1-161-62

Street Map

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705



Legend:

 Site Property Boundary

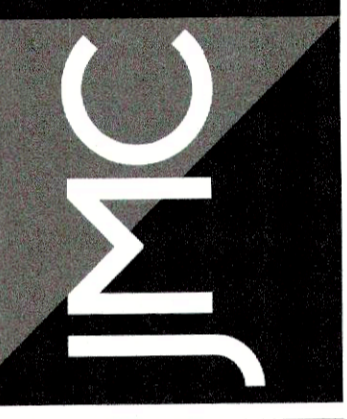
EXHIBIT B

SURVEY OF PROPERTY LEGEND

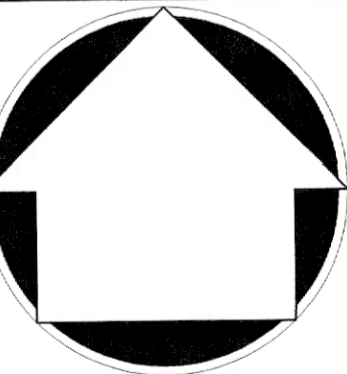
ADJACENT PROPERTY LINE	SYMBOL
BOLLARD	• BCL
COMBINATION INLET	□ CI
CURB	— C
CURB CUT	— CC
DRAIN INLET	□ DI
EASEMENT LINE	- - - E
ELECTRIC BOX	□ EB
ELECTRIC MANHOLE	○ EMH
FENCE	— F
FLAG POLE	• FP
GAS VALVE	• GV
GUIDE RAIL	— GR
GUY WIRE	— GW
HYDRANT	• H
LIGHT POST	• LP
MANHOLE	○ MH
OVERHEAD WIRE	— OW
PROPERTY LINE	— P
ROOF OVER	— RO
SANITARY SEWER MANHOLE	○ SSMH
SIGN	• S
TELECOMMUNICATIONS MANHOLE	○ TCMH
TRAFFIC SIGNAL LIGHT	• TSL
TRAFFIC SIGNAL POLE	• TSP
UNKNOWN MANHOLE	○ UMH
UTILITY POLE	• UP
UTILITY POLE WITH LIGHT	• UPL
WALL	— W
WATER VALVE	• WV

CLIENT:
SB YONKERS REALTY LLC
 C/O URBAN BUILDER
 COLLABORATIVE LLC
 334-366 110TH STREET
 NEW YORK, NY 10025

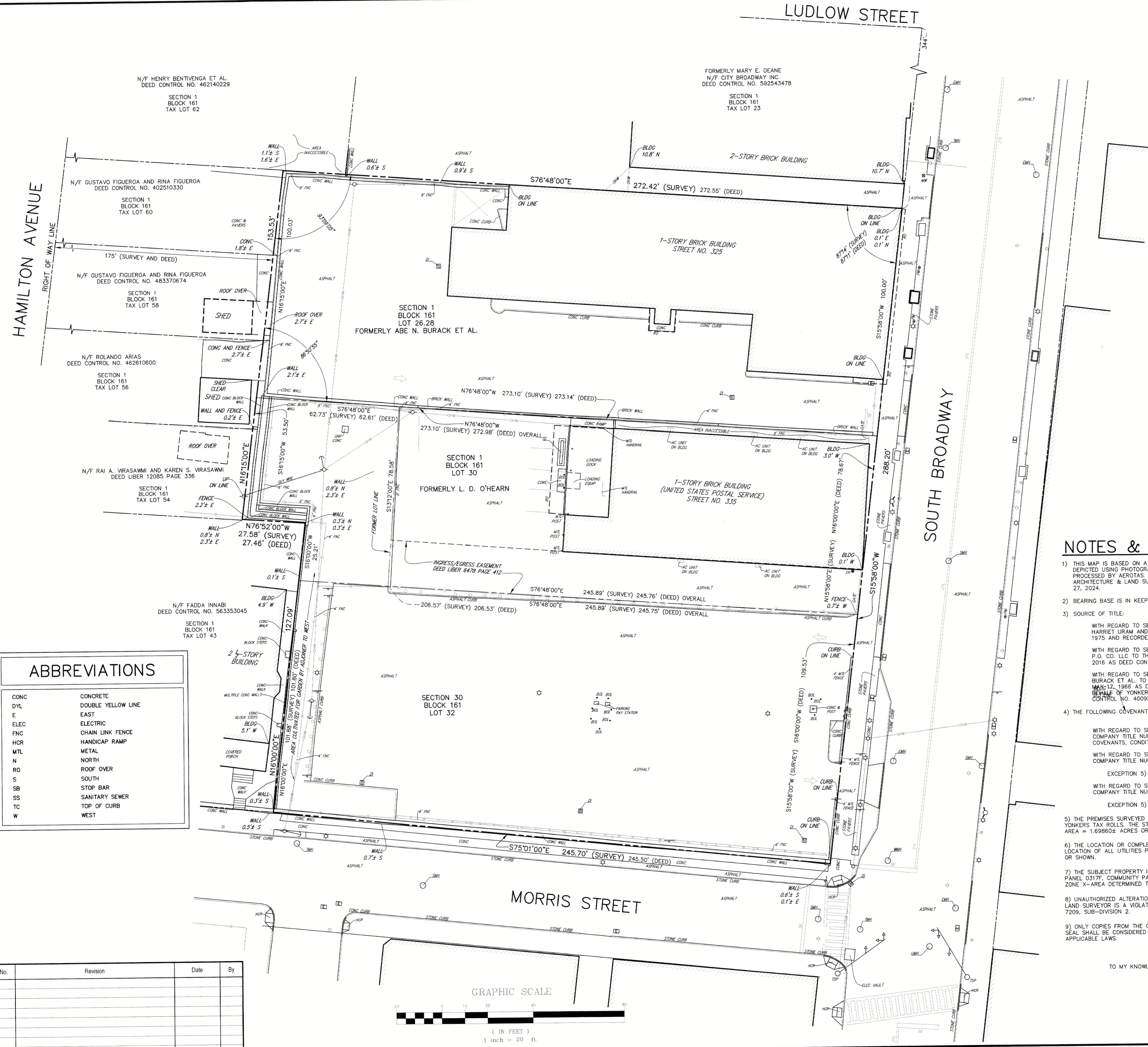
JMC Planning, Engineering, Landscape
 Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcplc.com



SURVEY OF PROPERTY
325-335-337 SOUTH BROADWAY
 CITY OF YONKERS, WESTCHESTER COUNTY, NY



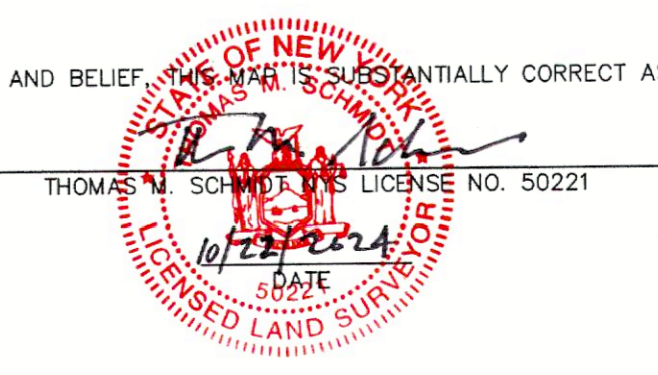
Drawn: TH Approved: TS
 Scale: 1" = 20'
 Date: 10/8/2024
 Project No: 24066
 24066-SU-1.dwg SU-1.tbl
TS-1



NOTES & REFERENCES:

- THIS MAP IS BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 16, 2024. SOME FEATURES SHOWN HEREON ARE DEPICTED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH GROUND MEASUREMENTS. ORTHOPHOTOGRAPHY WAS PROCESSED BY AEROTAS. MAPPING WAS PROCESSED AND COMPILED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. PHOTOGRAPHY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON SEPTEMBER 27, 2024.
- BEARING BASE IS IN KEEPING WITH DEED CONTROL NO. 562513226.
- SOURCE OF TITLE:
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 26.28 ALSO KNOWN AS 325 SOUTH BROADWAY - A DEED FROM HARRIET URAM AND JOSEPH M. STRASSMAN TO THE FLYNN MEMORIAL HOME, INC. IN A DEED DATED OCTOBER 29, 1975 AND RECORDED OCTOBER 30, 1975 AS DEED LIBER 7295 AT PAGE 297.
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 30 ALSO KNOWN AS 335 SOUTH BROADWAY - A DEED FROM FVB P.O. CO. LLC TO THE TAG & ENVELOPE CO IN A DEED DATED SEPTEMBER 8, 2016 AND RECORDED SEPTEMBER 16, 2016 AS DEED CONTROL NO. 562513226.
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 32 ALSO KNOWN AS 337 SOUTH BROADWAY - A DEED FROM ABE N. BURACK ET AL. TO CITY OF YONKERS PARKING AUTHORITY IN A DEED DATED MAY 4, 1966 AND RECORDED MAY 17, 1966 AS DEED LIBER 6613 AT PAGE 329 AND A DEED FROM FVB PL CO., LLC TO CITY OF YONKERS ON BEHALF OF YONKERS PARKING AUTHORITY IN A DEED DATED MAY 4, 1966 AND RECORDED MAY 22, 2000 AS DEED CONTROL NO. 40095005.
- THE FOLLOWING COVENANTS, CONDITIONS AND EASEMENTS ARE CONTAINED IN THE TITLE REPORT:
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 26.28 - REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY TITLE NUMBER 200248 WITH AN EFFECTIVE DATE OF JUNE 9, 2024. THERE ARE NO RECORDED COVENANTS, CONDITIONS, EASEMENTS OR AGREEMENTS.
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 30 - REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY TITLE NUMBER 200247 WITH AN EFFECTIVE DATE OF JUNE 9, 2024.
 - EXCEPTION 5) INGRESS/EGRESS EASEMENT SET FORTH IN DEED LIBER 6478 AT PAGE 412 (PLOTTED).
 - WITH REGARD TO SECTION 1 BLOCK 161 LOT 32 - REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY TITLE NUMBER 200249 WITH AN EFFECTIVE DATE OF JUNE 10, 2024.
 - EXCEPTION 5) INGRESS/EGRESS EASEMENT SET FORTH IN DEED LIBER 6478 AT PAGE 412 (PLOTTED).
- THE PREMISES SURVEYED ARE DESIGNATED AS SECTION 1 BLOCK 161 TAX LOTS 26.28, 30 AND 32 ON THE CITY OF YONKERS TAX ROLLS. THE STREET ADDRESSES ARE ALSO KNOWN AS 325, 335 AND 337 SOUTH BROADWAY. TOTAL LOT AREA = 1.69860± ACRES OR 73,991± SQUARE FEET.
- THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE NOT SURVEYED OR SHOWN.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 0317F, COMMUNITY PANEL NUMBER 360936 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS LOCATED IN ZONE X-AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUB-DIVISION 2.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION OF APPLICABLE LAWS.

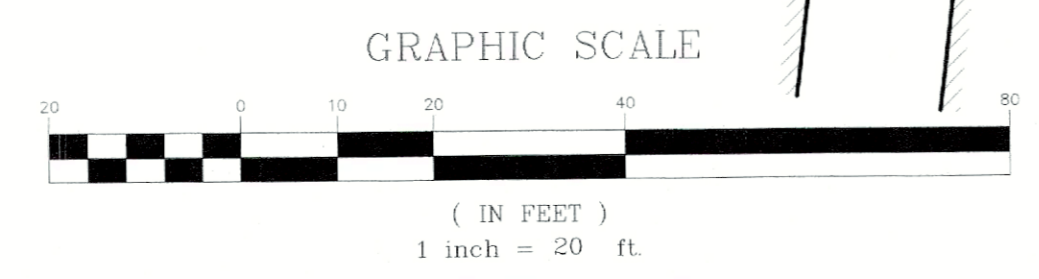
TO MY KNOWLEDGE AND BELIEF THE MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ABBREVIATIONS

CONC	CONCRETE
DYL	DOUBLE YELLOW LINE
E	EAST
ELEC	ELECTRIC
FNC	CHAIN LINK FENCE
HCR	HANDICAP RAMP
MTL	METAL
N	NORTH
RO	ROOF OVER
S	SOUTH
SB	STOP BAR
SS	SANITARY SEWER
TC	TOP OF CURB
W	WEST

No.	Revision	Date	By





Previous Editions Obsolete

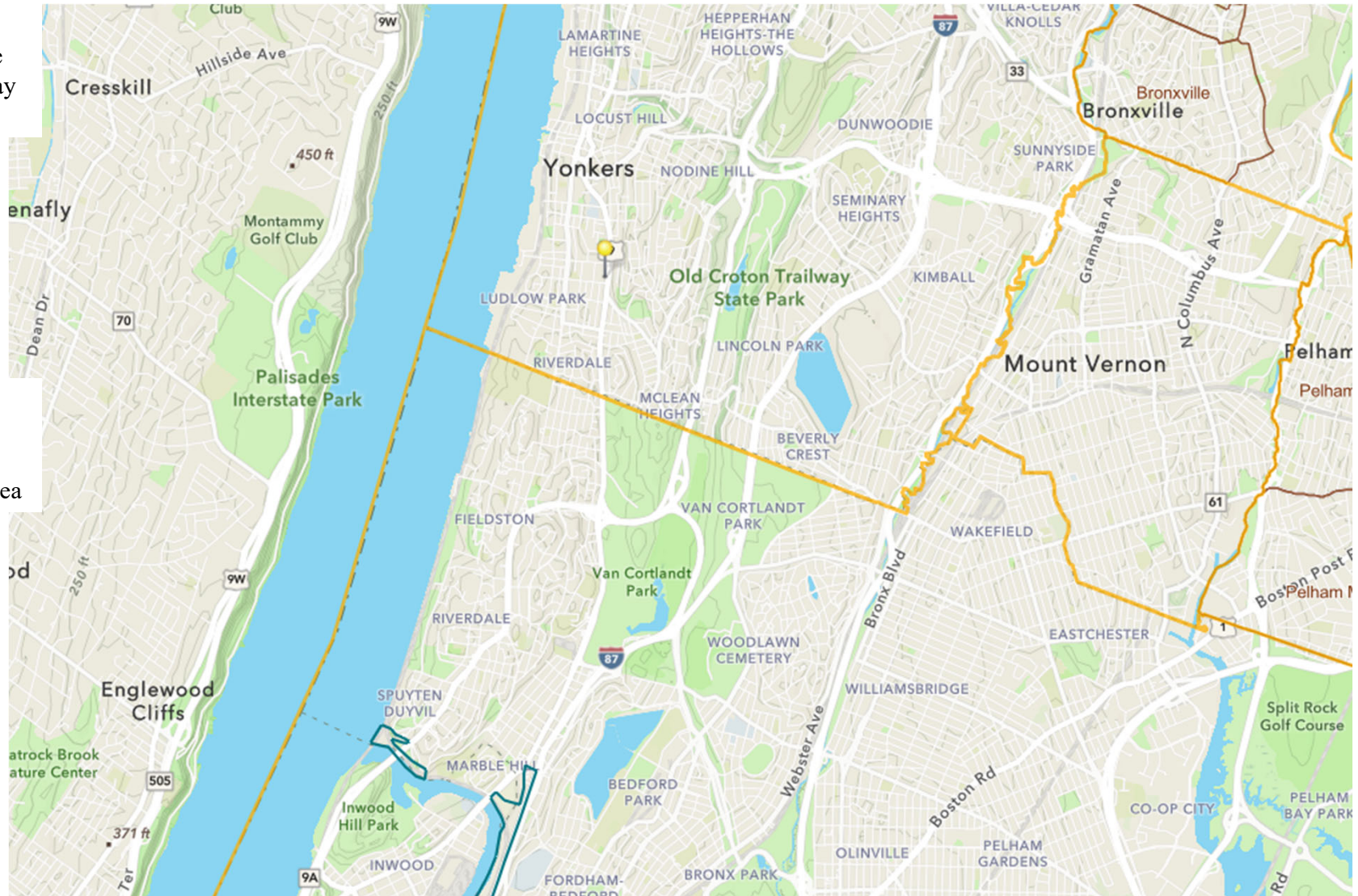
EXHIBIT C

BOA Map

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705

Legend:

-  Site Location
-  Brownfield Opportunity Area



January 2026

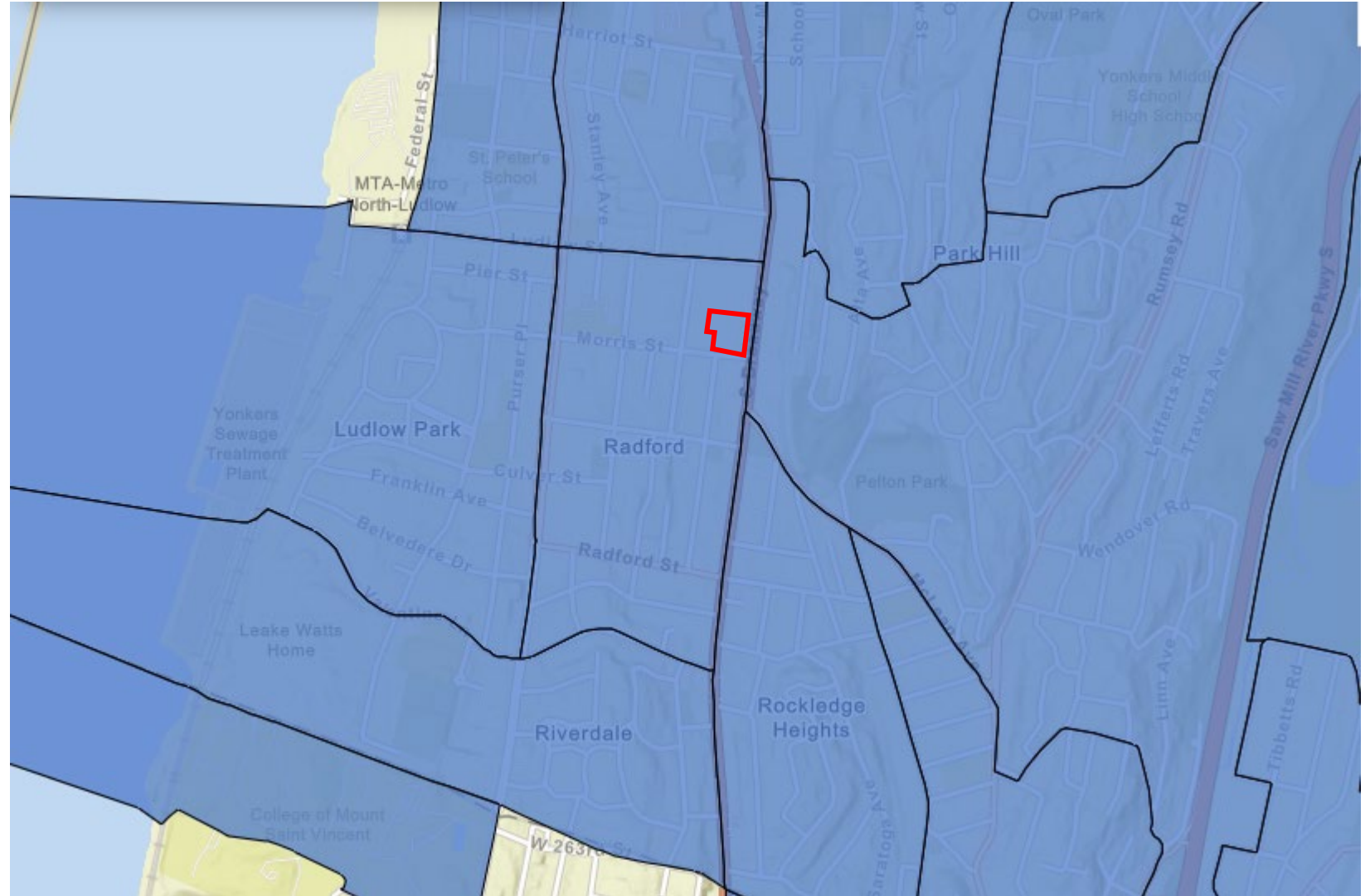
Source: NYS DOS Geographic Information Gateway

Disadvantaged Communities Map

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705

DAC

GEOID: 36119000201
Household Count: 2767
Population Count: 7936
Regional Economic Development Council: Mid-Hudson



Legend:

 Site Property Boundary

 Disadvantaged Community

Date: January 2026

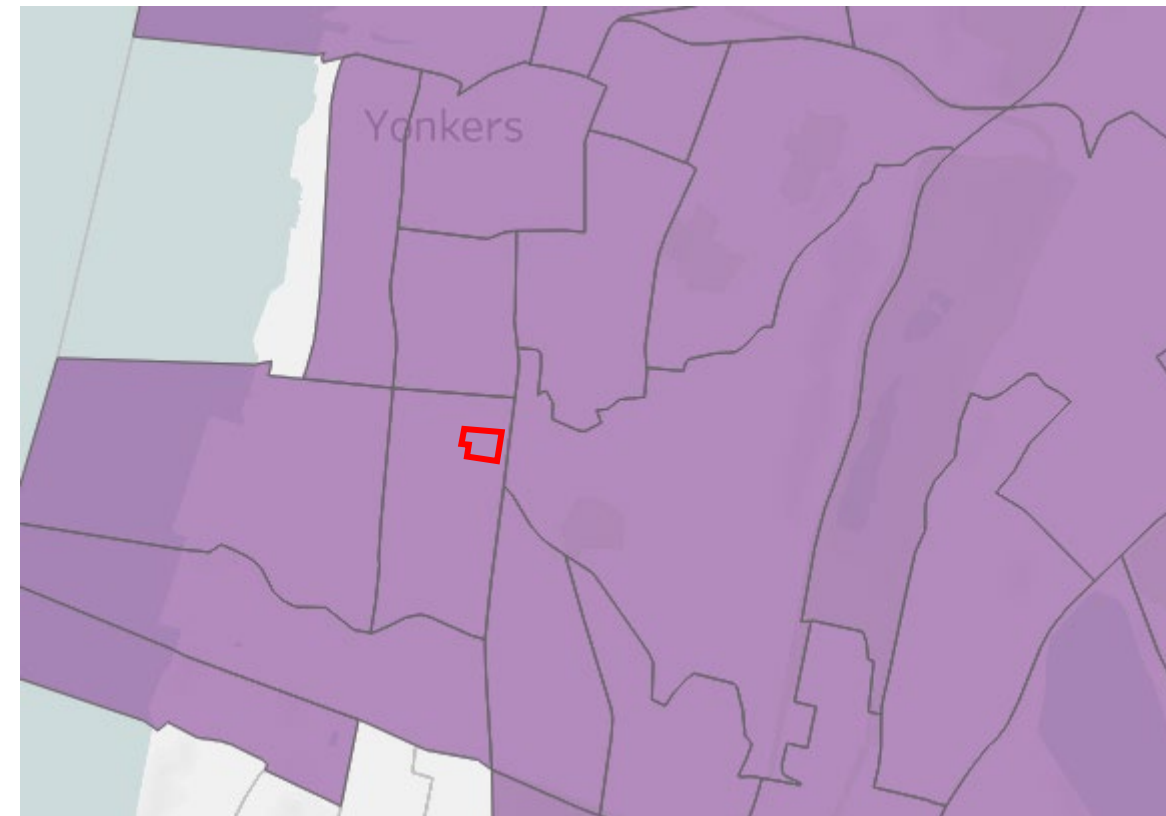
Source: NYSERDA

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	89%
	COPD ED visits	84%
	Heart attack (MI) Hospitalization	64%
	Low Birthweight	84%
	Pct Adults Age 65+	12%
	Pct w/ Disabilities	47%
	Pct w/o Health Insurance	95%
	Premature Deaths	91%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	58%
	Housing Cost Burden (Rental C...	87%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	92%
Income	Pct w/o Internet (home or cellul...	95%
	Pct <100% of Federal Poverty ...	70%
	Pct <80% Area Median Income	95%
	Pct Single-Parent Households	93%
	Pct w/o Bachelor/Es Degree	87%
Race/Ethnicity	Unemployment Rate	92%
	Historical Redlining Score	16%
	Limited English Proficiency	94%
	Pct Asian	27%
	Pct Black or African American	74%
Pct Latino/a or Hispanic	97%	
Pct Native American or Indigen...	98%	

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	42%
	Industrial/Manufacturing/Mining La...	0%
	Major Oil Storage Facilities	44%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	82%
	Remediation Sites	0%
Potential Climate Change Risk	Scrap Metal Processing	0%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ...	0%
	Driving Time to Urgent/Critical Care	9%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	0%
Potential Pollution Exposure	Low Vegetative Land Cover	77%
	Benzene Concentration (Modeled)	63%
	Particulate Matter (PM2.5)	65%
	Traffic: Diesel Trucks	49%
	Traffic: Number of Vehicles	63%
Wastewater Discharge	83%	



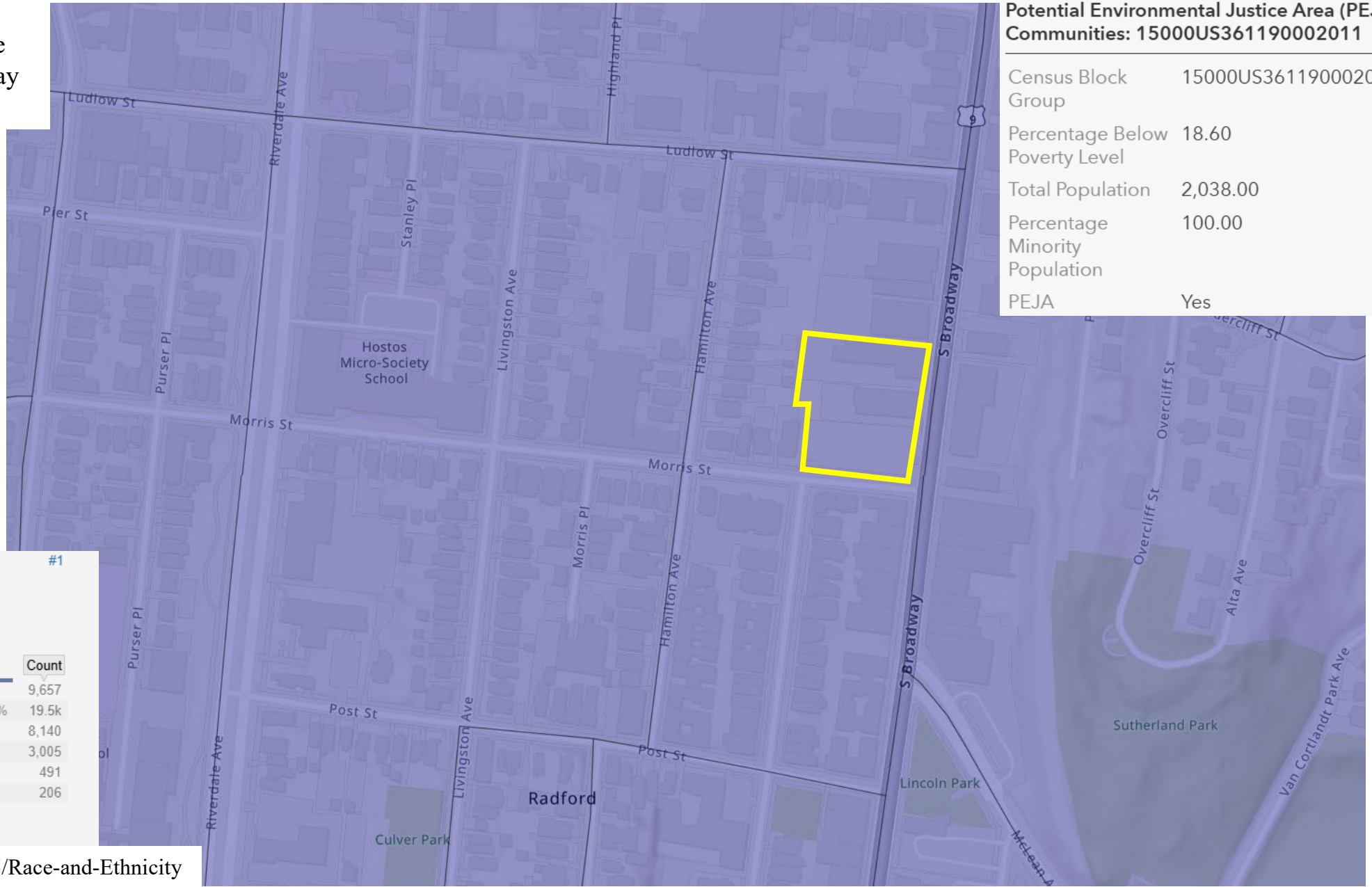
Date: Climate Act
Source: NYSERDA

Census Tract 36119000201 is **Designated a DAC**
This Tract covering **Yonkers city** has a population of **7,936**

Environmental Burden is higher than **62%** of Census Tracts statewide
Population Vulnerability is higher than **95%** of Census Tracts statewide

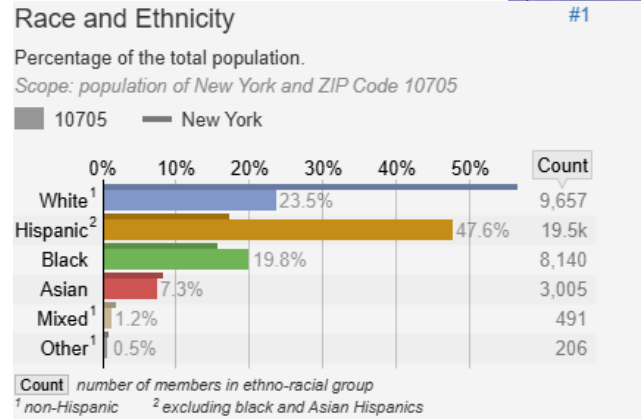
EJ MAP

South Broadway Auto Repair Site
 325, 335, and 337 South Broadway
 Yonkers, New York 10705



Potential Environmental Justice Area (PEJA)
Communities: 15000US361190002011

Census Block Group	15000US361190002011
Percentage Below Poverty Level	18.60
Total Population	2,038.00
Percentage Minority Population	100.00
PEJA	Yes



<https://statisticalatlas.com/zip/10705/Race-and-Ethnicity>

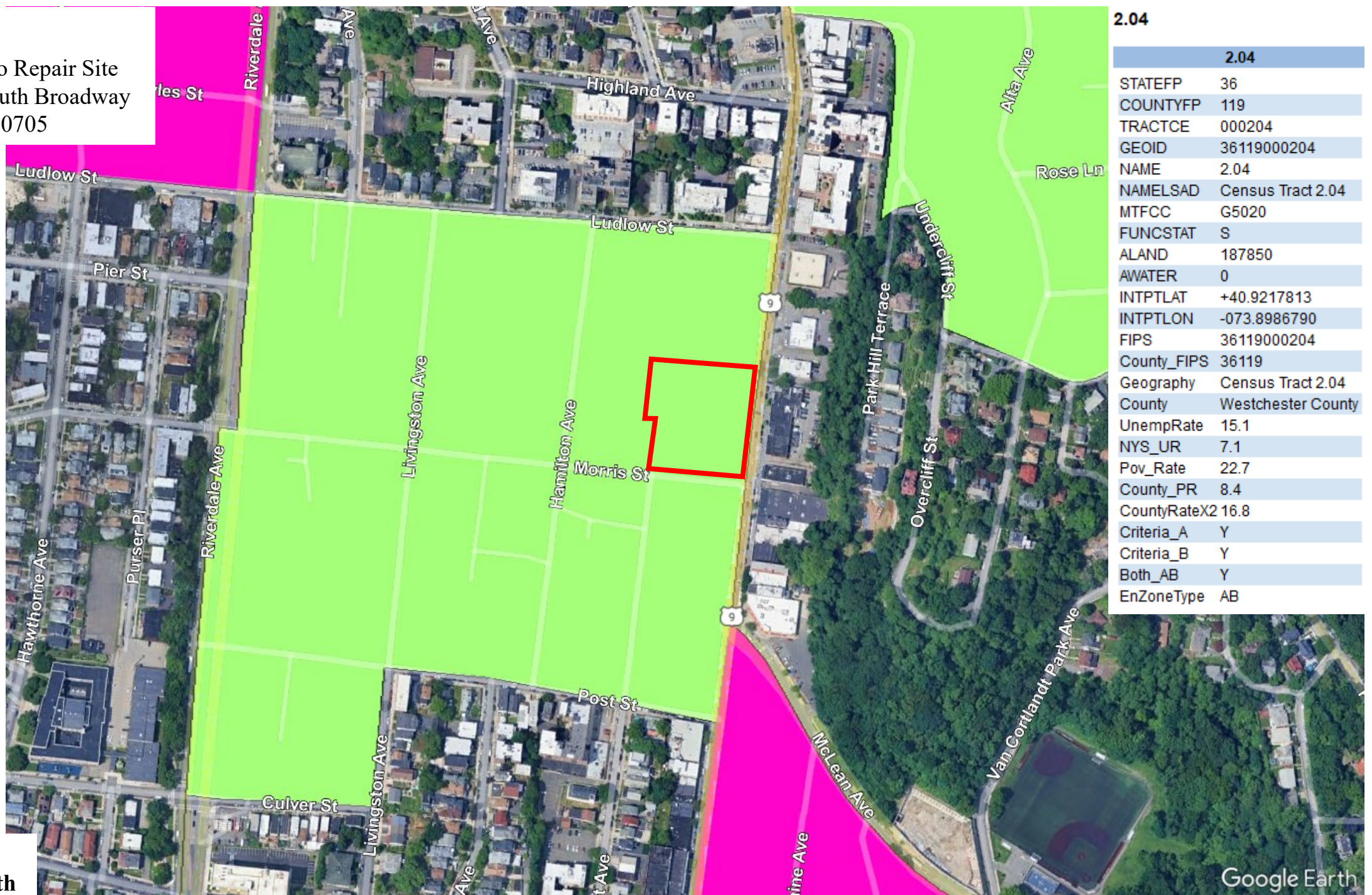
Legend:
 Site Property Boundary

En-Zone Map

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705

Legend:

 Site Property Boundary



2.04

	2.04
STATEFP	36
COUNTYFP	119
TRACTCE	000204
GEOID	36119000204
NAME	2.04
NAMLSAD	Census Tract 2.04
MTFCC	G5020
FUNCSTAT	S
ALAND	187850
AWATER	0
INTPTLAT	+40.9217813
INTPTLON	-073.8986790
FIPS	36119000204
County_FIPS	36119
Geography	Census Tract 2.04
County	Westchester County
UnempRate	15.1
NYS_UR	7.1
Pov_Rate	22.7
County_PR	8.4
CountyRateX2	16.8
Criteria_A	Y
Criteria_B	Y
Both_AB	Y
EnZoneType	AB

