

One Vine LLC
Brownfield Cleanup Program Application
Vine Street Auto Repair and Dry Cleaning Site
1-5 Vine Street Larchmont, NY 10538



Legal & Consulting Team:
Knauf Shaw LLP & Langan
July 2026

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July 24, 2026

VIA DIRECT LINK
Danielle.Radden@dec.ny.gov

Site Control Section
Attn: Danielle Radden for Kelly Lewandowski, Chief
NYS Department of Environmental Conservation
Remedial Bureau A
625 Broadway, 12th Floor
Albany, NY 12233-7015

**RE: Brownfield Cleanup Program Application – First Revision
BCP Applicant – One Vine LLC
Vine Street Auto Repair and Dry Cleaning Site #C360276**

Dear Danielle:

On behalf of One Vine LLC, a revised Brownfield Cleanup Program (“BCP”) application, in response to a Letter of Incomplete Application received via email from the NYS Department of Environmental Conservation (the “Department”) on July 22, 2026, has been uploaded to the Direct Link provided. Responses to each comment are provided below.

Section XIII: Statement of Certification and Signatures

- The entity’s name does not match the requestor’s name. The entity’s name must appear exactly as given in the NYS Department of State’s Corporation and Business Entity Database.

RESPONSE: The application form signature page has been updated to reflect the correct entity name as “One Vine LLC” to match the requestor’s name.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read 'Linda R. Shaw'.

LINDA R. SHAW, ESQ.

Enclosure

cc: E. Barry, Project Manager, Region 3



R. O'Connor, Project Attorney, NYSDEC – OGC
S. Saucier, Director, Remedial Bureau C
S. McCague, RHWRE, Region 3
K. McCarthy, NYSDEC – OGC, Remediation Bureau
A. Johnson, Regional Attorney, Region 3
K. Lewandowski, Chief, Site Control Section
G. Hirsch, Requestor's Representative
R. Kovacs, Requestor's Consultant



SUBMITTAL INSTRUCTIONS:

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

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

a. VIA SITE CONTROL DROPBOX:

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

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

SITE NAME: Vine Street Auto Repair and Dry Cleaning Site

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C360276

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME Vine Street Auto Repair and Dry Cleaning Site

ADDRESS/LOCATION 1 - 5 Vine Street

CITY/TOWN Town of Mamaroneck

ZIP CODE 10538

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Village of Larchmont

COUNTY Westchester

SITE SIZE (ACRES) 0.332

LATITUDE

LONGITUDE

40 ° 56 ' 8.1954 " -73 ° 45 ' 30.816 "

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
1 - 5 Vine Street	1	26	730	0.332

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	☒	☐
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒	☐
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ☒ 0% ☐ 1-49% ☐ 50-99% ☐ 100%	☐	☒
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☐	☒
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐	☒
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: _____	☐	☒

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?		☐	☒
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☒	☐
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:		☐	☒
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: _____		☐	☒
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. <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): <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?		☒	☐
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?		☐	☐
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?		☐	☐
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

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y

☐

N

☒

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐

☒

3. Is/are there a/any Contaminant(s) of Ecological Concern?

☐

☒

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>Business-Residential (B-R)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☐		
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 ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
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.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Mansisbro Inc.		
CONTACT NAME Vincent Sparano		
ADDRESS 1 Vine Street		
CITY Mamaroneck	STATE NY	ZIP CODE 10538
PHONE (914) 834-0008	EMAIL vjsparano@gmail.com	
OWNERSHIP START DATE 1986		
CURRENT OPERATOR J & F Chatsworth Auto Body		
CONTACT NAME Vincent Sparano		
ADDRESS 1 Vine Street		
CITY Mamaroneck	STATE NY	ZIP CODE 10538
PHONE (914) 834-0008	EMAIL vjsparano@gmail.com	
OPERATION START DATE September 1981		

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	☒	☒	☒
Chlorinated Solvents	☒	☒	☒
Other VOCs	☐	☐	☐
SVOCs	☒	☒	☐
Metals	☒	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*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):

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

Other: Former Gas station

SECTION VII: Requestor Information				
NAME One Vine LLC				
ADDRESS 402 Halstead Avenue, Suite 505				
CITY/TOWN Harrison		STATE NY	ZIP CODE 10528	
PHONE (914) 921-9400		EMAIL gdhirsch@elkhomes.com		
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			☒	☐
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?			☒	☐
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 ☐			☒	☐
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.			☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Gary D. Hirsch			
ADDRESS 402 Halstead Avenue, Suite 505			
CITY Harrison		STATE NY	ZIP CODE 10528
PHONE (914) 921-9400		EMAIL gdhirsch@elkhomes.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Robert Kovacs			
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 201 Old Country Rd #208			
CITY Melville		STATE NY	ZIP CODE 11747
PHONE (516) 250-0359		EMAIL rkovacs@langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
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	☒	☐

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☒	☐

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

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

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
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: _____	☐	☒
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: _____	☐	☒
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. N/A ☐	☐	☒
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: _____	☐	☒
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.	☐	☒

SECTION XII: Site Contact List
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: • 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 an authorized signatory (title) of One Vine 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: 7/23/26

Signature:  _____

Print Name: Gary D. Hirsch

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. Please refer to the application instructions.

Y**N**

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

☐☐

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

☐☐

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

☐☐

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

Upside down

☐☐

Underutilized

☐☐**From ECL 27-1405(31):**

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(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, Disadvantage Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous and Current Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Access Agreement
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

ENVIRONMENTAL REPORTS:

1. November 2022 Phase I Environmental Site Assessment prepared by American Petroleum Equipment & Construction Company for Mr. Vincent Sparano;
2. March 2026 Phase II Environmental Site Assessment prepared by Pennoni Associates for Elk Homes;
3. April 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
4. April 2026 Phase II Environmental Site Investigation prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
5. June 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
6. NYSDEC Spill No. 9102813;
7. NYSDEC Spill No. 9410303;
8. NYSDEC Spill No. 9413519; and
9. NYSDEC Spill No. 1501291.

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
1 – 5 Vine Street	1-26-730	0.332

The Site located in Mamaroneck, New York 10538 (“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 boundary. 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, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is not located in an En-Zone, Disadvantaged Community, or a BOA.

6 – 7. Please refer to the BCP Application Form.

8. Spills

There are four (4) spills associated with the Site, all of which have been reported closed. The exact location of each spill cannot be identified from the spill file information other than No. 1501291, which spill, along with locations of all former USTs are shown in Figure 2 of the Phase I, and Figure 2 of the RIWP. The other spills seemed to have been isolated incidents, with no location info available in the files, so they could not be mapped. A summary of each spill appears below:

NYSDEC Spill No. 9102813: Reported on June 10, 1991, when a waste oil tank released 30 gallons of product to the basement of the building. The waste oil was discharged to the sewers through a sump pump in the basement and was reportedly addressed with absorbent pads and barriers. It was noted that an outside company was hired to address the release and facilitate the cleanup. The spill was reported closed on November 14, 1997.

NYSDEC Spill No. 9410303: Reported on November 2, 1994, for a release of gasoline. The database listing included limited details; however, this spill appeared to be related to a tank overfill, based on the LTANKS listing status and the language in the spill details. The spill noted a

¹ Acreages were determined using the November 2022 Phase I Environmental Site Assessment prepared by American Petroleum Equipment & Construction Company.

“Contractor (Luzon) enroute to clean up” and that the spill was “reportedly completely cleaned up”. The spill was reported closed on December 2, 2003.

NYSDEC Spill No. 9413519: Reported on January 10, 1995, for a release of gasoline due to fuel delivery driver error. A reported quantity of 4 gallons of product was released and cleaned up. No details regarding the cleanup were provided. The spill was reportedly closed on January 23, 1995.

NYSDEC Spill No. 1501291: Reported on May 5, 2015, for gasoline contamination discovered during the removal of two USTs. The USTs were reported to be in good condition; however, elevated PID levels were detected in the excavation area. The contractor removed 11 tons of impacted soil. The USTs were discovered to be installed within the foundation of a former building in this area and sidewall and endpoint samples were unable to be collected. The spill was reported to be closed on July 8, 2015.

The response to the Section I.8 question was answered “yes” only because some minor spill remediation occurred in relation to the spills listed, but none of the spill remediation work resulted in the “remediation of the property”.

9 – 11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

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

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
1 – 5 Vine Street	1-26-730

The Site located in a suburban area of the Town of Mamaroneck, Village of Larchmont, New York 10538. The closest body of water to the Site is Duck Pond, which is approximately 0.62 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.02 miles north of the Larchmont Train Station. Therefore, the proposed project is a transit-oriented development project.

B. Site Features

The Site is occupied by a single one-story building with two partial basements and a total square footage of 11,958 square feet. The building is still currently used for an auto repair facility.

C. Current Zoning and Land Use

The Site is currently located in the Business-Residential District. See Exhibit E - Zoning Map. This District allows for commercial and multi-family residential use. The Site currently has commercial use and is occupied by an auto repair shop. The surrounding properties are public parking lots to the north and west owned by the Town of Mamaroneck, a town park to the south, and Interstate 95 to the east. The nearest residential area is approximately 0.04 miles north of the Site.

D. Past Use of the Site

The Site has historically been used as an automotive repair garage, gasoline filling station, and dry cleaner. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous and Current Owners and Operators List.

E. Site Geology and Hydrogeology

The Site is located approximately between 12 and 15 meters above mean sea level. According to the Surficial Geologic Map of New York (Lower Hudson Sheet, 1995), the soils at the Site are mapped as Urban Land, predominately consisting of till. According to the same source, the bedrock at the Site is part of the Hartland Formation, basal amphibolite overlain by pelitic schists.

No surface water bodies exist on the Site. Groundwater flow is presumed to flow down the local topographic gradient to the southeast towards the Little Harbor Sound.

F. Environmental Assessment

In soil, VOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including acetone (max of 0.1 mg/kg); benzene (max of 0.29 mg/kg), ethylbenzene (max of 2.5 mg/kg); naphthalene (max of 14 mg/kg); n-propylbenzene (max of 14 mg/kg) toluene (max of 0.95 mg/kg); total xylenes (max of 1.43 mg/kg); and vinyl chloride (max of 0.05 mg/kg). SVOCs were also detected in exceedance of the RRSCOs including phenanthrene (max of 3.1 mg/kg). Metals were also detected in exceedance of RRSCOs including chromium (max of 52.7 mg/kg).

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including 1,2,4,5-tetramethylbenzene (max of 12 µg/L); 1,2,4-trimethylbenzene (max of 16 µg/L); acetone (max of 69 µg/L); benzene (max of 2.3 µg/L); cis-1,2-dichloroethene (max of 190 µg/L); ethylbenzene (max of 51 µg/L); isopropylbenzene (max of 5.7 µg/L); m,p-xylene (max of 16 µg/L); naphthalene (max of 56 µg/L); n-propylbenzene (max of 20 µg/L); tetrachloroethene (max of 210 µg/L); total xylenes (max of 19 µg/L); trichloroethene (max of 81 µg/L); and vinyl chloride (max of 48 µg/L). SVOCs were also detected in exceedance of the AWQS including benzo(a)anthracene (max of 0.17 µg/L); benzo(a)pyrene (max of 0.08 µg/L); benzo(b)fluoranthene (max of 0.07 µg/L); benzo(k)fluoranthene (max of 0.06 µg/L); chrysene (max of 0.14 µg/L); indeno(1,2,3-cd)pyrene (max of 0.06 µg/L); and naphthalene (max of 33 µg/L). Total metals were also detected exceeding AWQS including barium (max of 1,790 µg/L); iron (max of 1,880 µg/L);

and sodium (max of 526,000 µg/L). Dissolved metals also exceed AWQS including iron (max of 1,190 µg/L); manganese (max of 325.7 µg/L); and (max of 517,000 µg/L). PFAS were also detected exceeding AWQS including PFOA (max of 0.041 µg/L) and PFOS (max of 0.0784 µg/L).

