

Claudius Development LLC
Brownfield Cleanup Program Application
372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave. & 13 Culver St.
Yonkers, NY 10705



Legal & Consulting Team:
Knauf Shaw LLP & Langan Engineering
August 2026

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August 26, 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 – Claudius Development LLC
372 Riverdale Goodyear Auto Repair Site #C360277**

Dear Danielle:

On behalf of Claudius Development 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 28, 2026, has been uploaded to the Direct Link provided. Responses to each comment are provided below.

Section I: Property Information – Item 14: Environmental Assessment

The 13 Culver Street parcel comprises 0.17 acres but contains only one surface soil sample where three PAH compounds exceed RRSCOs in single digits, and no subsurface, groundwater, or soil vapor samples were provided in the parcel. Additional soil samples at multiple depths and groundwater sampling results will be needed to determine if the parcel will be eligible.

RESPONSE: Additional sampling has been completed on the 13 Culver Street parcel and updated soil, groundwater, and soil vapor spider maps and data tables are included in the revised Application Package. The Support Narrative Document has also been updated with additional VOC, SVOC, and Metals exceedances in soil and groundwater. In summary, this additional data identified metals (including mercury and lead), as well as several PAHs in soil in excess of the RRSCOs at multiple depth intervals. Several PAHs as well as metals (including lead) were also identified in groundwater in excess of the AWQSGVs on the 13 Culver Street parcel.

Section IV: Land Use Factors

Item 5: Please revise the response to the question regarding single-family housing as the anticipated post-remediation use is residential.



RESPONSE: The anticipated post-remediation use is residential but does not qualify as single-family housing. Item 5 in the revised Application form has been updated accordingly.

Sincerely,
KNAUF SHAW LLP

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

LINDA R. SHAW, ESQ.

Enclosure

cc: M. Squire, Project Manager, Remedial Bureau C (michael.squire@dec.ny.gov)
K. McCarthy, Project Attorney (Kieran.mccarthy@dec.ny.gov)
S. Saucier, Director, Remedial Bureau C (sarah.saucier@dec.ny.gov)
S. McCague, RHWRE, Region 3 (steven.mccague@dec.ny.gov)
J. Starr, Section Chief, Remedial Bureau C - Section D (justin.starr@dec.ny.gov)
A. Johnson, Regional Attorney, Region 3 (Ashley.johnson@dec.ny.gov)
K. Lewandowski, Chief, Site Control Section (kelly.lewandowski@dec.ny.gov)
J. Saraceno, Requestor's Representative (john@trinityassociatesllc.com,
jbs@trinityassociatesllc.com)
R. Kovacs, Requestor's Consultant (rkovacs@langan.com)
E. Butler, Requestor's Consultant (ebutler@langan.com)



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: 372 Riverdale Goodyear Auto Repair 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: C360277

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 372 Riverdale Goodyear Auto Repair Site

ADDRESS/LOCATION 372 Riverdale Avenue and 13 Culver Street

CITY/TOWN Yonkers

ZIP CODE 10705

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY Westchester

SITE SIZE (ACRES) 1.020

LATITUDE

LONGITUDE

40 ° 55 ' 10.5636 " 73 ° 54 ' 1.908 "

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
13 Culver Street	1	129	26	0.17
372 Riverdale Avenue	1	129	30	0.85

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.	Y	N
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: <u>36119000201</u> 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?

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

☐	☒
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If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

N/A ☐ ☐ ☒

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>BA</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 Dutchman Realty II LLC		
CONTACT NAME Dan Romano		
ADDRESS PO Box 362		
CITY Yonkers	STATE NY	ZIP CODE 10703
PHONE (914) 772-0191	EMAIL danielpaulromano@gmail.com	
OWNERSHIP START DATE 5/31/2024		
CURRENT OPERATOR N/A - Vacant - See Support Narrative for details		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☒	☐
Chlorinated Solvents	☒	☐	☐
Other VOCs	☒	☒	☐
SVOCs	☒	☒	☐
Metals	☒	☒	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

odors and sheens observed

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Automotive repair and service operations, tire sales, vehicle painting

SECTION VII: Requestor Information			
NAME Claudius Development LLC			
ADDRESS 117 Washington Avenue			
CITY/TOWN Pleasantville		STATE NY	ZIP CODE 10570
PHONE (914) 789-5000		EMAIL john@trinityassociatesllc.com; jbs@trinityassociatesllc.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 John Saraceno, Claudius Development LLC			
ADDRESS 117 Washington Avenue			
CITY Pleasantville		STATE NY	ZIP CODE 10570
PHONE (914) 789-5000		EMAIL john@trinityassociatesllc.com; jbs@trinityassociatesllc.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Robert Kovacs & Jennifer Armstrong			
COMPANY Langan , Environmental, Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 368 9th Avenue, 8th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212) 479-5537		EMAIL rkovacs@Langan.com; jarmstrong@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 Member (title) of Claudius Development LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 6/30/26 Signature: John Saraceno

Print Name: John Saraceno

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”), Environmental Justice (“EJ”) Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map & 2019 Zoning Resolution Changing the Zoning to BA
Exhibit F	Previous Owners and Operators List
Exhibit G	Deeds
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
Exhibit N	Fee Waiver Affidavit

ENVIRONMENTAL REPORTS:

1. June 7, 2017 Phase I Environmental Site Assessment, Proposed CVS Pharmacy/Store No. 10386, 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting for CVS Pharmacy, Inc. and T.M. Crowley & Associates, Inc.
2. August 15, 2017 Phase II Limited Subsurface Investigation, Proposed CVS Pharmacy/Store No. 10386 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting, Inc. for T.M. Crowley & Associates, Inc.
3. April 24, 2026 Phase I Environmental Site Assessment for 13 Culver Street and 372 Riverdale Avenue, Yonkers, NY 10705 prepared by Langan Engineering and Geology D.P.C. for Claudius Development LLC
4. June 10, 2026 Remedial Investigation Work Plan for 13 Culver Street and 372 Riverdale Avenue prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Claudius Development LLC
5. Closed Spill No. 1710340
6. Open Spill No. 2506149

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
13 Culver Street	1.-129-26	±0.17
372 Riverdale Avenue	1.-129-30	±0.85

The Site located in the City of Yonkers, New York 10705 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

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

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

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

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type A, Census Tract 36119000201. The Site is not located in a BOA. The Site is located in a Potential Environmental Justice Area. The EPA ArcGIS map indicates that approximately 94.96% of the population surrounding this Site is a minority population. Approximately 51.4 % of the area surrounding the Site is linguistically isolated, so the BCP documents will need to be translated. The Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36119000201, which has an environmental burden higher than 89 % of Census Tracts statewide and a social vulnerability higher than 78 % percent of Census Tracts statewide.

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

8. Previous Remediation. Spill No. 2506149 was just recently reported on October 7, 2025 when motor oil was reportedly observed to be flowing from the Site into to street drains. Case notes also indicated that auto repair work was being conducted on the street with oil leaks noted. The Spill case remains open and based on the current conditions at the Site it does not appear that any remediation has occurred in relation to this Spill. Therefore, even though there is a Spill file opened, there is no information that any previous remediation has occurred at the Site in relation

¹ Acreages were determined from April 24, 2026 Phase I Environmental Site Assessment for 13 Culver Street and 372 Riverdale Avenue, Yonkers, NY 10705 prepared by Langan Engineering and Geology D.P.C. for Claudius Development LLC.

to this Spill which appears to have been related to off-Site as opposed to on-Site discharges. The latest tenant was evicted in April due to its poor housekeeping practices on this Site.

There is one on-Site Closed Spill No. 1710340 reported on February 15, 2018 at Turbo Auto Sales at which time petroleum-impacted soil was encountered during removal of a 3,500-gallon No. 2 heating Oil UST east of the garage building at 372 Riverdale Avenue. About 220 tons of impacted soil was over-excavated and disposed off-Site. However, this small site excavation did not remediate “the Site”. Therefore, the response to question Section I.8 is “No”.

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 addresses:

Parcel Address	Tax Parcel Identification No.
13 Culver Street	1.-129-26
372 Riverdale Avenue	1.-129-30

The Site located in an urban area of the city of Yonkers, New York 10705. The closest body of water to the Site is the Hudson River, which is approximately 0.46 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.3 miles west from the Metro North Ludlow train station, and is thus in a Transit-Oriented development location within walking distance to this mass transit train line.

B. Site Features

The Site consists of one 8,695 square-foot commercial structure (the “Lot 30 Site Building”), constructed sometime in 1974 on the 372 Riverdale Avenue (Lot 30) portion of the Site, a 1,320 square-foot residential structure with a basement (the “Residential Building”) on the 13 Culver Street (Lot 26) portion of the Site (collectively, the Site Buildings), asphalt paved parking surfaces, and areas of limited landscaping. The Site is located in a mixed commercial and residential area of the City of Yonkers.

C. Current Zoning and Land Use

The Site is currently located in the BA-General Business and Apartment Houses, high density District. See Exhibit E - Zoning Map and 2019 Rezoning Resolution to the BA District. This

District allows for a mix of general commercial uses and high-density apartment residential development. The Site currently had a commercial use and was occupied by a retail car sales company identified as West Coast Auto Sales, which occupied the Lot 30 portion of the Site from the summer of 2016 until April 2026. The service garage and adjoining storage area within the Lot 30 Site Building, as well as the surrounding paved areas, were being utilized for the storage and repair of vehicles, and were actively contaminating the Site by spilling motor oil, etc. and were recently evicted by the owner. Goodyear was previously present on this Lot from 1974 until it discontinued automotive service operations and tire sales sometime in 2015. The Residential Building located on the Lot 26 portion of the Site is unoccupied, and according to the Site Owner Mr. Daniel Romano, not suitable for occupancy and has been vacant since sometime in 2009. The Site is adjoined by the following properties:

- To the north, the Site is bordered by residential properties, including the 362 Riverdale Avenue, 76 Post Road, 80 Post Road, 82 Post Road, and 84 Post Road. Further to the north are more residential properties and mixed use commercial-residential areas.
- To the south of the Site, across Culver Street, is the Citgo-branded gasoline filling station located at 380 Riverdale Avenue. Additionally, residential properties are located to the south of the Site, across Culver Street, and are located at 10, 12, 14, 16, 18, 20, and 22 Culver Street. Further south of the Citgo-branded gasoline filling station is the Devonshire Discount Tire, Auto Body & Repair Center
- To the east of the Site is the Culver Park, a City of Yonkers operated park and playground area, which is located at the intersection of Culver Street and Livingston Avenue
- To the west of the Site, across Riverdale Avenue, is the PEARLS Hawthorne School, located at 350 Hawthorne Avenue.

The southern adjacent Citgo-branded gasoline filling station and Devonshire Discount Tire, Auto Body & Repair Center also has a spills history. The nearest residential area is the residential properties adjacent to the north of the Site, as detailed above.

D. Past Use of the Site

The Site was developed with ten residential dwellings with detached garages or stables as early as 1897. By 1917, several store fronts were located along Riverdale Avenue, and a Cast Stone Products building was located at the east half of 13 Culver Street/Lot 26. The stone products business was no longer present in 1951. Prior to the development of the Lot 30 Site Building in 1974, the entire Site consisted of ten residential structures, one of which was removed by 1951, and six of which were removed circa 1973. Commercial improvements to the Lot 30 portion of the Site commenced in 1974 and were completed in June 1980, at which time two more residential structures were removed from the Site. The Lot 30 portion of the Site operated as a Goodyear-branded automotive repair shop and tire sales center from 1974 until sometime in 2015. The Lot 30 Site Building and surrounding paved parking areas were recently occupied by the West Coast Auto Sales company, which utilized the Site for the sale of used cars starting sometime in 2016, followed by Turbo Auto Sales until April 2026. The Lot 30 portion of the Site Building has a long term history of automotive repair and service operations, and vehicle painting operations as well. The Lot 26 Residential Building was constructed sometime prior to 1897 and has been vacant since sometime in 2009.

The Phase II report soil sampling analysis identified concentrations of PAHs (specifically benzo[a]pyrene, benzo[b]fluoranthene, and indeno[1,2,3-cd]pyrene) that exceeded the NYSDEC Unrestricted Use SCO, Residential Use SCO, the Restricted Residential Use SCO, and/or the Industrial Use SCO, collected at the presumed invert of the wall-mounted hydraulic fluid reservoir piping associated with a hydraulic lift system within Bay 4 of the Lot 30 Site Building. These identified impacts were presumed be related to the hydraulic fluid reservoir piping leading to the lift system or the historical fill across the Site. A spill report was recommended by the consultant if this soil contamination was determined to have been the result of a petroleum discharge; however the consultant was not sure if it was related to a petroleum release or to the historic fill materials.

PCB contamination was also identified in the vicinity of the western-most hydraulic lift control box located within the Lot 30 Site Building, which was attributable to the hydraulic lift control box utilized during automotive repair/hydraulic lift operations. Although the PCBs did not exceed the RRSCOs anywhere on the site in subsequent soil borings, there were exceedances of the Unrestricted Use Soil Cleanup Objectives (UUSCOs) in the center of the site. Heavy metals impacts, most notably copper and total mercury, were presumed to be related to the observed historic fill.

Geophysical survey activities conducted on June 28, 2017 did not identify a subsurface anomaly indicative of an UST in the presumed location of a former 550-gallon waste oil UST, which had been located on the southeast exterior corner of the Lot 30 Site Building. Soil sampling analysis of soils collected at the presumed invert of the former 550-gallon waste oil UST identified concentrations of total chromium that exceeded the Unrestricted Use SCO for trivalent chromium and hexavalent chromium, the Residential Use SCO for hexavalent chromium, the Protection of Ecological Resources SCO for hexavalent chromium, and the Protection of Groundwater SCO for hexavalent chromium, and manganese that exceeded the Unrestricted Use SCO and the Protection of Ecological Resources SCO. The consultant concluded that contaminated fill material was likely used to backfill the UST grave.

During the course of the subsurface soil investigation activities, material indicative of historic fill, particularly the presence of red brick, was identified at depths ranging from 0.5 to 3.0 feet bgs within soil borings including but not limited to SB-14, SB-21, SB-22, and SB-24. Analysis of the soils in the vicinity of the historic fill identified concentrations of VOCs, metals, and pesticides that exceeded the most stringent NYSDEC SCOs, including but not limited to four metals (arsenic, barium, copper, and lead) that exceeded the Commercial Use SCOs and/or the Industrial Use SCOs. Again, historic fill was identified as a possible cause of this contamination.

Elevated concentrations indicative of gasoline impacts were identified within groundwater from temporary well points. The potential sources for the groundwater contamination were the former on-Site uses and there could also be a commingled plume from the off-site Citgo Service Station, the off-Site Devonshire Discount Tire, Auto Body & Repair Center, and the former Riverdale Auto Service Inc.

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

E. Site Geology and Hydrogeology

Based on the Site's topography, groundwater at the Site is anticipated to generally flow to the north-northwest, towards the Hudson River. The Hudson River is located approximately 0.46 miles to the west of the Site.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including: Benzo(a)anthracene (max of 2.6 mg/kg) exceeding the RRSCO of 1.4 mg/kg in shallow soil on the northeastern and southwestern portions of the Site (including on the 13 Culver Lot); Benzo(a)pyrene (max of 2.3 mg/kg) exceeding the RRSCO of 1 mg/kg in shallow soil in the northeastern, center and southeastern portions of the Site (including on the 13 Culver Lot); Benzo(b)fluoranthene (max of 3.4 mg/kg) exceeding the RRSCO of 1.4 mg/kg in shallow soil in the southeastern and northeastern portion of the Site (the 13 Culver Lot); Dibenz(a,h)anthracene (max of 2.6 mg/kg) at greater than seven times the RRSCO of 0.33 mg/kg in shallow soil in the center of the Site and exceeding in shallow soil in the northeastern portion of the site (the 13 Culver Lot); and Indenol(1,2,3-cd)pyrene (max of 1.8 mg/kg) exceeding the RRSCO of 1.4 mg/kg in shallow soil in the northeastern portion of the site (the 13 Culver Lot).

SVOCs also exceeded the Protection of Groundwater Soil Cleanup Objective (POGWSCO) for Benzo(a)anthracene (max of 2.6 mg/kg) compared to the POGWSCO of 1 mg/kg in the northeastern, southeastern, and center portions of the Site; Chrysene (max of 2.6 mg/kg) compared to the POGWSCO of 1 mg/kg in the northeastern and southeastern portions of the Site; and Phenol (max of 1.2 mg/kg) compared to the POGWSCO of 0.33 mg/kg in the northeastern portion of the Site.

Heavy Metals were also detected in exceedance of the RRSCOs including: Arsenic (max of 27 mg/kg) exceeding the RRSCO of 16 mg/kg at intermediate depth in the eastern portion of the Site; Barium (max of 750 mg/kg), exceeding the RRSCO of 410 mg/kg in shallow ground in the center and northeastern (the 13 Culver Lot) portions of the Site; Cadmium (max of 4.2 mg/kg) exceeding the RRSCO of 2.6 mg/kg in the center and northeastern (13 Culver Lot) portions of the Site; Total Chromium (max of 78 mg/kg) exceeding the RRSCO of 1 mg/kg throughout the Site (including on the 13 Culver Lot) at various depths up to 7-7.5 ft., and exceeding the RRSCO of 1 mg/kg by as much as seventy-eight times in intermediate depth in the center of the Site; Copper (max of 4,900 mg/kg) exceeding the RRSCO of 280 mg/kg by seventeen times in shallow ground in the center of the Site; Lead (max of 4,300 mg/kg) exceeding the RRSCO of 400 mg/kg by as much as ten times in shallow soil throughout the center of the Site, exceeding the RRSCO in the northeastern portion of the site (the 13 Culver Lot), as well; and Mercury (28 mg/kg), exceeding RRSCO of 0.3 mg/kg throughout the site (including on the 13 Culver Lot), but most significantly in shallow soil in the eastern portion of the Site by as much as ninety times the RRSCO.

Heavy metals exceeded the POGWSCO including: Arsenic (max of 27 mg/kg) compared to the POGWSCO of 16 mg/kg in intermediately deep soil on the eastern side of the Site; Total Chromium (max of 78 mg/kg) which exceeded the POGWSCO of 19 mg/kg by as much as four

times throughout the Site at various depths; Copper (max of 4,900 mg/kg) which exceeded the POGWSCO of 1,720 mg/kg by more than double in shallow ground in the center of the Site; Lead (max of 4,300mg/kg) which exceeded the POGWSCO of 460 mg/kg by as much as nine times in shallow soil throughout the center of the Site; and Mercury (max of 28 mg/kg) compared to the POGWSCO of 0.73 mg/kg throughout the site, but most significantly in shallow soil in the eastern portion of the Site by as much as thirty-eight times the objective.

The VOC Acetone was detected at a max of 0.25 mg/kg greater than eight times the Protection of Groundwater Soil Cleanup Objective (POGWSCO) of 0.03 mg/kg in shallow soil in the center of the Site, and Methyl Ethyl Ketone was detected at a max of 0.22 mg/kg, compared to the POGWSCO of 0.1 mg/kg at a depth of one to two feet in the northeastern portion of the Site on the 13 Culver Lot.