January 2026
Source: Google Earth

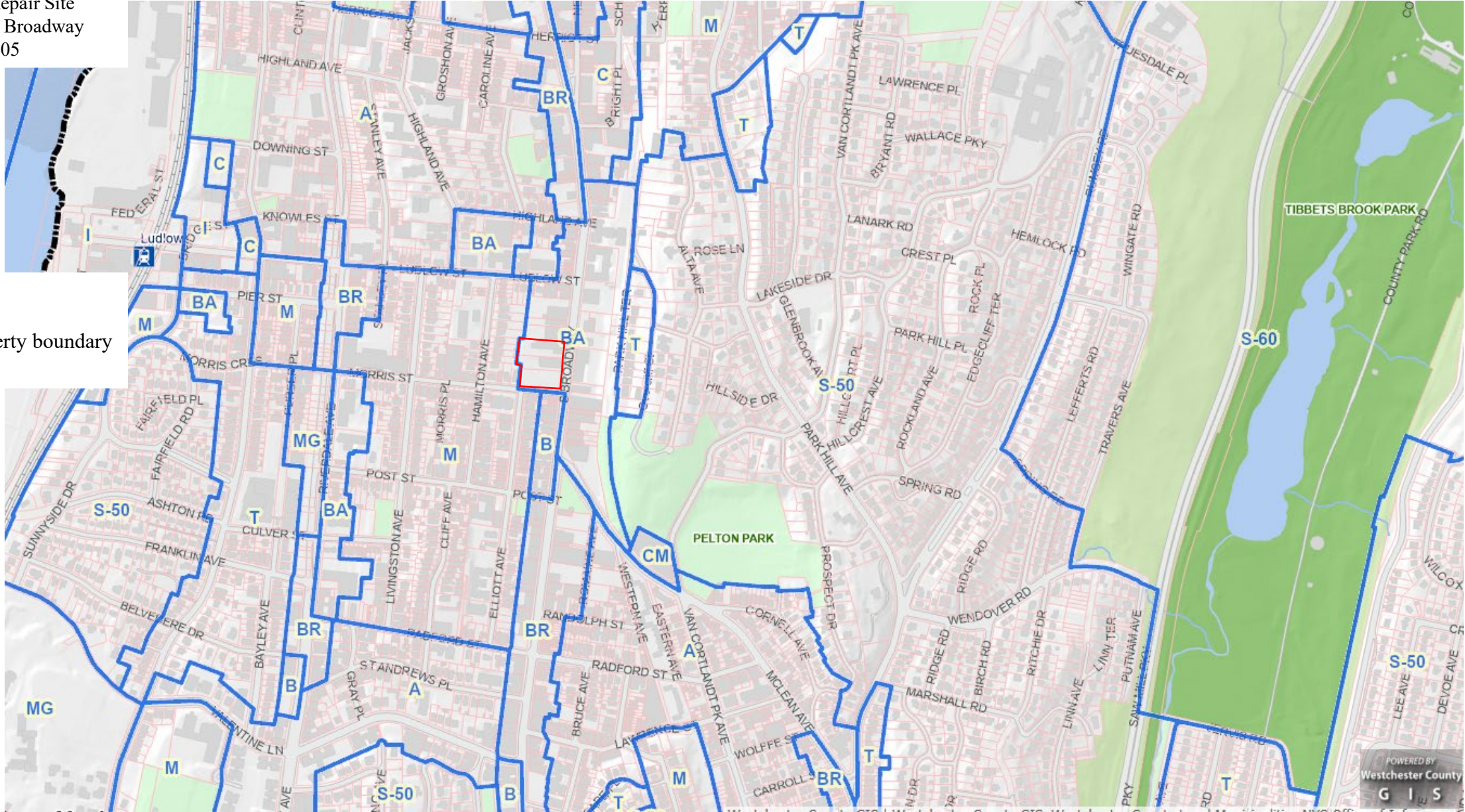
Google Earth

EXHIBIT D


EXHIBIT E

ZONING MAP

South Broadway Auto Repair Site
325, 335, and 337 South Broadway
Yonkers, New York 10705



Legend:

 Site property boundary

Zoning Districts: BA

January 2026

Source: Westchester County GIS

Zoning District: BA (General Business and Apartment Housing)

Table 43-2
List of Use Regulations by District
(Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

BA District: general business and apartment houses, high-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Funeral parlors or mortuaries
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Community residential facilities
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Offices of philanthropic institutions
- Places of worship
- Banquet and catering facilities
- Building supply stores
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Hotels
- Planned shopping centers
- Automobile rental establishment
- Automobile sales establishments
- Automobile service stations
- Automobile supply and service stores

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURDs)
- Planned urban redevelopments
- Supermarkets
- Residential health-care facilities
- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Philanthropic institutions providing social services
- Private social and fraternal clubs and community centers
- Utility substations
- Veterinary offices or hospitals
- Convenience stores in conjunction with automobile service stations

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care
- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Retail uses in conjunction with office
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

Satellite antennas

The Code>Chapter 43 Zoning>Article VI Supplementary Use and Dimensional Regulations § 43-47(E) and (F)

City of Yonkers

E. Permitted uses.

The following uses shall be permitted in the South Broadway District:

(1) Permitted uses:

- (a) Municipal uses (City of Yonkers).
- (b) Apartment houses
(permitted in the Core, North and South subdistrict areas).
- (c) Live/work units.
- (d) Banks and financial uses.
- (e) Commercial schools.
- (f) Department stores.
- (g) Eating and drinking establishments.
- (h) Fast-food restaurants.
- (i) Food and beverage stores.
- (j) Funeral parlors or mortuaries.
- (k) Health clubs and gymnasiums.
- (l) Indoor markets.
- (m) Medical establishments.
- (n) Offices.
- (o) Pawnshops and check-cashing stores.
- (p) Personal service establishments.
- (q) Restaurants.
- (r) Retail establishments.
- (s) Retail craft uses.
- (t) Telephone switching facilities.
- (u) Theaters and movie theaters.

2) Permitted uses (with supplemental requirements):

- (a) Automobile rental establishments.
- (b) Automobile sales establishments.
- (c) Offices of philanthropic institutions.
- (d) Audio, radio, video and television stations and studios.
- (e) Banquet and catering facilities.
- (f) Cabarets and nightclubs.
- (g) Day-care centers.
- (h) Dry-cleaning establishments.
- (i) Hotels.
- (j) Senior citizens apartment houses
(permitted in Core, North and South subdistrict areas).

(3) Uses permitted subject to special use requirements:

- (a) Private not-for-profit recreational uses.
- (b) Supermarket

F. Accessory uses.

(1) Permitted uses:

(a) None.

(2) Permitted uses (with supplemental requirements):

- (a) Automatic teller machines.
- (b) Amusement games and devices.
- (c) Awnings.
- (d) Bars or lounge areas serving liquor or brew pubs.
- (e) Christmas tree sales.
- (f) Fences and walls.
- (g) Home occupations.
- (h) Laboratories.
- (i) Live entertainment.
- (j) Loading berths or spaces.
- (k) Newspaper vending machines.
- (l) Outdoor dining areas.
- (m) Outdoor storage.
- (n) Refuse collection, storage and recycling.
- (o) Retail uses in conjunction with offices.
- (p) Signs.
- (q) Soda or candy vending machines.
- (r) Solar collectors.
- (s) Private garage.
- (t) Private open-air parking.
- (u) Semi-public open-air parking.
- (v) Semi-public parking structure.
- (w) Shared parking.

(3) Uses permitted subject to special use requirements:

- (a) Satellite antennas.
- (b) Fee in lieu of parking

Map E: South Broadway District
[Added 11-22-2011 by G.O. No. 4-2011]



EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
South Broadway Auto Repair Site
325, 335 and 337 South Broadway, Yonkers, New York 10705

Year	Contact Information 325 South Broadway (1-161-26.28) Owners	Status	Relation to Requestor
Unknown - 1935	Murad Realty Corporation Address: Unknown Phone: Unknown	Unknown	None
1935 - 1946	John Stilwell and B.W.S. Corporation Last Known Address: 30 S. Broadway Yonkers, New York Phone: Unknown	Unknown	None
1946 – 1958	Piano Sale Corporation Last Known Address: 645 N. MacQuesten Parkway Mount Vernon, New York Phone: Unknown	Unknown	None
1958 – 1960	Harry Strassman Address: N/A Phone: N/A	Deceased	None
1960 - 1965	Fannie Strassman Address: N/A Phone: N/A	Deceased	None
1965 – 1972	Harriet Uram, Josph M. Strassman and Fannie Strassman Address: N/A Phone: N/A	Deceased	None
1972 - 1975	Harriet Uram and Josph M. Strassman Address: N/A Phone: N/A	Deceased	None
1975 – 03/11/2026	The Flynn Memorial Home, Inc. Address: 1652 Central Park Avenue Yonkers, New York 10710 Phone: (914) 963-5178	Active	Parties to Contract of Sale/Real Estate Transaction
03/11/2026 – Present	SB Yonkers SPE LLC (Beneficial Owner) Address: 336 East 110 th Street New York, New York 10029 Phone: (917) 903-2401	Active	Requestor is Sole Member
3/11/2026-Present	SB Yonkers Housing Development Fund Corporation (Fee Title Owner) Address: 18 Warburton Avenue, Apt. 2A Yonkers, New York 10701 Phone: (914) 497-3299	Active	Party to Nominee Agreement with LLC whose Sole Member is the Requestor
Operators			
1898	Undeveloped	N/A	None
1917	Dwelling	N/A	None
1942	Gerbelet Holding Company Address: Unknown Phone: Unknown	Unknown	None
1951 - 1956	Unknown Store	N/A	None
1957	Auto Sales and Service Address: Unknown Phone: Unknown	Unknown	None
1960	Stevens Buick Corp. Address: Unknown Phone: Unknown	Unknown	None
1961	Sperry & Hutchinson Corp. Address: c/o Richard S. Gurin 40 Beach Street Manchester, MA 01944 Phone: Unknown	Active	None
1965	S & H Green Stamp Redemption Center Address: c/o Richard S. Gurin 40 Beach Street Manchester, MA 01944 Phone: Unknown	Active	None
1966 – 03/11/2026	The Flynn Memorial Home, Inc. Address: 1652 Central Park Avenue Yonkers, New York 10710 Phone: (914) 963-5178	Active	Parties to Contract of Sale

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
South Broadway Auto Repair Site
325, 335 and 337 South Broadway, Yonkers, New York 10705

03/11/2026 – Present	Vacant	N/A	None
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PREVIOUS & CURRENT OWNERS & OPERATORS LIST
South Broadway Auto Repair Site
325, 335 and 337 South Broadway, Yonkers, New York 10705

Year	Contact Information	Status	Relation to Requestor
	337 South Broadway (1-161-32) Owners		
Unknown – 1962	Congregation of Ohab Zedek Address: 118 West 95th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1962 – 1962	Olda realty Corp. Last Known Address: 227 W 45 th Street New York, New York Phone: Unknown	Unknown	None
1962 - 1962	Dorn Construction Corp. Last Known Address: 31 S. Broadway Yonkers, New York Phone: Unknown	Unknown	None
1962 – 1966/1996	Abe N. Burack (Deceased), Eli B. Fine (Deceased) and Maurice Vassello (Deceased) - Retained Reversionary Interest until 1997 Address: N/A Phone: N/A	Deceased	None
1996 – 1997	Eli B. Fine Revocable Trust, Mollie Burack (Deceased) and Maurice Vassello (Deceased) – Reversionary Interest Address: N/A Phone: N/A	Deceased	None
1997 – 1999	FVB PL CO., LLC – Reversionary Interest Address: c/o Eli Fine (Deceased) Phone: N/A	Active	None
1966/1999 – Present	City of Yonkers, on behalf of the Yonkers Parking Authority – Reversionary Interest Address: City Hall, 40 S. Broadway Yonkers, New York 10701 Phone: (914) 377-6000	Active	None
Operators			
1898	Dwelling	N/A	None
1917 - 1951	Sister of Charity - Seton Academy Address: 6301 Riverdale Avenue Bronx, New York 10471 Phone: (718) 549-9200	Active	None
1954	Ohab Zedek Nursey School Address: 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1956	Congregation of Ohab Zedek – Oza Children’s Day Camp Address: 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1957	Congregation of Ohab Zedek – Hebrew Institute Address: 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1/22/1958	Fire – Rear of Building – Defective Oil Burner	N/A	None
1958	Ohab Zedek Academy Address: 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1960s	Parking Lot	N/A	None
1989 – Present	Municipal Parking Address: City of Yonkers c/o Parking Authority 8 Beuna Vista Avenue Yonkers, New York 10701 Phone: (914) 965-2467	Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
South Broadway Auto Repair Site
325, 335 and 337 South Broadway, Yonkers, New York 10705

Year	Contact Information 335 South Broadway (1-161-30) Owners	Status	Relation to Requestor
Unknown – 1962	Congregation of Ohab Zedek Address: 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1962 – 1962	Olda Realty Corp. Last Known Address: 227 W 45 th Street New York, New York Phone: Unknown	Unknown	None
1962 - 1962	Dorn Construction Corp. Last Known Address: 31 S. Broadway Yonkers, New York Phone: Unknown	Unknown	None
1962 - 1962	Abe Burack (Deceased), Eli Fine (Deceased) and Maurice Vassello (Deceased) Address: N/A Phone: N/A	Deceased	None
1965 – 1965	Burack, Fine and Vassello, Inc. Address: Unknown Phone: Unknown	Unknown	None
1965 - 1997	Eli B. Fine Revocable Trust, Mollie Burack (Deceased) and Maurice Vassello (Deceased) Address: N/A Phone: N/A	Deceased	None
1997/1999 - 2016	FVB P.O. LLC (Purchased former portion of Lot 32 from the City of Yonkers in 1999 – Please see chart for Lot 32) Address: c/o Eli Fine (Deceased) Phone: N/A	Active	None
2016 – Present	The Tag & Envelope Co., Inc. Address: c/o Ian Wald 14-19D 128 th Street College Point, New York 11356 Phone: (718) 389-6844	Active	Parties to Contract of Sale
Operators			
1898	Dwelling	N/A	None
1917	Seton Academy Address: c/o Sisters of Charity 6301 Riverdale Avenue Bronx, New York 10471 Phone: (718) 549-9200	Active	None
1942	Sisters of Charity Address: 6301 Riverdale Avenue Bronx, New York 10471 Phone: (718) 549-9200	Active	None
1951	Dwelling	N/A	None
1956	Yonkers Hebrew Academy Address: c/o Congregation of Ohab Zedek 118 West 95 th Street New York, New York 10025 Phone: (212) 749-5150	Active	None
1965 – Present	United State Post Office Address: 335 S. Broadway Yonkers, New York 10705 Phone: (914) 375-3840	Active	None

EXHIBIT G



007775303

Standard N.Y.B.T.U. Form 8002-2-73-Bargain and Sale Deed with Covenant against Grantor's Acts-Individual or Corporation (single sheet)

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

385.00 14295
TAX STAMPS ATTACHED 3 OCT 30 1975

THIS INDENTURE, made the 29th day of October nineteen hundred and seventy-five BETWEEN HARRIET URAM, residing at 65 Highland Avenue, Yonkers, New York, and a/k/a JOSEPH STRASSMAN JOSEPH M. STRASSMAN, residing at 245 Devoe Avenue, Yonkers, New York, party of the first part, and THE FLYNN MEMORIAL HOME, INC., with offices located at 325 South Broadway, Yonkers, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

BEGINNING at a point on the westerly side of South Broadway, distant 344 feet southerly from the point of intersection of the southerly side of Ludlow Street and the westerly side of South Broadway;

thence westerly at an interior angle of 87° 11' and along land now or formerly of Mary E. Deane and running parallel with Ludlow Street, 272.55 feet to a point distant 175 feet from the easterly side of Hamilton Avenue when measured at right angles thereto;

thence southerly at an interior angle of 93° 09' 05" and at a distance of 175 feet from the easterly line of Hamilton Avenue and parallel thereto, 100.03 feet to the land now or formerly of L. D. O'Hearn;

thence easterly at an interior angle of 86° 50' 55" and along the land of SAID O'Hearn and running parallel with the southerly side of Ludlow Street, 273.14 feet to the westerly side of South Broadway;

thence northerly along the westerly side of South Broadway, 100 feet to the point or place of beginning.

"Also known on the official tax map of the City of Yonkers as, Section 1 Block 161 Lots 26, 28".

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Harriet Uram
HARRIET URAM

Joseph M. Strassman
JOSEPH M. STRASSMAN

STATE OF NEW YORK, COUNTY OF WESTCHESTER

On the 29th day of October 1975, before me personally came

~~HARRIET URAM~~ and JOSEPH M. STRASSMAN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that ~~they~~ executed the same.

he

[Signature]
DOMINIC J. WOOLUCCI
Notary Public, State of New York

Qualified in Westchester County
Commission Expires March 30, 1977.

STATE OF NEW YORK, COUNTY OF *Westchester*

On the 29th day of *October*, 1975, before me personally came

HARRIET URAM

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that *She* executed the same.

She

[Signature]
JACK URAM
Notary Public, State of New York
No. 60-416175
Qualified in Westchester County
Commission Expires March 30, 1976.

tion, and that he signed his name thereto by like order.

Margain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 6154899

JOSEPH M. STRASSMAN and HARRIET URAM

TO

THE FLYNN MEMORIAL HOME, INC.

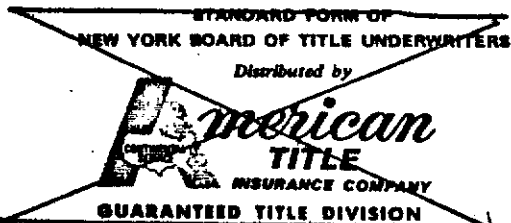
WESTCHESTER COUNTY 114729
REAL ESTATE TRANSFER TAX STATE OF NEW YORK
Dept. of Taxation & Finance OCT 30 1975 385.00
P.B. 10957

SECTION 1
BLOCK 161
LOT 26, 28
COUNTY OR TOWN City of Yonkers
Westchester County
State of New York

RECORDED AT REQUEST OF
THE TITLE GUARANTEE COMPANY
RETURN BY MAIL TO

CARRETTA & CARRETTA, ESQS.
ONE PONDFIELD ROAD
BRONXVILLE, NY 10708

Zip No.



#43

THE TITLE GUARANTEE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
4.00 B CPa 00104 10-30-75
RECEIVED WESTCHESTER COUNTY CLERK
OCT 30 PM 12:12 '75
44080

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situated in the CITY OF YONKERS County of Westchester, N. Y. A true copy of the original DEED

recorded OCT. 30, 1975 at 12:12 PM

GEORGE R. MORROW, County Clerk.

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.