In soil vapor, chlorinated solvents and petroleum-related VOCs were detected within the 4 samples collected from the Site including 1,1,2-Trichloro-1,2,2-trifluoroethane (max of 0.575 µg/m³); 1,2,4-trimethylbenzene (max of 37.4 µg/m³); 1,3,5-trimethylbenzene (max of 6.88 µg/m³); 1,3-butadiene (max of 0.157 µg/m³); 2,2,4-trimethylpentane (max of 13.1 µg/m³); 4-ethyltoluene (max of 4.62 µg/m³); acetone (max of 561 µg/m³); benzene (max of 1.42 µg/m³); carbon disulfide (max of 0.76 µg/m³); carbon tetrachloride (max of 0.453 µg/m³); chloroform (max of 9.62 µg/m³); chloromethane (max of 0.145 µg/m³); cis-1,2-dichloroethene (max of 24.4 µg/m³); cyclohexane (max of 19.7 µg/m³); dichlorodifluoromethane (max of 2.56 µg/m³); ethanol (max of 324 µg/m³); ethylbenzene (max of 5.26 µg/m³); heptane (max of 15.6 µg/m³); isopropanol (max of 28.8 µg/m³); isopropyl alcohol (max of 19.8 µg/m³); m,p-xylene (max of 25.3 µg/m³); methyl ethyl ketone (max of 3.42 µg/m³); methyl isobutyl ketone (max of 7.62 µg/m³); naphthalene (max of 7.18 µg/m³); n-heptane (max of 0.5 µg/m³); n-hexane (max of 1.68 µg/m³); o-xylene (max of 8.3 µg/m³); styrene (max of 1.09 µg/m³); tert-butyl alcohol (max of 4.49 µg/m³); tetrachloroethene (max of 227 µg/m³); tetrahydrofuran (max of 0.605 µg/m³); toluene (max of 64.1 µg/m³); total xylenes (max of 33.6 µg/m³); trichloroethene (max of 27.6 µg/m³); and trichlorofluoromethane (max of 2.93 µg/m³).

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

There are no responses to question 15-17 on the BCP Application Form because the 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 6-story apartment building. The building will contain 6 one-bedroom apartments, 21 two-bedroom apartments, and 6 three-bedroom apartments. The building, which will be located next to the Larchmont Metro North Station will also provide community benefits including a new elevator to the train station, allowing for handicap access from the current public parking lot. The building will have 34 parking spaces in a ground-floor covered garage with 8 electric vehicle charging stations. The project will also improve stormwater drainage in the neighborhood as well as enhancing and beautifying the Town parking lot.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) has been submitted with the application to save time. The RIWP is expected to be approved by the end of this year after BCA execution. Site preparation activities, including demolition, are expected to commence by early 2027 because the

on-Site structures need to be removed to properly perform the RI. The RI will begin thereafter in and is expected to be completed by early Spring 2027. The RI Report (RIR) and Remedial Action Work Plan (RAWP) will be prepared for DEC comment in later Spring 2027 and any required remediation may commence in Summer 2027. The Certificate of Completion is anticipated to be issued on or before December 31, 2027 or in early 2028.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation Report/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 and those who do not need to drive a vehicle to use the Metro North train to access the Site since the Larchmont station is only 0.2 miles from the Site.

Remedial Action & Remedial Design: 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, the planned on-Site building shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

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

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

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

Redevelopment: As noted above, the planned on-Site building 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. Redevelopment will also include installation of a full storm water mitigation system beneath the building and adding pervious pavers and landscaping around the Site. The primary heating and cooling system for the building will be energy efficient heat pumps.

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. However, this Site is not located in a flood zone. See Exhibit D – Flood Map. The closest body of water to the Site is Duck Pond, which is approximately 0.62 miles from the 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).

The Site is located in a suburbanized area that is not near an active fish or wildlife habitat. Therefore, a 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*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Business-Residential District. See Exhibit E - Zoning Map.

2. Allowed Uses

The Business-Residential zoning district allows for multi-family residential and commercial uses.

3-4. Current Use

This Site is currently used for automotive repair. The on-Site owner/operator is in the process of finding an alternative location to move their business in Larchmont, which is expected to occur by the end of 2026.

5. Intended Use Post Remediation

After the remediation, the Site will be used for multi-family residential purposes.

6. Post Remediation Use

Post remediation use of the Site entails the construction of a new 6-story apartment building. The building will contain 6 one-bedroom apartments, 21 two-bedroom apartments, and 6 three-

bedroom apartments. The building, which will be located next to the Larchmont Metro North Station, will also provide community benefits including a new elevator to the train station, allowing for handicap access from the current adjacent public parking lot. The building will have 34 parking spaces in a ground-floor covered garage with 8 electric vehicle charging stations. The project will also improve stormwater drainage in the neighborhood as well as enhancing and beautifying the Town parking lot.

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.

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

Yes, the project is consistent with the Mamaroneck zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Town of Mamaroneck Comprehensive Plan, which intends to ensure existing and future land uses support inclusive neighborhoods and commercial areas that preserve the Town's small-town feel and create a more diverse housing stock. This includes implementing policies that aim to create more housing choices for the community and incentivize the creation of more affordable housing.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owner of the Site is listed in the table below.

Parcel Address	Owner	Ownership Start Date
1 – 5 Vine Street	Mansisbro Inc.	August 31, 1979

See Exhibit G - Deed for additional information.

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

The Previous and Current Owners and Operators list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' 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) November 2022 Phase I Environmental Site Assessment prepared by American Petroleum Equipment & Construction Company for Mr. Vincent Sparano;
- b) March 2026 Phase II Environmental Site Assessment prepared by Pennoni Associates for Elk Homes;
- c) April 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
- d) April 2026 Phase II Environmental Site Investigation prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
- e) June 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for One Vine LLC;
- f) NYSDEC Spill No. 9102813;
- g) NYSDEC Spill No. 9410303;
- h) NYSDEC Spill No. 9413519; and
- i) NYSDEC Spill No. 1501291.

Sampling Data

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

2. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are petroleum and chlorinated VOCs, SVOCs, and metals in soil; petroleum and chlorinated VOCs and SVOCs in groundwater; and chlorinated solvents and petroleum-related VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGSCO (mg/kg)	Depth (ft-bgs)
VOCs						
Acetone	0	7	1.7	100	0.03	8.5–10
Benzene	0	1	0.29	3.7	0.06	8.5–10
Cis-1,2-	0	3	5.2	41	0.19	0–1

Dichloroethene						
Ethylbenzene	0	1	2.5	76	1	7–8
Naphthalene	0	1	14	100	12	8.5–10
n-Propylbenzene	0	1	14	100	5	7–8
Toluene	0	1	0.95	100	0.7	8.5–10
Total Xylenes	0	1	1.43	100	1.2	8.5–10
Vinyl Chloride	1	2	2.1	0.48	0.03	0–1
SVOCs						
Phenanthrene	1	0	3.1	1.1	1,000	7–8.4
Metals						
Total Chromium	9	NA	52.7	30	NA	2.5–5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
1,2,4,5-Tetramethylbenzene	1	12	5
1,2,4-Trimethylbenzene	1	16	5
Acetone	1	69	50
Benzene	2	2.3	1
Cis-1,2-Dichloroethene	3	190	5
Ethylbenzene	1	51	5
Isopropylbenzene	1	5.7	5
M,P-Xylene	1	16	5
Naphthalene	2	56	10
n-Propylbenzene	1	20	5
Tetrachloroethene	2	210	5
Total Xylenes	1	19	5
Trichloroethene	2	81	5
Vinyl Chloride	3	48	2
SVOCs			
Benzo(a)anthracene	3	0.17	0.002
Benzo(a)pyrene	1	0.08	0.002
Benzo(b)fluoranthene	1	0.07	0.002
Benzo(k)fluoranthene	1	0.06	0.002
Chrysene	1	0.14	0.002
Indeno(1,2,3-cd)pyrene	1	0.06	0.002
Naphthalene	1	33	10
Metals, Total			
Barium	1	1,790	1,000
Iron	1	1,880	300
Sodium	1	526,000	20,000
Metals, Dissolved			
Iron	1	1,190	300

Manganese	1	325.7	300
Sodium	1	517,000	20,000
PFAS			
PFOA	1	0.041	0.0067
PFOS	1	0.0784	0.0027

Soil Vapor:

Analytes	Total Detections	NYSDOH Decision Matrices Minimum Exceedances	Max Detection ($\mu\text{g}/\text{m}^3$)	NYSDOH Decision Matrices Minimum ($\mu\text{g}/\text{m}^3$)	Type
VOCs					
1,1,2-Trichloro-1,2,2-Trifluoroethane	2	0	0.575	NS	Soil Vapor
1,2,4-Trimethylbenzene	2	0	37.4	60	Soil Vapor
1,3,5-Trimethylbenzene	2	0	6.88	60	Soil Vapor
1,3-Butadiene	2	0	0.157	NS	Soil Vapor
2,2,4-Trimethylpentane	2	0	13.1	60	Soil Vapor
4-Ethyltoluene	2	0	4.62	NS	Soil Vapor
Acetone	5	0	561	NS	Soil Vapor
Benzene	2	0	1.42	60	Soil Vapor
Carbon Disulfide	2	0	0.76	NS	Soil Vapor
Carbon Tetrachloride	2	0	0.453	6	Soil Vapor
Chloroform	2	0	9.62	NS	Soil Vapor
Chloromethane	2	0	0.145	NS	Soil Vapor
Cis-1,2-Dichloroethene	3	1	24.4	6	Soil Vapor
Cyclohexane	2	0	19.7	60	Soil Vapor
Dichlorodifluoromethane	2	0	2.56	NS	Soil Vapor
Ethanol	5	0	172	NS	Sub-Slab

					Soil Vapor
Ethylbenzene	2	0	5.26	60	Soil Vapor
Isopropanol	5	0	28.8	NS	Soil Vapor
M,P-Xylene	2	0	25.3	200	Soil Vapor
Methyl Ethyl Ketone	2	0	3.42	NS	Soil Vapor
Methyl Isobutyl Ketone	2	0	7.62	NS	Soil Vapor
Naphthalene	2	0	7.18	60	Soil Vapor
n-Heptane	3	0	38.5	200	Soil Vapor
n-Hexane	2	0	1.68	200	Soil Vapor
o-Xylene	2	0	8.3	60	Soil Vapor
Styrene	2	0	1.09	NSS	Soil Vapor
Tert-butyl alcohol	2	0	4.49	NS	Soil Vapor
Tetrachloroethene	5	1	227	100	Soil Vapor
Tetrahydrofuran	2	0	0.605	NS	Soil Vapor
Toluene	4	0	64.1	300	Soil Vapor
Total xylenes	2	0	33.6	NS	Soil Vapor
Trichloroethene	3	1	27.6	6	Soil Vapor
Trichlorofluoromethane	2	0	1.23	NS	Soil Vapor

3. Past Land Use

1. Past Use of the Site

The Site was vacant land until 1930, when the now-existing one-story building structure was built. The Site was originally used as an automotive garage, but by 1942 it had been converted into a car wash. By 1950, the Site's use had changed again and it was once more an automotive garage, along with a gasoline fueling station. The Site would remain, at least partially, a garage from 1950 up through the present. The gas station remained through 1963, but by 1988 it had

closed, and the automotive garage was then joined by another car wash and a dry cleaner. The Site remained home to a car wash, garage, and dry cleaner from 1988 through at least 2022. In 1979, the current owner acquired the Site and has operated the auto repair use at the Site adjacent to the dry cleaning operations that were also present from 1988 to end of 2022.

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

In November 2022, American Petroleum Equipment & Construction Company (APECC) completed a Phase I (ESA) for the Site. The Phase I stated that present structure was built in 1930, and since 1930 it had been used for automotive repair, along with use as a car wash for approximately 50 years. Flooring anomalies indicative of previous auto repair pits were observed alongside three underground lifts that are no longer in used and were reportedly drained. A reportedly closed-in-place UST is located on the eastern portion of the Site; however, no documentation was found or provided for this UST. The USTs associated with the former gas station on-Site were removed and remediated in 2015. A dry cleaner operated on the Site from at least 1979 up through November 2022. APECC noted the presence of significant standing fluid throughout the basement. They recommended an interior ground penetrating radar survey to determine the extent and characteristics of the subsurface anomalies within the auto repair shop. APECC also recommended a vapor intrusion test and subsurface Phase II study of the Site due to the Site's historic use.