In groundwater for VOCs, 1,2,4-Trimethylbenzene exceeded the AWQS by as much as 500 times the standard (max. of 2,500 ug/L, standard of 5 ug/L), 1,3,5-Trimethylbenzene by as much as 178 times the standard (max. of 890 ug/L, standard of 5 ug/L), Acetone by as much as double the standard (max. of 140 ug/L, standard of 50 ug/L), Benzene by as much as 560 times the standard (max. of 560 ug/L, standard of 1 ug/L), Ethylbenzene by as much as 340 times the standard (max. of 1,700 ug/L, standard of 5 ug/L), Isopropylbenzene by as much as fifty times the standard (max. of 250 ug/L, standard of 5 ug/L), m&p-Xylenes by as much as 920 times the standard (max. of 4,600 ug/L, standard of 5 ug/L), Methyl-t-butyl ether by fourteen times the standard (max. of 140 ug/L, standard of 10 ug/L), n-Butylbenzene by six times the standard (max. of 30 ug/L, standard of 5 ug/L), n-Propylbenzene by as much as 112 times the standard (max. of 560 ug/L, standard of 5 ug/L), o-Xylene by as much as 82 times the standard (max. of 410 ug/L, standard of 5 ug/L), sec-Butylbenzene by as much as five times the standard (max. of 25 ug/L, standard of 5 ug/L), Toluene by as much as 30 times the standard (max. of 150 ug/L, standard of 5 ug/L), and Xylenes (Total) by as much as 1,000 times the standard (max. of 5,000 ug/L, standard of 5 ug/L).

For SVOCs, 2,4 Dimethylphenol exceeded the AWQS by as much as ten times the standard (max. of 10 ug/L, standard of 1 ug/L), Naphthalene by as much as sixteen times the standard (max. of 160 ug/L, standard of 10 ug/L), and Phenol by greater than four times the standard (max. of 4.6 ug/L, standard of 1 ug/L). There were a number of analytes detected above the method detection limit, but below the reporting limit; those values are listed as estimated concentrations and include Benzo(a)anthracene (max 0.08 ug/L, standard 0.002 ug/L), Benzo(a)pyrene (max 0.05 ug/L, standard 0 ug/L), Benzo(b)fluoranthene (max 0.09 ug/L, standard 0.002 ug/L), Benzo(k)fluoranthene (max 0.04 ug/L, standard 0.002 ug/L), Chrysene (max 0.07 ug/L, standard 0.002 ug/L), and Indeno(1,2,3-cd)pyrene (max 0.05 ug/L, standard 0.002 ug/L), all detected in the eastern portion of the Site on the 13 Culver Lot.

For metals, Iron exceeded the AWQS (max of 8,290 ug/L, standard 300 ug/L); Lead (max. of 33 ug/L, standard of 25 ug/L); Manganese (max of 1,005 ug/L, standard of 300 ug/L); and Sodium (max of 40,200 ug/L, standard of 20,000 ug/L) on the 13 Culver Lot. For dissolved metals, Sodium also exceeded the AWQS on the 13 Culver Lot with a max detection of 44,800 ug/L, above the standard of 20,000 ug/L.

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

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

SECTION II: PROJECT DESCRIPTION

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

4. Short Project Description

The Planned redevelopment of the Site entails a building called The Riverdale, which will be 120,000 +/- square foot 100% affordable residential building standing 12 stories tall and comprised 105 one-, two-, and three-bedroom apartments and will include 105 covered and uncovered parking spaces. All units will be income-restricted and available to households earning at or below 60% of the Westchester County Area Median Income (AMI). The Project will provide a high-quality, affordable residential community for working families and individuals in the City of Yonkers.

The unit mix has been designed to accommodate a broad range of household sizes, with one-, two-, and three-bedroom apartments available to residents. Tenants will have access to shared amenity spaces including a community room, property manager's office, laundry room, bike storage, outdoor space including a dog walk park. The building will also incorporate building services including trash, utility, mechanical, and superintendent workshop areas. The Project's programming reflects Claudius Development LLC's commitment to providing residents with a safe, comfortable, and well-managed living environment.

The Project will meet the standards set by Enterprise Green Community along with Energy Star's New Construction Multifamily Program and will incorporate a range of green and energy-efficient features into the design, creating a healthy and safe living environment for residents and staff. The building will be fully electric. All appliances, lighting, and heating systems will be Energy Star rated, which will help to reduce energy consumption and provide tenants with long-term savings on their utility bills. The Project will install water conservation fixtures throughout the building to reduce water usage, and landscaping will consist of native plantings to minimize the need for irrigation. All wood used in the Project will be formaldehyde-free. Common area and unit flooring will be selected for durability and sustainability, and all carpeted areas will carry the Rug Institute's Green Label certification. The design quality and energy efficiency of the Project will set these units apart from older affordable and market-rate properties within the area.

The Project will be financed through a layered structure of public subsidies, tax credit equity, and subordinate debt. Financing sources will include funding through Westchester County's Neighborhood Housing Assistance (NHLA) program and Housing Implementation Fund (HIF), Low Income Housing Tax Credits (LIHTC) allocated by New York State Homes and Community Renewal (NYS HCR), a subordinate subsidy loan through NYS HCR or HFA, and Brownfield tax credits through the NYS Brownfield Cleanup Program. This financing structure reflects the strong support of Westchester County and New York State for the creation of new affordable housing in the City of Yonkers and is consistent with best practices in affordable housing development.

Long-term affordability will be ensured through regulatory agreements recorded against the property, consistent with the requirements of each funding source. The Project's regulatory period will run for a minimum of 30 years, ensuring that all 105 units remain available to income-qualified households earning at or below 60% of the Westchester County AMI for the long term. Claudius Development LLC is committed to providing quality, well-managed affordable housing that serves the needs of Yonkers residents for generations to come.

Schedule – Commencement through COC

As noted above, this will be an affordable housing project that will be applying for the funding in September 2027. Therefore, the goal is to submitted this BCP Application and work through the eligibility process so that the application is deemed complete by this time and in public comment with the goal being fully accepted by the end of 2026 or early 2027. A Remedial Investigation (RI) Work Plan (RIWP) has been submitted with the application to save time and would be expected to be deemed approved by early 2027. Remedial Investigation is expected to be completed on the Site by Spring 2027. Site preparation activities, including demolition of the on-site buildings, are expected to commence by June 2027. The Remedial Action Work Plan (RAWP) will be completed in Fall 2027 and any required remediation may commence in Winter 2027. The Certificate of Completion is anticipated to be issued before the end of 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.
- Encourage all contractors to utilize mass transit to travel to the Site on Metro North.

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

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful

or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;

- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

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

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

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

Redevelopment: As an affordable housing project, the proposed building will meet HCR's stringent green building requirements and the NYC green building code requirements and will be all electric. As noted above, the Project will meet the Enterprise Green Community along with Energy Star's New Construction Multifamily Program and will incorporate a range of green and energy-efficient features into the design, creating a healthy and safe living environment for residents and staff. The building will be fully electric and will incorporate all of the other green building elements discussed above in the Project description.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Hudson River, which is approximately 0.46 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

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).

According to the DEC Environmental Resource Mapper, located at the link below, Atlantic Sturgeon-listed as endangered as well as Shortnose Sturgeon-listed as endangered as present in the Hudson River, which is a Tidal Estuary:

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

However, this Site is a large distance away from the River that the likelihood that contamination from this Site is directly impacting the River is extremely low and the Site will be remediated. Nevertheless, a FWRIA Part I, pursuant to DER-10 Section 3.10.1 will be included in the Remedial Investigation Report.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the BA-General Business and Apartment Houses, high density district. See Exhibit E, Zoning Map and the 2019 Rezoning Resolution to a BA District.

2. Allowed Uses

The BA zoning district allows for a mix of general business uses and high-density apartment housing. The Yonkers zoning map for some reason was never officially updated but the BA zoning has been approved. See Exhibit E.

3-4. Current Use

The Site is now vacant. The residential 13 Culver Street (Lot 26) has been vacant since 2009. The most recent auto repair tenant was evicted from the 372 Riverdale Avenue/Lot 30 in April 2026. At the time of the Site reconnaissance, the local Fire Marshall was executing an eviction and locking up the building/lot. Evidence of poor housekeeping by the most recent tenant compared to conditions in the 2017 Phase I ESA was observed, including standing fluids, debris, trash, auto parts, and toppled containers of motor oil products at various locations throughout the building and lot.



Since a spill is already open for this Site as of October 2025, and this BCP application is being submitted, a new spill was not reported.

5. Intended Use Post Remediation

After the remediation, the Site is planned to be used for Residential.

6. Post Remediation Use

Post remediation use of the Site entails a 100% Affordable rental unit building.

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the proposed use because Yonkers needs additional transit-oriented affordable housing.

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

Yes, the project is consistent with the City of Yonkers update zoning laws. See the 2019 Rezoning Resolution in Exhibit E. The map was never officially updated but the zoning has been updated. This project fits with the BA-General Business and Apartment Houses zoning district's design to promote high-density, mixed-use development, combining commercial enterprises with multi-family residential units. Its core goals include intensifying development near transit, boosting downtown population, and creating vibrant, walkable neighborhoods, often allowing for significant height and reduced setbacks to support urban growth.

10. Consistent with the Master Plan?

Yes, the project is consistent with the City of Yonkers Master Plan, which intends to revitalize the Hudson River waterfront downtown area by transforming formerly derelict industrial areas into mixed-use districts with residential, commercial and recreational spaces. The plan also emphasizes dense, transit-oriented development to create a vibrant, walkable neighborhood. All of these efforts are a part of a broader long-term strategy to revitalize the city, promote economic growth and use land efficiently.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owner of the Site is listed in the table below for each Lot:

Parcel Address	Owner	Ownership Start Date
13 Culver Street	Dutchman Realty II LLC	5/31/2024
372 Riverdale Avenue	Dutchman Realty II LLC	5/31/2024

See Exhibit G Deeds for additional information.

Requestor is not the owner of the Site. Dutchman Realty II LLC is the current owner of each Lot that makes up the Site. See Exhibit G Deeds. 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 Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a. June 7, 2017 Phase I Environmental Site Assessment, Proposed CVS Pharmacy/Store No. 10386, 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting for CVS Pharmacy, Inc. and T.M. Crowley & Associates, Inc.
- b. August 15, 2017 Phase II Limited Subsurface Investigation, Proposed CVS Pharmacy/Store No. 10386 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting, Inc. for T.M. Crowley & Associates, Inc.
- c. April 24, 2026 Phase I Environmental Site Assessment for 13 Culver Street and 372 Riverdale Avenue, Yonkers, NY 10705 prepared by Langan Engineering and Geology D.P.C. for Claudius Development LLC
- d. June 10, 2026 Remedial Investigation Work Plan for 13 Culver Street and 372 Riverdale Avenue prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Claudius Development LLC
- e. Closed Spill No. 1710340
- f. Open Spill No. 2506149

2. Sampling Data

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

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are VOCs, SVOCs, and Metals in soil, as well as Petroleum VOCs, SVOCs and Metals in groundwater. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs or PGWSCOs	Detections > RRSCO	Detections > PGWSCO	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGW SCO (mg/kg)	Depth (ft-bgs)	Sample ID	Max Detection Date
VOCs								
Acetone	0	1	0.25	100	0.03	0.0-0.5	SB-20	6/28/2017
Methyl Ethyl Ketone	0	1	0.22	100	0.1	1.0-2.0	SB-26	8/7/2026
SVOCs								
Benzo(a)anthracene	2	3	2.6	1.4	1	1.0-2.0	SB-26	8/7/2026
Benzo(a)pyrene	3	0	2.3	1	22	1.0-2.0	SB-26	8/7/2026
Benzo(b)fluoranthene	2	1	3.4	1.4	2.1	1.0-2.0	SB-26	8/7/2026
Chrysene	0	2	2.6	4.9	1	1.0-2.0	SB-26	8/7/2026
Dibenz(a,h)anthracene	2	0	2.6	0.33	1000	0.5-1.0	SB-9A	6/27/2017
Indenol(1,2,3-cd)pyrene	1	0	1.8	1.4	6.6	1.0-2.0	SB-26	8/7/2026

Phenol	0	1	1.2	100	0.33	1.0-2.0	SB-26	8/7/2026
Metals								
Arsenic	1	1	27	16	16	2.5-3.0	SB-21	6/28/2017
Barium	2	0	750	410	820	0.5-1.0	SB-24	6/29/2017
Cadmium	3	0	4.2	2.6	7.6	0.5-1.0	SB-24	6/29/2017
Total Chromium	19	12	78	1	19	3.0-3.5	SB-1	6/27/2017
Copper	1	1	4,900	280	1,720	1.5-2.0	SB-14B	6/29/2017
Lead	5	5	4,300	400	460	0.5-1.0	SB-24	6/29/2017
Mercury	10	8	28	0.3	0.73	2.5-3.0	SB-21	6/28/2017

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (ppb)	AWQS (ppb)	Sample ID	Max Detection Date
VOCs					
1,2,4-Trimethylbenzene	2	2,500	5	TWP-1	6/29/2017
1,3,5-Trimethylbenzene	2	890	5	TWP-1	6/29/2017
Acetone	2	140	50	TWP-1	6/29/2017
Benzene	2	560	1	TWP-2	6/29/2017
Ethylbenzene	2	1,700	5	TWP-1	6/29/2017
Isopropylbenzene	2	250	5	TWP-1	6/29/2017
m&p-Xylenes	2	4,600	5	TWP-1	6/29/2017
Methyl-t-butyl ether	1	140	10	TWP-2	6/29/2017
n-Butylbenzene	1	30	5	TWP-1	6/29/2017
n-Propylbenzene	2	560	5	TWP-1	6/29/2017
o-Xylene	2	410	5	TWP-1	6/29/2017
sec-Butylbenzene	2	25	5	TWP-1	6/29/2017
Toluene	2	150	5	TWP-1	6/29/2017
Xylenes (Total)	2	5,000	5	TWP-1	6/29/2017
SVOCs					
2,4 Dimethylphenol	2	10	1	TWP-1	6/29/2017
Benzo(a)anthracene	1	0.08 J	0.002	TWP-3	8/7/2026
Benzo(a)pyrene	1	0.05 J	0	TWP-3	8/7/2026
Benzo(b)fluoranthene	1	0.09 J	0.002	TWP-3	8/7/2026
Benzo(k)fluoranthene	1	0.04 J	0.002	TWP-3	8/7/2026
Chrysene	1	0.07 J	0.002	TWP-3	8/7/2026
Indeno(1,2,3-cd)pyrene	1	0.05 J	0.002	TWP-3	8/7/2026
Napthalene	2	160	10	TWP-1	6/29/2017
Phenol	1	4.6	1	TWP-2	6/29/2017
Metals – Total					
Iron	1	8,290	300	TWP-3	8/7/2026
Lead	3	33	25	TWP-1	6/29/2017
Manganese	1	1,005	300	TWP-3	8/7/2026
Sodium	1	40,200	20,000	TWP-3	8/7/2026

Metals - Dissolved					
Sodium	1	44,800	20,000	TWP-3	8/7/2026

J - The analyte was detected above the method detection limit (MDL), but below the Reporting Limit; therefore, the result is an estimated concentration.

4. Past Land Use

1. Past Use of the Site

Based on the operation history of the Site, various operations at the Site involved the use of hazardous materials and petroleum products, carpentry, scrap metal, and auto repair activities. The Site was developed with ten residential dwellings with detached garages or stables as early as 1897. By 1917, several store fronts were located along Riverdale Avenue, and a Cast Stone Products building was located at the east half of 13 Culver Street/Lot 26. The stone products business was no longer present in 1951. Most of the residential structures at 372 Riverdale Avenue/Lot 30 were demolished between 1966 and 1974 and the current auto repair building was constructed by 1974 for a Goodyear auto repair facility that was present until 2015. The two remaining residences on Lot 30 were demolished by 1984 and that portion of the lot was paved with asphalt for additional parking. After Goodyear departed this Lot in 2015, West Coast Auto began to occupy the Lot in 2016, followed by Turbo Auto Sales First Corp., which was recently evicted in April 2026. Auto garages on the east half of 13 Culver Street/Lot 26 were demolished by the 1970s and the remaining residence in the western part of the lot was demolished between in or about December 2021.

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

June 7, 2017 Phase I Environmental Site Assessment, Proposed CVS Pharmacy/Store No. 0386, 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting for CVS Pharmacy, Inc. and T.M. Crowley & Associates, Inc.:

This Phase I ESA was conducted by Ransom Consulting for a potential CVS Pharmacy development. Based on the information identified during this Phase I ESA, Ransom identified the following RECs in connection with the Site:

- **REC 1 – Automotive Repair Drainage System:** A total of 11 sealed/inactive/former floor drains, four active floor drains, one former/inactive 4-inch cast iron drainage pipe, and one active 6-inch drainage pipe were either observed or identified throughout the Lot 30 Site Building. The former/inactive 4-inch cast iron drainage pipe was depicted as leading to a grease and sand interceptor. The Lot 30 Site Building's drainage system reportedly discharged and/or currently discharges to the municipal sanitary sewer system. The identified floor and appurtenant drainage pipes, and former grease and sand interceptor, represent RECs as follows (details are presented within Section 4.9.1 of this Report):
 - REC 1A – Service Garage Sealed Floor Drain;

- REC 1B – Boiler Room Sealed Floor Drain;
- REC 1C – Parts Room Sealed Floor Drain;
- REC 1D – Bathroom Floor Drains;
- REC 1E – Employee Locker Room Sealed Floor Drain;
- REC 1F – Tire Wash Area Floor Drain;
- REC 1G – Former Hydraulic Lift Floor Drains; and
- REC 1H – Former Grease and Sand Interceptor.

Due to the close proximity of the sealed/inactive/former floor drains and former underground grease and sand interceptor to the former automobile repair activities, Ransom determined there was a potential for soil and/or groundwater impacts within this area. Further investigation was warranted.

- **REC 2 – Automotive Repair Hydraulic Lift Systems:** A total of seven of the eight automobile repair bays housed underground hydraulic lifts, and one bay housed an air/hydraulic alignment rack. It is believed that at least five of the seven hydraulic lifts historically had underground hydraulic oil reservoirs, which were upgraded to wall-mounted hydraulic underground lifts. Two former air compressors and associated air filter were located within the storage area of the Lot 30 Site Building and were connected (via underground piping) to the three floor-mounted control boxes for the former hydraulic lift operations. The identified current and former system components represented RECs as follows (details are presented within Section 4.4 of this Report):

- REC 2A – Hydraulic Lifts and Alignment Rack;
- REC 2B – Wall-Mounted Hydraulic Fluid Reservoirs/Control Boxes;
- REC 2C – Former Hydraulic Lifts, Air/Hydraulic Alignment Rack and Underground Hydraulic Oil Reservoirs;
- REC 2D – Hydraulic Lift Control Boxes; and
- REC 2E – Former Air Compressors.

Based on the former operations and unknown condition of the subsurface in the vicinity of the current/former hydraulic lifts/alignment rack, wall-mounted hydraulic fluid reservoirs, underground hydraulic oil reservoirs, hydraulic lift control boxes, and former air compressors, there is a potential for soil impacts within these areas. Further investigation was warranted.