562513226DED002W

Westchester County Recording & Endorsement Page

Submitter Information

Name: first american Phone: 212-850-0652
 Address 1: 666 third avenue Fax:
 Address 2: Email: ascarpa@firstam.com
 City/State/Zip: new york NY 10017 Reference for Submitter: 784081-as

Document Details

Control Number: **562513226** Document Type: **Deed (DED)**
 Package ID: 2016090700111001001 Document Page Count: **5** Total Page Count: **6**

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: FVB PO CO LLC	- Other	1: TAG & ENVELOPE CO INC	- Other
2: FINE ELLEN C	- Individual	2:	

Property

Additional Properties on Continuation page

Street Address: 335 SOUTH BROADWAY Tax Designation: 1.-161-30
 City/Town: YONKERS Village:

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$30.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$250.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$325.00

Mortgage Taxes

Document Date:
 Mortgage Amount:

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

Transfer Taxes

Consideration:	\$1,800,000.00
Transfer Tax:	\$7,200.00
Mansion Tax:	\$0.00
Transfer Tax Number:	2634

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 09/16/2016 at 02:42 PM
 Control Number: **562513226**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Wayne G. Edwards
Sahn Ward Coschignano, PLLC
333 Earle Ovington Blvd, Suite 601
Uniondale, NY 11553

**BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS AS
TO PARCEL 1**

3019-784081

FVB P.O. CO., LLC,
a New York limited liability company

TO

THE TAG & ENVELOPE CO, INC,
a New York Corporation

DATED: As of September 8, 2016

CITY: YONKERS
COUNTY: WESTCHESTER
STATE: NEW YORK
SECTION: 1
BLOCK: 161
LOT: 30

RECORD AND RETURN TO:

Wayne G. Edwards, Esq.
Sahn Ward Coschignano, PLLC
333 Earle Ovington Boulevard, Suite 601
Uniondale, New York 11553

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BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of this 8th day of September, 2016

BETWEEN FVB P.O. CO. LLC, a New York limited liability company, having an address at 412 Mariner Drive, Jupiter, Florida 33477, party of the first part, and THE TAG & ENVELOPE CO, Inc. a New York Corporation, with an address at 14-19D 128th Street, College Point, New York, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second party forever,

ALL of the buildings and improvements erected with that certain plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester, State of New York, more particularly described on "**Exhibit A**" attached hereto and hereby made part hereof (hereinafter called the "Premises").

BEING and intended to be a portion of the same premises described in a certain deeds to the Party of the First Part recorded in the Westchester County Clerk in Liber 11640 Cp 328 and Control No. 400950001.

Subject to all easements, restrictions, covenants and conditions of record affecting the Premises,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in, and to, the Premises,

TOGETHER with all right, title and interest, if any, of party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TO HAVE AND TO HOLD the Premises granted unto the party of the second part and its successors and assigns forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises identified in Exhibit A as Parcel 1 have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[Signature Page Follows]

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

FVB P.O. CO., LLC

By: Ellen C. Fine
Name: Ellen C. Fine
Title: Managing Member

ACKNOWLEDGMENT

**STATE OF NEW YORK,
COUNTY OF NEW YORK ss:**

On the 8th day of September, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Ellen C. Fine personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Gail M. Arkin
Notary Public

GAIL M ARKIN
Notary Public, State of New York
No. 01AR4831296
Qualified In Westchester County
Commission Expires May 31, 2019



**Title No. 3019-784081
AMENDED 07/12/2016 (hal)**

SCHEDULE "A"

PARCEL I (FOR INFORMATION ONLY: BLOCK 161 OLD LOT 30 N/K/A EASTERLY PART OF LOT 30):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH BROADWAY DISTANT 109.53 FEET NORTHERLY AS MEASURED ALONG SAME FROM THE NORTHERLY SIDE OF MORRIS STREET;

RUNNING THENCE ALONG THE WESTERLY SIDE OF SOUTH BROADWAY NORTH 16° 00' 00" EAST 78.67 FEET TO THE NORTHEASTERLY CORNER OF LANDS CONVEYED BY DORN CONSTRUCTION CORPORATION TO ABE N. BURACK, ELI B. FINE AND MAURICE B. VASSELLO BY DEED DATED 09/28/1962, RECORDED 10/04/1962 IN LIBER 6245 CP 154;

THENCE ALONG THE NORTHERLY LINE OF LANDS CONVEYED BY SAID DEED NORTH 76° 48' 00" WEST 210.37 FEET TO THE NORTHWEST CORNER OF PREMISES HEREIN DESCRIBED;

THENCE THROUGH LANDS CONVEYED BY SAID DEED, SOUTH 13° 12' 00" WEST 78.58 FEET TO THE SOUTHWEST CORNER OF PREMISES HEREIN DESCRIBED;

THENCE CONTINUING THROUGH LANDS CONVEYED BY SAID DEED SOUTH 76° 48' 00" EAST 206.53 FEET TO THE POINT OR PLACE OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY PORTION OF THE WITHIN DESCRIBED PREMISES, BEING 19.99 FEET FRONTING ON SOUTH BROADWAY, 20 FEET IN THE REAR AND CONTIGUOUS TO THE SOUTHERLY LINE OF THE PREMISES HEREIN DESCRIBED FOR ITS ENTIRE DISTANCE OF 206.53 FEET.

PARCEL II (FOR INFORMATION ONLY: BLOCK 161 PART OF OLD LOT 32 N/K/A WESTERLY PART OF LOT 30):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

SAID PREMISES BEING DESCRIBED HEREIN BEING AND LYING ON THE WESTERLY SIDE OF SOUTH BROADWAY WITH THE POINT AND PLACE OF BEGINNING BEING LOCATED AS FOLLOWS:

FROM THE CORNER FORMED BY THE NORTHERLY SIDE OF MORRIS STREET AND THE WESTERLY SIDE OF SOUTH BROADWAY NORTH 16° 00' 00" EAST 109.53 FEET TO THE DIVISION LINE BETWEEN TAX LOT 32 AND TAX LOT 30;

RUNNING THENCE ALONG SAID DIVISION LINE NORTH 76° 48' 00" WEST 206.53 FEET TO THE POINT AND PLACE OF BEGINNING OF THE PREMISES HEREIN DESCRIBED, SAID POINT OR PLACE OF BEGINNING ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF PREMISES HEREIN DESCRIBED;

THENCE NORTH 76° 48' 00" WEST 39.22 FEET TO A POINT;

CONTINUED...



TITLE NO. 3019-784081
SCHEDULE "A" CONTINUED

THENCE NORTH 16° 00' 00" EAST 25.21 FEET TO A POINT;

THENCE NORTH 76° 52' 00" WEST 27.46 FEET TO A POINT;

THENCE NORTH 16° 15' 00" EAST 53.50 FEET TO A POINT;

THENCE SOUTH 76° 48' 00" EAST 62.61 FEET TO A POINT;

THENCE SOUTH 13° 12' 00" WEST 78.58 FEET TO THE POINT OR PLACE OF BEGINNING.

PERIMETER DESCRIPTION (FOR INFORMATION ONLY: BLOCK 161 LOT 30):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH BROADWAY DISTANT 109.53 FEET NORTHERLY AS MEASURED ALONG SAME FROM THE NORTHERLY SIDE OF MORRIS STREET;

RUNNING THENCE ALONG THE WESTERLY SIDE OF SOUTH BROADWAY NORTH 16° 00' 00" EAST 78.67 FEET TO THE NORTHEASTERLY CORNER OF LANDS CONVEYED BY DORN CONSTRUCTION CORPORATION TO ABE N. BURACK, ELI B. FINE AND MAURICE B. VASSELLO BY DEED DATED 09/28/1962, RECORDED 10/04/1962 IN LIBER 6245 CP 154;

THENCE NORTH 76° 48' 00" WEST 272.98 FEET TO A POINT;

THENCE SOUTH 16° 15' 00" WEST 53.50 FEET TO A POINT;

THENCE SOUTH 76° 52' 00" EAST 27.46 FEET TO A POINT;

THENCE SOUTH 16° 00' 00" WEST 25.21 FEET TO A POINT;

THENCE SOUTH 76° 48' 00" EAST 245.76 FEET TO THE POINT OR PLACE OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY PORTION OF THE WITHIN DESCRIBED PREMISES, BEING 19.99 FEET FRONTING ON SOUTH BROADWAY, 20 FEET IN THE REAR AND CONTIGUOUS TO THE SOUTHERLY LINE OF THE PREMISES HEREIN DESCRIBED FOR ITS ENTIRE DISTANCE OF 206.53 FEET.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

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

THIS INDENTURE, made the 4th day of May, 1966, between ABE N. BURACK, ELI B. FINE and MAURICE VASSELLO, c/o Eli B. Fine, 31 South Broadway, Yonkers, New York (hereinafter collectively referred to as "Fine"), party of the first part, and CITY OF YONKERS PARKING AUTHORITY, a public benefit corporation created by Chapter 673 of the Laws of 1964, having its principal office at 213 Nepperhan Avenue, Yonkers, New York (hereinafter referred to as the "Authority"), party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part, all that certain parcel of land in the City of Yonkers, County of Westchester, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Morris Street with the westerly side of South Broadway; running thence along the northerly side of Morris Street on a course of North $75^{\circ} 01' 00''$ West 245.50 feet; running thence North $16^{\circ} 00'$ east 127.09 feet to a corner; running thence north $76^{\circ} 52'$ west a distance of 27.46 feet to a corner; running thence North $16^{\circ} 15'$ east 53.50 feet to a corner; running thence south $76^{\circ} 48'$ east a distance of 62.61 feet to the westerly line of lands conveyed by Abe N. Burack, Eli B. Fine and Maurice Vassello to Burack, Fine and Vassello Inc. by deed dated 1/14/65 and recorded 1/27/65 in liber 6478 cp 412; thence along said

westerly line, south 13° 12' 00" west 78.58 feet; and thence along the southerly line of lands conveyed by said deed, South 76° 58' 00" east 206.53 feet to the westerly side of South Broadway; thence along the westerly side of South Broadway, South 16° 00' 00" west 109.53 feet to the point of beginning.

TOGETHER with an easement for ingress and egress over the entire southerly part of premises conveyed by said last mentioned deed, being 19.99 feet in front on South Broadway and 20 feet in rear of said premises and being more particularly described in said deed.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part subject to the terms and conditions hereinafter set forth.

THIS INDENTURE is subject to the condition that upon the termination of the corporate existence of the City of Yonkers Parking Authority or upon the expiration or sooner termination of the agreement of sublease dated the 4th day of May, 1966, by and between Abe N. Burack, Eli B. Fine and Maurice Vassello, as Landlord and the City of Yonkers Parking Authority, as Tenant, then and in either event the premises herein conveyed shall revert to Abe N. Burack, Eli B. Fine and Maurice Vassello, their

*Full
E. B. F.
A. N. B.*

heirs, successors and assigns, with the right of re-entry thereupon.

THIS INDENTURE is further subject to the condition that in the event that Abe N. Burack, Eli B. Fine and Maurice Vassello wish to convey, sell, grant options in respect of or assign their aforesaid reversionary interest or any part thereof in the premises for value, except if such conveyance, sale or assignment shall be as security for a loan or other indebtedness jointly or severally of Abe N. Burack, Eli B. Fine and Maurice Vassello, they shall give the City of Yonkers Parking Authority notice at 213 Nepperhan Avenue, Yonkers, New York, of their intention to sell, convey, grant options, or assign such reversionary interest, and shall furnish the City of Yonkers Parking Authority with the terms and conditions of such proposed sale, option, conveyance or assignment, whereupon the City of Yonkers Parking Authority shall have the right to acquire the reversionary interest upon such terms and conditions set forth in such notice within 30 days of receipt of such notice. If the City of Yonkers Parking Authority shall desire to exercise its right, it shall so notify Abe N. Burack, Eli B. Fine and Maurice Vassello by registered mail addressed to Eli B. Fine, 31 South Broadway, Yonkers, New York, and the reversionary interest shall be sold, optioned, conveyed or assigned to it within 30 days of receipt of such notice.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust

X
The Land affected by the within instrument lies in the City of Yonkers, County of Westchester and is known and designated as Lot 32, Block 161 on the Tax Map of the City of Yonkers.

ABE N. BURACK, ELI B. FINE
and MAURICE VASSELLO

-To-

THE CITY OF YONKERS PARKING
AUTHORITY

BARGAIN AND SALE DEED

The property affected by this instrument is situated in the City of Yonkers in the County of Westchester, New York.

3
✓

Record and Return to:

DEMOV & MORRIS
Counselors at Law
1180 Avenue of the Americas
New York, N.Y. 10036

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situated in the CITY OF YONKERS County of Westchester, N. Y. A true copy of the original DEED

RECORDED MAY 17, 1966 at 9:01 AM at request of DEMOV & MORRIS

FEE: \$ 8.50

No. 27836

EDWARD L. WARREN, County Clerk.



400950005DEDC

Control Number 400950005	WIID Number 2000095-000000	Instrument Type DED
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**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 5

TOTAL PAGES 5

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP 584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$55.00

MORTGAGE TAXES

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

TRANSFER TAXES

CONSIDERATION	\$700,000.00
TAX PAID	\$0.00
TRANSFER TAX #	13373

SERIAL NUMBER
DWELLING

RECORDING DATE 05/22/2000
TIME 06:12:00

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF YONKERS

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
CORPORATION COUNSEL ROOM 300
40 SOUTH BROADWAY
CITY HALL
YONKERS, NY 10701

DED
P-4
T-43

THIS INDENTURE, made as of the 8 day of December, nineteen hundred and ninety-nine *As of Dec 26, 1999*

BETWEEN

FVB PL CO., LLC, whose address is c/o Fine, 5 West Main Street, Elmsford, New York 10523, party of the first part and

CITY OF YONKERS, ON BEHALF OF THE YONKERS PARKING AUTHORITY, whose address is City Hall, Yonkers, New York, 10701, party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$700,000.00 Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all of his right, title and interest in and to

ALL that certain piece or parcel of land, with the building and improvements therein erected, situate and being in the City of Yonkers, County of Westchester, New York

BEGINNING at the corner formed by the intersection of the northerly side of Morris Street with the westerly side of south Broadway; running thence along the northerly side of Morris Street on a course of North 75° 01' 00" West 245.50 feet; running thence North 16° 00' east 101.80; thence on a course south 76° 48' 00" east 245.75 feet to the westerly side of South Broadway; thence on a course south 16° 00' 00" west 109.53 feet to the point or place of beginning.

Said interest being intended to convey the interest that was reserved in a certain deed from Abe N. Burack, Eli B. Fine and Maurice Vassello to the City of Yonkers Parking Authority, dated May 4, 1966 and recorded May 17, 1966 in Liber 6613 of Conveyances at Page 329 in the Office of the Clerk of the County of Westchester (Division of Land Records) New York.

Said premises are described as Section 1, Block 161 part of Lot 32 on the Tax Map of the City of Yonkers.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second party, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first party, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

FVB PL CO., LLC.

By Eli B Fine

ELI B. FINE, AS TRUSTEE UNDER
ELI B. FINE REVOCABLE TRUST B, AS
TRUSTEE OF THE ESTATE OF MOLLIE BURACK
TRUST, AND AS TRUSTEE OF THE LAST WILL
AND TESTAMENT OF MAURICE VASSELLO:

David Jutkowitz

J. DAVID JUTKOWITZ, AS TRUSTEE UNDER
THE LAST WILL AND TESTAMENT OF
MOLLIE BURACK AND UNDER THE LAST
WILL AND TESTAMENT OF MAURICE VASSELLO

Mykes Burack

MYKES BURACK, AS TRUSTEE UNDER THE LAST
WILL AND TESTAMENT OF MOLLIE BURACK

Ronald Vasselto

RONALD VASSELLO, AS TRUSTEE UNDER THE
LAST WILL AND TESTAMENT OF
MAURICE VASSELLO

December 17, 1999

Carol S. Barrette
CAROL S. BARRETTE
Notary Public - State of Florida
My Commission Expires Mar 23, 2002
Commission # CC 727140

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

On the th 8 day of December, 1999, before me, the undersigned, a notary public in and for said state, personally appeared J. David Jutkowitz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Carole Palmentieri

CAROL S. PALMENTIERO
Notary Public, State of New York
No. 01PA821630
Qualified in Westchester County
Commission Expires Aug. 31, 20 ⁰¹ 80

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

~~On the day of December, 1999, before me, the undersigned, a notary public in and for said state, personally appeared *Myles Burack*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.~~

STATE OF FLORIDA)
)
COUNTY OF *PAUM BEACH*)

On the th 10 day of December, 1999, before me, the undersigned, personally appeared *ELB FINE*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the *County of Palm Beach*

Linda L. Means

 Linda L. Means
Commission # CC 785844
Expires NOV. 17, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

STATE OF FLORIDA)
)
COUNTY OF *Brevard*)

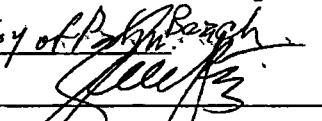

On the th 17 day of December, 1999, before me, the undersigned, personally appeared *Ronald Vassello*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the *County of Brevard*.

Carol G. Barnette

CAROL G. BARNETTE
Notary Public - State of Florida
My Commission Expires Mar 23, 2002
Commission # CC 727140

STATE OF FLORIDA)
COUNTY OF Palm Beach

On the 16th day of December, 1999,
before me, the undersigned, personally
appeared Myles Burack, personally
known to me or proved to me on the basis of
satisfactory evidence to be the individual
whose name is subscribed to the within
instrument and acknowledged to me that he
executed the same in his capacity and that by
his signature on the instrument, the
individual, or the person upon behalf of
which the individual acted, executed the
instrument, and that such individual made
such appearance before the undersigned in
the

County of Palm Beach


Gail F. Katz
Commission # CC 785821
Expires DEC. 12, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

STATE OF FLORIDA)
COUNTY OF DeWard

On the 17 day of December, 1999,
before me, the undersigned, personally
appeared Ronald Vassallo, personally
known to me or proved to me on the basis of
satisfactory evidence to be the individual
whose name is subscribed to the within
instrument and acknowledged to me that he
executed the same in his capacity and that by
his signature on the instrument, the
individual, or the person upon behalf of
which the individual acted, executed the
instrument, and that such individual made
such appearance before the undersigned in
the

County of DeWard


CAROL G. BARNETTE
Notary Public - State of Florida
My Commission Expires Mar 23, 2002
Commission # CC 727140

BARGAIN AND SALE DEED
with Covenant against Grantor's Acts
231- W 07701

FVB PL CO., LLC.