In March 2026, Pennoni Associates completed a Phase II ESA for the Site for Elk Homes, the parent company of the Requestor. This Phase II ESA concluded that soil vapor contamination did not pose a significant concern based on the sub-slab soil vapor samples taken during their investigation. However, the soil and fill material tested on-Site were contaminated at concentrations that would require remediation before any future improvements could be made at the Site. Pennoni found that groundwater had been impacted by past Site uses, namely the former drycleaning operations, and that based on the concentrations of drycleaning related VOCs - tetrachloroethane, trichloroethene, and vinyl chloride - they believed a release may have occurred. Finally, because VOCs and SVOCs were present in groundwater, standing water in the basement would need to be characterized and managed according to NYSDEC discharge requirements. Pennoni noted that they could not more fully investigate the basement due to it being flooded, but they observed an oily film on the water and a slight petroleum odor emanating from the water.

In April 2026, Langan prepared a Phase I ESA for the Requestor. This ESA identified two recognized environmental conditions (RECs), one de minimis condition, and one business environmental risk (BER). The first REC is that the Site was registered for six closed and removed USTs, and another abandoned UST may still be present beneath the center of the autobody garage although, it is unclear whether this UST is still present. Furthermore, five additional USTs were seen on Sanborn maps directly adjacent to the Site, and the status of these USTs is unknown. The potential presence of these USTs and their impacts constitute a REC. The second REC is the Site's current and historic uses including current automotive-related operations and former drycleaning. Langan observed a cloudy white sheen on standing water in the basement underneath the former drycleaner that may have been attributable to that former operation. Langan also noted the confirmed presence of drycleaning-related chemicals in soil, groundwater, and soil vapor from the

Pennoni Phase II and their own simultaneous new Phase II; thus, these current and historical operations are a REC. The single de minimis condition Langan noted was the apparent petroleum and paint staining observed throughout the autobody garage, and Langan noted that this generally poor housekeeping was a de minimis condition. The BER was the presence of non-native fill, typically consisting of ash, demolition debris, and/or municipal waste products and can contain contaminants. This non-native fill is a BER because it may require special soil handling and management procedures.

Langan also completed a Phase II ESI for the Site in April 2026. Langan's subsurface observations included petroleum-like odors, staining, and PID readings ranging from 0.6-398.3 ppm, encountered between 3 and 12 feet bgs. In soil, only acetone was detected exceeding its RRSCO during this investigation. In groundwater, chlorinated solvents were detected above AWQS on the western portion of the Site, underneath the former drycleaning operation. Langan noted the petroleum compounds observed in soil were in addition to elevated levels of chromium, previously identified by Pennoni Associates during their March 2026 Phase II. Langan stated that a supplemental investigation would be warranted to better delineate the nature and extent of impacts at the Site.

Lastly, Langan completed an RIWP for the Site in June 2026. This RIWP contemplates five major elements for the RI. First, the building on the Site will be demolished to allow for full, unrestricted access to the Site's subsurface to conduct the RI. Second, a geophysical survey will be conducted to ensure that proposed boring locations clear underground utilities as well as scanning the Site for potential USTs or other subsurface structures. Third, 16 soil borings are proposed to be advanced below the observed layer of historic fill, and up to three samples proposed to be collected from each boring location. Fourth, nine groundwater monitoring wells are proposed to be installed with one sample taken from each monitoring well. Fifth, and finally, nine soil vapor sampling points are proposed to be advanced 5 feet bgs or 2 feet above the groundwater table, whichever is shallower. One soil vapor sample is proposed to be collected from each soil vapor point along with one outdoor ambient air sample.

SECTION VII: REQUESTOR INFORMATION

The Requestor is One Vine LLC, a New York limited liability company, located at 402 Halstead Avenue, Suite 505, Harrison, New York 10528. One Vine LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. The sole member of One Vine LLC is Elk Homes LLC. There are five members in Elk Homes LLC:

- Gary Hirsch;
- Diane Hirsch;
- Brian Hirsch;
- Lauren Hirsch; and
- Steven Hirsch.

The Written Consent provides Gary D. Hirsch with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor One Vine LLC. See Exhibit K - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

The November 2022 Phase I ESA noted the presence of a reportedly closed-in-place UST on the Site. The March 2026 Phase II ESA could not investigate this further because the basement was flooded at the time of their investigation and was therefore inaccessible. Therefore, it is possible that there is still an unregistered closed in place UST on the Site. However, this has not been confirmed.

REQUESTOR CERTIFICATION

The Requestor certifies that it is a Volunteer because 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 beyond its communication with the current owner about potential sale of the Site. Requestor was in no way involved with the Site at the time of disposal. The Requestor has performed all required environmental due diligence, including having a Phase I ESA and Phase II ESI completed for the Site before acquisition and plans to implement due care of the property by entering it into the BCP to perform the required remediation work.

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 Site 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

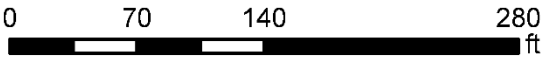
Vine Street Auto Repair and Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – S



March 31, 2026



1:1,500



Westchester County GIS

GIS 
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

May 2026
Source: Westchester County GIS

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.

Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Mansisbro Inc.	1-5 Vine Street	1-26-730

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Town of Mamaroneck	n/a (parking lot)	1-26-716
B	Town of Mamaroneck	Vine Street (p/o Memorial Park)	1-26-624
C	Metropolitan Transit Authority	Harmon Dr	2-16-783
D	Town of Mamaroneck	150 Myrtle Blvd	1-26-177
E	Town of Mamaroneck	Myrtle Blvd	1-26-600
F	Neil R Lassandro	10 Cabot Rd	1-25-477
G	Jonah Safer	8 Cabot Rd	1-25-489
H	Andrea T Capodanno	6 Cabot Rd	1-25-494
I	Anthony C Zavaglia	5 Wood St	1-25-238
J	John Perciasepe	3 Wood St	1-25-233
K	Angela Barbella	107 Myrtle Ave	1-25-224
L	Michael Vecchione	108 Myrtle Blvd	1-26-442
M	Anthony Ilardi	4 Baldwin Ave	1-26-427
N	Stephen Silhan	6 Baldwin Ave	1-26-422
O	Iren Elghanian Halperin	8 Baldwin Ave	1-26-414
P	Matthew Halley	18 Baldwin Ave	1-26-409
Q	John Cattau	20 Baldwin Ave	1-26-404
R	Paul M Murphy	22 Baldwin Ave	1-26-399
S	Justin Ash	24 Baldwin Ave	1-26-140

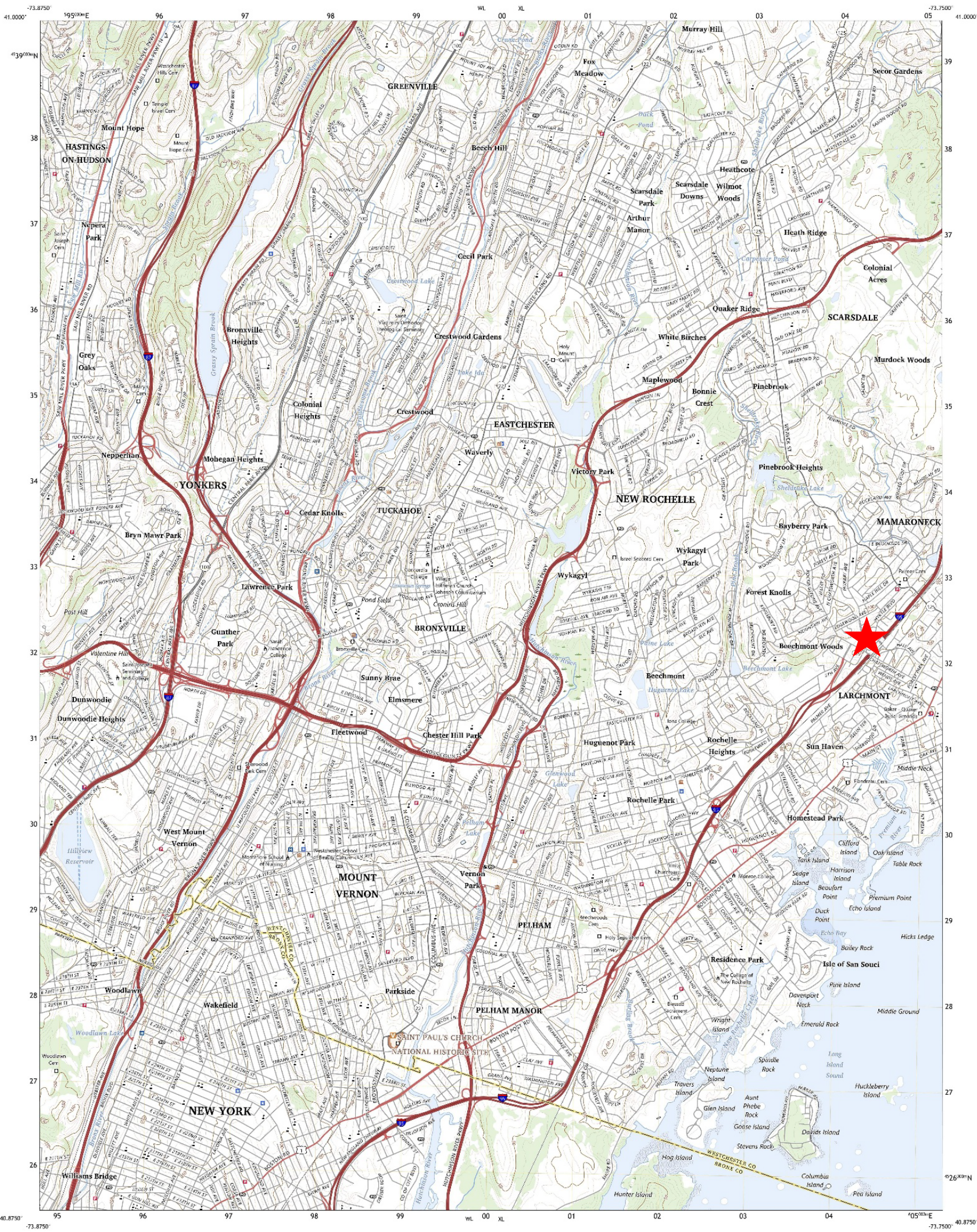
SITE LOCATION MAP



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



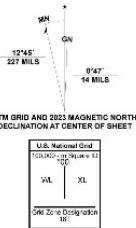
MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



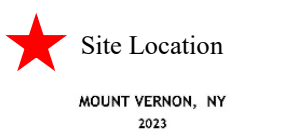
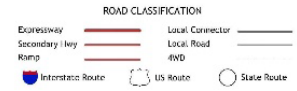
Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:600,000-meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
concessions may not be shown. Obtain permission before
entering private lands.