- **REC 3 – Vehicle Storage:** Used vehicle storage was observed within the northeastern most storage area of the Lot 30 Site Building, as well as throughout the paved parking areas surrounding the Lot 30 Site Building. The areas beneath the parked vehicle was inaccessible during Site reconnaissance activities; therefore, Ransom was unable to ascertain the integrity of the surface materials in these areas. Further investigation was warranted in all vehicle storage areas throughout the Site.
- **REC 4 – Inactive Oil-Fired Boiler System:** One inactive oil-fired burner was observed in the boiler room of the Lot 30 Site Building. The oil-fired burner was observed to be in poor condition with heavy rusting and staining visible on the exterior of the boiler. Due to

the presence of dust and dim lighting, the condition of the floor below the boiler could not be fully assessed. Additionally, waste ash, which may contain heavy metals, was observed within the base of the boiler. Due to the poor condition of the oil-fired burner, close proximity to a former floor drain, inability to access the area beneath the oil-fired burner, and presence of waste ash, there is a potential for residual soil impacts in this area. Further investigation into the soil conditions in this area was warranted.

- **REC 5 – Former 3,000-gallon Fuel Oil UST:** One former 3,000-gallon fuel oil UST was identified on historic construction plans on the eastern exterior side of the Lot 30 Site Building. An associated pump was identified on the eastern most portion of the storage area within the Lot 30 Site Building as well. The fuel oil UST depicted on the historical plan was connected to a pump and subsequently to the oil-fired boiler (REC 4) via underground piping. A certificate of completion was issued by the City of Yonkers Bureau of Housing and Buildings on September 19, 1995 for “removed underground oil tanks,” presumably indicating the removal of the 3,000- gallon fuel oil UST. However, due to the vague nature of the certificate of completion and lack of additional documentation for the closure activities, further investigation was warranted regarding this REC.
- **REC 6 – Former 550-gallon Waste Oil UST:** One former 550-gallon waste oil UST was identified on historic construction plans on the southeastern exterior or of the Lot 30 Site Building. A certificate of completion was issued by the City of Yonkers Bureau of Housing and Buildings on September 19, 1995 for “removed underground oil tanks,” presumably indicating the removal of the 550-gallon waste oil UST. However, due to the vague nature of the certificate of completion and lack of additional documentation for the closure activities, further investigation was warranted regarding this REC.
- **REC 7 – 55-Gallon Waste Oil Drum Storage:** Approximately six circular stains, indicative of former drum storage (presumably for waste oil), were observed between Bay 6 and Bay 7 within the Lot 30 Site Building. The concrete in the vicinity of the drums was observed with a large crack; however, no evidence of floor drains was observed in the vicinity of the staining. The presence of this staining represents evidence of historical drum storage and waste generation, which presumably was how waste oil was stored after the waste oil UST was removed in 1995 until 2015, when automobile repair operations ceased. Due to the observed crack in the concrete and the evidence of staining in this area, further investigation of the soil conditions in this area was warranted.

Additionally, Ransom observed three 55-gallon steel drums containing waste oil within the service garage area of the Lot 30 Site Building, presumably generated by former automobile repair operations. The drums were observed to be in good condition with no visible staining on or around the drums; however, visible oil was observed on the drum lids. No further investigation is recommended in connection with the existing 55-gallon waste oil drums; however, proper removal and off-site disposal is required prior to Site redevelopment.

- **REC 8 – Current/Formal Residential Use:** Ransom identified one current and eight former residential buildings associated with the Site. The existing Residential Building is

known to use fuel oil for heating. The historical heating source(s) for the former residential structures are unknown. Lastly, private septic systems are also associated with residential use. Therefore, there is a potential for one or more heating oil (No. 2) USTs and/or one or more septic systems to be present on-Site was described as follows:

- **REC 8A – Known Fuel Oil Use at the Residential Building:** Property records were identified by Ransom for the Residential Building located on the Lot 26 portion of the Site, which indicated the usage of fuel oil at this property. Ransom was unable to confirm the presence of a fuel oil tank or boiler at the Residential Building; however, a sealed fill pipe was observed on the eastern side of the structure, along the foundation of the Lot 30 Site Building, indicating the potential presence of a fuel oil AST in the basement. Further, two metal doors were observed to be welded shut during site reconnaissance activities of the Residential Building, barring access into a room where a suspect boiler was located.
- **REC 8B –Former Residential Use:** Historic records and construction plans identified the presence of eight residential structures (not including the current Residential Building) at the Site prior to redevelopment activities in 1974 and 1980. Specific documentation regarding these structures was not identified by, or provide to, Ransom. Due to the potential for historic fuel oil usage on the Lot 26 portion of the Site and based on the absence of a known heating source, UST, and/or septic system information for the former residential houses, further investigation is warranted regarding this REC.
- **REC 9 – Potential Fill:** The 1898 Sanborn Map indicated one of the former residential properties with “Low Ground,” which indicates that the property had a potential to have been historically filled. The location of this “Low Ground” indication is mostly beneath the present-day Lot 30 Site Building. Based on the unknown source and characteristics of this potential fill material, Ransom believes that the potential exists for off-site fill material to have been brought on-Site; therefore, Ransom recommends that a subsurface investigation be conducted to assess whether historical fill is present on-Site and if it has impacted the environmental conditions at the Site.
- **REC 10 – Potential Off-site Sources:** Ransom identified two current off-site uses where known or potential past discharges of hazardous chemicals from facilities, including a gasoline filling station and an automotive repair facility, have or may have occurred upgradient of the Site and one off-site use where potential past discharges of hazardous chemicals from facilities, including a former gasoline filling may have occurred side gradient of the Site. The following potential offsite sources were identified in close proximity to the Site, and represent RECs:
 - **REC 10A – Off-Site Citgo Service Station:** The southerly adjacent Citgo-gasoline filling station was identified as an active service station with multiple active NY Spills incident numbers associated with this property.
 - **REC 10B – Off-Site Devonshire Discount Tire, Auto Body & Repair Center:** A property located approximately 390 feet to the south of the Site was identified as an

active auto body and repair center that has a NY Spills incident with a “Closed” status.

- **REC 10C – Former Riverdale Auto Service Inc.:** The property located 377 Riverdale Avenue, located adjacent (across Riverdale Avenue) to the west and side gradient of the Site, was identified as a potential off-Site source due to its use as a former gasoline service station from at least 1940 through at least 1978; however, no further information was identified.

Due to the close proximity, NY Spill incident(s) and/or former/current use, Ransom recognized the potential for off-Site impact to the Site from the current filling station, active auto body and repair center, and former off-site service station operations; therefore, further investigation was warranted.

In addition to the RECs identified above, Ransom identified the following condition of potential environmental concern, which was documented as a de minimis condition follows:

- **Site-Wide Solid Waste:** Ransom observed Site-wide solid waste including, but not limited to, gasoline cans, paints cans, propane tanks, cleaning solvents, tires, 5-gallon buckets with cooking oil, etc. Additionally, a chest freezer and other former appliances, which may potentially contain ozone depleting substances (ODS), was observed as being stored on the exterior portion of the Residential property.

Based on the findings and conclusions presented above, Ransom recommended:

- a comprehensive Hazardous Material Inventory (HMI) survey prior to demolition of the Site Buildings due to the age of the buildings;
- sub-slab soil samples be collected along the drainage pipes and on-Site sanitary sewer lines associated with the automotive repair floor drains (REC 1);
- video inspection of the pipes for evidence of cracks or breaches as part of the geophysical survey recommended below and soil sampling could be biased towards those areas of pipe cracks/breaches;
- a geophysical survey across the Site in an effort to:
 - confirm the removal of the 3,000-gallon fuel oil UST (REC 5) and 550-gallon waste oil UST (REC 6) presumably removed from the Site in 1995, and
 - assess if one or more historic USTs, former product piping, and/or septic tanks are present from the current/former residential use (REC 8) and if anomalies are identified, further subsurface investigation may be warranted.
- A subsurface soil and groundwater investigation prior to the initiation of construction activities from beneath the current/former hydraulic lifts and one hydraulic alignment rack (RECs 2-7 and 9);
- Installation of temporary groundwater monitoring points and/or soil borings along the southern boundary of the Site to evaluate potential off-Site impacts to the Site (REC 10);
- Removal of physical obstructions (e.g., stored vehicles, dirt, welded doors, etc.) before further investigation activities commenced;
- Proper disposal of the fuel oil-fired burner and its contents (e.g., waste ash) (REC 8) and

- inspection of the surface areas beneath the fuel oil-fired burner;
- Removal of 55-Gallon drums present on-Site should be removed from the Site and properly disposed of prior to Site construction activities, and documentation of their disposal should be maintained with a copy provided to CVS;
 - Decommissioning of on-Site drainage structures, including potential septic system components and/or storm water drainage structures (catch basins, etc.), that will not be reused as part of the Site redevelopment and if evidence of contamination is identified during decommissioning of these structures, Ransom should be contacted to evaluate whether additional investigation or cleanup is warranted.
 - Remove miscellaneous chemicals, hazardous materials and/or stored appliances observed at the Site should be recovered/removed from the Site and properly disposed/recycled (by a certified technician where applicable) prior to proposed redevelopment activities.

August 15, 2017 Phase II Limited Subsurface Investigation, Proposed CVS Pharmacy/Store No. 10386 13 Culver Street and 372 Riverdale Avenue prepared by Ransom Consulting, Inc. for T.M. Crowley & Associates, Inc.:

A geophysical survey was performed in an attempt to locate evidence of subsurface structures, including possible underground storage tanks (USTs), former UST excavation/backfill areas, product piping, possible septic tank systems, cesspools and/or drywells, and other potential subsurface structures associated with RECs around the current and former Site Buildings. In addition, the soil and groundwater conditions at the Site were assessed the identified RECs and a risk assessment related to vapor mitigation measures was performed. The results are summarized below per each REC portion of the Site.

REC 1 – Automotive Repair Drainage System

Soil sampling analysis identified metals concentrations, including barium, total chromium, copper, lead, total mercury, and zinc, that exceeded the RRSCOs within soil borings collected in the vicinity of the former grease and sand interceptor, former hydraulic lift floor drains, and service garage sealed floor drains.

REC 2 – Automotive Repair Hydraulic Lift Systems and REC 11 – Vehicle Painting Operations

- **REC 2A – Hydraulic Lifts and Alignment Rack // REC 2C – Former Hydraulic Lifts, Air/Hydraulic Alignment Rack, and Underground Hydraulic Oil Reservoirs**
Although significant exceedances were not discovered near current or former hydraulic lift systems, Ransom warned that contamination may be under the lifts.
- **REC 2B – Wall-Mounted Hydraulic Fluid Reservoirs/Control Boxes -** Soil sampling analysis identified concentrations of PAHs (specifically benzo[a]pyrene, benzo[b]fluoranthene, and indeno[1,2,3-cd]pyrene) that exceeded the RRSCOs, and/or the Industrial Use SCOs collected at the presumed invert of the wall-mounted hydraulic fluid reservoir piping associated with the hydraulic lift system within Bay 4 of the Lot 30 Site Building. These identified impacts were deemed to be related to the current hydraulic fluid

reservoir piping leading to the lift system or the historical fill across the Site. Ransom recommended spill reporting of the discharge if the soil is determined to have been impacted by a petroleum discharge.

- **REC 2D – Hydraulic Lift Control Boxes** - Soil analysis identified concentrations of PCBs, specifically aroclor 1260, and metals that exceeded the Unrestricted Use SCO at one soil sample (SB-14B) in the vicinity of the western-most hydraulic lift control box located within the Lot 30 Site Building and metals impacts (i.e., copper and total mercury) related to the observed historic fill above the RRSCOs.
- **REC 2E – Former Air Compressors and REC 11 – Vehicle Painting Operations** - Analytical sampling results identified concentrations of metals (specifically lead, total mercury, and zinc) that exceeded the Protection of Ecological Resources SCO, and total chromium that exceeded the Unrestricted Use SCO for trivalent chromium and hexavalent chromium, the Residential Use SCO for hexavalent chromium, the Protection of Ecological Resources SCO for hexavalent chromium, and the Protection of Groundwater SCO for hexavalent chromium.

REC 3 – Vehicle Storage – Investigation Results

Ransom did not identify areas of significant staining and/or evidence of impact associated with the vehicle storage operations; therefore, soil sampling was not completed at REC 3. Based on the lack of evidence of impact, Ransom did not recommend further investigation into the vehicle storage operations on-Site.

REC 4 – Inactive Oil-Fired Burner – Investigation Results

Ransom was unable to complete subsurface soil investigation activities in the vicinity of the inactive oil-fired burner during the Phases II LSI activities due to the presence of underground utilities in this area. Although visual inspection of the surface conditions in the vicinity of the inactive oil-fired burner did not identify breaches within the concrete slab, a significant layer of dust/potential waste ash was noted.

REC 5 – Former 3,000-gallon Fuel Oil UST – Soil Sampling and Analytical Results

Geophysical survey activities conducted on June 28, 2017 identified one subsurface metallic anomaly indicative of an UST in the presumed location of the former 3,000-gallon fuel oil UST, located on the northeast side of the Lot 30 Site Building, and appurtenant vent and product piping. Subsequent soil sampling analysis in the vicinity of the tank did not identify concentrations of contaminants associated with fuel oil operations that exceeded the NYSDEC's UUSCOs but impacts could be present beneath the UST.

REC 6 – Former 550-gallon Waste Oil UST

Geophysical survey activities conducted on June 28, 2017 did not identify a subsurface anomaly indicative of an UST in the presumed location of the former 550-gallon waste oil UST, located on the southeast exterior corner of the Lot 30 Site Building. Soil sampling analysis of soils collected at the presumed invert of the former 550-gallon waste oil UST identified concentrations of total chromium that exceeded the UUSCO for trivalent chromium and hexavalent chromium, the

Residential Use SCO for hexavalent chromium, the Protection of Ecological Resources SCO for hexavalent chromium, and the Protection of Groundwater SCO for hexavalent chromium, and manganese that exceeded the Unrestricted Use SCO and the Protection of Ecological Resources SCO.

REC 7 – 55-gallon Waste Oil Drum Storage

Soil sampling analysis of subsurface soils collected beneath the former 55-gallon waste oil drum storage area identified metals concentrations (specifically lead and total mercury) that exceeded the UUSCOs and the Protection of Ecological Resources SCO, and total chromium that exceeded the UUSCO and the Protection of Ecological Resources SCO for hexavalent chromium.

REC 8A – Known Fuel Oil Use at Residential Building

Geophysical survey activities were conducted on June 28, 2017 on the Lot 30 portion of the Site; however, no evidence of an UST was identified. Soil analytical results identified concentrations of PAHs that exceeded the RRSCOs, the Commercial Use SCOs, and the Industrial Use SCO in the vicinity of a sealed fill pipe, presumably related to former fuel oil usage or possibly historic fill.

REC 8B – Former Residential Use

Between June 27, 2017 and June 29, 2017, Ransom conducted Site-wide geophysical survey activities to evaluate subsurface conditions for the presence of anomalies indicative of former structures, foundations, and/or previously unknown USTs. Geophysical survey results did not identify evidence of previously unknown USTs or septic systems at the Site.

REC 9 – Potential Fill

During the course of the subsurface soil investigation activities, material indicative of historic fill, particularly the presence of red brick, was identified at depths ranging from 0.5 to 3.0 feet bgs within soil borings SB-14, SB-21, SB-22, and SB-24. Analysis of the soils in the vicinity of the historic fill identified concentrations of VOCs, metals, and pesticides that exceeded the most UU SCOs, including four metals (arsenic, barium, copper, and lead) that exceeded the Commercial Use SCOs and/or the Industrial Use SCOs.

REC 10 – Potential Off-Site Sources

Groundwater sampling analytical results identified concentrations of VOCs, SVOCs, and lead that exceeded the NYSDEC AWQS for groundwater collected from temporary well points TWP-1 and TWP-2, which may have come from off-Site sources of contamination.

It is unclear why Ransom attribute the groundwater contamination to off-site sources when similar petroleum related historic uses and tanks were present on this Site. In addition, more recently since this Phase II, new releases of petroleum have occurred on Site, which have likely added on-Site impacts to groundwater via the drainage structures, including septic system components and storm water drainage structures (catch basins, dry wells, etc).

April 24, 2026 Phase I Environmental Site Assessment for 13 Culver Street and 372 Riverdale Avenue, Yonkers, NY 10705 prepared by Langan Engineering and Geology D.P.C. for Claudius Development LLC

Langan completed a Phase I ESA of the subject property more recently and noted the following RECs:

Former Auto Repair Operations, Open Spill, and Evidence of Poor Housekeeping at 372 Riverdale Avenue/Lot 30: The building has been used for auto repair by multiple tenants since 1974 and the most recent tenant, which was getting evicted evidenced extremely poor housekeeping as depicted in the photo shown above (staining, standing fluids on the concrete floor, trash, and debris) As noted above, Spill No. 2506149 was reported to NYSDEC on October 7, 2025 when motor oil was reportedly flowing from the site into to street drains. Case notes also indicated that auto repair work was conducted on the streets with oil leaks noted. The spill case remains open. Documented and undocumented releases of petroleum products or hazardous substances related to auto repair may have impacted soil, groundwater, and soil vapor.

Hazardous Waste Generation - Auto Service Center at 372 Riverdale Avenue/Lot 30: Lot 30 was identified as a Small Quantity Generator (SQG) in 1986 and a conditionally exempt small quantity generator (CESQG) in 1993, 2006, and 2007 of hazardous waste containing ignitable waste and spent nonhalogenated solvents including xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol. Manifests indicate hazardous waste shipments continued through 2012. No violations or non-compliance issues were reported and the listing was not reclassified as a non-generator.

Documented Contamination at Subject Property: The August 15, 2017 Phase II Limited Subsurface Investigation identified soil with metal and SVOCs concentrations above the RRSCOs, CSCOs, ISCOs and PGWSCOs, and groundwater impacted with petroleum related VOCs, SVOCs and Lead at concentrations above the Ambient Water Quality Standards (AWQS).

Current and Historical Use of Adjoining and Nearby Upgradient Properties and Related Open Spills: Adjoining and/or nearby upgradient properties have been occupied by gasoline filling stations (1951- present) and a plastics manufacturer identified as a potential handler of per- and polyfluoroalkyl substances (PFAS). Two open petroleum spills are associated with the gasoline filling station at the south adjoining property at 380 Riverdale Avenue with “significant” impacts to groundwater, according to the NYSDEC case notes. Documented and undocumented releases at these sites may have impacted regional environmental conditions in the vicinity of the subject property.

Historical Recognized Environmental Conditions (HRECs)

On-Site Closed Spill: Spill No. 1710340 was reported on February 15, 2018 at Turbo Auto Sales when petroleum-impacted soil was encountered during removal of a 3,500-gallon No 2 heating Oil UST east of the garage building at 372 Riverdale Avenue. About 220 tons of impacted soil was over-excavated and disposed offsite. Post-excavation soil samples confirmed concentrations were below NYSDEC CP-51 soil cleanup levels for fuel oil impacted soil and the spill was closed on April 16, 2018.