TO
CITY OF YONKERS AND
THE YONKERS PARKING AUTHORITY

Tax Map Designation

Section 1
Block 161
Lot pk 32

County of Westchester
Town of Yonkers
Premises: 337 South Broadway

L & H / a division of
First American Title Ins. Co. of NY
188 East Post Road
White Plains, New York 10601

RECORD AND RETURN TO

CORPORATION COUNSEL
ROOM 300
CITY HALL
40 SO. BROADWAY
YONKERS NY 10701
914-377-6245

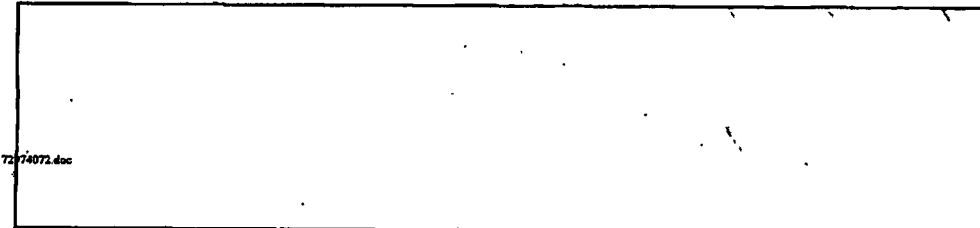


EXHIBIT H

SB Yonkers Housing Development Fund Corporation
18 Warburton Avenue, Apt. 2A
Yonkers, New York 10701

SB Yonkers SPE LLC
336 East 110th Street
New York, New York 10029

Re: Site Access to Perform Brownfield Cleanup Program Work
325 South Broadway, Yonkers, NY 10705

To Whom It May Concern,

SB Yonkers Realty LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 325 South Broadway (Tax Parcel No. 1-161-26.28); 335 South Broadway (Tax Parcel No. 1-161-30); 337 South Broadway (Tax Parcel No. 1-161-32) (the “BCP Site”). SB Yonkers Housing Development Fund Corporation is the title owner and SB Yonkers SPE LLC is the beneficial owner (collectively the “Owners”) of 325 South Broadway (Tax Parcel No. 1-161-26.28) (the “Property”) parcel that makes up a portion of the BCP Site. We need written permission below, as authorized representatives of the Owners, to access the Property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

By signing below, as authorized representatives, the Owners are granting SB Yonkers Realty LLC what is known as a “temporary license” to allow an appropriate contractor hired to enter the Property to perform investigation and remediation work. SB Yonkers Realty LLC promises to provide the Owners with copies of any information generated about the Property, and if SB Yonkers Realty LLC or its contractors accidentally damage the Property in any way, SB Yonkers Realty LLC agrees to repair the damages to restore the Property to the way it was before entrance. SB Yonkers Realty LLC’s contractor will also maintain insurance that would cover any accidents on the job. SB Yonkers Realty LLC promises to minimize any and all inconvenience to the Owners in connection with this work and will give one week notice before the work begins.

In addition, if the Owners still own the Property when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, the Owners hereby also agree to impose an environmental easement on the Property, as a portion of the BCP Site, if required by the New York State Department of Environmental Conservation. Thank you for your cooperation.

Sincerely,

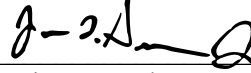


SB Yonkers Realty LLC

By. Matthew Gross
Authorized Signatory

As an authorized signatory of SB Yonkers Housing Development Fund Corporation, the fee title owner of the Property, I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter 325 South Broadway (Tax Parcel No. 1-161-26.28) to perform the BCP Investigation and/or remediation work required.

Dated: April 14, 2026



SB Yonkers Housing Development Fund Corporation

By. James L. Simmons, Jr.

Authorized Signatory

~~As an authorized signatory of SB Yonkers SPE LLC, the beneficial owner of the Property, I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter 325 South Broadway (Tax Parcel No. 1-161-26.28) to perform the BCP Investigation and/or remediation work required.~~

~~Dated: _____~~

~~_____
SB Yonkers SPE LLC~~

~~By. Matthew Gross~~

~~Authorized Signatory~~

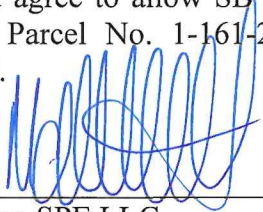
~~As an authorized signatory of SB Yonkers Housing Development Fund Corporation, the fee title owner of the Property, I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter 325 South Broadway (Tax Parcel No. 1-161-26.28) to perform the BCP Investigation and/or remediation work required.~~

~~Dated: _____~~

~~SB Yonkers Housing Development Fund Corporation
By. James L. Simmons, Jr.
Authorized Signatory~~

As an authorized signatory of SB Yonkers SPE LLC, the beneficial owner of the Property, I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter 325 South Broadway (Tax Parcel No. 1-161-26.28) to perform the BCP Investigation and/or remediation work required.

Dated: April 14, 2026



SB Yonkers SPE LLC
By. Matthew Gross
Authorized Signatory

The Tag and Envelope Co., Inc.
Attn: Eric Wald
14-19D 128th Street
College Point, New York 11356

Date: February 19, 2026

Re: Site Access to Perform Brownfield Cleanup Program Work
335 South Broadway, Yonkers, NY 10705

Dear Mr. Wald,

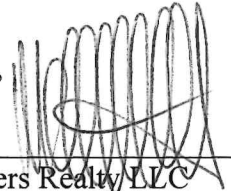
SB Yonkers Realty LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 325 South Broadway (Tax Parcel No. 1-161-26.28); 335 South Broadway (Tax Parcel No. 1-161-30); 337 South Broadway (Tax Parcel No. 1-161-32) (the “BCP Site”). As you know, The Tag and Envelope Co., Inc., owns the 335 South Broadway (Tax Parcel No. 1-161-30) parcel that makes up a portion of the BCP Site. As an authorized signatory for the owner of this parcel, SB Yonkers Realty LLC needs your written permission below to access this portion of the BCP Site for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below as an authorized signatory for the owner The Tag and Envelope Co., Inc., you are granting SB Yonkers Realty LLC what is known as a “temporary license” to allow an appropriate contractor SB Yonkers Realty LLC hires to enter this property to perform investigation and remediation work. SB Yonkers Realty LLC promise to provide you with copies of any information generated about this property, and if SB Yonkers Realty LLC or its contractors accidentally damage the property in any way, SB Yonkers Realty LLC agree to repair the damages to restore the property to the way it was before entry. SB Yonkers Realty LLC’s contractor will also maintain insurance that would cover any accidents on the job. SB Yonkers Realty LLC promises to minimize any and all inconvenience in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that The Tag and Envelope Co., Inc. still owns this portion of the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing on behalf of The Tag and Envelope Co., Inc. to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

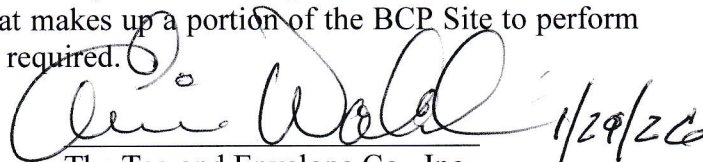
Sincerely,



SB Yonkers Realty LLC

By. Matthew Gross
Member

As an authorized signatory for The Tag and Envelope Co., Inc., I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter the 335 South Broadway (Tax Parcel No. 1-161-30) parcel that makes up a portion of the BCP Site to perform the BCP Investigation and/or remediation work required.

A handwritten signature in black ink, appearing to read "Eric Wald", with a date "1/29/20" written to the right of the signature.

The Tag and Envelope Co., Inc.

By: Eric Wald

City of Yonkers
Attn: Deputy Mayor Steven Levy
40 South Broadway
Yonkers NY 10701

Date: February 19, 2026

c/o Yonkers Parking Authority
Attn: Executive Director Gail Burns
8 Buena Vista Ave
Yonkers, NY 10701

Re: Site Access to Perform Brownfield Cleanup Program Work
337 South Broadway, Yonkers, NY 10705

Dear Deputy Mayor Levy and Executive Director Ms. Burns:

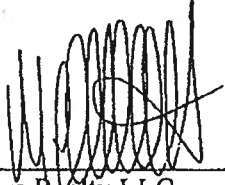
Subject to the terms in the pre-existing Site Access Agreement with respect to 337 South Broadway (Tax Parcel No. 1-161-32), which is owned by the City of Yonkers ("City") for the benefit of the Yonkers Parking Authority ("YPA"), which was previously executed between SB Yonkers Realty LLC, the City and the YPA on April 9, 2025 ("April 2025 Access Agreement"), SB Yonkers Realty LLC requires this Brownfield Cleanup Program ("BCP") specific Site Access Agreement letter to support its BCP Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate 337 South Broadway (Tax Parcel No. 1-161-32), along with properties located at 325 South Broadway (Tax Parcel No. 1-161-26.28) and 335 South Broadway (Tax Parcel No. 1-161-30), which collectively make up the "BCP Site".

Since the City owns 337 South Broadway (Tax Parcel No. 1-161-32) for YPA, which makes up a portion of the BCP Site, SB Yonkers Realty LLC needs written permission from both the City and YPA to access this tax lot for the purpose of performing BCP environmental investigation and remediation work. By executing this letter, on behalf of your respective agencies, you are granting SB Yonkers Realty LLC what is known as a "temporary license" to allow an appropriate contractor hired to enter the property to perform the BCP investigation and remediation work. All of the other access terms that already exist with respect to site access in the April 2025 Access Agreement continue to remain in full force and effect.

In addition, in the unlikely circumstance that the City for the benefit of the YPA still owns 337 South Broadway lot portion of the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing on behalf of the City and YPA, respectively, to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,

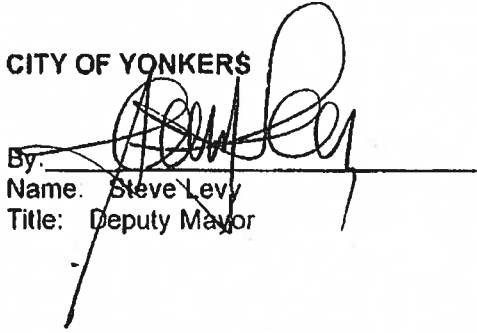


SB Yonkers Realty LLC

By. Matthew Gross
Member

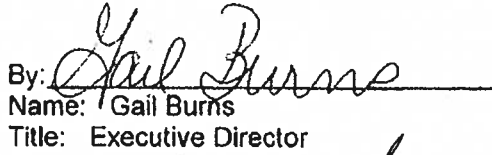
As a member of the site owner, I am authorized to grant this temporary license and agree to allow SB Yonkers Realty LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

CITY OF YONKERS



By: _____
Name: Steve Levy
Title: Deputy Mayor

YONKERS PARKING AUTHORITY



By: _____
Name: Gail Burns
Title: Executive Director

Approved as to form

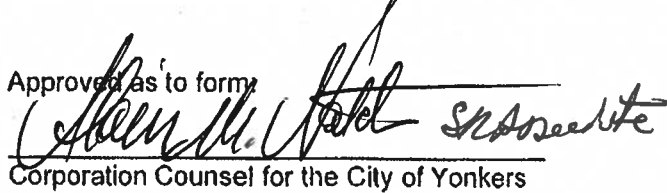
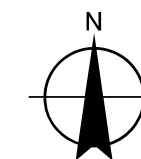

Corporation Counsel for the City of Yonkers

Exhibit I

PHASE II



0 50
1 inch = 50 Feet

Legend

- Property Boundary
- Post Office Boundary
- Funeral Home Boundary
- Previous Auto Repair Facility
- ⊕ Soil Boring Location
- Storm Drain
- Geophysical Anomaly

Soil Sampling Results

FIGURE 4

	NY-PGWSCO	NY-RRSCO
VOCs	(mg/kg)	(mg/kg)
2-Butanone	0.1	100
Acetone	0.03	100
Xylenes, Total	1.2	100
Cadmium	7.5	2.5

DW-5 (2)	
5/2/2025	
VOCs	(mg/kg)
Acetone	0.037

SB-03 (2-4)	
5/1/2025	
VOCs	(mg/kg)
2-Butanone	0.32
Acetone	0.92
Xylenes, Total	5.5

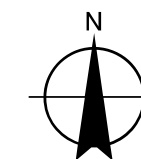
SB-17 (2-4)	
9/5/2025	
Metals	(mg/kg)
Cadmium	12.8

SB-13 (0-2)	
5/2/2025	
VOCs	(mg/kg)
Acetone	0.036

SB-13 (2-4)	
5/2/2025	
VOCs	(mg/kg)
Acetone	0.093

Notes:
 1. Discrepancies in Historical and Current Tax Lot Boundaries due to Mergers (1957-1971) and Re-Divisions (2004-2022)
 2. NY-PGWSCO: New York State Protection of Groundwater Soil Cleanup Objectives (6 NYCRR Part 375, 2010).
 3. NY-RRSCO: New York State Restricted Residential Soil Cleanup Objective (6 NYCRR Part 375, 2010).

PHASE II



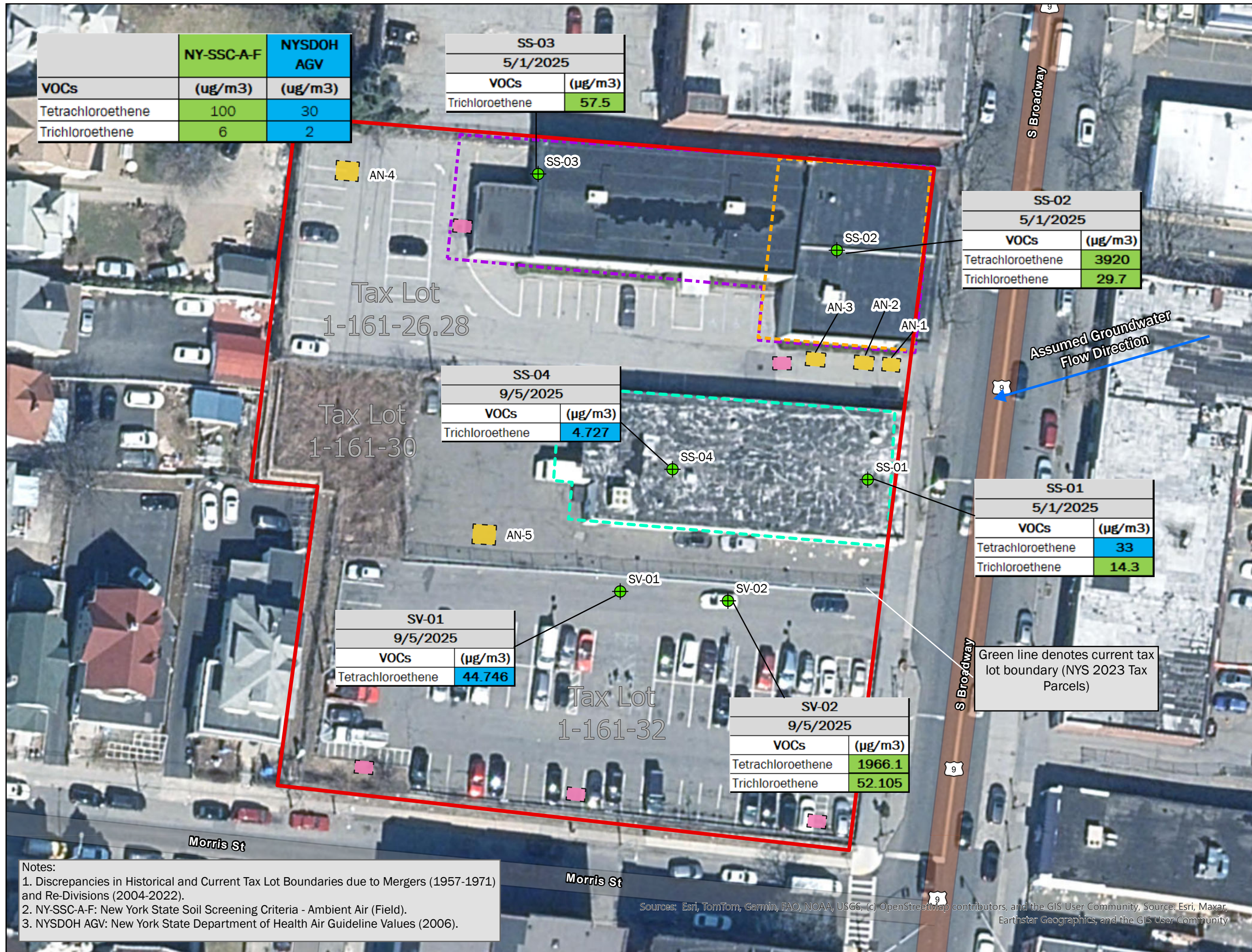
0 50
1 inch = 50 Feet

Legend

- Property Boundary
- Post Office Boundary
- Funeral Home Boundary
- Previous Auto Repair Facility
- ⊕ Soil Vapor Location
- Storm Drain
- Geophysical Anomaly

Soil Vapor Sampling Results

FIGURE 5



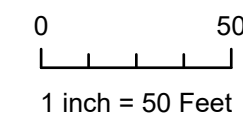
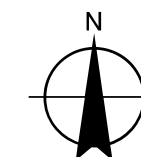
Notes:

- Discrepancies in Historical and Current Tax Lot Boundaries due to Mergers (1957-1971) and Re-Divisions (2004-2022).
- NY-SSC-A-F: New York State Soil Screening Criteria - Ambient Air (Field).
- NYSDOH AGV: New York State Department of Health Air Guideline Values (2006).