Imagery: NADP, August 2017 - December 2017
Roads: U.S. Census Bureau, 2018
Names: U.S. Census Bureau, 2018
Hydrography: National Hydrography Dataset, 2002
Contours: National Elevation Dataset, 2015
Boundaries: Multiple sources; see metadata file 2023
Wetlands: FWS National Wetlands Inventory 2008 - 2011



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

1 Nyack
2 White Plains
3 Glenville
4 Yonkers
5 Mamaroneck
6 Central Park
7 Flushing
8 Sea Cliff



Street Map

Vine Street Auto Repair
and Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:

 Site Property Boundary

May 2026
Source: Google Earth



EXHIBIT B

Vine St. ID: 1-26-730 (Mamaroneck Town)

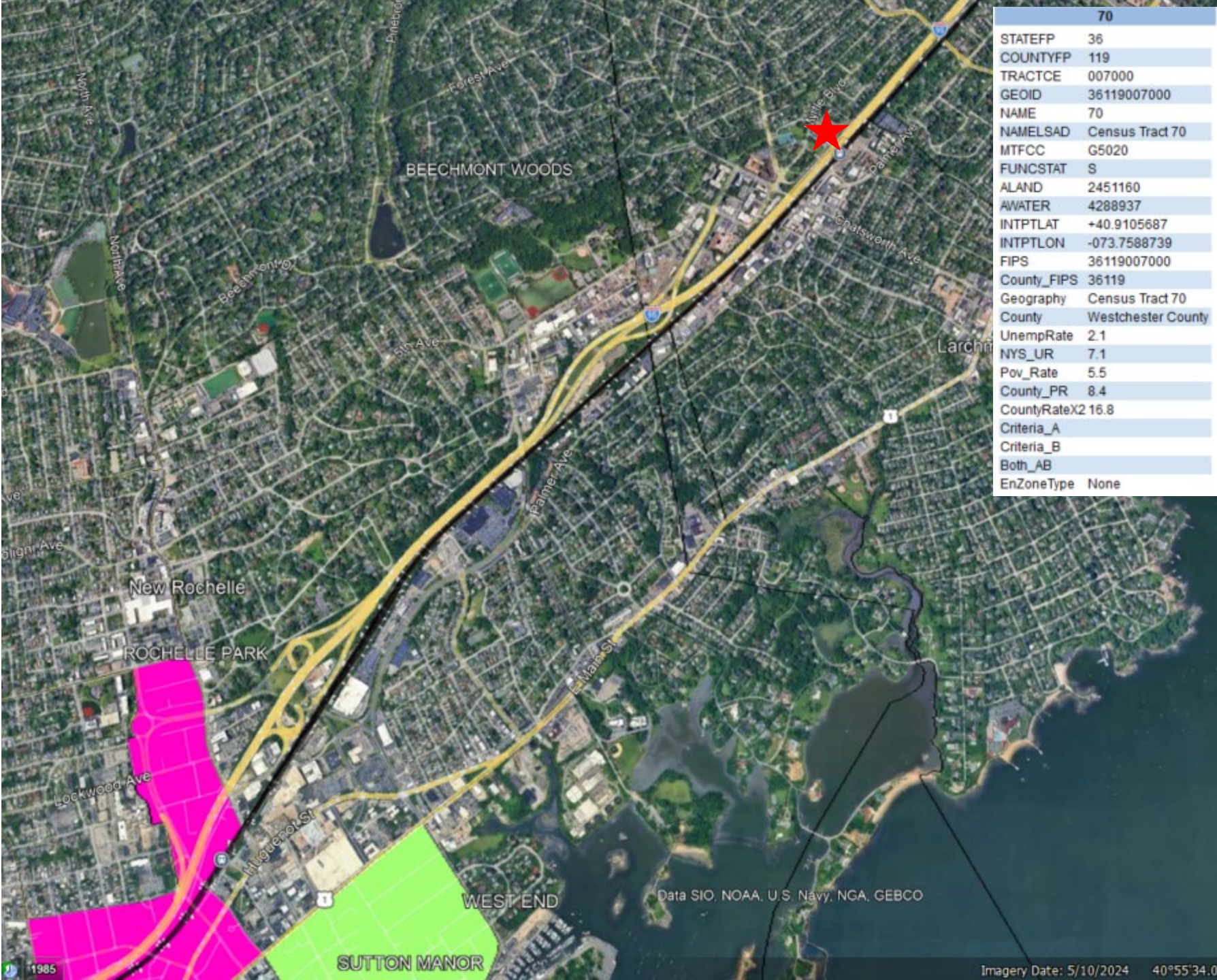


EXHIBIT C

En-Zone Map

Vine Street Auto Repair and
Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:
★ Site Location



May 2026
Source: Google Earth

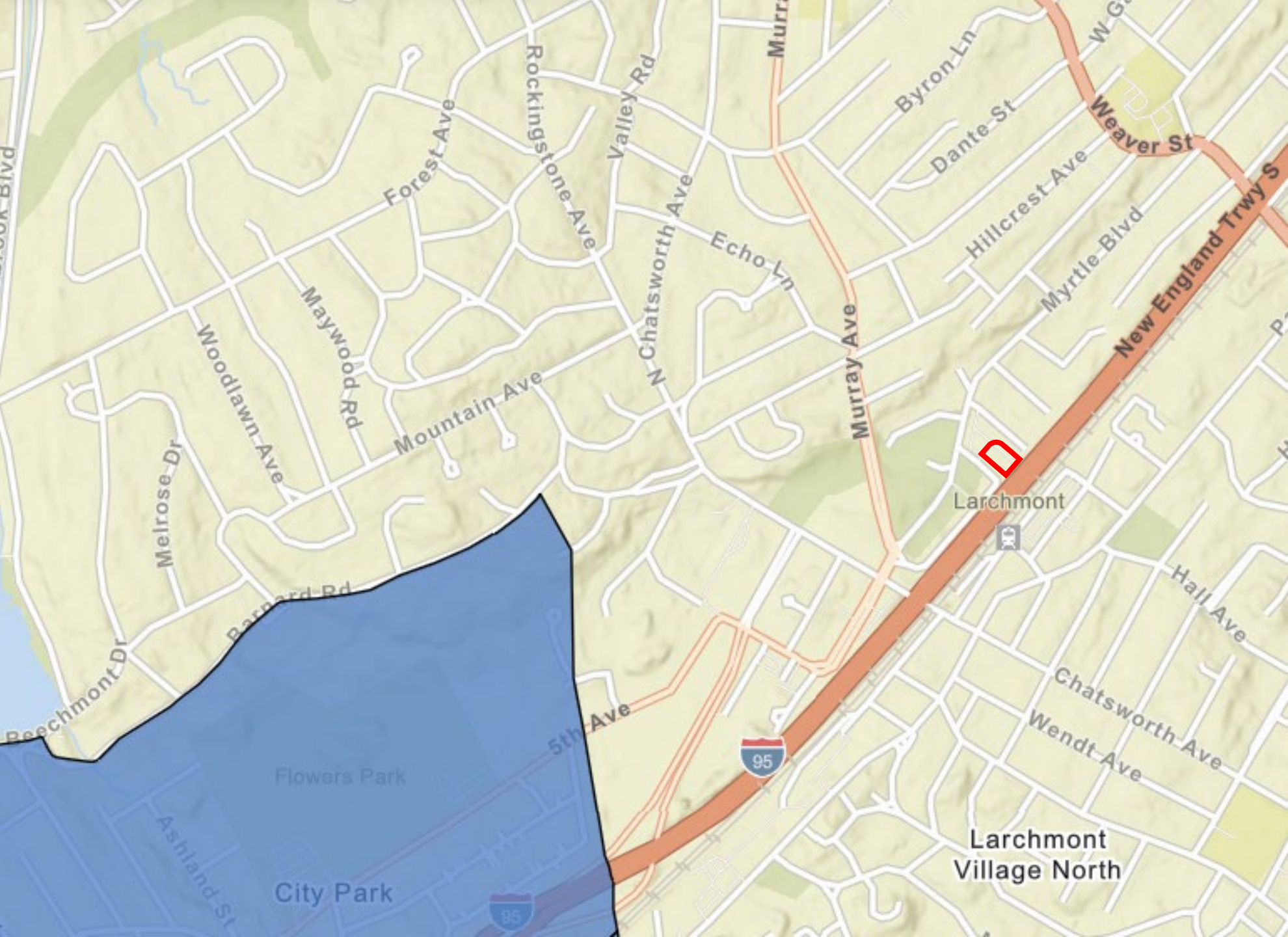
**Disadvantaged
Communities Map**

Vine Street Auto Repair and
Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:

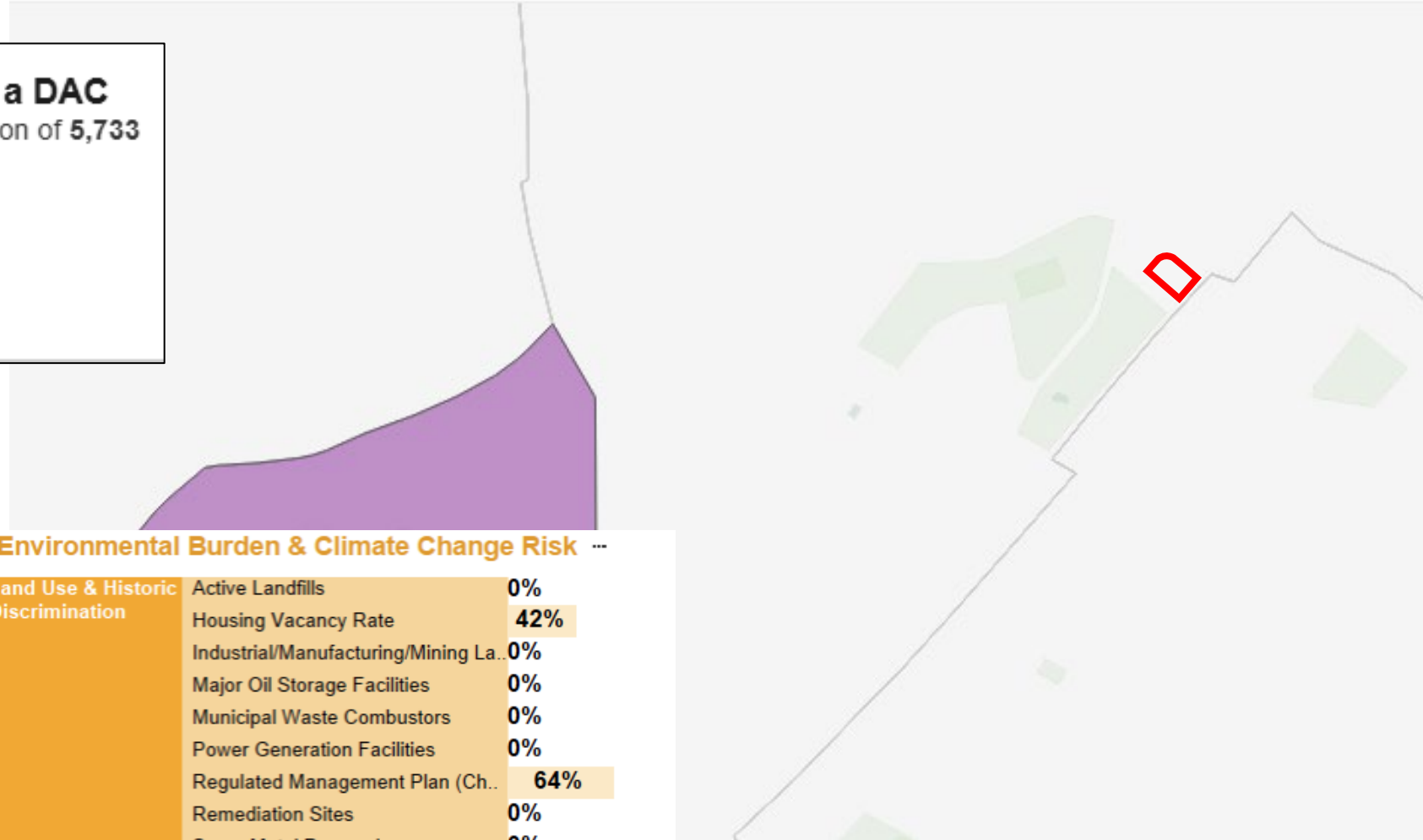
Site Property Boundary

Disadvantaged Community



Census Tract 36119007000 is **Not Designated a DAC**
This Tract covering **Larchmont village** has a population of **5,733**

Environmental Burden is higher
than **76%** of Census Tracts statewide
Population Vulnerability is higher
than **3%** of Census Tracts statewide



Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	0%
	COPD ED visits	0%
	Heart attack (MI) Hospitalization	2%
	Low Birthweight	15%
	Pct Adults Age 65+	61%
	Pct w/ Disabilities	14%
	Pct w/o Health Insurance	8%
	Premature Deaths	7%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	86%
	Housing Cost Burden (Rental C...	49%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	16%
	Pct w/o Internet (home or cellu...	20%
Income	Pct <100% of Federal Poverty ...	6%
	Pct <80% Area Median Income	13%
	Pct Single-Parent Households	17%
	Pct w/o Bachelor/Es Degree	3%
	Unemployment Rate	28%
Race/Ethnicity	Historical Redlining Score	17%
	Limited English Proficiency	31%
	Pct Asian	57%
	Pct Black or African American	9%
	Pct Latino/a or Hispanic	39%
	Pct Native American or Indigen...	0%

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	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	64%
	Remediation Sites	0%
Potential Climate Change Risk	Scrap Metal Processing	0%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	33%
	Driving Time to Urgent/Critical Care	71%
	Extreme Heat Projections (>90? d...	96%
	Inland Flooding Risk Areas	28%
	Low Vegetative Land Cover	34%
Potential Pollution Exposure	Benzene Concentration (Modeled)	50%
	Particulate Matter (PM2.5)	51%
	Traffic: Diesel Trucks	79%
	Traffic: Number of Vehicles	80%
	Wastewater Discharge	0%