June 10, 2026 Remedial Investigation Work Plan for 13 Culver Street and 372 Riverdale Avenue prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and

Geology, D.P.C. for Claudius Development LLC

A Draft Remedial Investigation Work Plan (RIWP) has been submitted with this application to further investigate and characterize the nature and extent of environmental impacts at the Site, to provide sufficient information to evaluate potential impacts to human health, and to provide sufficient information to evaluate remedial alternatives, as required. The rationale for each sampling location, in relation to the areas of concern (AOCs) and analytical parameters for each proposed sample, is provided in Table 1. Based on this rationale, the Site history and the findings of previous studies, the AOCs proposed to be further investigated are shown in RIWP Figure 5 and are described below:

AOC 1: Historical Site Operations, Open NYSDEC Spill No. 2506149, and Evidence of Poor Housekeeping – Based on the auto repair use by multiple tenants since 1974 until April 2026 and evidence of extremely poor housekeeping (staining, standing fluids, trash, and debris) by the last tenant 372 Riverdale Avenue/Lot 30 which led to an Open Spill No. 2506149 related to off-Site releases of motor oil flowing into the street from the Site into to street drains, which led to this tenants eviction, the RIWP will focus on areas of documented and undocumented releases of petroleum products or hazardous substances related to auto repair, which may have impacted soil, groundwater, and soil vapor.

AOC 2: Hazardous Waste Generation - The Site operators on Lot 30 were identified as having SQG status in 1986 and CESQG status in 1993, 2006, and 2007 of hazardous waste containing ignitable waste and spent nonhalogenated solvents including xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol. Manifests indicate hazardous waste shipments continued through 2012. Therefore, the RIWP will focus areas where undocumented releases of hazardous substances or hazardous waste may have impacted soil groundwater, and/or soil vapor.

AOC 3: Documented Soil and Groundwater Contamination - Areas of exceedances over the RRSCOs, CSCOs, ISCOs and PGWSCOs identified in the August 15, 2017 Phase II Limited Subsurface Investigation and groundwater impacted with petroleum related VOCs, SVOCs and Lead at concentrations above the AWQS will be further delineated.

AOC 4: Current and Historical Use of Adjoining and Nearby Upgradient Properties and Related Open Spills - Adjoining and/or nearby upgradient properties have been occupied by gasoline filling stations (1951- present) and a plastics manufacturer identified as a potential handler of per- and polyfluoroalkyl substances (PFAS). Two open petroleum spills are associated with the gasoline filling station at the south adjoining property at 380 Riverdale Avenue with “significant” impacts to groundwater, according to the NYSDEC case notes. Documented and undocumented releases at these properties may have migrated and impacted groundwater and/or soil vapor at the Site therefore some property boundary investigation locations have been included in the RIWP.

The proposed scope of the RIWP includes:

- A geophysical survey to locate USTs, underground structures, geophysical anomalies, and utilities across accessible areas of the Site, including in the vicinity of proposed sampling locations and in previously inaccessible areas of the Site;

- Advancement of at least 14 proposed soil borings (RISB-01 to RISB-14) to 20 feet bgs, the groundwater interface, or the termination of observed contamination (whichever is deeper) until bedrock refusal. If petroleum-related impacts are observed, the vertical and horizontal extent of these impacts in overburden will be delineated by advancement of additional soil borings;
- Collection of up to three soil samples from each boring (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis to further characterize and delineate the nature and extent of soil contamination at the Site;
- Installation of at least 11 permanent monitoring wells (MW-01, MW-02, MW-06, MW-07, MW-08, MW-09, MW-10, MW-11, MW-12, MW-13, and MW-14);
- Collection of one groundwater sample from each monitoring well (plus QA/QC samples) for laboratory analysis to further evaluate groundwater quality across the Site and delineate known impacted areas;
- Survey and gauging of monitoring wells to evaluate groundwater elevations and flow direction and the potential presence of non-aqueous phase liquids (NAPL);
- Install seven sub-surface soil vapor sampling points (SV-01, SV-02, SV-04, SV-06, SV-07, SV-12, and SV-14) to five feet bgs or two feet above the observed groundwater table; whichever is shallower;
- Installation of two sub-slab soil vapor sampling points (SSV-08, SSV-10) immediately below the existing building slab, each coupled with a co-located indoor air sample and one outdoor, ambient air sample (AA01)

SECTION VII: REQUESTOR INFORMATION

The Requestor is Claudius Development LLC, a New York limited liability company, located at 117 Washington Avenue, Pleasantville, New York 10570. John Saraceno is authorized to do business in the State of New York. See Exhibit J, NYSDOS Entity Information. The members are as follows:

1. John Saraceno Sr.
2. John B. Saraceno Jr.

The Written Consent provides 1. John Saraceno Sr. or 2. John B. Saraceno Jr. with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor Claudius Development LLC. See Exhibit K - Corporate Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

According to the NY UST database, a 1000 gallon #2 fuel oil tank was removed on October 20, 2014. Geophysical survey activities conducted on June 28, 2017 did not identify a subsurface anomaly indicative of an UST in the presumed location of a former 550-gallon waste oil UST, which had been located on the southeast exterior corner of the Lot 30 Site Building. However, geophysical survey activities conducted on June 28, 2017 identified one subsurface metallic anomaly indicative of an UST in the presumed location of a former 3,000-gallon fuel oil UST, located on the northeast side of the Lot 30 Site Building, and appurtenant vent and product piping. Since a FOIL request to Westchester County has not yet resulted in the release of any tank registration documentation for this Site, it is possible this tank was unregistered. Therefore, the response to this question on the application has been marked as yes pending receipt of the tank registration documentation from the County.

REQUESTOR CERTIFICATION

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

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 F, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XII: SITE CONTACT LIST

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

EXHIBIT A

BASE MAP

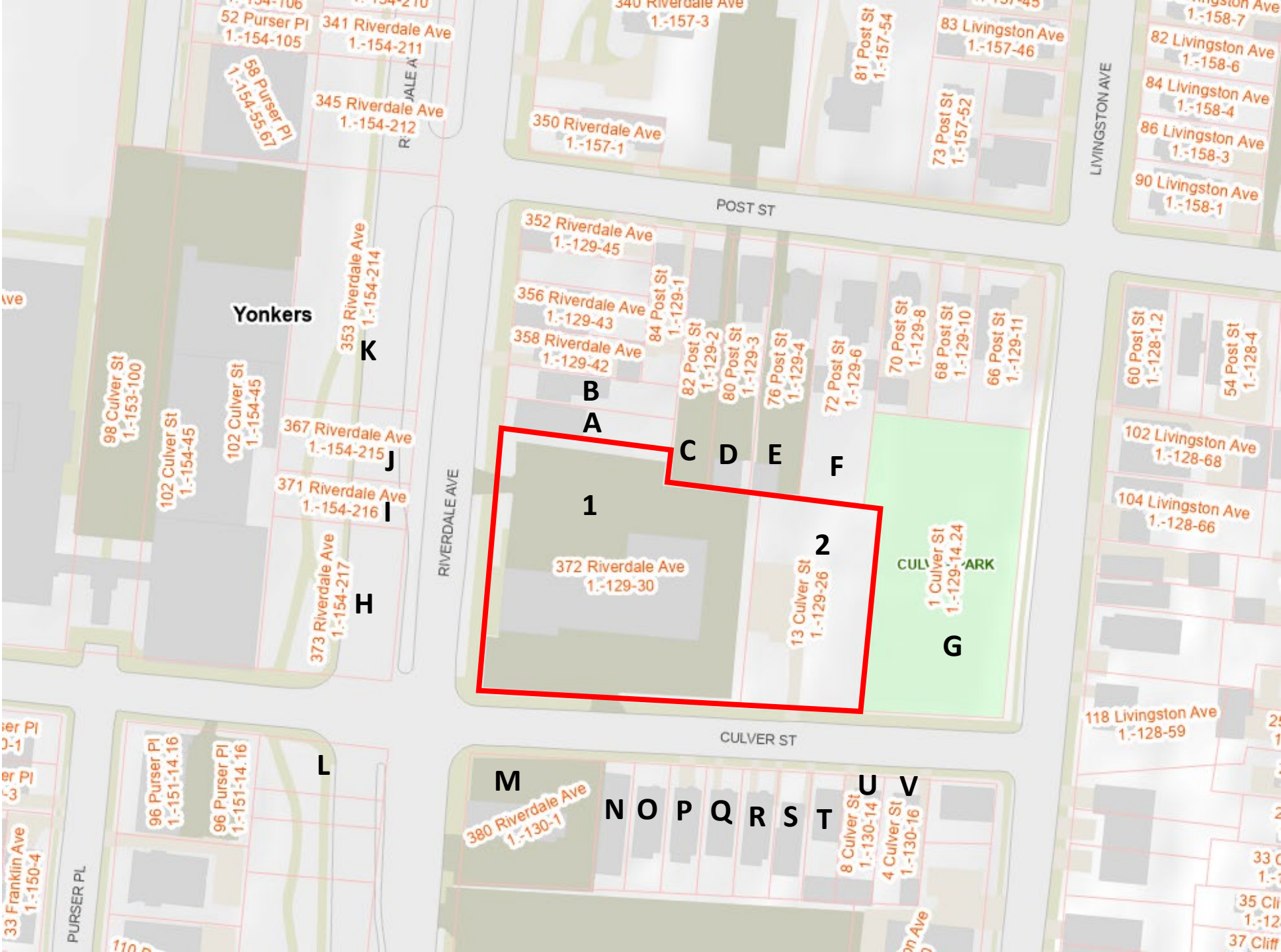
372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – V



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



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Dutchman Realty II LLC	372 Riverdale Avenue	1-129-30
2	Dutchman Realty II LLC	13 Culver Street	1-129-26

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Joel Ricknauth	362 Riverdale Ave	1-129-40
B	Shkelzen Malaj	360 Riverdale Ave	1-129-41
C	Walter Bronfield	82 Post Street	1-129-2
D	Walter Bronfield	80 Post Street	1-129-3
E	Francy Soto	76 Post Street	1-129-4
F	Alberto Lopez	72 Post Street	1-129-6
G	City of Yonkers	1 Culver Street	1-129-14.24
H	State of New York	373 Riverdale Ave	1-154-217
I	State of New York	371 Riverdale Ave	1-154-216
J	State of New York	367 Riverdale Ave	1-154-215
K	State of New York	353 Riverdale Ave	1-154-214
L	State of New York	387 Riverdale Ave	1-151-203
M	Owner NY LLC, Mountain Portfolio	380 Riverdale Ave	1-130-1
N	22 CSY LLC	22 Culver Street	1-130-7
O	Giovanni Espinal	20 Culver Street	1-130-8
P	Robert Richardson	18 Culver Street	1-130-9
Q	John Burkhardt	16 Culver Street	1-130-10
R	Charles Sukhraj	14 Culver Street	1-130-11
S	Milton Santiago	12 Culver Street	1-130-12
T	Jose Moya	10 Culver Street	1-130-13
U	Antonio Canseco	8 Culver Street	1-130-14
V	Louis Powell	4 Culver Street	1-130-16

SITE LOCATION MAP

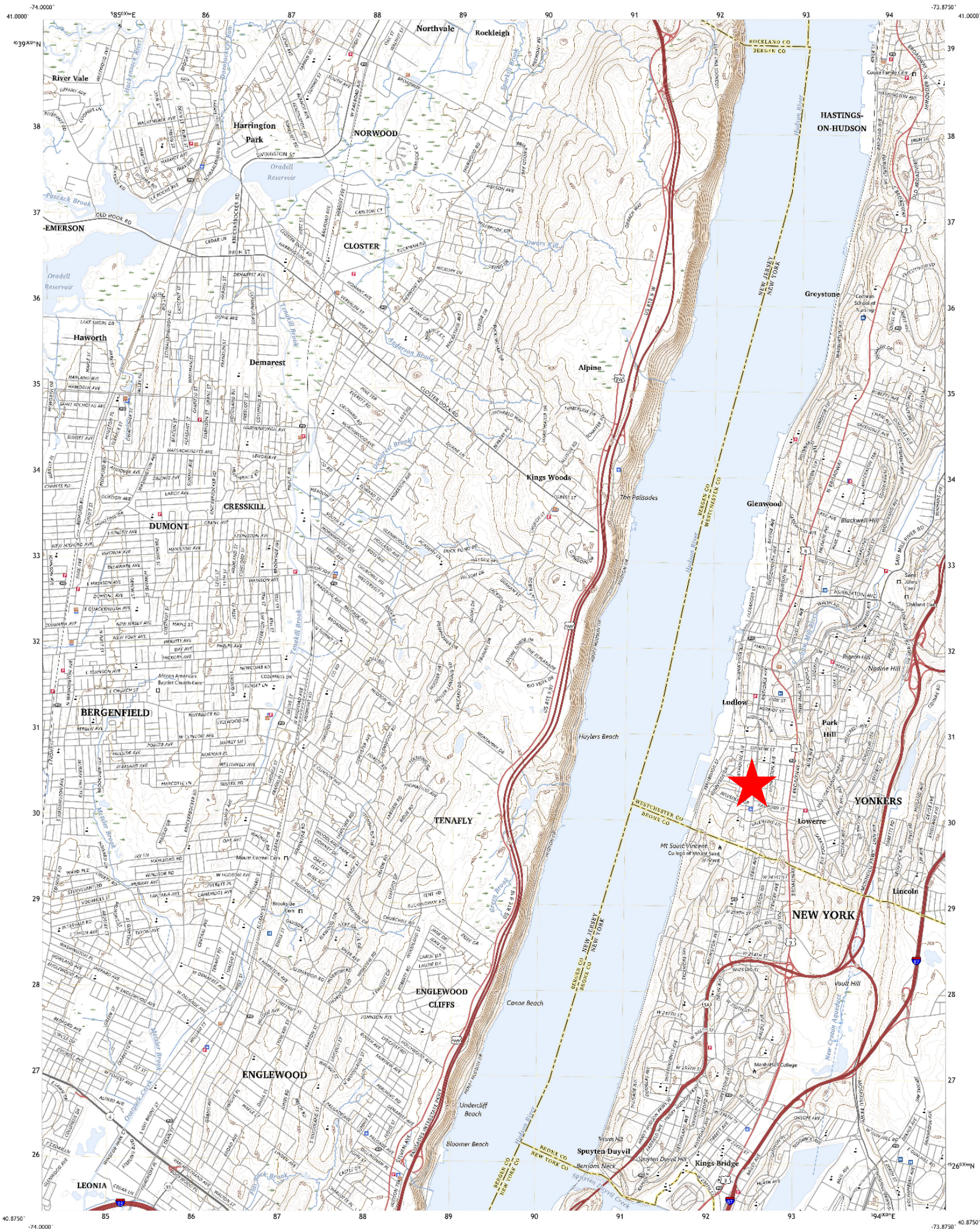


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BCP Site Location

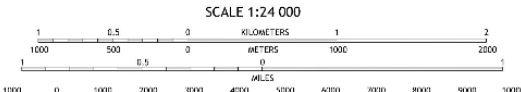
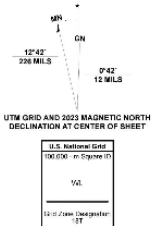
YONKERS QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

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

Imagery.....NADP, July 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2018
Names.....GNIS, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....multiple sources; see metadata file 2021 - 2022
Wetlands.....FWS National Wetlands Inventory 2007 - 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 Standards.



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

YONKERS, NY, NJ
2023

Street Map

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:
— Site Property Boundary

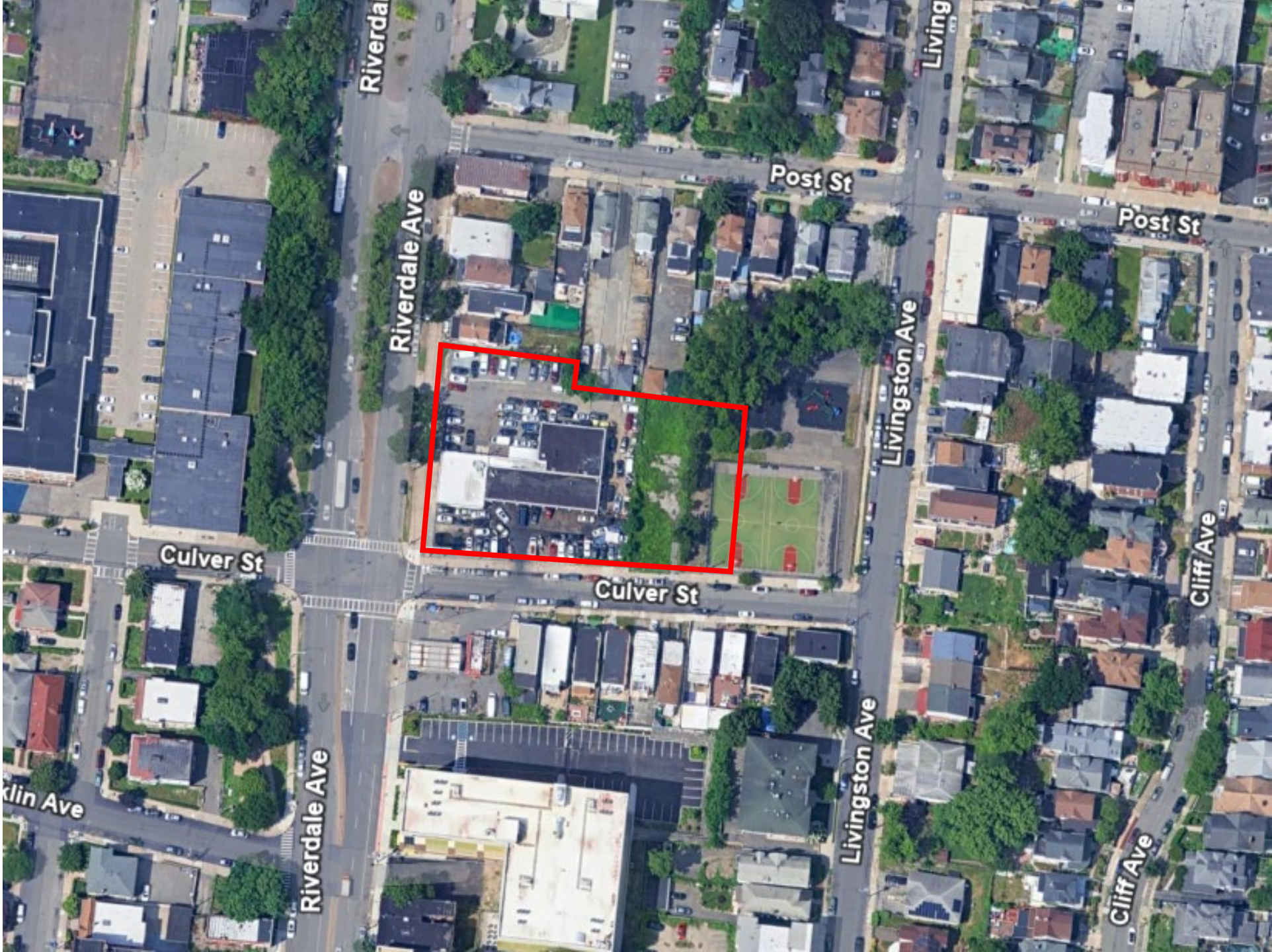
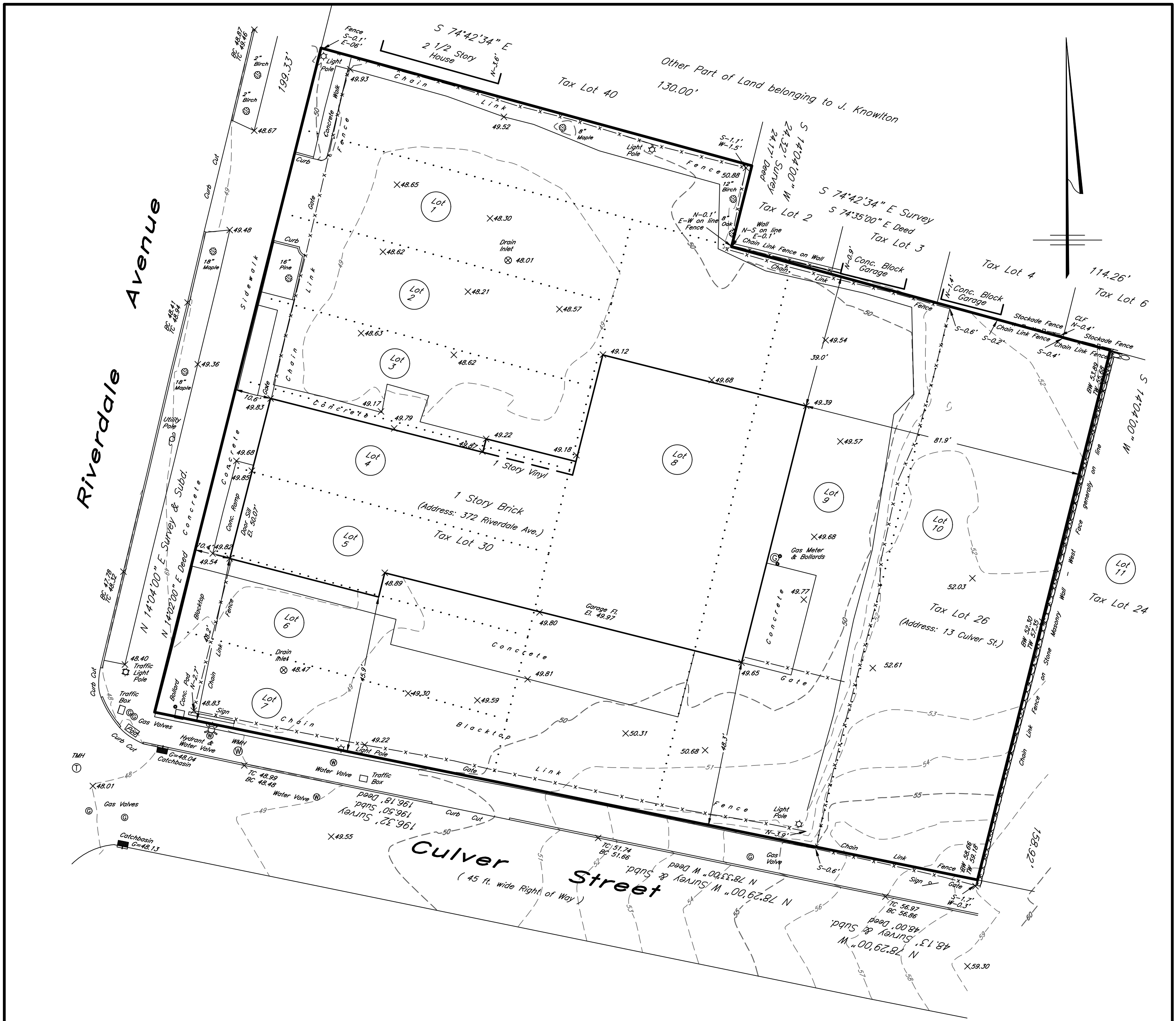