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Path: \\labdevs01-fs1\Projects\SB Yonkers Realty\2244329 - South Broadway Due Di\06_Drawings\Environmental\Phase II\South Broadway_Yonkers Realty.aprx

PHASE II

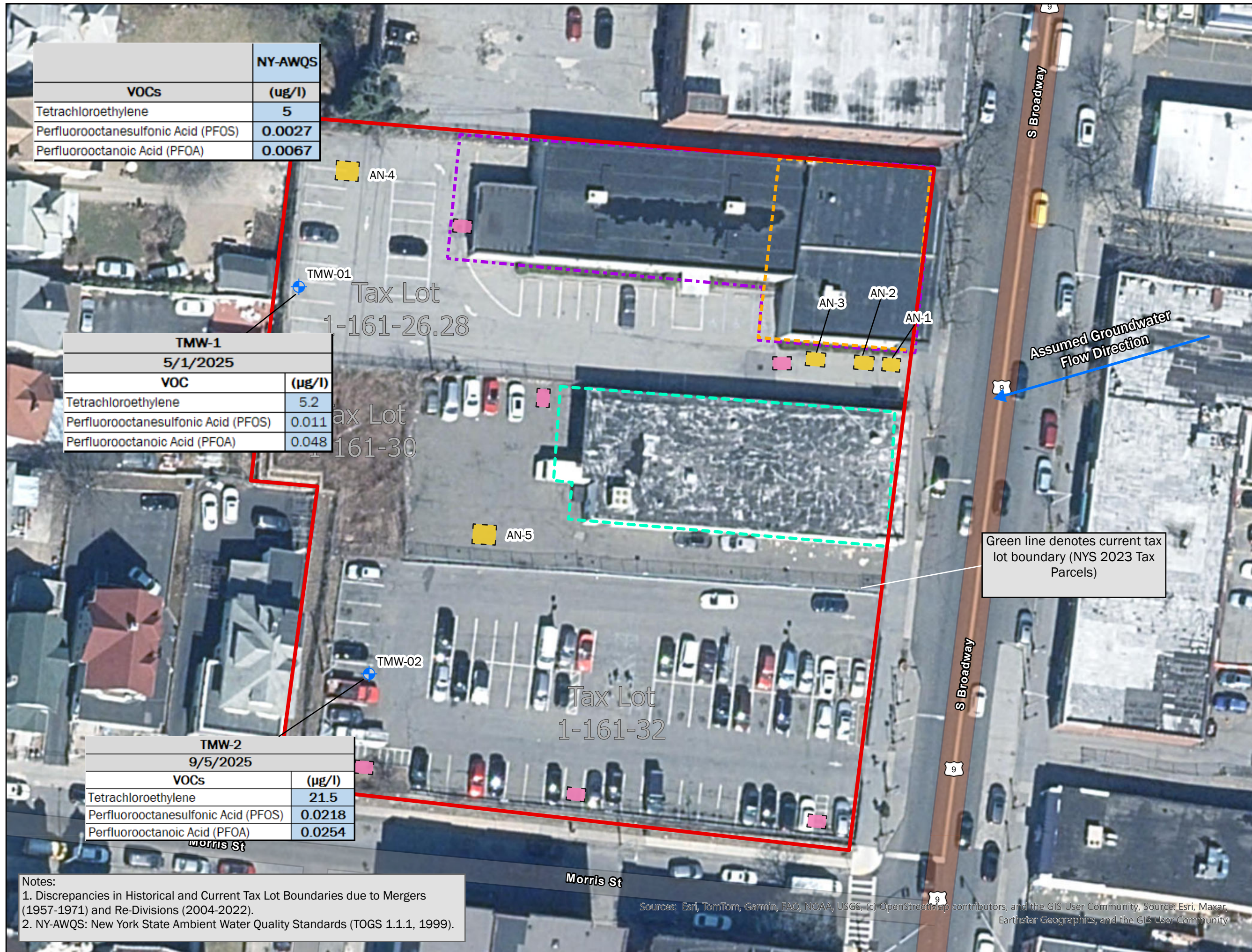


Legend

- ▭ Property Boundary
- ▭ Post Office Boundary
- ▭ Funeral Home Boundary
- ▭ Previous Auto Repair Facility
- ⊕ Temporary Monitoring Well Location
- ▭ Storm Drain
- ▭ Geophysical Anomaly

**Groundwater
Sampling Results**

FIGURE 6



	NY-AWQS
VOCs	(ug/l)
Tetrachloroethylene	5
Perfluorooctanesulfonic Acid (PFOS)	0.0027
Perfluorooctanoic Acid (PFOA)	0.0067

TMW-1	
5/1/2025	
VOC	(ug/l)
Tetrachloroethylene	5.2
Perfluorooctanesulfonic Acid (PFOS)	0.011
Perfluorooctanoic Acid (PFOA)	0.048

TMW-2	
9/5/2025	
VOCs	(ug/l)
Tetrachloroethylene	21.5
Perfluorooctanesulfonic Acid (PFOS)	0.0218
Perfluorooctanoic Acid (PFOA)	0.0254

Notes:
 1. Discrepancies in Historical and Current Tax Lot Boundaries due to Mergers (1957-1971) and Re-Divisions (2004-2022).
 2. NY-AWQS: New York State Ambient Water Quality Standards (TOGS 1.1.1, 1999).

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Path: \\labdevs01-fs1\Projects\SB Yonkers Realty\2244329 - South Broadway Due Di\06_Drawings\Environmental\Phase II\South Broadway_Yonkers Realty.aprx

Exhibit J

An official website of New York State.

[Here's how you know](#) ▾



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: SB YONKERS REALTY LLC

DOS ID: 6608564

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/05/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/05/2022

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 10/31/2026

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: SB YONKERS REALTY LLC C/O URBAN BUILDERS COLLABORATIVE LLC

Address: 334 EAST 110TH STREET, NEW YORK, NY, UNITED STATES, 10029

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

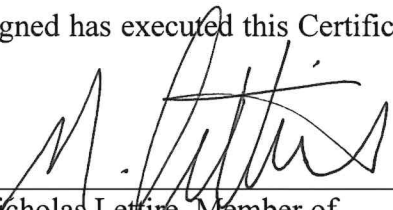
WRITTEN CONSENT

The undersigned, being a member of UBC SB Yonkers LLC, which is a member of SB Yonkers MM LLC, which is the managing member of SB Yonkers Realty LLC, does hereby certify as follows:

1. SB Yonkers Realty LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 325 South Broadway (1-161-26.28), 335 South Broadway (1-161-30), and 337 South Broadway (1-161-32), Yonkers, New York 10705 (collectively the "BCP Site").

2. The following person, Matthew Gross, the authorized signatory of SB Yonkers Realty LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer SB Yonkers Realty LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 30 day of JANUARY, 2026.



Nicholas Lettore, Member of
UBC SB Yonkers LLC, Member of
SB Yonkers MM LLC, Managing Member of
SB Yonkers Realty LLC

Exhibit L

Site Contact List

South Broadway Auto Repair Site

325, 335 and 337 South Broadway, Yonkers, New York 10705

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
George Latimer	U.S. House of Representatives, 16th District	222 Mamaroneck Ave, Suite 312	White Plains	NY	10605
Andrea Stewart-Cousins	New York State Senator, 35th District	28 Wells Avenue, Building #3, 5th Floor	Yonkers	NY	10701
Kenneth W. Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board	148 Martine Avenue	White Plains	NY	10601
Mike Spano	City of Yonkers Mayor	40 South Broadway	Yonkers	NY	10701
Pauline Galvin	City of Yonkers Planning Board	40 South Broadway	Yonkers	NY	10701
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Thomas Meier	City of Yonkers, Public Works Department - Water Bureau	40 South Broadway	Yonkers	NY	10701
Sandy Amoyaw, Library Administrator	Yonkers Public Library - Riverfront	1 Larkin Center	Yonkers	NY	10701
Dr. Sandy Hattar	Yonkers Middle High School	150 Rockland Avenue	Yonkers	NY	10705
Dr. Robert Vicuna	Las Hermanas Mirabal Community School	195 McLean Avenue	Yonkers	NY	10705
Dr. Matel H. Hassan	Montessori School 27	132 Valentine Lane	Yonkers	NY	10705
Alissa Coley	Marion & George Ames Early Childhood Learning Center	463 Hawthorne Avenue	Yonkers	NY	10705
Marwan Sayegh	PEARLS Hawthorne School	350 Hawthorne Avenue	Yonkers	NY	10705
Kimberly O'Connell	Eugenio Maria de Hostos MicroSociety School	75 Morris Street	Yonkers	NY	10705
Sheila Alagia	St. Peter's School	204 Hawthorne Avenue	Yonkers	NY	10705
Magdaline Delany	Cesar E Chavez School	20 Cedar Place	Yonkers	NY	10705
Dr. Valencia Brown-Wyatt	Ella Fitzgerald Academy	77 Park Hill Avenue	Yonkers	NY	10701
Michael Walpole	Yonkers Public School 23	56 Van Cortlandt Park Avenue	Yonkers	NY	10701
Melissa Rodriguez	Enrico Fermi School	27 Poplar Street	Yonkers	NY	10701
Judith White	Oakview Preparatory School	29 Chestnut Street	Yonkers	NY	10701
Sr. Maha Albrashi	Andalusia School	380 Walnut Street	Yonkers	NY	10701
To Whom It May Concern	Joy Group Family Daycare	71 Jackson Street, Suite 1	Yonkers	NY	10701
Genesis Mirabal Duran	Little Creators Daycare	39 Groshon Avenue, Apartment 3	Yonkers	NY	10701
Cecilia M. Galvez	Caterpillar Daycare Inc	9 Knowles Street	Yonkers	NY	10705
To Whom It May Concern	Smart Bees Group Family Daycare	12 Cedar Place, 1st Floor	Yonkers	NY	10705
Lainel Cruz-Soriano	Blessed Kiddies Daycare	51 Cliff Avenue	Yonkers	NY	10705
Yocaris Nunez	Magic World Daycare	138 Elliott Avenue, Apartment 1	Yonkers	NY	10705
Elizabeth Gutierrez	Elizabeth's Group Daycare	23 Bruce Avenue	Yonkers	NY	10705
Ana L. Gutierrez	Ana's Group Daycare	260 Valentine Lane, Suite #4A	Yonkers	NY	10705
Isonel Hierro	Pure Joy Family Daycare LLC	527 Riverdale Avenue	Yonkers	NY	10705
Sobeida Seymowr	Exceptional Family Daycare	442 Park Hill Avenue, sSecond Floor	Yonkers	NY	10705
Flynn Memorial Home	Owner/Operator of 325 S Broadway	325 S Broadway	Yonkers	NY	10705
The Tag & Enevelope Co. Inc.	Owner of 335 S Broadway	2489 Marine Place	Belimore	NY	11710
City of Yonkers	Owner of 337 S Broadway	City Hall, 40 S Broadway	Yonkers	NY	10701
317 S Broadway LLC and City Broadway Inc.	Adjacent Property Owner of 317 S Broadway	5401 Collins Avenue, Apartment 208	Miami Beach	FL	33140
Sammy Properties Inc.	Adjacent Property Owner of 314 S Broadway	707 Taylors Lane	Mamaroneck	NY	10543

322 SB Realty LLC	Adjacent Property Owner of 322 S Broadway	c/o Uzi Shvut, 464 Avenue U	Brooklyn	NY	11223
S Broadway Properties Inc.	Adjacent Property Owner of 340 S Broadway	176 Grand Street	White Plains	NY	10601
350 BDWY Real Estate Corp.	Adjacent Property Owner of 350 S Broadway	204 Farmington Lane	Paramus	NJ	07652
Laila Enterprises Inc.	Adjacent Property Owner of 347 S Broadway	347 S Broadway	Yonkers	NY	10701
12-16 Sunshine Realty Inc.	Adjacent Property Owner of 50 Elliott Avenue	PO Box 783	Yonkers	NY	10703
St Thomas Marthoma Church	Adjacent Property Owner of 22 Morris Street	34 Morris Street	Yonkers	NY	10705
Fadda Innabi	Adjacent Property Owner/Operator of 21 Morris Street	21 Morris Street	Yonkers	NY	10705
Samira Annabi	Adjacent Property Owner/Operator of 25 Morris Street	25 Morris Street	Yonkers	NY	10705
Ria and Karen Virasawmi	Adjacent Property Owner/Operator of 40 Hamilton Avenue	40 Hamilton Avenue	Yonkers	NY	10705
Rolando Arias	Adjacent Property Owner/Operator of 36 Hamilton Avenue	36 Hamilton Avenue	Yonkers	NY	10705
Gustavo and Rina Figueroa	Adjacent Property Owner/Operator of 34 Hamilton Ave and 30 Hamilton Ave	34 Hamilton Avenue	Yonkers	NY	10705
Gloria and Teresa Bentivenga	Adjacent Property Owner/Operator of 26 Hamilton Avenue	26 Hamilton Avenue	Yonkers	NY	10705
Saint Joseph's Medical Center	Adjacent Property Operator of 317 South Broadway	317 S Broadway	Yonkers	NY	10701
Gosple OutReach International Ministries	Adjacent Property Operator of 317 South Broadway	317 S Broadway	Yonkers	NY	10705
Papa Johns Pizza	Adjacent Property Operator of 314 South Broadway	314 S Broadway	Yonkers	NY	10705
South Broadway Pharmacy	Adjacent Property Operator of 314 South Broadway	314 S Broadway	Yonkers	NY	10705
Grill House of Yonkers	Adjacent Property Operator of 322 South Broadway	326 S Broadway	Yonkers	NY	10705
Carmennails_yonkers	Adjacent Property Operator of 322 South Broadway	328 S Broadway	Yonkers	NY	10705
Evelyn's Beauty Salon	Adjacent Property Operator of 322 South Broadway	328 S Broadway	Yonkers	NY	10705
Margarita's Restaurant & Lounge	Adjacent Property Operator of 322 South Broadway	332 S Broadway	Yonkers	NY	10705
Hala Market	Adjacent Property Operator of 322 South Broadway	324 S Broadway	Yonkers	NY	10705
United Healthcare Community Plan	Adjacent Property Operator of 322 South Broadway	328 S Broadway	Yonkers	NY	10705
South Broadway Auto	Adjacent Property Operator of 322 South Broadway	338 S Broadway	Yonkers	NY	10705
Doctors United - Medical Group	Adjacent Property Operator of 340 South Broadway	340 S Broadway	Yonkers	NY	10705
Gigi's Beauty Salon Unisex	Adjacent Property Operator of 350 South Broadway	350A S Broadway	Yonkers	NY	10705
JP General Services Corp.	Adjacent Property Operator of 350 South Broadway	350 S Broadway	Yonkers	NY	10705
El Rancho Mexican Restaurant	Adjacent Property Operator of 350 South Broadway	350C S Broadway	Yonkers	NY	10705
A & H Candy & Grocery Corporation	Adjacent Property Operator of 347 South Broadway	347 S Broadway	Yonkers	NY	10705
St. Thomas Mar Thoma Church	Adjacent Property Operator of 22 Morris Street	34 Morris Street	Yonkers	NY	10705
D, Elixiany Durce	Adjacent Property Operator of 21 Morris Street	21 Morris Street	Yonkers	NY	10705

Exhibit M



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Sandy Amoyaw, Branch Administrator
Yonkers Public Library – Riverfront Library
One Larking Center
Yonkers, New York 10701

RE: Brownfield Cleanup Program Application
Applicant: SB Yonkers Realty LLC
Site Name: South Broadway Auto Repair Site
Site Address: 325, 335 and 337 South Broadway, Yonkers, New York 10705

Dear Mr. Amoyaw:

We represent SB Yonkers Realty LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 325, 335 and 337 South Broadway, Yonkers, New York 20705. We respectfully request that the Yonkers Public Library – Riverfront 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 [Name of 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 Yonkers Public Library – Riverfront Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 325, 335 and 337 South Broadway, Yonkers, New York 10705.


Sandy Amoyaw, Branch Administrator

01/09/26
Date

Exhibit N

STATE OF NEW YORK)
) s.s.:
COUNTY OF NEW YORK)

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
THE SOUTH BROADWAY AUTO REPAIR SITE**

Matthew Gross, being duly sworn, deposes and says:

1. I am the Authorized Signatory of SB Yonkers Realty LLC (“Volunteer”), which is an affiliate of Urban Builders Collaborative LLC (“UBC”) and has offices located at 334-336 East 110th Street, New York, New York 10029 and which is the current volunteer entity for the prospective Brownfield Cleanup Program (“BCP”) Site located at 325, 335 and 337 South Broadway, Yonkers, NY and which has been named the South Broadway Auto Repair Site.

2. I submit this affidavit to request a waiver of the \$50,000 application fee because this is a 100% affordable housing project within the definition of 6 NYCRR Section 375-3.2(a).

3. The proposed project is set to create a mixed-use building consisting of a 100% affordable residential component with ground floor commercial space as well as a new parking garage in an identified Potential Environmental Justice Area/ Disadvantage Community and En-Zone Area in the City of Yonkers, Westchester County, which has an environmental burden higher than 61.89% of Census Tracts statewide and a population vulnerability higher than 95.27% percent of Census Tracts statewide. The project is also transit-oriented, located within walking distance to the Metro North Ludlow Train Station.

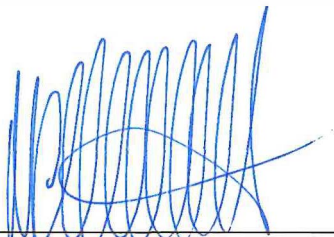
4. UBC has performed a number of brownfield projects, including those that provide affordable housing.