Legend:

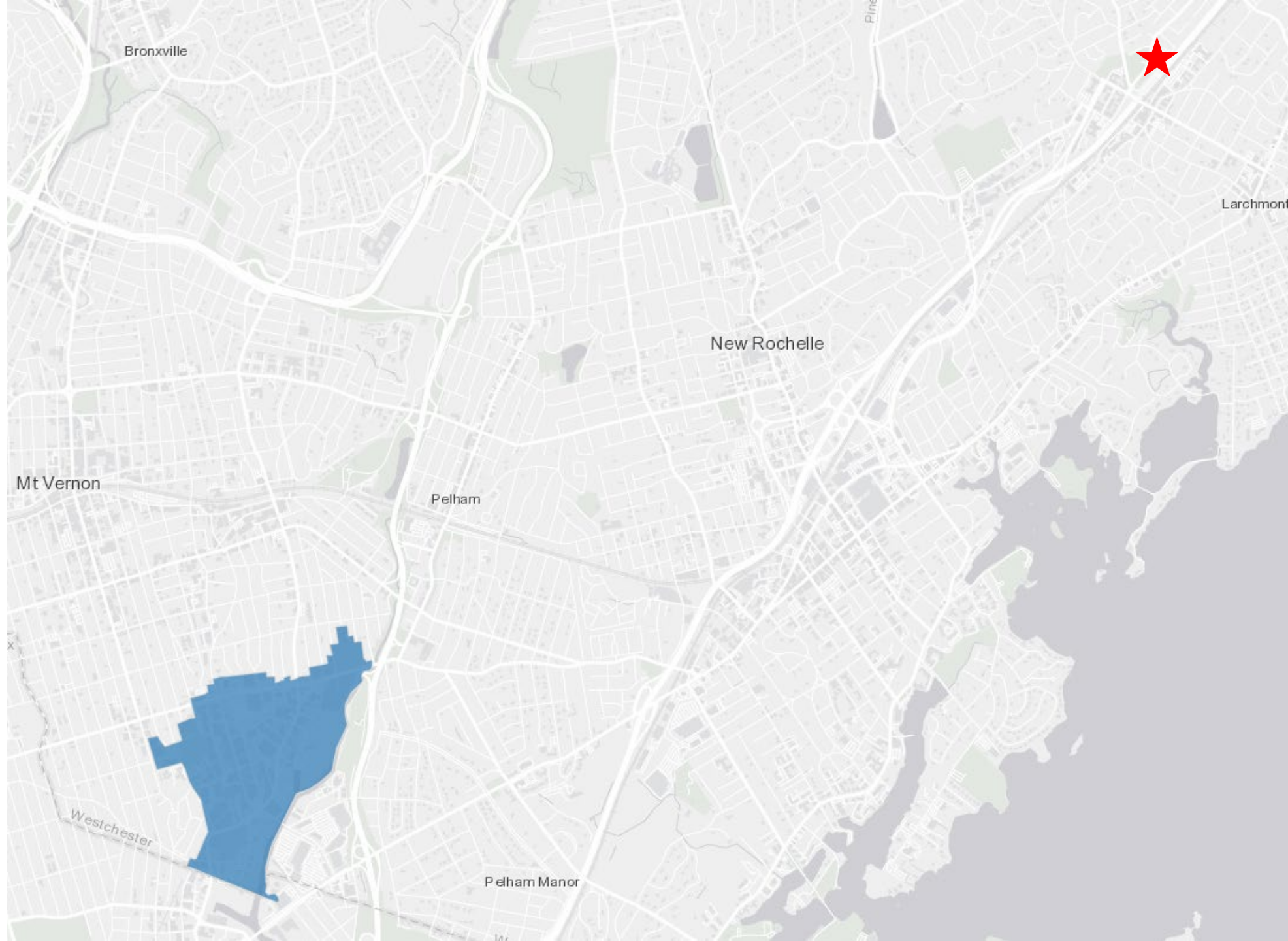
-  Site Property Boundary
-  Disadvantaged Community

BOA Map

Vine Street Auto Repair and
Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:

 Site Location



May 2026

Source: NYS GIS Designated BOAs

EJ MAP
Vine Street Auto Repair
and Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:
— Site Property
Boundary