EXHIBIT B



Survey of Property
prepared for
Trinity Management
in the City of
Yonkers

Westchester County, N.Y.
Scale 1"=20' Jan. 19, 2026

The premises being Lots 1 through 9 and part of a parcel belonging to J. Knowlton as shown on a map entitled "Map of Property in Yonkers, belonging to James Youmans, Esq." dated March 2, 1869 and filed July 16, 1869 as County Clerk Map No. 523. Also being Tax Lots 26 & 30, Block 129, Section 1 as shown on the official Tax Assessment Maps for the City of Yonkers.

Vertical Datum: NAVD88

Lot Area = 43,934 sq. ft. or 1.0086 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

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

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

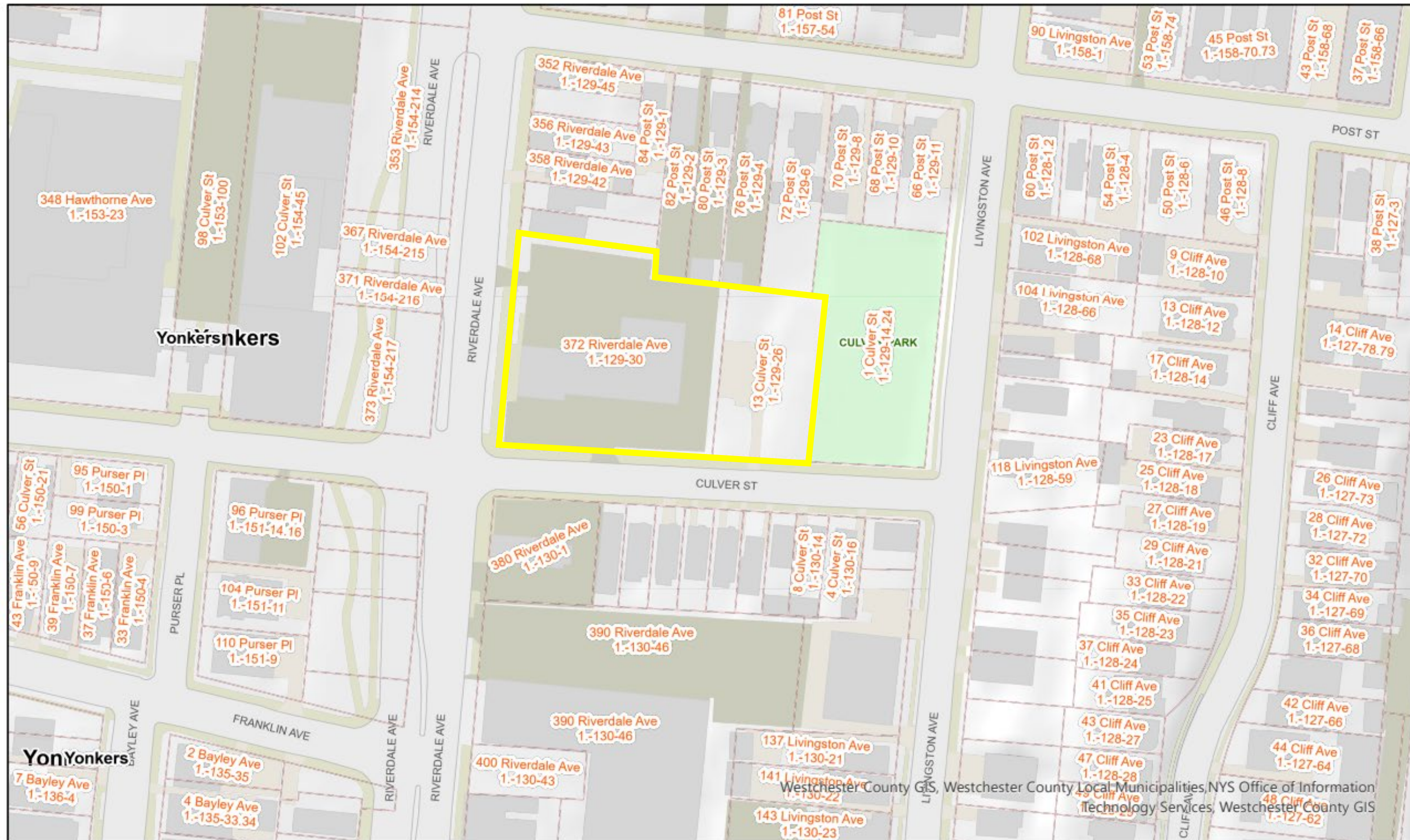
"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his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

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Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

Westchester County Municipal Tax Parcel Map (Yonkers)



June 4, 2026

BCP Site Boundary

1:1,500

0 70 140 280 ft

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



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

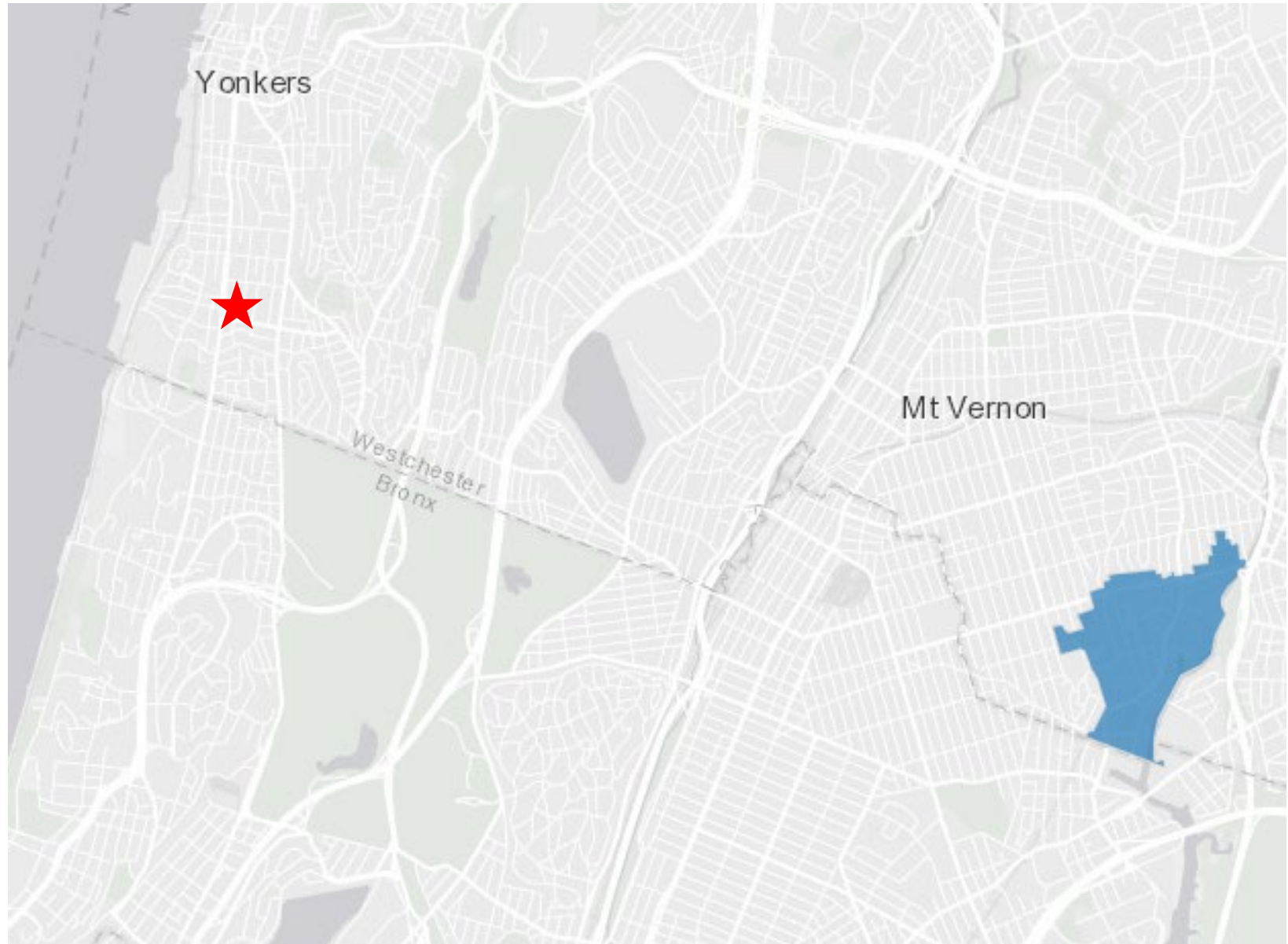
EXHIBIT C

BOA Map

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:

 Site Location



June 2026

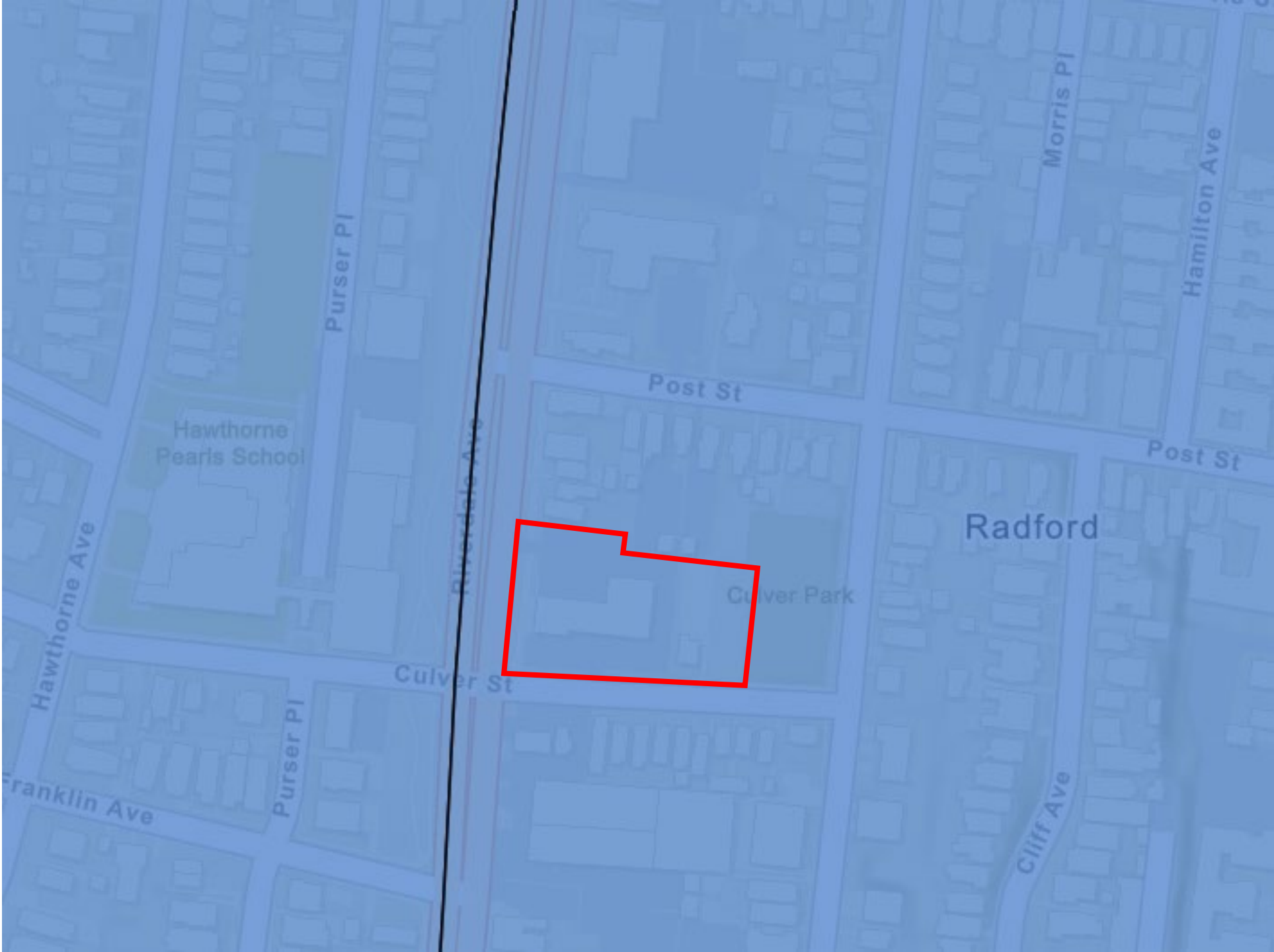
Source: DOS Geographic Information Gateway

**Disadvantaged
Communities Map**

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

- Legend:**
- Site Property Boundary
 - Disadvantaged Community

June 2026
Source: NYSERDA



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

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

Population Characteristics & Vulnerability ...

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

Environmental Burden & Climate Change Risk ...

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

Legend:

 Site Property Boundary

 Disadvantaged Community

June 2026

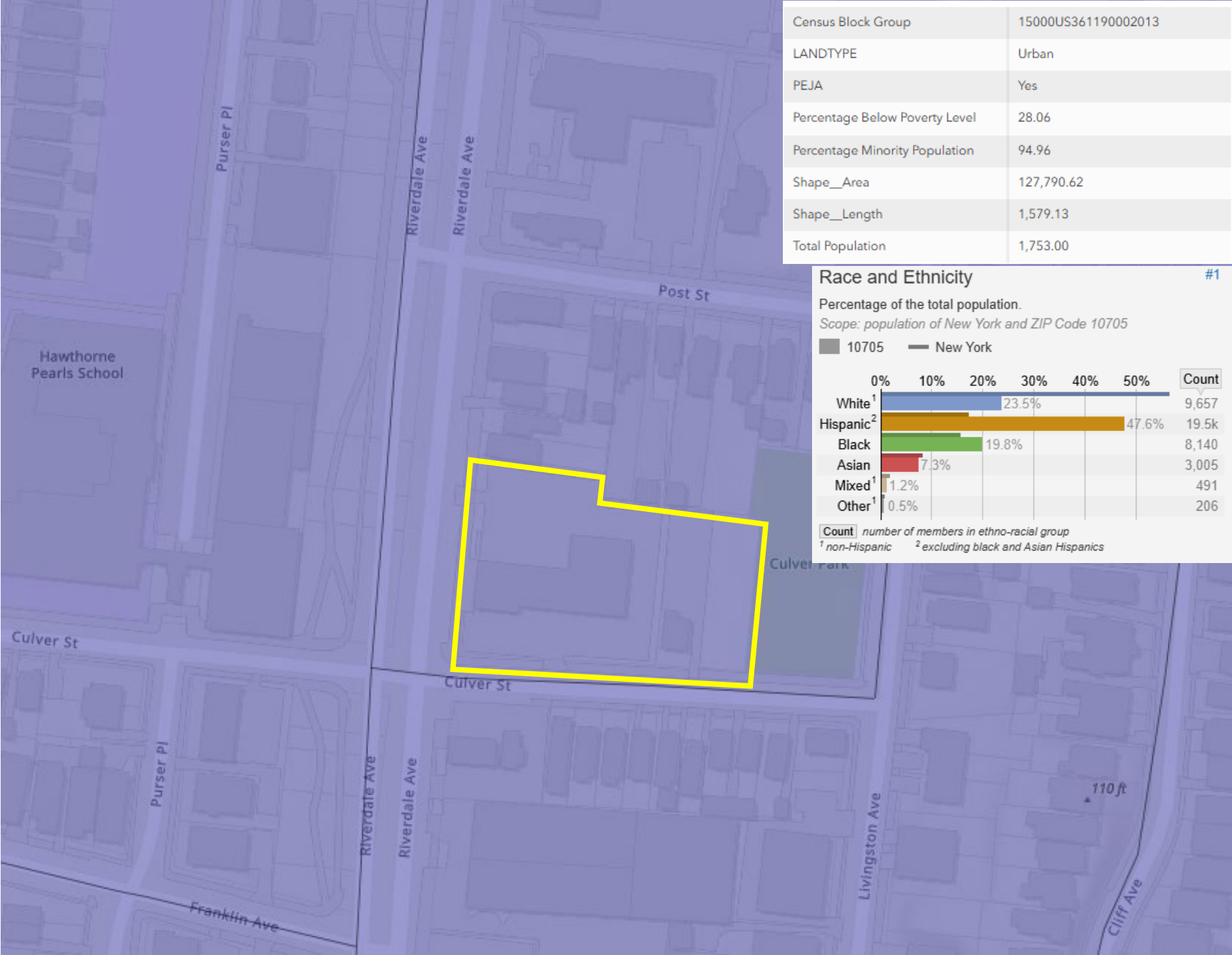
Source: Climate Act

EJ MAP

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:
Site Property Boundary

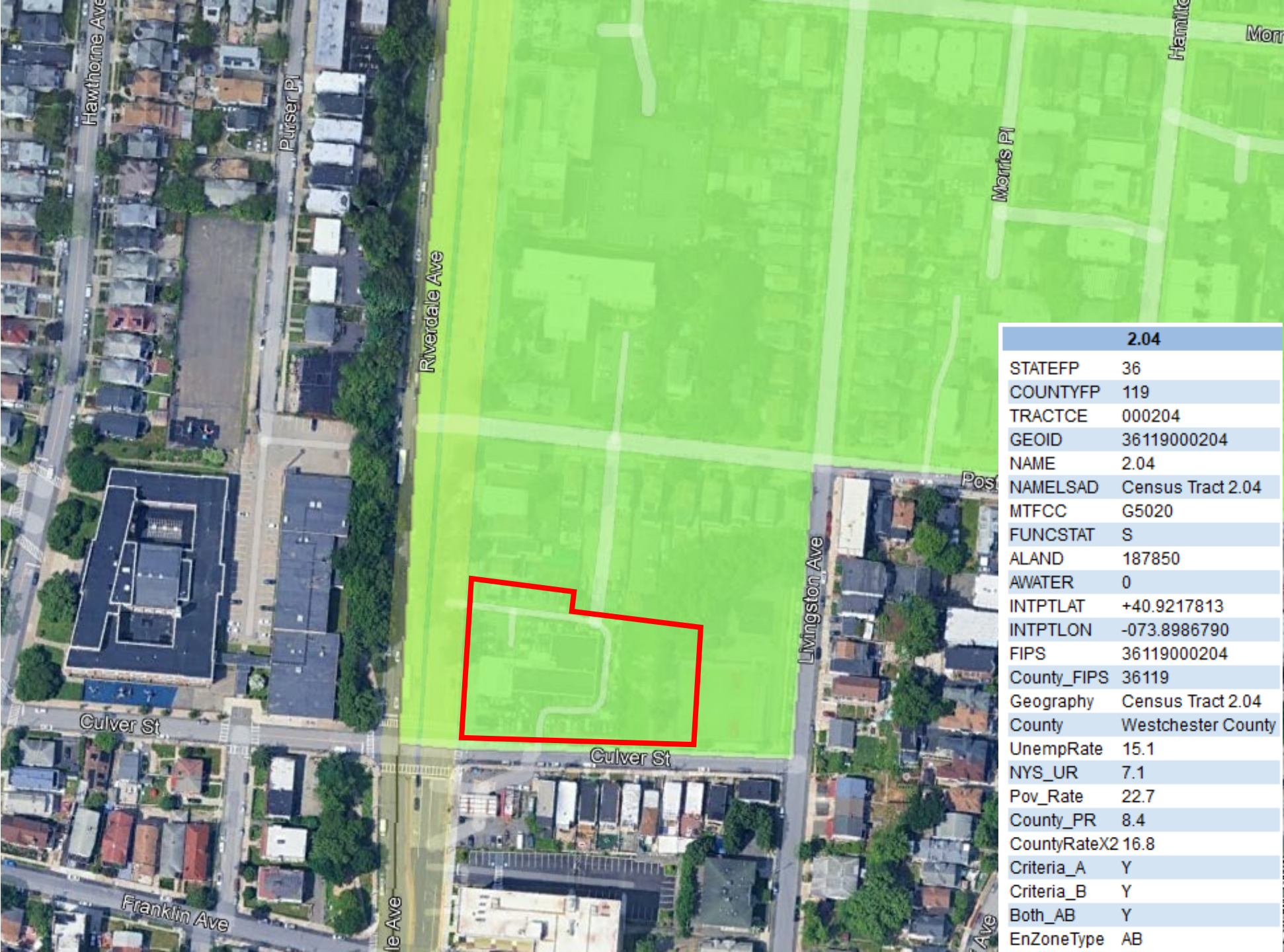
Source: NYS Geographic Information Gateway
and statisticalatlas.com



En-Zone Map

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:
 Site Property Boundary



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

EXHIBIT D

EXHIBIT E

GENERAL ORDINANCE NO.9-2019

BY COUNCIL PRESIDENT KHADER, MAJORITY LEADER SABATINO,
MINORITY LEADER BREEN, COUNCILMEMBERS WILLIAMS, PINEDA-ISAAC,
RUBBO AND MERANTE:

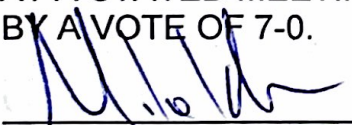
A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE NO.4-2000, ALSO KNOWN AS CHAPTER 43 OF THE ZONING CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS, AND THE ACCOMPANYING ZONING MAP BY AMENDING SAID MAP BY CHANGING THE ZONE CLASSIFICATION OF 13 CULVER STREET AND A PORTION OF 372 RIVERDALE AVENUE, ALSO KNOW RESPECTIVELY AS SECTION 330, BLOCK 129, LOT 26 AND SECTION 330, BLOCK 129, LOT 30 ON THE TAX MAP OF THE CITY OF YONKERS FROM ITS CURRENT "M" ZONE DISTRICT CLASSIFICATION TO A "BA" ZONE DISTRICT CLASSIFICATION.

The City of Yonkers, in City Council convened, does hereby ordain and enact, as follows:

Section 1: General Ordinance No. 4-2000 and the accompanying zoning map, also known as Chapter 43 of the Zoning Code of the City of Yonkers and more commonly known as the Zoning Ordinance of the City of Yonkers, is hereby amended, by changing the zone district classification of 13 Culver Street and a portion of 372 Riverdale Avenue, also known respectively as Section 330, Block 129, Lot 26 and Section 330, Block 129, Lot 40, all as shown an designated on the Official Tax Map of the City of Yonkers, from its current "M" zone district classification to a "BA" zone district classification.

Section 2: This ordinance shall take effect immediately.

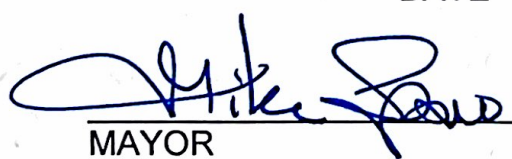
THIS GENERAL ORDINANCE WAS ADOPTED BY THE CITY COUNCIL
AT A STATED MEETING HELD ON TUESDAY, SEPTEMBER 24, 2019
BY A VOTE OF 7-0.


COUNCIL PRESIDENT

9/26/19
DATE

SENT TO MAYOR

9/26/19
DATE


MAYOR

APPROVED

9/26/19
DATE

ATTEST:


CITY CLERK

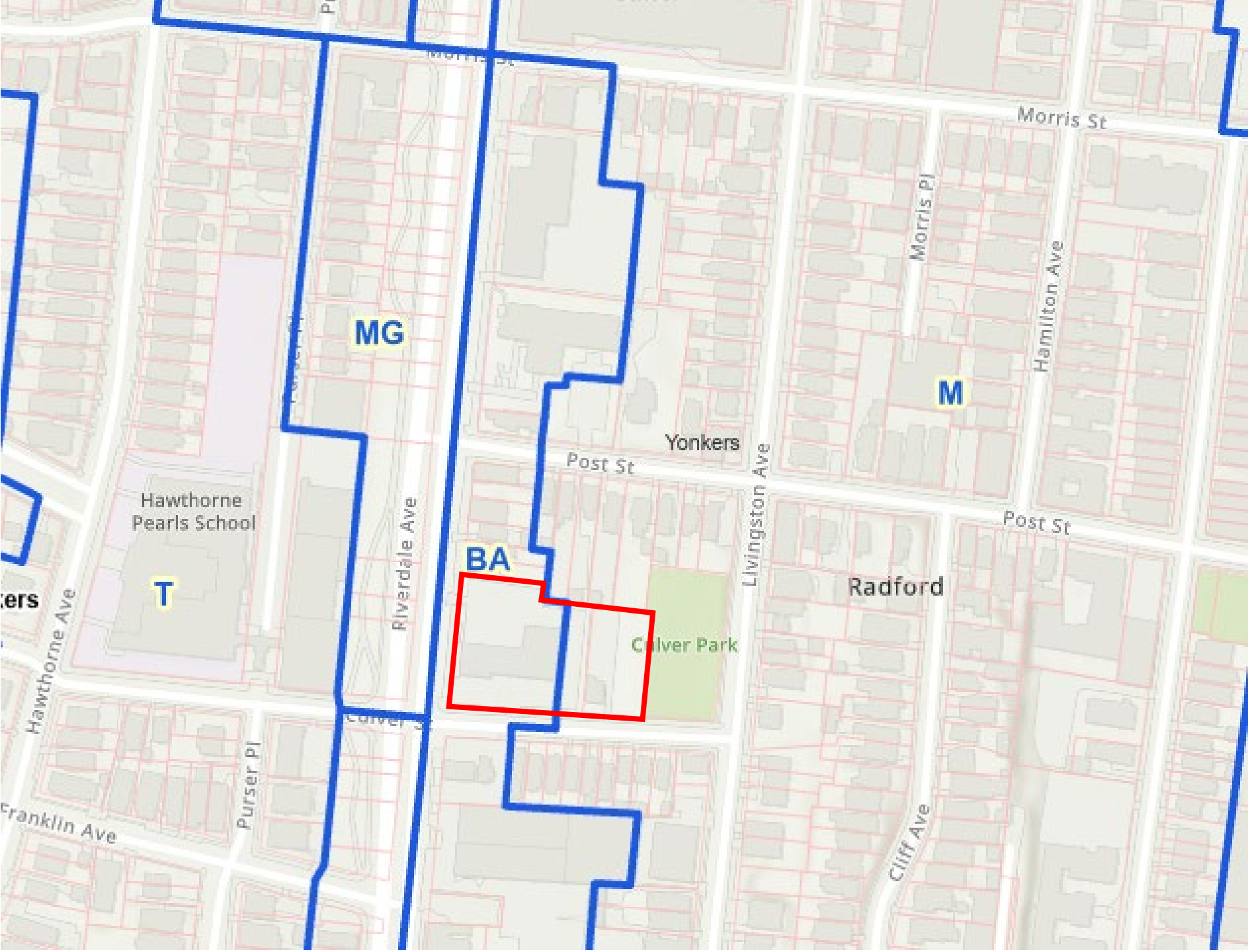
9/27/19
DATE

ZONING MAP

372 Riverdale Goodyear Auto Repair Site
372 Riverdale Ave & 13 Culver St.
Yonkers, NY 10705

Legend:

 Site property boundary
Zoning Districts: BA



Zoning District: BA (General Business and Apartment Houses, High Density)

BA (General Business and Apartment Houses, High Density)

Principal permitted uses for BA (General Business and Apartment Housing) include apartment houses, single and two-family detached dwellings, municipal uses, commercial recreation uses, banks and financial uses, food and beverage stores, medical and dental offices, theaters, restaurants, retail establishments, and other uses permitted by the City of Yonkers Zoning Code (Table 43-2).

Permitted uses with supplemental requirements include community residential facilities, planned apartment and townhouse complexes, planned cluster developments, row houses, places of worship, drive-through banks and restaurants, hotels, and other uses permitted by the City of Yonkers Zoning Code (Table 43-2).

**Please see the included City Council Resolution regarding the zoning change for the portion of the property in the previous Zoning District M. Although the Westchester County Zoning Map shows a portion of the property as being in Zone M, the entirety of the property is now in Zoning District BA.*

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

372 Riverdale Goodyear Auto Repair Site

372 Riverdale Avenue & 13 Culver Street

Yonkers, NY 10705

Year	Contact Information 372 Riverdale Ave (1-129-30) Owners	Status	Relation to Requestor
Unknown-1965	Dorothy Thompson (Former Lot 30) Phone: Unknown Last Known Address: 110 Valentine Lane, Yonkers, NY	Deceased	None
Unknown-1969	Joseph & Elizabeth Meechan (Former Lots 37, 38, 39) Phone: Unknown Last Known Address: 366 Riverdale Avenue, Yonkers, NY 10705	Deceased	None
Unknown-1970	Georgianna Mann (Former Lot 32) Phone: Unknown Last Known Address: 378 Riverdale Ave, Yonkers, NY 10705	Unknown	None
Unknown-1971	Rachel Coleman (Former Lot 33) Phone: Unknown Last Known Address: 3901 Independence Ave, Bronx, NY	Unknown	None
Unknown-1972	Max & Pauline Fabel (Former Lot 34) Phone: NA Last Known Address: 374 Riverdale Ave, Yonkers, NY 10705	Deceased	None
Unknown-1972	Laurette Walsh (Former Lot 36) Phone: Unknown Last Known Address: 370 Riverdale Ave, Yonkers, NY 10705	Unknown	None
(1969-1972) - 1988	Luma Realty Inc. Phone: Unknown Address: 20 S Broadway, Yonkers, NY 10701	Inactive	None
1988-2000	Mary Louise Romano Phone: NA Last Known Address: 2 Outlook Avenue, Yonkers, NY 10710	Deceased	None
2000-2003	Mary Louise Romano and John Romano Phone: NA Last Known Address: 2 Outlook Avenue, Yonkers, NY 10710	Deceased	None
2003-2012	Mary Louise Romano Phone: NA Last Known Address: 2 Outlook Avenue, Yonkers, NY 10710	Deceased	None
2012-2024	Mary Louise Romano Irrevocable Income Only Trust Fund /Andrew Romano Address: 5 Pasadena Rd, Bronxville, NY 10708 Phone: (914) 965-8409	Active	None
2024-Present	Dutchman Realty II LLC Phone: (914) 772-0191 P.O Box 362 Yonkers, NY 10703	Active	None
Operators			
1897-1917	Residential Dwellings; Garages/Stables Address and Phone Unknown	Inactive	None
~1917-1974	Store Fronts; Residences Address and Phone Unknown	Inactive	None
1974-1984	Goodyear Auto Repair; Residences Phone: (330)796-2121 Address: 200 Innovation Way Akron, OH 44316	Active	None
1984-2015	Goodyear Auto Repair; Asphalt Parking Lot Phone: (330)796-2121 Address: 200 Innovation Way Akron, OH 44316	Active	None
2016-Unknown	West Coast Auto Address and Phone Unknown	Inactive	None
Unknown-2026	Turbo Auto Sales First Corp. Last Known Phone: (914)751-3789 Address: 314 New Main St. Yonkers, NY 10701	Active	None
April 2026-Present	Vacant Address and Phone: N/A	N/A	N/A

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

372 Riverdale Goodyear Auto Repair Site

372 Riverdale Avenue & 13 Culver Street

Yonkers, NY 10705

Year	Contact Information 13 Culver Street (1-129-26) Owners	Status	Relation to Requestor
Unknown-1980	NYS Dept. of Transportation – Real Property Division Address: 4 Burnett Blvd Poughkeepsie, NY 12603 Phone: (845) 437-3391	Active	None
1980-1995	Newross Realty Corp. c/o Jack Toal, Andrew Sunull, Lilly McNeil, and Joseph Bera Address: 72 Main St, Yonkers, NY 10701 Phone: Unknown	Inactive	None
1995	Floyd Freeman (adm of Estate of Lillie McNeil) Phone: NA Last Known Address: 15 Culver Street, Yonkers, NY 10705	Deceased	None
1995	Floyd and Lucy Freeman Phone: NA Last Known Address: 15 Culver Street, Yonkers, NY 10705	Deceased	None
2004-2014	Lucy Freeman (Executor of Estate of Floyd Freeman) Phone: NA Last Known Address: 15 Culver Street, Yonkers, NY 10705	Deceased	None
2014-2017	15 Culver Street Realty Corp. Phone: Unknown Address: 648 Madison Ave, Baldwin, NY 11510	Inactive	None
2017-2024	Dutchman Realty LLC Phone: Unknown Address: 2168 Central Park Ave, Yonkers, NY 10710	Inactive	None
2024-Present	Dutchman Realty II LLC Phone: (914) 772-0191 Address: P.O Box 362 Yonkers, NY 10703	Active	None
Operators			
~1917-1951	Cast Stone Products Inc.; Storage; Offices; Residences Address and Phone Unknown	Inactive	None
Unknown- ~1970	Auto Repair Garages; Residence Address and Phone Unknown	Inactive	None
1970- December 2021	Residence Address and Phone Unknown	Inactive	None
April 2026- Present	Vacant Address and Phone: N/A	N/A	N/A

EXHIBIT G

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



641133182DED001T

Westchester County Recording & Endorsement Page

Submitter Information

Name: Law Office of Andrew M. Romano Phone: 9149654221
Address 1: 55 Main Street, 3rd Floor Fax: (914) 965-8409
Address 2: Suite 902 Email: aromanolaw@gmail.com
City/State/Zip: Yonkers NY 10701 Reference for Submitter: 372 Riverdale

Document Details

Control Number: **641133182** Document Type: **Deed (DED)**
Package ID: 2024042200111001001 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: MARY LOUISE ROMANO IRREVOCABLE INCOME ONLY TR - Other
2: JOHN N ROMANO IRREVOCABLE INCOME ONLY TRUST - Other

2nd PARTY

1: DUTCHMAN REALTY II LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 372 RIVERDALE AVENUE Tax Designation: 1.-129-30
City/Town: YONKERS Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$315.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 11884

Mortgage Taxes

Document Date:
Mortgage Amount:

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

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/04/2024 at 08:42 AM
Control Number: **641133182**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Law Office of Andrew M Romano
55 Main Street
3rd Floor
Yonkers , NY 10701
Attn: Karly N. Grosz

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

641133182DED001T

Westchester County Recording & Endorsement Page

Document Details

Control Number: 641133182

Document Type: Deed (DED)

Package ID: 2024042200111001001

Document Page Count: 3

Total Page Count: 5

1st PARTY Addendum

2nd PARTY Addendum

ROMANO ANDREW
ROMANO DANIEL

Individual
Individual

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

THIS INDENTURE, made the 31st day of ~~April~~^{May} in the year 2024

BETWEEN

Andrew M. Romano 5 Pasadena Road Bronxville NY 10708 and Daniel P. Romano, 32 McIntyre Road Bronxville NY 10708, as Trustees of the Mary Louise Romano Irrevocable Income Only Trust, dated February 14, 2012, as to one-half (1/2) interest and Andrew M. Romano 5 Pasadena Road Bronxville NY 10708 and Daniel P. Romano, 32 McIntyre Road Bronxville NY 10708, as Trustees of the John N. Romano Irrevocable Income Only Trust, dated February 14, 2012, as to the remaining one-half (1/2) interest

party of the first part, and Dutchman Realty II LLC doing business at 55 Main Street Yonkers NY 10701

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

Premises: 372 Riverdale Avenue Yonkers NY 10705

Section: 1 Block: 129 Lot: 30

Being more particularly described in the annexed Schedule A make a part hereof

Being and intended to be the same premises conveyed to the part of the first part by deed recorded on 06/20/2013 in Control #531483487 at the Westchester County Recording Department.