5. As a developer of primarily affordable housing projects, there are limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk. Those limited resources have been further constrained by the limitations placed by the current Administration on Federal funding programs.

6. As a result, the application fee is a financial hardship to pay for a project with unknown future costs, which will be paid directly by the Volunteer.

7. I declare under penalty of perjury that the foregoing is true and correct.

Executed: ~~January~~ ^{February 2} ____, 2026



Authorized Signatory

Sworn to this 2nd day
of February 2026

Edyta Santiago

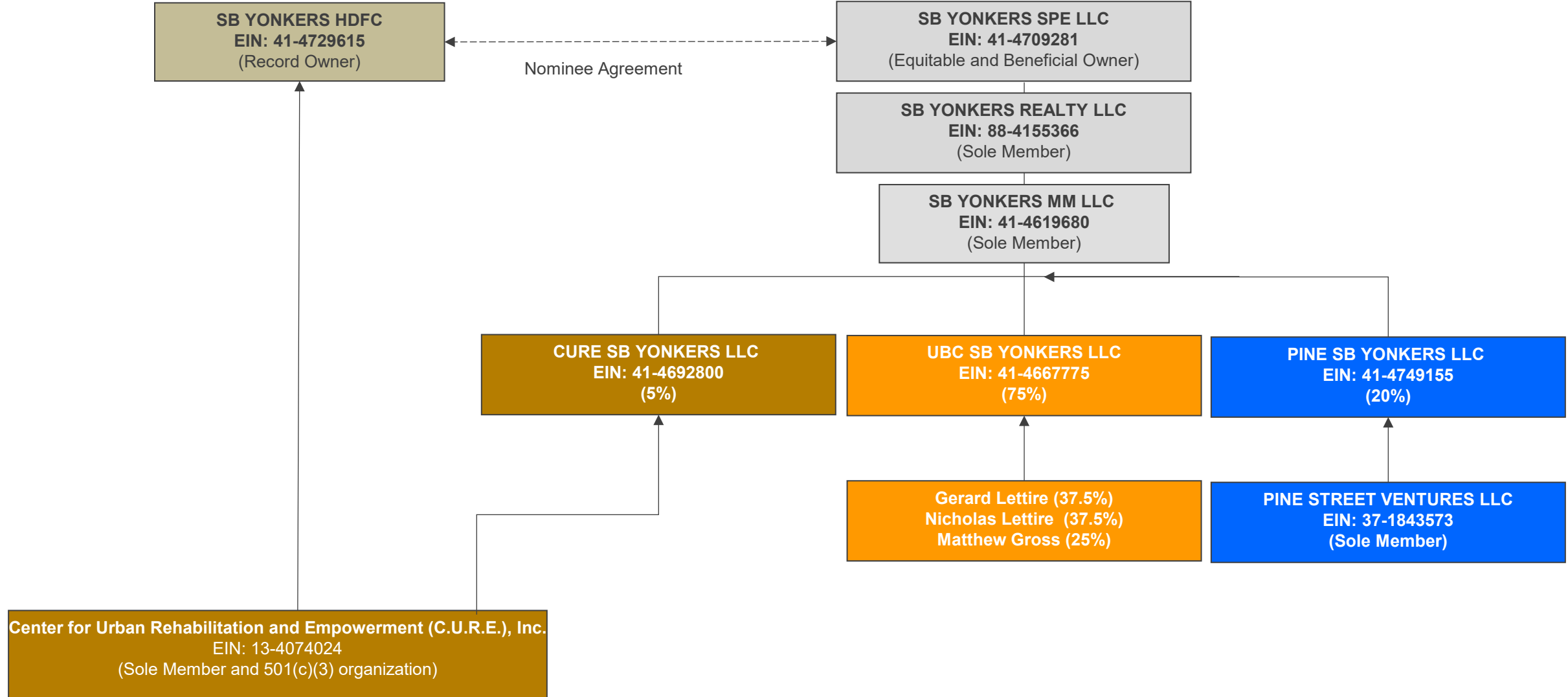
Notary Public

EDYTA SANTIAGO
Notary Public, State of New York
No. 01SA6330571
Qualified in Kings County
Commission Expires 09/14/20 27

Exhibit O

PROPOSED ORGANIZATIONAL CHART – LAND CLOSING

325 SOUTH BROADWAY, YONKERS, NEW YORK
(SECTION 1, BLOCK 161, LOTS 26.28)



PROPOSED ORGANIZATIONAL CHART – CONSTRUCTION LOAN CLOSING

325, 335 AND 337 SOUTH BROADWAY, YONKERS, NEW YORK
(SECTION 1, BLOCK 161, LOTS 26.28, 30 AND 32)

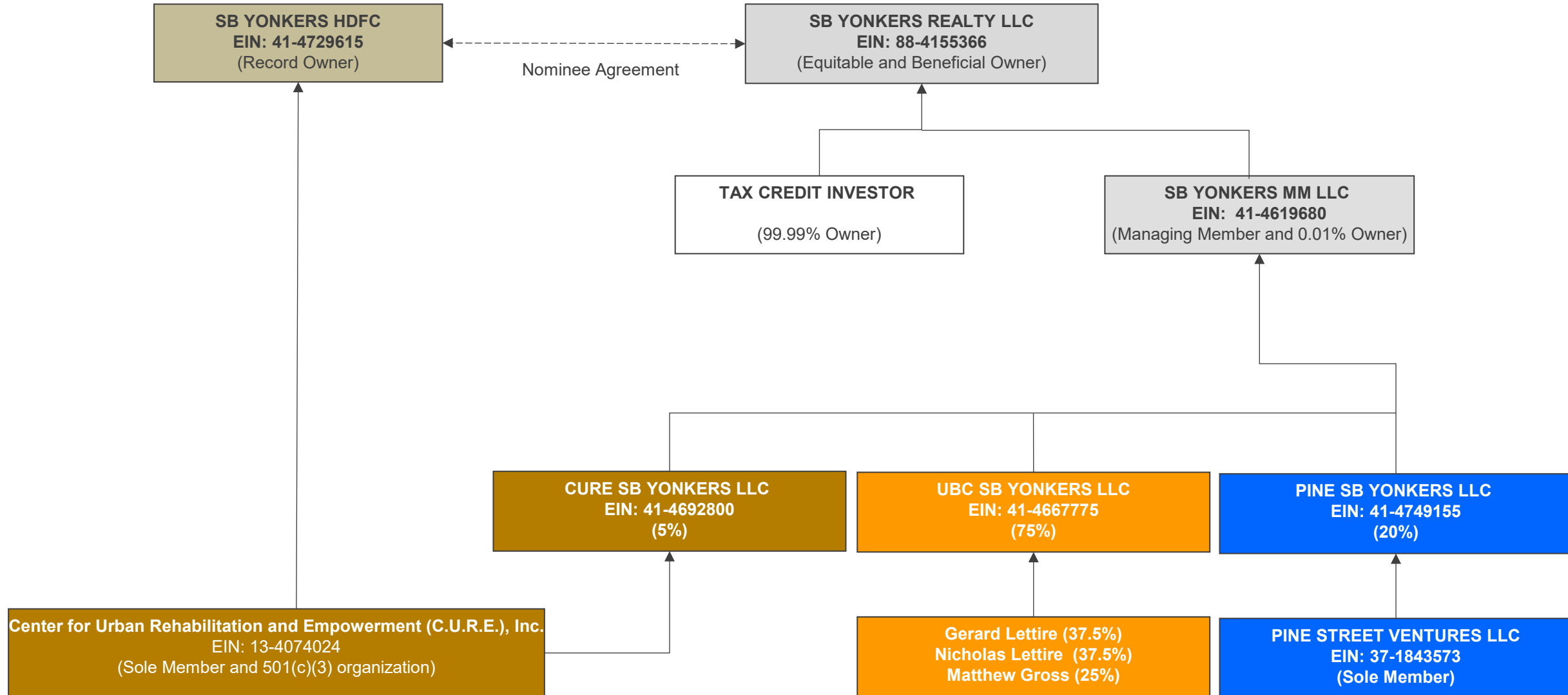


Exhibit P



ENVIROSTAR
INNOVATION CORPORATION

The name you trust for environmental needs

50 Fields Lane
Brewster, NY 10509

Phone: 845-279-9555
Fax: 845-279-0196

Email: info@tankremovalservices.com
www.tankremovalservices.com

January 23, 2023

City of Yonkers Building Dept.
87 Nepperhan Ave, 5th Flr.
Yonkers, NY 10701

City of Yonkers Fire Dept.
470 Nepperhan Ave, 2nd Flr.
Yonkers, NY 10701

RE: Permit # B202203933
325 S Broadway
Yonkers, NY 10705

To Whom It May Concern,

On January 12 & 13, 2023 Envirostar Innovation Corp. removed (2) 1,000-gallon UST oil tanks, at above referenced location. Man-way was cut into tanks and liquid was properly disposed. Inside tank walls were hand cleaned and inspected for holes. No holes were found in the tanks. A soil sample was drawn from the base of each excavation. The tanks were properly disposed of.

Enclosed please find:

1. Soil Samples
2. Liquid Disposal Manifest
3. Tank Disposal Receipt
4. Copy of Permit
5. Drawing

At this time, we ask that the permit be closed. If you have any questions, please do not hesitate to call 845-279-9555.

Thank you,

Michelle Rezza
Envirostar Innovation Corp.

Cc: Flynn



Friday, January 20, 2023

Attn: Greg DiNapoli
EnviroStar Innovation
50 Fields Lane
Brewster NY 10509

Tank # 1 Driveway

Project ID: FLYNN MEMORIAL HOME
SDG ID: GCN23981
Sample ID#s: CN23981

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

Phyllis Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Sample Id Cross Reference

January 20, 2023

SDG I.D.: GCN23981

Project ID: FLYNN MEMORIAL HOME

Client Id
BASE

Lab Id
CN23981

Matrix
SOIL



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report
 January 20, 2023

FOR: Attn: Greg DiNapoli
 EnviroStar Innovation
 50 Fields Lane
 Brewster NY 10509

Sample Information

Matrix: SOIL
 Location Code: ENVIROS
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: JARED
 Received by: SW
 Analyzed by: see "By" below

Date Time
 01/13/23 14:00
 01/16/23 15:30

Laboratory Data

SDG ID: GCN23981
 Phoenix ID: CN23981

Project ID: FLYNN MEMORIAL HOME
 Client ID: BASE

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	87		%		01/16/23	AL	SW846-%Solid
Extraction of NY ETPH	Completed				01/18/23	MO/U	SW3546
<u>TPH DRO (C10-C28)</u>							
Diesel Range Organics (C10-C28)	ND	280	mg/Kg	5	01/17/23	JRB	SW-846 8015
<u>QA/QC Surrogates</u>							
% COD (surr)	73		%	5	01/17/23	JRB	50 - 150 %
% Terphenyl (surr)	78		%	5	01/17/23	JRB	50 - 150 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
 BRL=Below Reporting Level L=Biased Low
 QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

The TPH (C10-C28) is quantitated using an alkane standard.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
 The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller, Laboratory Director

January 20, 2023

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

January 20, 2023

QA/QC Data

SDG I.D.: GCN23981

Parameter	Blk		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
	Blank	RL								
QA/QC Batch 660484 (mg/Kg), QC Sample No: CN22332 (CN23981)										
<u>TPH by GC (Extractable Products) - Soil</u>										
Ext. Petroleum HC	ND	50	62	71	13.5	53	38	33.0	30 - 130	30
% COD (surr)	70	%	86	91	5.6	46	74	46.7	50 - 150	30
% Terphenyl (surr)	69	%	77	75	2.6	60	69	14.0	50 - 150	30

Comment:

Additional surrogate criteria: LCS acceptance range is 60-120% MS acceptance range 50-150%. The ETPH/DRO LCS has been normalized based on the alkane calibration.

m = This parameter is outside laboratory MS/MSD specified recovery limits.

r = This parameter is outside laboratory RPD specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference

LCS - Laboratory Control Sample

LCSD - Laboratory Control Sample Duplicate

MS - Matrix Spike

MS Dup - Matrix Spike Duplicate

NC - No Criteria

Intf - Interference

Phyllis Shiller, Laboratory Director

January 20, 2023

Friday, January 20, 2023

Criteria: None

State: NY

Sample Criteria Exceedances Report

GCN23981 - ENVIROS

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
--------	-------	-----------------	----------	--------	----	----------	----------------	-------------------

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedances. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedance information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

January 20, 2023

SDG I.D.: GCN23981

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



NY Temperature Narration

January 20, 2023

SDG I.D.: GCN23981

The samples in this delivery group were received at 1.3°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number
Exempt

2. Page 1 of 3
3. Emergency Response Phone
845-279-8553

4. Waste Tracking Number

5. Generator's Name and Mailing Address
F Lynn 325 S Broadway
Yonkers NY 10705
Generator's Site Address (if different than mailing address)
Same

6. Transporter 1 Company Name
ENVIROSTAR INNOVATION CORP
U.S. EPA ID Number
NYR003121305

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address
TRADEBE TR OF BRIDGEPORT
50 CROSS ST
BRIDGEPORT CT 06610
U.S. EPA ID Number
CTD 002593887

9. Waste Shipping Name and Description	10. Containers		11. Total Quantity	12. Unit Wt./Vol.
	No.	Type		
1. NON DOT / NON RCRA REGULATED MATERIAL	002	TT	986	9
2.				
3.				
4.				

13. Special Handling Instructions and Additional Information
drive way

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offoror's Printed/Typed Name
RICHARD VREELAND AS AGENT
Signature
Richard Vreeland
Month Day Year
11 13 22

15. International Shipments
 Import to U.S. Export from U.S. Port of entry/exit: Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name
RICHARD VREELAND
Signature
Richard Vreeland
Month Day Year
11 13 22

Transporter 2 Printed/Typed Name
Signature
Month Day Year

17. Discrepancy
17a. Discrepancy Indication Space
 Quantity Type Residue Partial Rejection Full Rejection

17b. Alternate Facility (or Generator)
Manifest Reference Number: U.S. EPA ID Number

Facility's Phone:
17c. Signature of Alternate Facility (or Generator)
Month Day Year

18. Designated Facility Owner or Operator. Certification of receipt of materials covered by the manifest except as noted in Item 17a
Printed/Typed Name
Signature
Month Day Year

GENERATOR
INTL
TRANSPORTER
DESIGNATED FACILITY



Thursday, January 19, 2023

Attn: Greg DiNapoli
EnviroStar Innovation
50 Fields Lane
Brewster NY 10509

Handwritten note: tank #2 - parking space ✓

Project ID: FLYNN MEMORIAL HOME 325 SOUTH BROADWAY
SDG ID: GCN23695
Sample ID#s: CN23695

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Shiller".

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



SDG Comments

January 19, 2023

SDG I.D.: GCN23695

CN23695 - Client provided soil jar for volatile analysis. Phoenix prepared sample per method 5035.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Sample Id Cross Reference

January 19, 2023

SDG I.D.: GCN23695

Project ID: FLYNN MEMORIAL HOME 325 SOUTH BROADWAYT

Client Id
BASE

Lab Id
CN23695

Matrix
SOIL



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report
 January 19, 2023

FOR: Attn: Greg DiNapoli
 EnviroStar Innovation
 50 Fields Lane
 Brewster NY 10509

Sample Information

Matrix: SOIL
 Location Code: ENVIROS
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by:
 Received by: LB
 Analyzed by: see "By" below

Date

01/12/23
 01/13/23

Time

14:00
 16:11

Laboratory Data

SDG ID: GCN23695
 Phoenix ID: CN23695

Project ID: FLYNN MEMORIAL HOME 325 SOUTH BROADWAYT
 Client ID: BASE

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	92		%		01/13/23	AL	SW846-%Solid
Soil Extraction for SVOA PAH	Completed				01/17/23	MO/F	SW3545A
<u>Volatiles- STARS/CP-51</u>							
1,2,4-Trimethylbenzene	190	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
1,3,5-Trimethylbenzene	130	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
Benzene	ND	L 58	ug/Kg	50	01/17/23	JLI	SW8260C
Ethylbenzene	ND	L 58	ug/Kg	50	01/17/23	JLI	SW8260C
Isopropylbenzene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
m&p-Xylene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
Methyl t-Butyl Ether (MTBE)	ND	L 58	ug/Kg	50	01/17/23	JLI	SW8260C
Naphthalene	470	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
n-Butylbenzene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
n-Propylbenzene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
o-Xylene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
p-Isopropyltoluene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
sec-Butylbenzene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
tert-Butylbenzene	ND	L 120	ug/Kg	50	01/17/23	JLI	SW8260C
Toluene	ND	L 58	ug/Kg	50	01/17/23	JLI	SW8260C
Total Xylenes	ND	120	ug/Kg	50	01/17/23	JLI	SW8260C
<u>QA/QC Surrogates</u>							
% 1,2-Dichlorobenzene-d4 (50x)	95		%	50	01/17/23	JLI	70 - 130 %
% Bromofluorobenzene (50x)	96		%	50	01/17/23	JLI	70 - 130 %
% Dibromofluoromethane (50x)	98		%	50	01/17/23	JLI	70 - 130 %
% Toluene-d8 (50x)	94		%	50	01/17/23	JLI	70 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
<u>Semivolatiles-STARs/CP-51</u>							
Acenaphthene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Acenaphthylene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Anthracene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Benz(a)anthracene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Benzo(a)pyrene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Benzo(b)fluoranthene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Benzo(ghi)perylene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Benzo(k)fluoranthene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Chrysene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Dibenz(a,h)anthracene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Fluoranthene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Fluorene	310	250	ug/Kg	1	01/18/23	WB	SW8270D
Indeno(1,2,3-cd)pyrene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Naphthalene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
Phenanthrene	870	250	ug/Kg	1	01/18/23	WB	SW8270D
Pyrene	ND	250	ug/Kg	1	01/18/23	WB	SW8270D
<u>QA/QC Surrogates</u>							
% 2-Fluorobiphenyl	68		%	1	01/18/23	WB	30 - 130 %
% Nitrobenzene-d5	75		%	1	01/18/23	WB	30 - 130 %
% Terphenyl-d14	65		%	1	01/18/23	WB	30 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
 BRL=Below Reporting Level L=Biased Low
 QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

The TPH (C10-C28) is quantitated using an alkane standard.