Source: NYS Geographic
Information Gateway

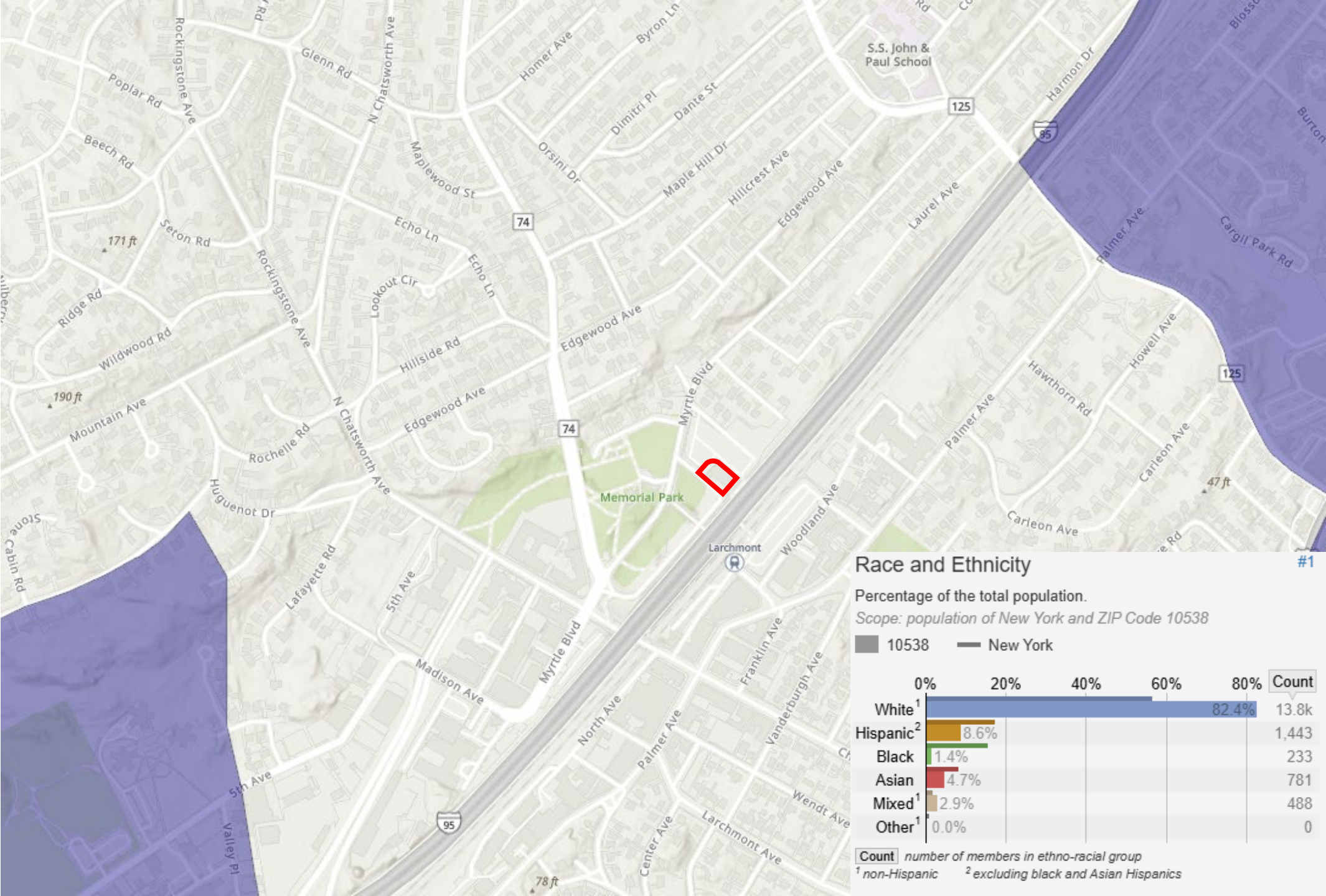


EXHIBIT D

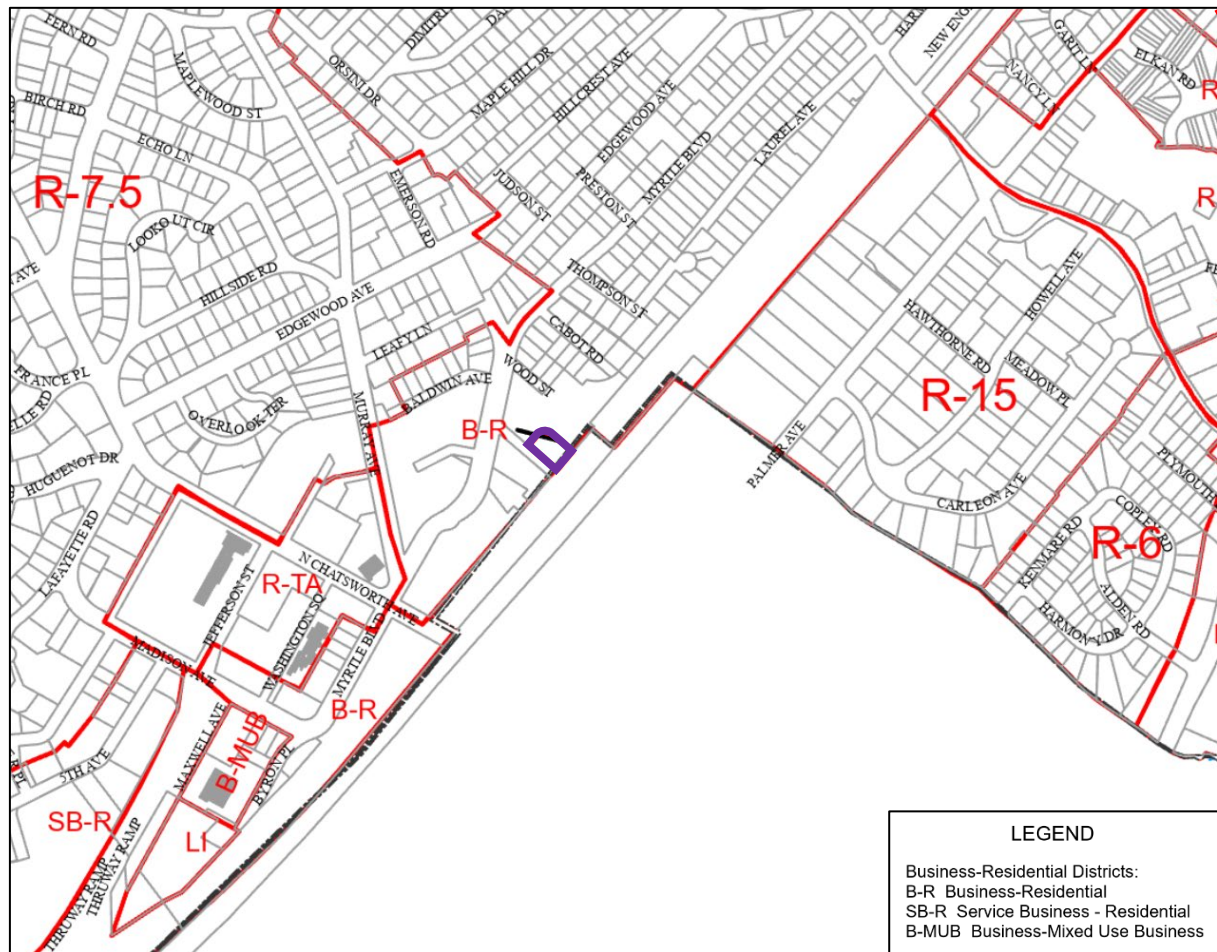
EXHIBIT E

ZONING MAP

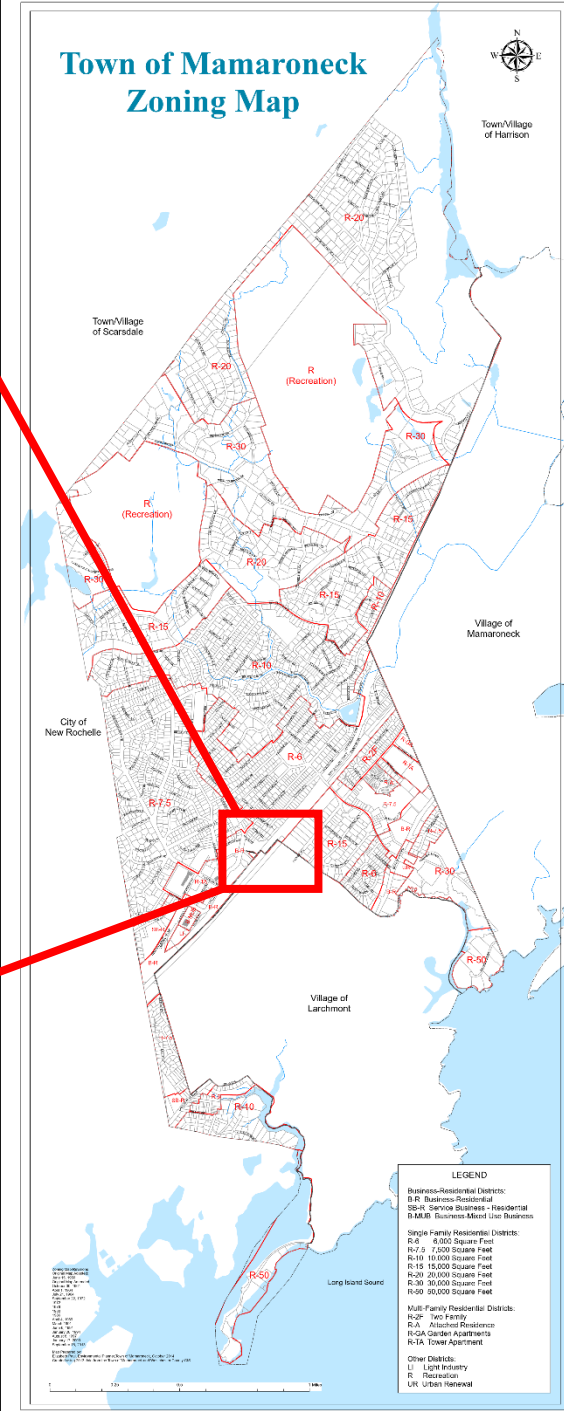
Vine Street Auto Repair
and Dry Cleaning Site
1-5 Vine Street
Larchmont, NY 10538

Legend:
— Site property boundary
Zoning Districts: Business-Residential

May 2026
Source: Town of Mamaroneck Website – Document Center



LEGEND	
Business-Residential Districts:	
B-R	Business-Residential
SB-R	Service Business - Residential
B-MUB	Business-Mixed Use Business
Single Family Residential Districts:	
R-6	6,000 Square Feet
R-7.5	7,500 Square Feet
R-10	10,000 Square Feet
R-15	15,000 Square Feet
R-20	20,000 Square Feet
R-30	30,000 Square Feet
R-50	50,000 Square Feet
Multi-Family Residential Districts:	
R-2F	Two Family
R-A	Attached Residence
R-GA	Garden Apartments
R-TA	Tower Apartment
Other Districts:	
LI	Light Industry
R	Recreation
UR	Urban Renewal



Zoning District: Business-Residential (B-R)

Principal Uses:

- Store for sale of goods at retail or performance of customary personal services or service clearly incidental to retail sales, but no fabrication or manufacturing except incidental to and on the same premises as such retail sales; Indoor recreation or amusement establishments; Business or professional offices; Multifamily housing; Municipal uses; Public utility structures serving a local area; Places of worship.

Special Permit Uses:

- Educational facility; Radio, television and other electronic transmission structures and towers; Library; Veterinary hospital, boarding and care of small pets; Undertaking and funeral homes; Newspaper printing and publishing; Nursery use for sale of plants, trees, shrubbery, etc.; Restaurants; Wireless telecommunication facilities.

Requirements (Complete requirements can be found in the Town's Zoning Code):

Nonresidential Use

- No minimum lot area; Minimum width at front setback = 150 ft; Maximum building coverage = 25%
- Front yard = none, but no parking shall be permitted in front of any building unless building setback from the street line is at least 75 ft
- No side yard is required but, if provided, shall be at least four feet, except where a lot adjoins a residence district, there shall be a side yard of at least 10 ft, which shall be permanently and suitably planted with evergreens to form a landscaped screen

Residential use or combination business and residential

- 10,000 sq ft minimum lot area; no maximum building coverage; Front yard = 15 feet; In the case of a property fronting Myrtle Boulevard, the Planning Board is authorized to reduce or waive the minimum fifteen-foot front yard requirement, provided that the reduction or waiver of the front yard requirement is for the purpose of maintaining conformity with the front yard setback or "built-to" line of other buildings in close proximity.
- No side yard is required, except where a lot adjoins a road right-of-way or adjacent lot, in which case the side yard shall be at least 10 feet.
- In the case where a lot adjoins a driveway or parking area, the side yard setback shall be at least five feet.

Other Provisions (Complete requirements can be found in the Town's Zoning Code):

- Within all residential developments of 10 or more units, no fewer than 10% of the total number of units must be created as Fair and Affordable Housing units per the Westchester County Fair and Affordable Housing Model Ordinance. In residential developments of five units to nine units, at least one Fair and Affordable Housing unit shall be created.
- There are five areas where careful attention to design is warranted. Those areas are building design; landscaping on the perimeter of a lot and within its parking area; signs and exterior lighting; placement of buildings on lots; and parking, internal traffic circulation and curb cuts.

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Vine Street Auto Repair and Dry Cleaning Site
1-5 Vine Street Larchmont, NY 10538

Year	Contact Information Owners Tax Lot 1-26-730	Status	Relation to Requestor
Unknown-1954	George W. Hurlbutt Phone: Unknown 28 Homer Ave Larchmont, NY	Unknown	None
1954-1973	Arthur (Arturo) Mancini, Sr. Phone: N/A 1932 N.E. 7 th St., Deerfield Beach, FL	Deceased	None
1973-1979	Raimond, Arnold, and Victor Mancini Phone: Unknown 2 Crossway Eastchester, NY; 1009 S.E. 15 th Ave Deerfield Beach, FL; 45 Ward Dr., New Rochelle, NY	Active	None
1979-Present	Mansisbro Inc.* Phone: (914) 834-0008 1 Vine Street Larchmont, NY 10538	Active	None
Operators			
1911-1920s	Vacant Land, Shed, Agriculture	Inactive	None
1930-1942	Auto Repair Garage, Retail Stores	Inactive	None
1942-1947	Car Wash, Gasoline Fueling Station, Parking Lot, Office Space	Inactive	None
~1950-~1970	Auto Repair Garage/Car Wash; Gasoline Fueling	Inactive	None
~1977-Unknown	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008 Sports & Sedan Auto Services ; Address Unknown; Phone: (914) 834-5000 Michels French Drycleaning ; Address Unknown; Phone: (914) 834-1632	Active Active Inactive Inactive	None
~1982-Unknown	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008 Sports & Sedan Auto Services ; Address Unknown; Phone: (914) 834-5000 Diezelcar Inc ; Address Unknown; Phone: (914) 834-5000 Michels French Drycleaning ; Address Unknown; Phone: (914) 834-1632	Active Active Inactive Inactive Inactive	None
~1987-Unknown	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 J&F Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008 No Frill Rent a Car ; Address Unknown; Phone: (914) 834-8008 Sound Shore Limos ; Address Unknown; Phone: (914) 834-7311 Michels French Drycleaning ; Address Unknown; Phone: (914) 834-1632	Active Active Inactive Inactive Inactive	None
~1992-~1995	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 J&F Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008 ANJ Auto Machine Shop & Parts ; Address and Phone Unknown Sound Shore Limos ; Address Unknown; Phone: (914) 834-7311 Anna Marie Dry Cleaners ; Address and Phone Unknown	Active Active Inactive Inactive Inactive	None
~1995-~2005	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 J&F Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008 Classic Car Service Larchmont ; Address and Phone Unknown Sound Shore Limos ; Address Unknown; Phone: (914) 834-7311 Magic Touch Dry Cleaners ; 5 Vine St., Larchmont, NY; Phone: (914) 834-8880	Active Active Inactive Inactive Inactive	None
~2010-~2022	Avis Rent a Car ; 379 Interpace Parkway Parsippany, NJ; Phone: (800) 352-7900 J&F Chatsworth Garage ; 1 Vine St., Larchmont, NY; Phone: (914) 834-0008	Active Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Vine Street Auto Repair and Dry Cleaning Site
1-5 Vine Street Larchmont, NY 10538

	Classic Car Service Larchmont; Address and Phone Unknown Magic Touch Dry Cleaners; 5 Vine St., Larchmont, NY; Phone: (914) 834-8880	Inactive Inactive	
Present	J & F Chatsworth Auto Body Ltd. Phone: (914) 834-0008 1-5 Vine St., Larchmont, NY 10538	Active	None

* The current owner/operator of the site, J & F Chatsworth Auto Body Ltd. (operated by the Sparano family), was a tenant on the site until 1986. In 1986, the Sparano family purchased the stock of Mansisbro Inc., becoming the owner of the site.

EXHIBIT G

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

THIS INDENTURE, made the 31st day of August, nineteen hundred and seventy-nine BETWEEN RAIMOND MANCINI, residing at 2 Crossway, Eastchester, N. Y., an undivided 29.166% interest; ARNOLD MANCINI, residing at 1009 S.E. 15th Ave., Deerfield Beach, Fla., an undivided 29.166% interest; VICTOR MANCINI, residing at 45 Ward Drive, New Rochelle, N. Y., an undivided 16.666% interest; JASPER MANCINI, residing at 923 Harmon Dr., Larchmont, N. Y., an undivided 12.5% interest; and VIRGINIA MANCINI, residing at 15 Edgewood Ave., Larchmont, N. Y., an undivided 12.5% interest party of the first part, and

MANSISBRO INC.

1-5 Vine Street

Larchmont, N.Y. 10538

party of the second part,

no
consideration

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 Town of Mamaroneck, County of Westchester and State of New York, known and designated as Lots Nos. 25, 26, 27, 28 and portion of Lots Nos. 29 and 30 on a map entitled, "Revised Map of 113 Lots Second addition to the Long Island Sound Land and Improvement Co. at Larchmont, N.Y." made by Fletcher Herdt S. August 1893 and filed in the office of the Register of Westchester County, August 28, 1893 as Map No. 864, more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of Vine Street 164.75 feet northwesterly from the monumented center line of property of the New York, New Haven & Hartford Railroad; running thence northeasterly at right angles to said Vine Street and along the northwesterly line of said property of the New York, New Haven and Hartford Railroad 100 feet; running thence northwesterly and parallel with the said northeasterly line of Vine Street 100 feet to a point of curve; running thence along said curve with a radius of 50 feet and turning in a southwesterly direction a length of 78.54 feet to the westerly end of said curve; running thence southwesterly on a line at right angles to the northeasterly side of Vine Street a distance of 50 feet to a point in the said northeasterly side of Vine Street; running thence southeasterly along the said northeasterly side of Vine Street 150 feet to the point or place of beginning.