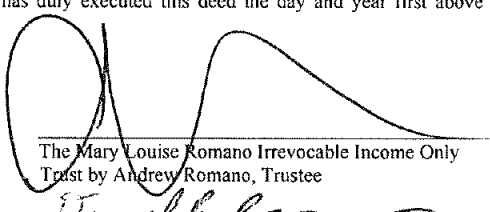
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

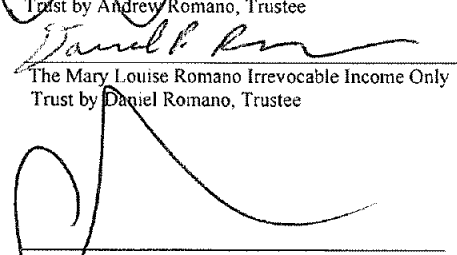
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

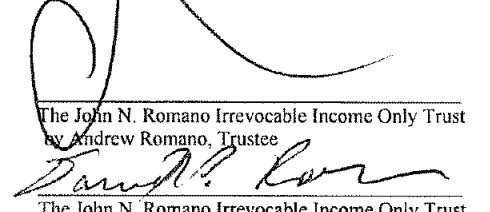
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

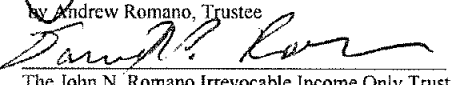
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


The Mary Louise Romano Irrevocable Income Only
Trust by Andrew Romano, Trustee


The Mary Louise Romano Irrevocable Income Only
Trust by Daniel Romano, Trustee


The John N. Romano Irrevocable Income Only Trust
by Andrew Romano, Trustee


The John N. Romano Irrevocable Income Only Trust
by Daniel Romano, Trustee

SCHEDULE "C"

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3713-00022

LEGAL DESCRIPTION

PARCEL 4

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

BEGINNING at a point on the northerly side of Culver Street where the same is intersected by the easterly side of Riverdale Avenue;

RUNNING THENCE along the northerly side of Culver Street, $78^{\circ} 33' 00''$ East 196.18 feet to a point;

RUNNING THENCE the following courses and distances:

North $14^{\circ} 04' 00''$ East 163.53 feet;
North $74^{\circ} 35' 00''$ West 96.00 feet;
South $14^{\circ} 04' 00''$ West 76.08 feet;
North $74^{\circ} 35' 00''$ West 100.00 feet to a point on the easterly side of Riverdale Avenue distant southerly as measured along said easterly side of Riverdale Avenue, 266.58 feet from the point of intersection of the southerly side of Post Street and said easterly side of Riverdale Avenue;

RUNNING THENCE along said easterly side of Riverdale Avenue,
South $14^{\circ} 02' 00''$ West 100.00 feet to the northerly side Culver Street and the point of the BEGINNING.

(FOR INFORMATION: SECTION 1 BLOCK 129 P/O LOT 30)

UNDATA

-LEGAL DESCRIPTION CONTINUED-

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 31st day of May in the year 2024, before me, the undersigned, personally appeared Daniel P. Romano personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

MARIACRISTINA PATERRA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6384151
Qualified in Westchester County
Commission Expires December 3, 2026

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

State of , County of , ss:

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

NOTARY PUBLIC

Quitclaim Deed

The Mary Louise Romano Irrevocable Income Only Trust and The
John N Romano Irrevocable Income Only Trust
TO

Dutchman Realty II LLC

COUNTY: Westchester

TOWN/CITY: Yonkers

PROPERTY ADDRESS 372 Riverdale Ave

SECTION: 1

BLOCK: 129

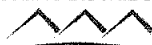
LOT: 30

Title Company:

Title Number:

RETURN BY MAIL TO:

THIS FORM IS DISTRIBUTED BY

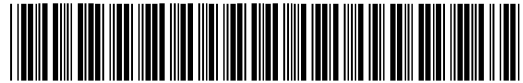


JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

The Law Office of Andrew M Romano
55 Main St 3rd FL
Yonkers NY 10701

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



641133153DED001R

Westchester County Recording & Endorsement Page

Submitter Information

Name: Law Office of Andrew M. Romano Phone: 9149654221
Address 1: 55 Main Street, 3rd Floor Fax: (914) 965-8409
Address 2: Suite 902 Email: aromanolaw@gmail.com
City/State/Zip: Yonkers NY 10701 Reference for Submitter: 13 Culver St

Document Details

Control Number: **641133153** Document Type: **Deed (DED)**
Package ID: 2024042200097001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: DUTCHMAN REALTY LLC - Other
2:

2nd PARTY

1: DUTCHMAN REALTY II LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 15 CULVER STREET Tax Designation: 1.-129-26
City/Town: YONKERS Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 12100

Mortgage Taxes

Document Date:
Mortgage Amount:

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

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/10/2024 at 10:01 AM
Control Number: **641133153**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Law Office of Andrew M Romano
55 Main Street
3rd Floor
Yonkers , NY 10701
Attn: Karly N. Grosz

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

THIS INDENTURE, made the 31st day of May in the year 2024

BETWEEN

Dutchman Realty LLC doing business at 55 Main Street Yonkers NY 10701

party of the first part, and Dutchman Realty II LLC doing business at 55 Main Street Yonkers NY 10701

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

Premises: 13 Culver Street Yonkers NY 10705

Section: 1 Block: 129 Lot: 26

Being more particularly described in the annexed Schedule A make a part hereof

Being and intended to be the same premises conveyed to the part of the first part by deed recorded on 02/13/2017 in Control # 570243533 at the Westchester County Recording Department.

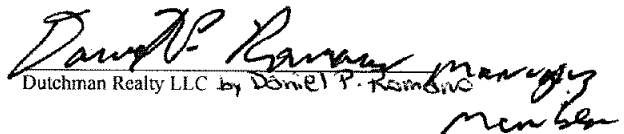
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

AND the party of the first part, 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:


Dutchman Realty LLC by Daniel P. Ramone
member

SCHEDULE A

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, known and designated on a "Map of Property in Yonkers, belonging to James Youmans, Esq.," surveyed and drawn by M.K. Couzens, C.E., March 2, 1869 and filed in the County Clerk's Office of Westchester County on July 16, 1869 as Map No. 523, as Lot No. 10 on said map and bounded and described as follows:

BEGINNING at a point on the northerly side of Culver Street (known on said map as Riverdale Place), distant easterly 196 feet 6 inches from the easterly side of Riverdale Avenue; and

RUNNING THENCE North 14 degrees 4 minutes East along the easterly line of Lot No. 9 on said map, 162 feet 1 inch to the southerly side of land now or formerly of J. Knowlton;

THENCE along said southerly side of Knowlton land, South 74 degrees 35 minutes, 48 feet to the westerly side of Lot No. 11 on said map;

THENCE along the westerly side of Lot No. 11, South 14 degrees 4 minutes West 158 feet 11 inches to the northerly side of Culver Street aforesaid;

THENCE along the northerly side of Culver Street, North 78 degrees 29 minutes West 48 feet 1-1/2 inches to the point or place of **BEGINNING**.

BEING AND INTENDED to be the same premises conveyed to the party of the first part by deed dated 10/24/14 recorded 11/18/14 in the Office of the County Clerk, County of Westchester, State of New York in Control No. 542813023.

For Clearance click: Clearance@MadisonAbstract.com



Title Number: **W 14 17173**

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 25th day of April in the year 2024, before me, the undersigned, personally appeared David P. Romano personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

MARIACRISTINA PATERA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA5384151
Qualified in Westchester County
Commission Expires December 3, 2026

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

State of , County of , ss:

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

NOTARY PUBLIC

Quitclaim Deed

Dutchman Realty LLC

TO

Dutchman Realty II LLC

COUNTY: Westchester

TOWN/CITY: Yonkers

PROPERTY ADDRESS: 13 Culver Street

SECTION: 1

BLOCK: 129

LOT: 26

Title Company:**Title Number:****RETURN BY MAIL TO:**

THIS FORM IS DISTRIBUTED BY



JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

The Law Office of Andrew M Romano
55 Main St 3rd FL
Yonkers NY 10701

EXHIBIT H

Claudius Development LLC

117 Washington Avenue
Pleasantville, NY 10570

Dan Romano
Dutchman Realty II LLC
P.O. Box 362
Yonkers, NY 10703

**Re: Site Access to Perform Brownfield Cleanup Program Work
372 Riverdale Avenue and 13 Culver Street, Yonkers, New York 10705**

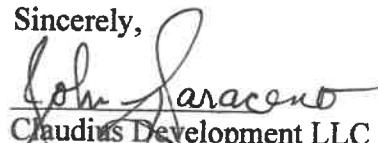
Dear Mr. Romano:

Claudius Development LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 372 Riverdale Avenue, Yonkers, New York 10705 (Tax Parcel No. 1.-129-30) and 13 Culver Street, Yonkers, New York 10705 (Tax Parcel No. 1.-129-26) (the "BCP Site"). As you know, Dutchman Realty II LLC owns the aforementioned properties that make up the BCP Site. We need your written permission as an authorized signatory on behalf of Dutchman Realty II LLC 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 Dutchman Realty II LLC, you are granting Claudius Development LLC what is known as a "temporary license" to allow an appropriate contractor it hires to enter the BCP Site to perform investigation and remediation work. Claudius Development LLC promises to provide you on behalf of Dutchman Realty II LLC with copies of any information it generates about the BCP Site, and if Claudius Development LLC or its contractors do accidentally damage the BCP Site in any way, Claudius Development LLC agrees to repair the damages to restore the BCP Site to the way it was before entry. Claudius Development LLC's contractor will also maintain insurance that would cover any accidents or property damage during the investigation and remediation work. Claudius Development LLC promises to minimize any and all inconvenience to Dutchman Realty II LLC in connection with this work, and will provide one week notice before the work begins.

In addition, in the unlikely circumstance that Dutchman Realty II LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and 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,


Claudius Development LLC
John Saraceno

As an authorized signatory of the BCP Site owner - Dutchman Realty II LLC - I am authorized to grant this temporary license and agree to allow Claudius Development LLC and its agents to enter the BCP Site to perform the BCP Investigation and/or remediation work required.



Dutchman Realty II LLC

By. Dan Romano

6/24/26

Exhibit I

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-1	SB-2	SB-3	SB-6A	SB-6B	SB-7	SB-8A	SB-8B	SB-9A	SB-9B
					Sample Name	SB-1_3.0-3.5	SB-2_0.5-1.0	SB-3_0.5-1.0	SB-6A_0.5-1.0	SB-6B_8.0-8.5	SB-7_8.5-9.0	SB-8A_0.5-1.0	SB-8B_8.0-8.5	SB-9A_0.5-1.0	SB-9B_8.0-8.5
					Sample Date	06/27/2017	06/29/2017	06/27/2017	06/29/2017	06/29/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017
					Sample Depth	3-3.5	0.5-1	0.5-1	0.5-1	8-8.5	8.5-9	0.5-1	8-8.5	0.5-1	8-8.5
Unit															
Result															
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1-Dichloroethane	75-34-3	0.27	0.27	47	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1-Dichloroethene	75-35-4	0.24	0.33	0.98	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,2,4-Trimethylbenzene	95-63-6	5.9	5.9	100	mg/kg	<0.0012 U	<0.0012 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0011 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0012 U	<0.0012 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0011 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,2-Dichloroethane	107-06-2	0.02	0.02	5.8	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	3.1	100	mg/kg	<0.0012 U	<0.0012 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0011 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
1,4-Diethyl Benzene	105-05-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	<0.12 U	<0.12 U	<0.11 U	<0.12 U	<0.11 U	<0.11 U	<0.12 U	<0.1 U	<0.13 U	<0.11 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Chlorotoluene	95-49-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
4-Chlorotoluene	106-43-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Ethyltoluene	622-96-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Acetone	67-64-1	0.03	0.03	100	mg/kg	<0.012 U	<0.012 U	<0.011 U	<0.012 U	<0.011 U	<0.011 U	<0.012 U	<0.01 U	<0.013 U	<0.011 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	71-43-2	0.06	0.06	3.7	mg/kg	<0.0012 U	<0.0012 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0011 U
Bromobenzene	108-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Carbon Tetrachloride	56-23-5	0.76	0.76	7.1	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Chlorobenzene	108-90-7	4.5	4.5	100	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Chloroform	67-66-3	0.37	0.37	24	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Cis-1,2-Dichloroethene	156-59-2	0.19	0.19	41	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Cymene	99-87-6	NS	NS	NS	mg/kg	<0.0012 U	<0.0012 U	<0.0011 U	<0.0012 U	<0.0011 U	<0.0011 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0011 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U	<0.0025 U	<0.002 U	<0.0025 U	<0.0021 U
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.0025 U	<0.0024 U	<0.0022 U	<0.0024 U	<0.0021 U	<0.0023 U				

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB-1	SB-2	SB-3	SB-6A	SB-6B	SB-7	SB-8A	SB-8B	SB-9A	SB-9B
					Sample Name	SB-1_3.0-3.5	SB-2_0.5-1.0	SB-3_0.5-1.0	SB-6A_0.5-1.0	SB-6B_8.0-8.5	SB-7_8.5-9.0	SB-8A_0.5-1.0	SB-8B_8.0-8.5	SB-9A_0.5-1.0	SB-9B_8.0-8.5
					Sample Date	06/27/2017	06/29/2017	06/27/2017	06/29/2017	06/29/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017
					Sample Depth	3-3.5	0.5-1	0.5-1	0.5-1	8-8.5	8.5-9	0.5-1	8-8.5	0.5-1	8-8.5
Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result			
Semi-Volatile Organic Compounds															
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.2 U	NA	NA	NA	NA	NA	NA	NA
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	<0.039 U	<0.04 U	<0.038 U	<0.038 U	<0.039 U	<0.039 U	<0.039 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	<0.19 U	<0.19 U	<0.2 U	NA	NA	NA	NA	NA	NA	NA
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.038 U	<0.038 U	<0.039 U	0.057	<0.04 U	<0.038 U	<0.038 U	<0.039 U	<0.039 U	<0.039 U
Acenaphthylene	208-96-8	100	365	100	mg/kg	0.051	0.048	<0.039 U	0.079	<0.04 U	<0.038 U	0.049	<0.039 U	0.22	<0.039 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Anthracene	120-12-7	100	1000	100	mg/kg	0.1	0.07	<0.039 U	0.15	<0.04 U	<0.038 U	0.097	<0.039 U	1.3	<0.039 U
Atrazine	1912-24-9	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	56-55-3	1	1	1.4	mg/kg	0.6	0.44	<0.039 U	0.63	<0.04 U	<0.038 U	0.52	<0.039 U	1.2	<0.039 U
Benzo(a)pyrene	50-32-8	1	22	1	mg/kg	0.5	0.45	<0.039 U	0.68	<0.04 U	<0.038 U	0.5	<0.039 U	1.7	<0.039 U
Benzo(b)fluoranthene	205-99-2	1	2.1	1.4	mg/kg	0.73	0.59	<0.039 U	1	<0.04 U	<0.038 U	0.7	<0.039 U	0.75	<0.039 U
Benzo(g,h,i)Perylene	191-24-2	0.64	1000	4.9	mg/kg	0.31	0.33	<0.039 U	0.5	<0.04 U	<0.038 U	0.33	<0.039 U	0.43	<0.039 U
Benzo(k)fluoranthene	207-08-9	0.8	2	4.9	mg/kg	0.26	0.21	<0.039 U	0.29	<0.04 U	<0.038 U	0.18	<0.039 U	1.2	<0.039 U
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	<0.0095 U	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	0.083	0.042	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Caprolactam	105-60-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Carbazole	86-74-8	NS	NS	NS	mg/kg	0.058	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Chrysene	218-01-9	1	1	4.9	mg/kg	0.61	0.43	<0.039 U	0.77	<0.04 U	<0.038 U	0.53	<0.039 U	0.27	<0.039 U
Dibenz(a,h)anthracene	53-70-3	0.33	1000	0.33	mg/kg	0.12	0.11	<0.039 U	0.17	<0.04 U	<0.038 U	0.12	<0.039 U	2.6	<0.039 U
Dibenzofuran	132-64-9	2.1	110	18	mg/kg	0.014	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	0.02	<0.0096 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	206-44-0	85	1000	100	mg/kg	1.1	0.74	<0.039 U	1.3	<0.04 U	<0.038 U	0.85	<0.039 U	2.6	<0.039 U
Fluorene	86-73-7	30	386	100	mg/kg	<0.038 U	<0.038 U	<0.039 U	0.053	<0.04 U	<0.038 U	<0.038 U	<0.039 U	<0.039 U	<0.039 U
Hexachlorobenzene	118-74-1	0.33	3.2	0.33	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	<0.089 U	<0.09 U	<0.092 U	NA	NA	NA	NA	NA	NA	NA
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	<0.038 U	<0.038 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	6.6	1.4	mg/kg	0.3	0.28	<0.039 U	0.47	<0.04 U	<0.038 U	0.2.			