Volatile Comment:


L flag signifies that this sample was not collected in accordance with EPA method 5035. NELAC requires the laboratory to qualify the volatile soil data as biased low.

Volatile Comment:

Elevated reporting limits for volatiles due to the presence of non-target compounds.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

January 19, 2023

Reviewed and Released by: Anil Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report
 January 19, 2023

QA/QC Data

SDG I.D.: GCN23695

Parameter	Blank	Bik RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 660273 (ug/kg), QC Sample No: CN22924 (CN23695)										
<u>Polynuclear Aromatic HC - Soil</u>										
Acenaphthene	ND	230	78	78	0.0	86	79	8.5	30 - 130	30
Acenaphthylene	ND	230	73	71	2.8	76	69	9.7	40 - 140	30
Anthracene	ND	230	83	83	0.0	84	78	7.4	40 - 140	30
Benz(a)anthracene	ND	230	82	80	2.5	85	76	11.2	40 - 140	30
Benzo(a)pyrene	ND	230	103	105	1.9	105	95	10.0	40 - 140	30
Benzo(b)fluoranthene	ND	230	84	89	5.8	101	89	12.6	40 - 140	30
Benzo(ghi)perylene	ND	230	95	93	2.1	107	94	12.9	40 - 140	30
Benzo(k)fluoranthene	ND	230	83	85	2.4	93	85	9.0	40 - 140	30
Chrysene	ND	230	83	82	1.2	85	78	8.6	40 - 140	30
Dibenz(a,h)anthracene	ND	230	95	96	1.0	109	95	13.7	40 - 140	30
Fluoranthene	ND	230	81	78	3.8	83	73	12.8	40 - 140	30
Fluorene	ND	230	83	83	0.0	91	83	9.2	40 - 140	30
Indeno(1,2,3-cd)pyrene	ND	230	106	106	0.0	113	100	12.2	40 - 140	30
Naphthalene	ND	230	83	81	2.4	89	83	7.0	40 - 140	30
Phenanthrene	ND	230	82	83	1.2	92	81	12.7	40 - 140	30
Pyrene	ND	230	81	78	3.8	87	77	12.2	30 - 130	30
% 2-Fluorobiphenyl	70	%	80	78	2.5	86	77	11.0	30 - 130	30
% Nitrobenzene-d5	66	%	76	77	1.3	85	79	7.3	30 - 130	30
% Terphenyl-d14	70	%	79	75	5.2	81	69	16.0	30 - 130	30
QA/QC Batch 660442H (ug/kg), QC Sample No: CN24010 50X (CN23695 (50X))										
<u>Volatiles - Soil (High Level)</u>										
1,2,4-Trimethylbenzene	ND	250	100	100	0.0	89	97	8.6	70 - 130	30
1,3,5-Trimethylbenzene	ND	250	100	100	0.0	88	97	9.7	70 - 130	30
Benzene	ND	250	100	98	2.0	90	98	8.5	70 - 130	30
Ethylbenzene	ND	250	100	100	0.0	91	97	6.4	70 - 130	30
Isopropylbenzene	ND	250	101	100	1.0	89	99	10.6	70 - 130	30
m&p-Xylene	ND	250	98	98	0.0	88	94	6.6	70 - 130	30
Methyl t-butyl ether (MTBE)	ND	250	96	95	1.0	88	94	6.6	70 - 130	30
Naphthalene	ND	250	108	106	1.9	90	103	13.5	70 - 130	30
n-Butylbenzene	ND	250	110	109	0.9	93	103	10.2	70 - 130	30
n-Propylbenzene	ND	250	103	103	0.0	90	100	10.5	70 - 130	30
o-Xylene	ND	250	99	100	1.0	90	95	5.4	70 - 130	30
p-Isopropyltoluene	ND	250	105	104	1.0	92	100	8.3	70 - 130	30
sec-Butylbenzene	ND	250	103	103	0.0	91	99	8.4	70 - 130	30
tert-Butylbenzene	ND	250	101	102	1.0	89	98	9.6	70 - 130	30
Toluene	ND	250	103	101	2.0	91	100	9.4	70 - 130	30
% 1,2-dichlorobenzene-d4	96	%	102	101	1.0	101	102	1.0	70 - 130	30
% Bromofluorobenzene	98	%	99	99	0.0	99	98	1.0	70 - 130	30
% Dibromofluoromethane	94	%	95	95	0.0	98	93	5.2	70 - 130	30
% Toluene-d8	95	%	103	100	3.0	101	102	1.0	70 - 130	30

QA/QC Data

SDG I.D.: GCN23695

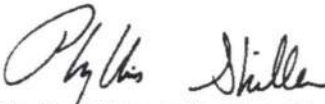
Parameter	Blank	Blk RL	LCS	LCSD	LCS	MS	MSD	MS	%	%
			%	%	RPD	%	%	RPD	Rec Limits	RPD Limits

Comment:

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%, 25-160% for Chloroethane-HL and Trichlorofluoromethane-HL.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference


Phyllis Shiller, Laboratory Director
January 19, 2023

Thursday, January 19, 2023

Criteria: None

State: NY

Sample Criteria Exceedances Report

GCN23695 - ENVIROS

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL	Criteria	Analysis Units
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*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedances. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedance information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

January 19, 2023

SDG I.D.: GCN23695

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.



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NY Temperature Narration

January 19, 2023

SDG I.D.: GCN23695

The samples in this delivery group were received at 1.1°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number

Exempt

2. Page 1 of

3. Emergency Response Phone

346-270-0335

4. Waste Tracking Number

5. Generator's Name and Mailing Address

Flynn 3255 Broadway
Yonkers NY 10705

Generator's Site Address (if different than mailing address)

same

Generator's Phone:

6. Transporter 1 Company Name

ENVIROSTAR INNOVATION CORP

U.S. EPA ID Number

NY7R300121035

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

TRADEBE TR OF BRIDGEPORT
150 CROSS ST
BRIDGEPORT CT 06610

U.S. EPA ID Number

CTP002593887

Facility's Phone:

9. Waste Shipping Name and Description

1. NONDOT/NON RCRA REGULATED MATERIAL

10. Containers

No. Type

002 TT

11. Total Quantity

207

12. Unit Wt./Vol.

g

13. Special Handling Instructions and Additional Information

parking space

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offlor's Printed/Typed Name

Signature

Month Day Year

RICHARD VREELAND AS AGENT

[Signature]

1 | 12 | 23

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

RICHARD VREELAND

[Signature]

1 | 12 | 23

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

J. BASS & SON, INC.

9-11 Carleton Avenue
Mount Vernon, NY 10550
Phone (914) 667-1442 ♦ Fax (914) 667-9647
jbassandson@aol.com

CERTIFICATE OF DESTRUCTION

Customer: ENVIROSTAR
Location: 50 Fields Lane
Brewster, NY 10509

Type: Steel

Date: 1/19/23

DISPOSITION

TRANSPORTER COMPANY NAME AND ADDRESS:

J. BASS & SON, INC.
9-11 CARLETON AVENUE
MOUNT VERNON, NY 10550

I, THE UNDERSIGNED, CERTIFY THAT THE MATERIAL DESCRIBED ABOVE WILL ONLY BE DELIVERED TO A FACILITY FOR DESTRUCTION.

SIGNATURE Michael Bass J. Bass & Son, Inc. DATE: 1/19/23

I, THE UNDERSIGNED, CERTIFY THAT THE MATERIAL WILL BE PROCESSED FOR REMELTING ONLY. THIS MATERIAL WILL NOT BE SOLD AS USABLE IN ANY SHAPE, FORM OR MANNER.

SIGNATURE Michael Bass J. Bass & Son, Inc. DATE: 1/19/23

MILITARY SPANO
MAYOR
SAM BORRELLI
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377-6500
Housing Tel.: (914) 377-6527
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS
Permit Type: TANK-COMM

APPLICATION NUMBER: B0031259
PERMIT NUMBER: B202203933
ZONE DISTRICT: BA

APPLICATION DATE: 10/21/2022
EXPIRATION DATE: 12/15/2023
SECTION, BLOCK & LOT: 1.-161-26.28

TENANT NAME:
JOB ADDRESS: 325 S Broadway AKA Address:

Permission is granted to owner or lessee: Memorial Home Flynn

TO: REMOVE TWO (2) 1000 GALLON OIL UST OIL TANKS


IMPORTANT, PLEASE READ: UPON RECEIVING LETTER PERMIT, NO WORK SHALL BEGIN UNTIL OWNER, CONTRACTOR, LESSEE, LESSOR CONTACTS BUILDING INSPECTOR Joseph Haduck, by email at Joseph.haduck@yonkersny.gov

SECTION 66-4F CODE OF THE CITY OF YONKERS, PROHIBITED NOISES. CONSTRUCTION, REPAIR AND DEMOLITION: OPERATING OR PERMITTING THE OPERATION OF ANY TOOL OR EQUIPMENT USED IN CONSTRUCTION, REPAIR, DEMOLITION OR EXCAVATION BETWEEN THE HOURS OF 6:00 P.M. AND 8:00 A.M. THE FOLLOWING DAY OR AT ANY TIME ON WEEKENDS OR LEGAL HOLIDAYS IS NOT PERMITTED. SUCH OPERATION DOES NOT CONSTITUTE A VIOLATION IF THE TOOL OR EQUIPMENT IS USED IN AN EMERGENCY SITUATION OR IF THE TOOL OR EQUIPMENT IS EQUIPPED WITH A FUNCTIONING MUFFLER OR IF THE OPERATOR IS ISSUED A VARIANCE PURSUANT TO ARTICLE II OF THIS CHAPTER.

IN ACCORDANCE WITH APPROVED PLANS AND AS SPECIFIED IN THE APPLICATION ON FILE AT THE OFFICE OF THE DEPARTMENT OF BUILDINGS AND IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND STATE LAWS AFFECTING SUCH CONSTRUCTION, APPROVED PLANS MUST BE RETAINED ON JOB FOR THE INSPECTOR'S USE.
THIS BUILDING OR ANY PORTION THEREOF FOR WHICH THIS PERMIT SHALL BE ISSUED SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.

INSPECTION REQUIRED:

- A. FRAME INSPECTION
 1. FOOTING AND FOUNDATION INSPECTION TO BE MADE AFTER FOOTING TRENCHES ARE EXCAVATED AND THE NECESSARY FORMS ERECTED.
 2. FRAME & MASONRY INSPECTIONS TO BE MADE PRIOR TO LATCHING OR INSTALLING OF DRYWALL
 3. MECHANICAL INSPECTION TO BE MADE AFTER PIPES, DUCTS & WIRING
 4. FINAL INSPECTION TO BE MADE AFTER IT IS COMPLETED
- B. ORDINARY & FIRE RESISTIVE CONSTRUCTION: ALL OF THE ABOVE INSPECTIONS, PLUS INSPECTION AT CRITICAL POINTS, PRIOR TO COVERING UP OF ANY WORK
 1. NO REINFORCING OR STRUCTURE STEEL OF ANY PART OF ANY WALL, BUILDING OR STRUCTURE SHALL BE COVERED OR CONCEALED IN ANY MANNER WHATSOEVER, WITHOUT FIRST BEING INSPECTED AND APPROVED BY THE DEPT. OF BUILDINGS.
 2. NO MECHANICAL INSTALLATION IN ANY BUILDING OR STRUCTURE SHALL BE COVERED OR CONCEALED IN ANY MANNER WHATSOEVER WITHOUT FIRST BEING INSPECTED & APPROVED BY THE DEPT. OF BUILDINGS


12/15/22
Sam Borrelli
Commissioner
Department of Housing and Buildings

Permit not valid unless signed by the Commissioner of Housing and Buildings

POST IN A CONSPICUOUS PLACE

Permit Holder is responsible for verifying that associated electrical and plumbing permits have been issued prior to commencing work.

IAEL J. SPANO
MAYOR
SAM BORRELLI
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377 - 6500
Housing Tel.: (914) 377-6527
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS
Permit Type: TANK-COMM

SPECIAL CONDITIONS

IMPORTANT, PLEASE READ: UPON RECEIVING PERMIT, NO WORK SHALL BEGIN UNTIL OWNER, CONTRACTOR, LESSEE, LESSOR CONTACTS BUILDING INSPECTOR Joseph Haduck, by email at joseph.haduck@yonkersny.gov.

FAILURE TO RENEW THIS PERMIT PRIOR TO EXPIRATION MAY RESULT IN CANCELLATION OF THE PERMIT. ALL PERMIT EXTENSIONS SHALL BE ASSESSED FROM THE DATE OF EXPIRATION.

PROVIDE PDF OF APPROVED CONSTRUCTION DOCUMENTS TO THIS DEPARTMENT BY E-MAIL TO DHBPlans@yonkersny.gov BEFORE CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION CAN BE ISSUED.

Inspectors responsible for compliance of all conditions listed below:


- Contractor/Owner shall contact inspector prior to start of any work.
- Contractor shall certify that all contaminated materials have been removed from site if present in accordance with all applicable laws and requirements
- Submit manifest of removed materials.
- Triangulate the location of the tank off known points, such as the corners of the building, the curb, etc., and submit the location on a plan, with the Permit Application.
- For any conversion from oil heat to gas heat, an additional permit from the Plumbing Bureau will be required (377-6566). This must be applied for, before the Tank Removal Permit will be issued.
- Open tank and pump out any liquid into a vacuum truck operated by a D.E.C. registered hauler. Purge any vapors, open the tank, and remove any solid waste into a properly labeled 55 gallon drum.
- Remove and dispose of any contaminated soil with a D.E.C. registered hauler.
- Prepare the tank closure report for filing with the D.E.C., Westchester County Department of Health, and City of Yonkers Department of Housing and Buildings, with copies of all manifests.
- All federal, state, and local regulations must be observed.

Approval of inspection by JOSEPH HADUCK, 914-377-6525.

Prior to issuance of Certificate of Completion the following inspections and approvals are required: Fire Department by calling FIRE PREVENTION AT 914-377-7525, Building.

Owner responsible to maintain offsets off property lines and protect adjacent properties at all times during the construction.

No encroachment beyond property lines permitted, owner's responsibility.


Sam Borrelli
Commissioner
Department of Housing and Buildings

Permit not valid unless signed by the Commissioner of Housing and Building.

POST IN A CONSPICUOUS PLACE

Permit Holder is responsible for verifying that associated electrical and plumbing permits have been issued prior to commencing work.

PAUL J. SPANO
MAYOR
SAM BORRELLI
COMMISSIONER



87 Nepperhan Avenue, 5th Floor
Yonkers, New York 10701
Building Tel.: (914) 377 - 6500
Housing Tel.: (914) 377-6527
Fax: (914) 377-6521

DEPARTMENT OF HOUSING AND BUILDINGS
Permit Type: TANK-COMM

All work to be done in accordance with the New York Standards and Specifications for Erosion and Sediment Control (August 2005 edition) pursuant to Section 56-178 of the Code of the City of Yonkers.


Contractor to proceed and place dirt piles, grade cuts, shoring and barricading in a safe manner and according to standard engineering practices.

Provide manifest of disposed materials.

Certificate of Completion required when work is done. Owner to follow up with Inspector when work is completed.

FIRE DEPARTMENT REVIEW - APPROVED WITH COMMENTS ON 10/26/22

- 1) File tank removals under separate permit with FD.
 - 2) Provide minimum 48-hrs advanced notice to FD prior to removal to schedule inspection. Contact Fire Prevention at 914-377-7525.
- end


Sam Borrelli
Commissioner
Department of Housing and Buildings

Permit not valid unless signed by the Commissioner of Housing and Building.

POST IN A CONSPICUOUS PLACE

Permit Holder is responsible for verifying that associated electrical and plumbing permits have been issued prior to commencing work.



ENVIROSTAR
INNOVATION CORPORATION

The name you trust for environmental needs

50 Fields Lane
Brewster, NY 10509

Phone: 845-279-9555
Fax: 845-279-0196

Email: info@tankremovalservices.com
www.tankremovalservices.com



2-1000 gallon UST to be removed
from right side of property.

S BROADWAY



ENVIROSTAR
INNOVATION CORPORATION

50 Fields Lane
Brewster, NY 10509

Date	Invoice #
1/16/2023	17540

PAID
01/18/2023

Bill To	Job
James Flynn 325 S Broadway Yonkers, NY 10705	James Flynn 325 S Broadway Yonkers, NY 10705

Terms
Due on receipt

Quantity	Description	Rate	Amount
1	1/12/2023 and 1/13/2023 Removal of 2-1000 gallon UST oil tanks on the right side of the building at 325 South Broadway, Yonkers, NY	4,800.00	4,800.00T
1,193	Gallons of sludge removal	1.95	2,326.35T
1	Facility Disposal Charge	20.00	20.00T
1	Vac truck services	450.00	450.00T
1	Dro Soil Sample	130.00	130.00T
1	Stars memo soil sample	400.00	400.00T
1	City of Yonkers Building Permit Fee	550.00	550.00T
1	City of Yonkers Fire Dept Inspection Fee	300.00	300.00T
1	Permit Filing Fee	150.00	150.00T

	Sales Tax (8.375%)	\$764.33
Thank you for your business!	Total	\$9,890.68
Please remit to:	Payments/Credits	-\$9,890.68
Envirostar Innovation Corp.	Balance Due	\$0.00
50 Fields Lane		
Brewster, NY 10509		

Phone #	Fax #	E-mail	Web Site
845-279-9555	845-279-0196	info@tankremovalservices.com	www.tankremovalservices.com