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

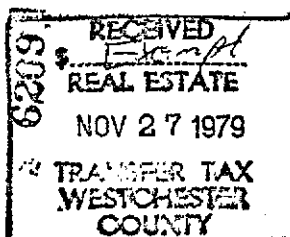
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

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

IN PRESENCE OF:



Raimond R. Mancini
Virginia Mancini
Victor Mancini
Jasper Mancini
Arnold Mancini

NOV 27 1979

NOV 27 1979

TAX STAMPS
ATTACHED 3TAX STAMPS
ATTACHED 3

19951

STATE OF NEW YORK, COUNTY OF Westchester SS:

On the 19 day of ~~August~~ ^{Oct}, 1979, before me personally came

RAIMOND MANCINI

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

Raimond A. Mancini
HELEN M. NELSON
NOTARY PUBLIC, State of New York
No. 2863440
Qualified in Westchester County
Term Expires March 30, 1981

STATE OF NEW YORK, COUNTY OF Westchester SS:

On the 31 day of August, 1979, before me personally came VICTOR MANCINI to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Victor Mancini
HELEN M. NELSON
NOTARY PUBLIC, State of New York
No. 2863440
Qualified in Westchester County
Term Expires March 30, 1981

State of New York, County of Westchester SS:

On the 22 day of ~~August~~ ^{Oct}, 1979, before me personally came VIRGINIA MANCINI to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

GERALDINE M. ALSTON
NOTARY PUBLIC, State of New York
No. 60-7705535
Qualified in Westchester County
Commission Expires March 30, 1981

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

TO

LIBER 7601 PAGE 215
STATE OF Florida, COUNTY OF Broward SS:

On the 15 day of October 1979, before me personally came

ARNOLD MANCINI

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

Arnold Mancini
Notary Public
My Commission expires
Notary Public, State of Florida at Large
My Commission Expires Sept. 27, 1980
Recorded by American Title & Guaranty Company

STATE OF NEW YORK, COUNTY OF Westchester SS:

On the 12 day of ~~August~~ ^{Sept}, 1979, before me personally came JASPER MANCINI to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Jasper Mancini
R. DUBAR BREWER
NOTARY PUBLIC, State of New York
No. 60-5445150
Appointed for Westchester County
Commission Expires March 30, 1980

SECTION 1

BLOCK 126

LOT 730

COUNTY OR TOWN Westchester

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Joseph P. Clifford
1890 Palmer Ave.
Larchmont, NY 10538

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE
INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

7.00 B --- 0Pa

00066 11-27-79

Stat'y Chg.	Rec'd'g Chg.	Filing Chg.	Comm. Ref'd'g	Dist. / Reg.	Total	Towns	Exm'd	#	Returned
								57963	
RECEIVED 1979 OCT 27 10 49 AM COUNTY CLERK'S OFFICE									

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

recorded in the Division of Land Records of the County Clerk's
Office of Westchester County on NOV. 27, 1979
at 10:49 A M in Liber 7601 Page 214 of Deeds.

Witness my hand and Official Seal *George R. H. Brown*
George R. Brown,
County Clerk

EXHIBIT H

ONE VINE LLC
402 Halstead Avenue, Suite 505,
Harrison, New York 10528

Mansisbro Inc.
Vincent Sparano
1 Vine Street
Mamaroneck, NY 10538

**Re: Site Access to Perform Brownfield Cleanup Program Work
1-5 Vine Street
Mamaroneck, NY 10538**

Dear Mr. Sparano:

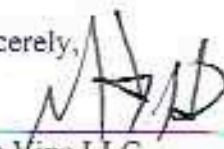
One Vine LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: 1-5 Vine Street, Mamaroneck, NY 10538 (Tax Parcel No. 1-26-730 (the "BCP Site"). As you know, Mansisbro Inc. ("Owner") owns the aforementioned parcel that makes up the BCP Site. One Vine LLC needs your written permission as the authorized signatory for Owner below to access the BCP Site for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below on behalf of Owner, you are granting us what is known as a "temporary license" to allow an appropriate contractor One Vine LLC hires to enter the BCP Site to perform investigation and remediation work. One Vine LLC promises to provide you with copies of any information One Vine LLC generate about the BCP Site, and if One Vine LLC or its contractors do accidentally damage the BCP Site in any way, One Vine LLC agrees to repair the damages to restore the BCP Site to the way it was before One Vine LLC entered. Our contractor will also maintain insurance that would cover any accidents on the job. One Vine LLC promises to minimize any and all inconvenience to you in connection with this work and will give you one-week notice before the work begins.

In addition, since Owner will still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, in the event a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

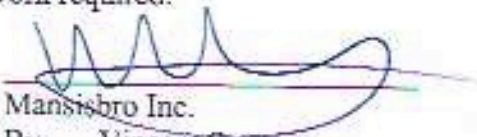
Sincerely,



One Vine LLC

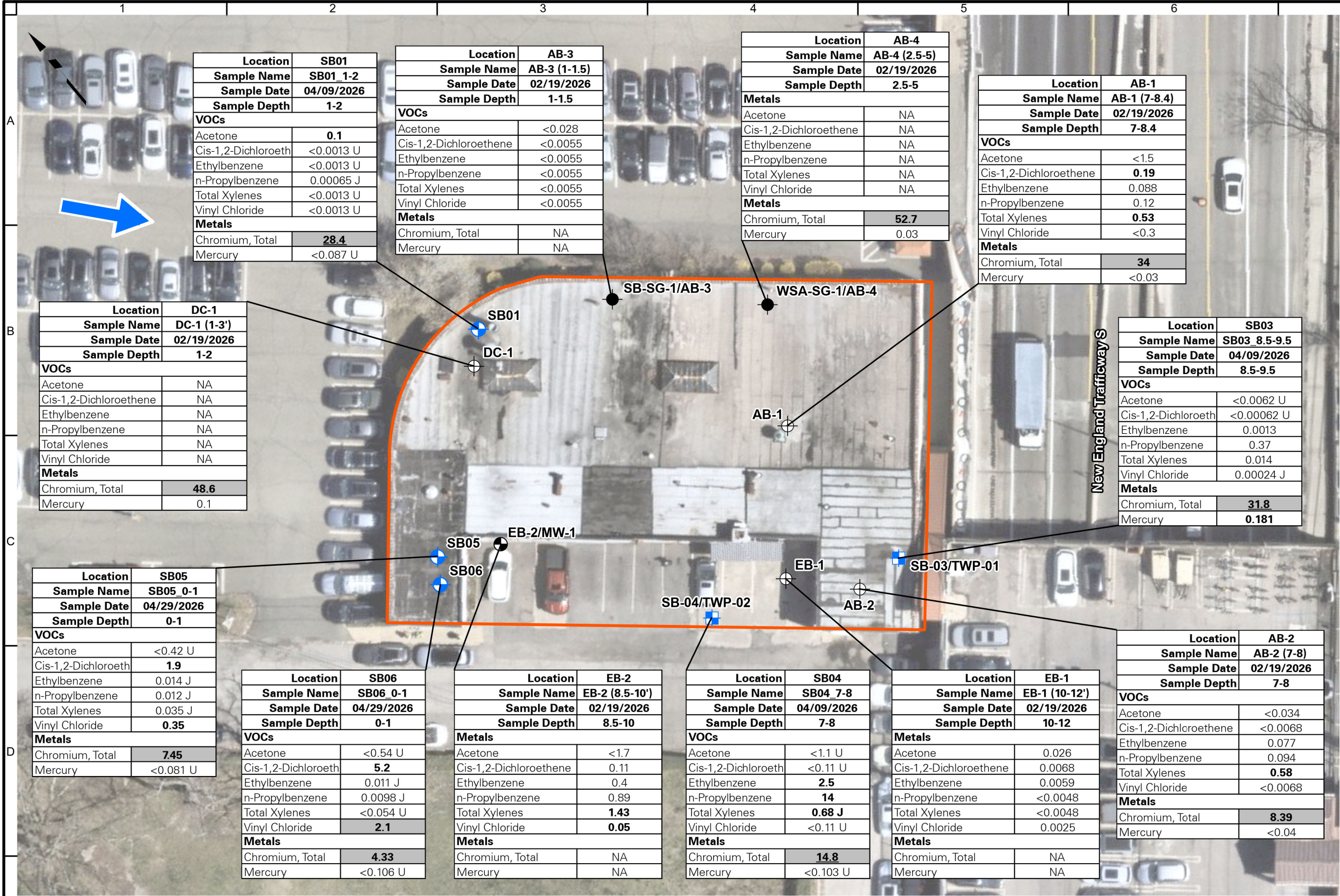
By. Gary D. Hirsch
Member

As an authorized signatory for the BCP Site Owner Mansisbro Inc., I am authorized to grant this temporary license and agree to allow One Vine LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Mansisbro Inc.
By. Vincent Sparano

Exhibit I



Legend

- Site Boundary
- Inferred Groundwater Flow Direction
- Previous Soil Gas/Soil Boring Location
- Previous Soil Boring Location
- Previous Soil Boring/Monitoring Well Location
- Soil Boring Location
- Soil Boring/Monitoring Well Location

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
VOCs		
Acetone	0.03	100
Cis-1,2-Dichloroethene	0.19	41
Ethylbenzene	1	76
n-Propylbenzene	5	100
Total Xylenes	0.26	100
Vinyl Chloride	0.03	0.48
Metals		
Chromium, Total	1	1
Mercury	0.18	0.3

Exceedance Summary:

- 10 - Result exceeds Unrestricted Use SCOs
- 10 - Result exceeds Restricted Use Restricted-Residential SCOs

Notes:

- Aerial imagery provided through Langan's subscription to NearMap.com, flown 4/7/2026.
- Parcel data provided by Westchester County.
- All features shown are approximate.
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 New York City Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs).
- All results are shown in milligrams per kilogram (mg/kg).
- Samples SB05 and SB06 were collected in the basement. Depths are relative to the basement slab.

Qualifiers:

- J - The Analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.
- U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

30 0 30

SCALE IN FEET

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

1 VINE STREET

LARCHMONT

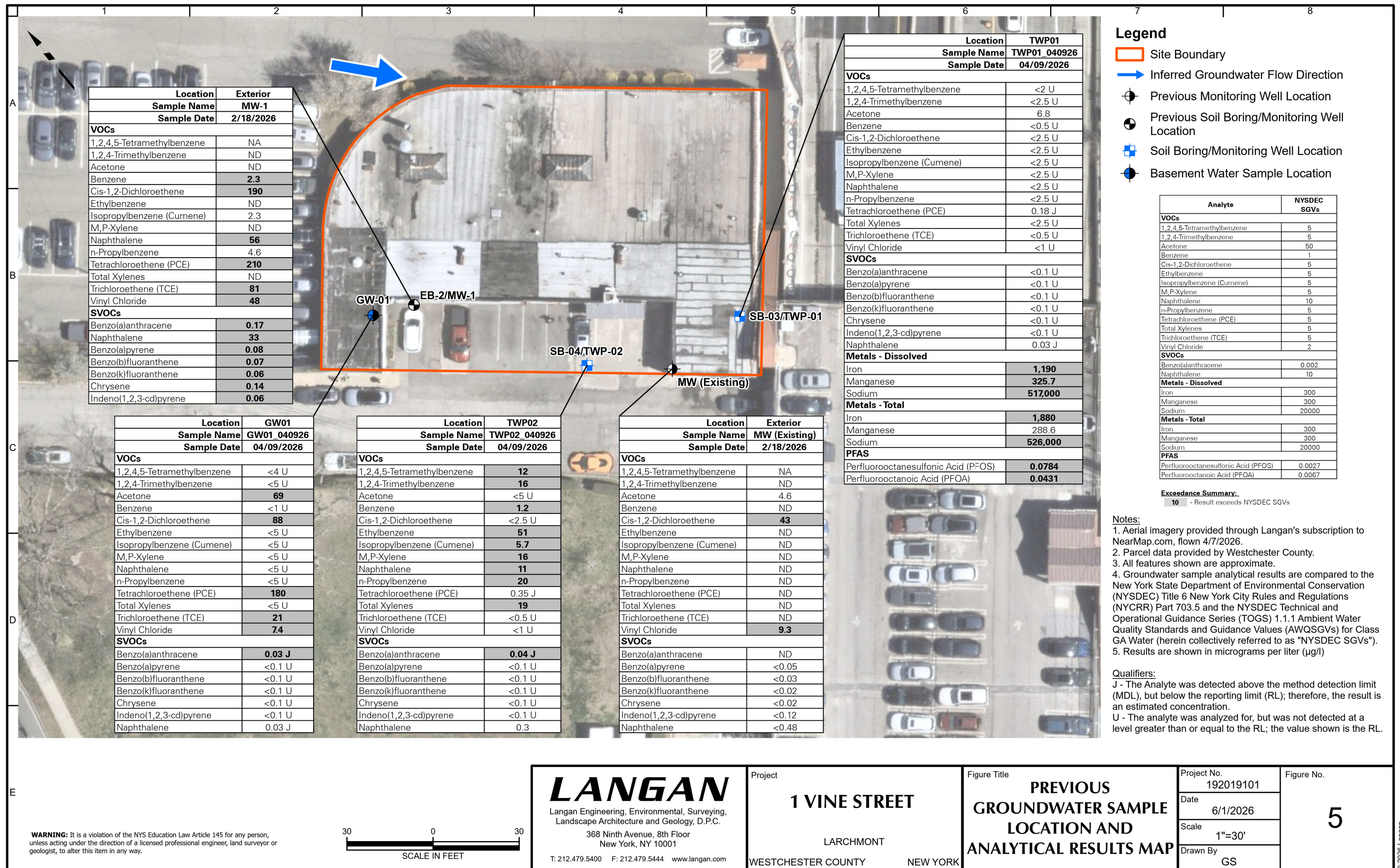
WESTCHESTER COUNTY NEW YORK

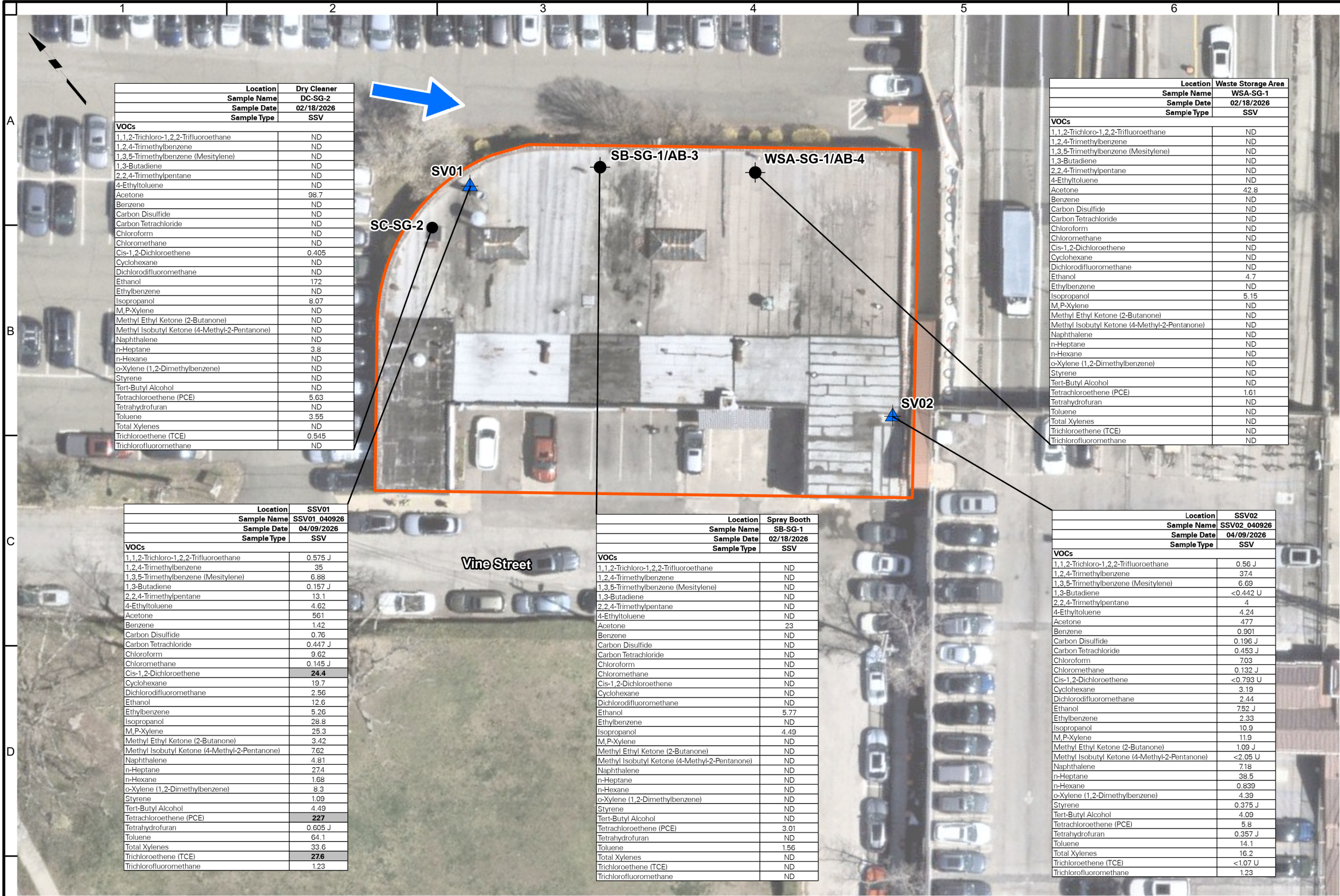
Figure Title

PREVIOUS SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

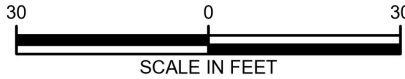
Project No.	192019101	Figure No.
Date	6/1/2026	
Scale	1"=30'	
Drawn By	GS	

4





WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

1 VINE STREET

LARCHMONT

WESTCHESTER COUNTY

NEW YORK

Figure Title

**PREVIOUS
SOIL VAPOR SAMPLE
LOCATION AND
ANALYTICAL RESULTS MAP**

Project No.

192019101

Date

6/1/2026

Scale

1"=30'

Drawn By

GS

Figure No.

6

Exhibit J



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: ONE VINE LLC
DOS ID: 7868194
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 03/24/2026
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 03/24/2026
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ALBANY
NEXT STATEMENT DUE DATE: 03/31/2028
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: THE LLC

Address: KRISS & FEUERSTEIN LLP, 360 LEXINGTON AVE, STE. 1200, NEW YORK, NY, UNITED STATES, 10017

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

CORPORATE CONSENT

The undersigned, being a Member of Elk Homes LLCs, the sole member of One Vine LLC, does hereby certify as follows:

1. One Vine LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 1-5 Vine Street, Mamaroneck, New York 10538 (Tax SBL: 1-26-730) (the "BCP Site").

2. The following person, Gary D. Hirsch, a member of Elk Homes LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer One Vine LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 26 day of May, 2026.



Diane Hirsch

Member of Elk Homes LLC

Exhibit L

Site Contact List

Vine Street Auto Repair and Dry Cleaning Site

1-5 Vine Street Larchmont, NY 10538

Name	Title	Mailing Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator	478 Russell Senate Office Bldg	Washington	DC	20510
Charles Schumer	U.S. Senator	322 Hart Senate Office Bldg	Washington	DC	20510
George Latimer	U.S. House of Representatives	1507 Longworth House Office Bldg	Washington	DC	20515
Shelley B. Mayer	New York State Senator	235 Mamaroneck Avenue, Ste 400	White Plains	NY	10605
Kenneth W. Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board Chairperson	148 Martine Avenue	White Plains	NY	10601
Jaine Elkind Eney	Town of Mamaroneck, Town Supervisor	740 West Boston Post Road	Mamaroneck	NY	10543
Ralph Engel	Town of Mamaroneck Planning Board Chairperson	740 West Boston Post Road	Mamaroneck	NY	10543
The Journal News	Media Outlet	1133 Westchester Avenue, Suite	White Plains	NY	10604
Nicole Laible	Westchester County Water Agency, Principal Environmental Planner	148 Martine Avenue	White Plains	NY	10601
Trish Byrne	Library Director of Mamaroneck Public Library - Document Repository	136 Prospect Ave	Mamaroneck	NY	10543
Matthew Porricelli	Principal of Murray Avenue School	250 Murray Ave	Larchmont	NY	10538
Fatima deCarvalho-Gianni	Principal of Saints John & Paul School	280 Weaver Street	Larchmont	NY	10538
Matthew Samuelson	Principal of Hommocks Middle School	130 Hommocks Road	Larchmont	NY	10538
Melissa Cruz-Gómez	Principal of Central School	1100 Palmer Ave	Larchmont	NY	10538
Shelli Owens	Principal of Henry Barnard School	129 Barnard Road	Larchmont	NY	10538
Lina Carolini-Cannavò	Principal of Mamaroneck High School	1000 W Boston Post Rd	Mamaroneck	NY	10543
Lauren Scharfstein	Principal of Chatsworth Ave School	34 Chatsworth Ave	Larchmont	NY	10538
Carol Ligotino	Founder of Discovering Me Nursery School	2051 Palmer Ave	Larchmont	NY	10538
Brianna Phillips	Director of the Nurtury Montessori School of Larchmont	2097 Palmer Ave	Larchmont	NY	10538
Kristin DeFelice	Director of LAC Preschool	60 Forest Park Ave	Larchmont	NY	10538
Debbie Ausch	Director of Prodigy Learning Center	1989 Palmer Ave	Larchmont	NY	10538
Sherri Burns	Director of Imagination Station Daycare	59 Pleasant Street	New Rochelle	NY	10801
Christina Rubicco	Director of Anna & Jack's Treehouse	7 North Ave	Larchmont	NY	10538
Mansisbro Inc.	Owner of Site Property: 1-5 Vine Street	1 Vine Street	Larchmont	NY	10538
J & F Chatsworth Auto Body Ltd.	Operator of Site Property: 1-5 Vine Street	1 Vine Street	Larchmont	NY	10538
Town of Mamaroneck	Adjacent Property Owner of Adjacent Town of Mamaroneck Parking Lot	740 West Boston Post Road	Mamaroneck	NY	10543
Town of Mamaroneck	Adjacent Property Owner/Operator of Vine Street (p/o Memorial Park)	740 West Boston Post Road	Mamaroneck	NY	10543
Metropolitan Transit Authority	Adjacent Property Owner/Operator of Harmon Dr	2 Broadway	New York	NY	10004-2207
Town of Mamaroneck	Adjacent Property Owner/Operator of 150 Myrtle Blvd	740 West Boston Post Road	Mamaroneck	NY	10543
Town of Mamaroneck	Adjacent Property Owner/Operator of Myrtle Blvd	740 West Boston Post Road	Mamaroneck	NY	10543
Neil R Lassandro	Adjacent Property Owner/Operator of 10 Cabot Rd	10 Cabot Road	Larchmont	NY	10538
Jonah Safer	Adjacent Property Owner/Operator of 8 Cabot Rd	8 Cabot Road	Larchmont	NY	10538
Andrea T Capodanno	Adjacent Property Owner/Operator of 6 Cabot Rd	6 Cabot Road	Larchmont	NY	10538
Anthony C Zavaglia	Adjacent Property Owner/Operator of 5 Wood St	5 Wood St	Larchmont	NY	10538
John Perciasepe	Adjacent Property Owner/Operator of 3 Wood St	3 Wood Street	Larchmont	NY	10538
Angela Barbella	Adjacent Property Owner/Operator of 107 Myrtle Ave	107 Myrtle Ave	Larchmont	NY	10538

Michael Vecchione	Adjacent Property Owner/Operator of 108 Myrtle Blvd	108 Myrtle Ave	Larchmont	NY	10538
Anthony Ilardi	Adjacent Property Owner/Operator of 4 Baldwin Ave	4 Baldwin Ave	Larchmont	NY	10538
Stephen Silhan	Adjacent Property Owner/Operator of 6 Baldwin Ave	6 Baldwin Ave	Larchmont	NY	10538
Iren Elghanian Halperin	Adjacent Property Owner/Operator of 8 Baldwin Ave	8 Baldwin Ave	Larchmont	NY	10538
Matthew Halley	Adjacent Property Owner/Operator of 18 Baldwin Ave	18 Baldwin Ave	Larchmont	NY	10538
John Cattau	Adjacent Property Owner/Operator of 20 Baldwin Ave	20 Baldwin Ave	Larchmont	NY	10538
Paul M Murphy	Adjacent Property Owner/Operator of 22 Baldwin Ave	22 Baldwin Ave	Larchmont	NY	10538
Justin Ash	Adjacent Property Owner/Operator of 24 Baldwin Ave	24 Baldwin Ave	Larchmont	NY	10538

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

Trish Byrne
Mamaroneck Public Library
136 Prospect Ave
Mamaroneck, NY 10543

RE: Brownfield Cleanup Program Application
Applicant: One Vine LLC
Site Address: 1-5 Vine Street

Dear Ms. Byrne:

We represent One Vine LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 1-5 Vine Street in the Town of Mamaroneck, Westchester County, New York. We respectfully request that the Mamaroneck Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

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

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Mamaroneck Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 1-5 Vine Street.

Trish Byrne, Library Director

3/31/26

Date