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-10	SB-11A	SB-11B	SB-12	SB-13A	SB-13B	SB-14A	SB-14B	SB-15	SB-16	SB-17	SB-18	SB-19	SB-20	SB-21
					Sample Name	SB-10_8.5-9.0	SB-11A_0.5-1.0	SB-11B_8.0-8.5	SB-12_8.0-8.5	SB-13A_0.5-1.0	SB-13B_8.0-8.5	SB-14A_0.5-1.0	SB-14B_1.5-2.0	SB-15_0.5-1.0	SB-16_0.5-1.0	SB-17_8.0-8.5	SB-18_7.0-7.5	SB-19_0.5-1.0	SB-20_0.0-0.5	SB-21_2.5-3.0
					Sample Date	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/29/2017	06/29/2017	06/27/2017	06/29/2017	06/28/2017	06/27/2017	06/28/2017	06/28/2017
					Sample Depth	8.5-9	0.5-1	8-8.5	8-8.5	0.5-1	8-8.5	0.5-1	1.5-2	0.5-1	0.5-1	8-8.5	7-7.5	0.5-1	0-0.5	2.5-3
Unit																				
Result																				
Volatile Organic Compounds																				
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1-Dichloroethane	75-34-3	0.27	0.27	47	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1-Dichloroethene	75-35-4	0.24	0.33	0.98	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,2,4-Trimethylbenzene	95-63-6	5.9	5.9	100	mg/kg	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0014 U	<0.0014 U	<0.0011 U	<0.0013 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0013 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0014 U	<0.0014 U	<0.0011 U	<0.0013 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0013 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,2-Dichloroethane	107-06-2	0.02	0.02	5.8	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	3.1	100	mg/kg	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0014 U	<0.0014 U	<0.0011 U	<0.0013 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0013 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
1,4-Diethyl Benzene	105-05-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	<0.11 U	<0.13 U	<0.12 U	<0.12 U	<0.12 U	<0.099 U	<0.13 U	<0.14 U	<0.14 U	<0.11 U	<0.13 U	<0.11 U	<0.11 U	<0.1 U	<0.13 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Chlorotoluene	95-49-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	<0.0026 U
4-Chlorotoluene	106-43-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Ethyltoluene	622-96-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Acetone	67-64-1	0.03	0.03	100	mg/kg	<0.011 U	<0.013 U	<0.012 U	<0.012 U	<0.012 U	<0.0099 U	<0.013 U	<0.014 U	<0.014 U	<0.011 U	<0.013 U	<0.011 U	<0.011 U	<0.0096 U	<0.013 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	71-43-2	0.06	0.06	3.7	mg/kg	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0012 U	<0.001 U	<0.0013 U	<0.0014 U	<0.0014 U	<0.0011 U	<0.0013 U	<0.0011 U	<0.0011 U	<0.001 U	<0.0013 U
Bromobenzene	108-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0023 U	<0.0025 U	<0.0024 U	<0.0023 U	<0.0024 U	<0.002 U	<0.0026 U	<0.0027 U	<0.0028 U	<0.0022 U	<0.0027 U	<0.0021 U	<0.0023 U	<0.0019 U	&

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-10	SB-11A	SB-11B	SB-12	SB-13A	SB-13B	SB-14A	SB-14B	SB-15	SB-16	SB-17	SB-18	SB-19	SB-20	SB-21
					Sample Name	SB-10_8.5-9.0	SB-11A_0.5-1.0	SB-11B_8.0-8.5	SB-12_8.0-8.5	SB-13A_0.5-1.0	SB-13B_8.0-8.5	SB-14A_0.5-1.0	SB-14B_1.5-2.0	SB-15_0.5-1.0	SB-16_0.5-1.0	SB-17_8.0-8.5	SB-18_7.0-7.5	SB-19_0.5-1.0	SB-20_0.0-0.5	SB-21_2.5-3.0
					Sample Date	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/29/2017	06/29/2017	06/27/2017	06/27/2017	06/29/2017	06/28/2017	06/27/2017	06/28/2017	06/28/2017
					Sample Depth	8.5-9	0.5-1	8-8.5	8-8.5	0.5-1	8-8.5	0.5-1	1.5-2	0.5-1	0.5-1	8-8.5	7-7.5	0.5-1	0-0.5	2.5-3
Semi-Volatile Organic Compounds																				
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.05 U	NA	NA	NA	<0.0098 U	<0.0094 U	NA	<0.0099 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.05 U	NA	NA	NA	<0.0098 U	<0.0094 U	NA	<0.0099 U
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.99 U	NA	NA	NA	<0.2 U	<0.19 U	NA	<0.2 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	<0.042 U	<0.039 U	<0.038 U	<0.2 U	<0.039 U	<0.038 U	<0.041 U	<0.039 U	<0.037 U	<0.37 U	<0.04 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.05 U	NA	NA	NA	<0.0098 U	<0.0094 U	NA	<0.0099 U
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.05 U	NA	NA	NA	<0.0098 U	<0.0094 U	NA	<0.0099 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.99 U	NA	NA	NA	<0.2 U	<0.19 U	NA	<0.2 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.05 U	NA	NA	NA	<0.0098 U	<0.0094 U	NA	<0.0099 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	<0.042 U	<0.039 U	0.053	<0.2 U	0.075	<0.038 U	<0.041 U	<0.039 U	0.074	<0.37 U	<0.04 U
Acenaphthylene	208-96-8	100	365	100	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	<0.042 U	<0.039 U	<0.038 U	<0.2 U	0.069	<0.038 U	<0.041 U	<0.039 U	<0.037 U	<0.37 U	<0.04 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
Anthracene	120-12-7	100	1000	100	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	<0.042 U	<0.039 U	0.11	<0.2 U	0.14	<0.038 U	<0.041 U	<0.039 U	0.25	0.54	<0.04 U
Atrazine	1912-24-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.2 U	NA	NA	NA	<0.039 U	<0.037 U	NA	<0.04 U
Benzo(a)anthracene	56-55-3	1	1	1.4	mg/kg	<0.039 U	0.042	<0.039 U	<0.039 U	0.091	<0.039 U	0.51	0.61	0.61	0.038	<0.041 U	<0.039 U	0.59	1.7	0.086
Benzo(a)pyrene	50-32-8	1	22	1	mg/kg	<0.039 U	0.043	<0.039 U	<0.039 U	0.092	<0.039 U	0.48	0.61	0.6	<0.038 U	<0.041 U	<0.039 U	0.51	1.5	0.074
Benzo(b)fluoranthene	205-99-2	1	2.1	1.4	mg/kg	<0.039 U	0.056	<0.039 U	<0.039 U	0.14	<0.039 U	0.69	0.86	0.9	0.048	<0.041 U	<0.039 U	0.69	1.9	0.1
Benzo(g,h,i)Perylene	191-24-2	0.64	1000	4.9	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	0.068	<0.039 U	0.33	0.45	0.42	<0.038 U	<0.041 U	<0.039 U	0.36	1.2	0.051
Benzo(k)fluoranthene	207-08-9	0.8	2	4.9	mg/kg	<0.039 U	<0.038 U	<0.039 U	<0.039 U	0.051	<0.039 U	0.22	0.29	0.28	<0.038 U	<0.041 U	<0.039 U	0.18	0.68	<0.04 U
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA				

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-10	SB-11A	SB-11B	SB-12	SB-13A	SB-13B	SB-14A	SB-14B	SB-15	SB-16	SB-17	SB-18	SB-19	SB-20	SB-21
					Sample Name	SB-10_8.5-9.0	SB-11A_0.5-1.0	SB-11B_8.0-8.5	SB-12_8.0-8.5	SB-13A_0.5-1.0	SB-13B_8.0-8.5	SB-14A_0.5-1.0	SB-14B_1.5-2.0	SB-15_0.5-1.0	SB-16_0.5-1.0	SB-17_8.0-8.5	SB-18_7.0-7.5	SB-19_0.5-1.0	SB-20_0.0-0.5	SB-21_2.5-3.0
					Sample Date	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/27/2017	06/29/2017	06/29/2017	06/27/2017	06/27/2017	06/29/2017	06/28/2017	06/27/2017	06/28/2017	06/28/2017
					Sample Depth	8.5-9	0.5-1	8-8.5	8-8.5	0.5-1	8-8.5	0.5-1	1.5-2	0.5-1	0.5-1	8-8.5	7-7.5	0.5-1	0-0.5	2.5-3
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Pesticides																				
4,4'-DDD	72-54-8	0.0033	14	5	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.003 U
4,4'-DDE	72-55-9	0.0033	9.3	3.4	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.003 U
4,4'-DDT	50-29-3	0.0033	135	3.8	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.003 U
Aldrin	309-00-2	0.0048	0.19	0.044	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.18	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0012 U
Alpha Chlordane	5103-71-9	0.014	4.5	0.65	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Alpha Endosulfan	959-98-8	4.3	65	35	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.021	0.09	0.18	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0012 U
Beta Endosulfan	33213-65-9	4.3	44	35	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.1	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Dieldrin	60-57-1	0.005	0.1	0.075	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0012 U
Endosulfan Sulfate	1031-07-8	4.3	47	35	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Endrin	72-20-8	0.014	0.06	5.3	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Gamma Bhc (Lindane)	58-89-9	0.025	0.05	0.21	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.0012 U
Gamma Chlordane (Trans)	5103-74-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Heptachlor	76-44-8	0.013	0.38	0.53	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.006 U
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.03 U
Herbicides																				
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Polychlorinated Biphenyl																				
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	0.16	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	0.04	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	NS	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	<0.03 U	<0.029 U	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
Total PCBs	1336-36-3	0.1	3.2	1	mg/kg	<0.029 U	<0.028 U	<0.029 U	<0.029 U	<0.032 U	<0.029 U	NA	0.16	0.04	<0.028 U	NA	<0.029 U	<0.028 U	NA	<0.03 U
Metals																				
Aluminum	7429-90-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	8,900	NA	NA	NA	20,000	8,900	NA	11,000
Antimony	7440-36-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	<0.95 U	NA	NA	NA	<0.94 U	<0.9 U	NA	<0.95 U
Arsenic	7440-38-2	13	16	16	mg/kg	NA	NA	NA	NA	NA	NA	NA	7.9	NA	NA	NA	1.6	3.8	NA	27
Barium	7440-39-3	410	820	410	mg/kg	NA	NA	NA	NA	NA	NA	NA	320	NA	NA	NA	120	60	NA	110
Beryllium	7440-41-7	4.4	47	43	mg/kg	NA	NA	NA	NA	NA	NA	NA	0.48	NA	NA	NA	0.32	0.32	NA	0.7
Cadmium	7440-43-9	2.5	7.5	2.5	mg/kg	NA	NA	NA	NA	NA	NA	NA	3.7	NA	NA	NA	<0.47 U	<0.45 U	NA	<0.48 U
Calcium	7440-70-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	21,000	NA	NA	NA	3,300	<1,100 U	NA	6,700
Chromium, Hexavalent	18540-29-9	1	19	1	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium, Total	7440-47-3	1	19	1	mg/kg	NA	NA	NA	NA	NA	NA	NA	36	NA	NA	NA	31	13	NA	30
Chromium, Trivalent	16065-83-1	30	NS	110	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cobalt	7440-48-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	7.6	NA	NA	NA	12	5.9	NA	8.7
Copper	7440-50-8	50	1720	280	mg/kg	NA	NA	NA	NA	NA	NA	NA	4,900	NA	NA	NA	38	24	NA	87
Cyanide	57-12-5	2.3	40	13	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA</	

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-22	SB-23	SB-24	SB-24C	SB-25	SB-26	SB-26	SB-27	SB-27	SB-28	SB-28	SB-29	SB-29
					Sample Name	SB-22_1.0-1.5	SB-23_3.5-4.0	SB-24_0.5-1.0	SB-24C_COMP	SB-25_0.5-1.0	SB-26_1-2	SB-26_11-12	SB-27_5-6	SB-27_10-11	SB-28_3-4	SB-28_10-11	SB-29_2-3	SB-29_10-11
					Sample Date	06/27/2017	06/28/2017	06/29/2017	06/29/2017	06/29/2017	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026
					Sample Depth	1-1.5	3.5-4	0.5-1	-	0.5-1	1-2	11-12	5-6	10-11	3-4	10-11	2-3	10-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
Volatile Organic Compounds																		
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
1,1,1-Trichloroethane	71-55-6	0.68	0.68	100	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	NA	NA	NA	NA	NA	NA	NA	NA
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,1-Dichloroethane	75-34-3	0.27	0.27	47	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,1-Dichloroethene	75-35-4	0.24	0.33	0.98	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,1-Dichloropropene	563-58-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2,4-Trimethylbenzene	95-63-6	5.9	5.9	100	mg/kg	<0.001 U	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0082 U	<0.0032 U	<0.0024 U	<0.003 U	<0.0034 U	<0.0028 U	<0.0037 U	<0.0028 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.001 U	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,2-Dichloroethane	107-06-2	0.02	0.02	5.8	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0027 U	<0.001 U	<0.00079 U	<0.00099 U	<0.0011 U	<0.00092 U	<0.0012 U	<0.00094 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	3.1	3.1	100	mg/kg	<0.001 U	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,3-Dichloropropane	142-28-9	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,4-Diethyl Benzene	105-05-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	<0.1 U	<0.11 U	<0.13 U	<0.12 U	<0.12 U	<0.22 U	<0.084 U	<0.063 U	<0.079 U	<0.09 U	<0.074 U	<0.1 U	<0.075 U
2,2-Dichloropropane	594-20-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
2-Chlorotoluene	95-49-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.027 U	<0.01 U	<0.0079 U	<0.0099 U	<0.011 U	<0.0092 U	<0.012 U	<0.0094 U
4-Chlorotoluene	106-43-4	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
4-Ethyltoluene	622-96-8	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
Acetone	67-64-1	0.03	0.03	100	mg/kg	<0.01 U	<0.011 U	0.25	<0.012 U	<0.012 U	<1.3 U	<0.01 U	<0.0079 U	<0.0099 U	<0.011 U	<0.0092 U	<0.012 U	<0.0094 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.011 U	<0.0042 U	<0.0032 U	<0.004 U	<0.0045 U	<0.0037 U	<0.005 U	<0.0037 U
Benzene	71-43-2	0.06	0.06	3.7	mg/kg	<0.001 U	<0.0011 U	<0.0013 U	<0.0012 U	<0.0012 U	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
Bromobenzene	108-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0054 U	<0.0021 U	<0.0016 U	<0.002 U	<0.0022 U	<0.0018 U	<0.0025 U	<0.0019 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.0014 U	<0.00053 U	<0.0004 U	<0.00049 U	<0.00056 U	<0.00046 U	<0.00062 U	<0.00047 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.002 U	<0.0022 U	<0.0026 U	<0.0024 U	<0.0023 U	<0.011 U	<0.0042 U	<0.0032 U	<0.004 U	<0.0045 U	<0.0037 U	<0.005 U	<0.0037 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<												

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-22	SB-23	SB-24	SB-24C	SB-25	SB-26	SB-26	SB-27	SB-27	SB-28	SB-28	SB-29	SB-29
					Sample Name	SB-22_1.0-1.5	SB-23_3.5-4.0	SB-24_0.5-1.0	SB-24C_COMP	SB-25_0.5-1.0	SB-26_1-2	SB-26_11-12	SB-27_5-6	SB-27_10-11	SB-28_3-4	SB-28_10-11	SB-29_2-3	SB-29_10-11
					Sample Date	06/27/2017	06/28/2017	06/29/2017	06/29/2017	06/29/2017	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026
					Sample Depth	1-1.5	3.5-4	0.5-1	-	0.5-1	1-2	11-12	5-6	10-11	3-4	10-11	2-3	10-11
Unit																		
Result																		
Semi-Volatile Organic Compounds																		
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
1,2-Dichlorobenzene	95-50-1	1.1	1.1	100	mg/kg	NA	NA	NA	NA	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
1,3-Dichlorobenzene	541-73-1	2.6	2.6	38	mg/kg	NA	NA	NA	NA	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
1,4-Dichlorobenzene	106-46-7	1.8	1.8	24	mg/kg	NA	NA	NA	NA	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	0.1	5.7	mg/kg	NA	NA	NA	NA	NA	<0.037 U	<0.033 U	<0.029 U	<0.031 U	<0.028 U	<0.028 U	<0.029 U	<0.029 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.0098 U	NA	NA	NA	NA	NA	NA	NA	NA	NA
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.2 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.15 U	<0.13 U	<0.12 U	<0.12 U	<0.11 U	<0.11 U	<0.12 U	<0.11 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	<0.0097 U	NA	<0.029 U	0.061	NA	<0.22 U	<0.2 U	<0.17 U	<0.18 U	<0.17 U	<0.17 U	<0.17 U	<0.17 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	<0.0097 U	NA	<0.029 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	<0.19 U	NA	<0.58 U	<0.039 U	NA	<1.2 U	<1 U	<0.92 U	<0.99 U	<0.89 U	<0.91 U	<0.92 U	<0.92 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	0.33	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	0.13	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.039 U	<0.04 U	<0.12 U	<0.039 U	<0.038 U	0.094 J	<0.26 U	0.043 J	<0.25 U	<0.22 U	<0.23 U	<0.23 U	<0.23 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	0.33	100	mg/kg	<0.0097 U	NA	<0.029 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.53 U	<0.47 U	<0.41 U	<0.45 U	<0.4 U	<0.41 U	<0.41 U	<0.41 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	0.33	100	mg/kg	<0.0097 U	NA	<0.029 U	<0.2 U	NA	0.074 J	<0.31 U	<0.28 U	<0.3 U	<0.27 U	<0.27 U	<0.28 U	<0.28 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.0098 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.0098 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	<0.19 U	NA	<0.58 U	<0.039 U	NA	<0.64 U	<0.56 U	<0.5 U	<0.54 U	<0.48 U	<0.49 U	<0.5 U	<0.5 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	<0.0097 U	NA	<0.029 U	<0.0098 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	<0.34 U	<0.3 U	<0.27 U	<0.29 U	<0.26 U	<0.26 U	<0.27 U	<0.27 U
Acenaphthene	83-32-9	20	98	100	mg/kg	<0.039 U	<0.04 U	<0.12 U	0.3	<0.038 U	0.14 J	<0.17 U	0.029 J	<0.16 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U
Acenaphthylene	208-96-8	100	365	100	mg/kg	<0.039 U	<0.04 U	<0.12 U	<0.039 U	<0.038 U	0.37	<0.17 U	0.38	<0.16 U	0.15	<0.15 U	<0.15 U	<0.15 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	0.14 J	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U
Anthracene	120-12-7	100	1000	100	mg/kg	<0.039 U	0.094	<0.12 U	0.019	<0.038 U	0.68	<0.13 U	0.19	<0.12 U	0.084 J	<0.11 U	<0.12 U	<0.11 U
Atrazine	1912-24-9	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	<0.039 U	NA	<0.12 U	<0.039 U	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	56-55-3	1	1	1.4	mg/kg	<0.039 U	0.24	0.55	<0.039 U	<0.038 U	2.6	<0.13 U	0.57	<0.12 U	0.4	<0.11 U	0.096 J	<0.11 U
Benzo(a)pyrene	50-32-8	1	22	1	mg/kg	<0.039 U	0.2	0.78	<0.039 U	<0.038 U	2.3	<0.17 U	0.6	<0.16 U	0.42	<0.15 U	0.099 J	<0.15 U
Benzo(b)fluoranthene	205-99-2	1	2.1	1.4	mg/kg	<0.039 U	0.26	0.64	<0.039 U	0.04	3.4	<0.13 U	0.97	<0.12 U	0.76	<0.11 U	0.13	<0.11 U
Benzo(g,h,i)Perylene	191-24-2	0.64	1000	4.9	mg/kg	<0.039 U	0.11	0.98	<0.039 U	<0.038 U	1.9	<0.17 U	0.55	<0.16 U	0.34	<0.15 U	0.073 J	<0.15 U
Benzo(k)fluoranthene	207-08-9	0.8	2	4.9	mg/kg	<0.039 U	0.086	0.21	0.02	<0.038 U	1.1	<0.13 U	0.26	<0.12 U	0.17	<0.11 U	0.042 J	<0.11 U
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	0.71 J	<0.7 U	<0.62 U	<0.67 U	<0.6 U	<0.61 U	<0.62 U	<0.62 U
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.25 U	<0.22 U	<0.19 U	<0.21 U	<0.18 U	<0.19 U	<0.19 U	<0.19 U

Table 1
BCP Application
Soil Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted- Residential SCOs	Location	SB-22	SB-23	SB-24	SB-24C	SB-25	SB-26	SB-26	SB-27	SB-27	SB-28	SB-28	SB-29	SB-29
					Sample Name	SB-22_1.0-1.5	SB-23_3.5-4.0	SB-24_0.5-1.0	SB-24C_COMP	SB-25_0.5-1.0	SB-26_1-2	SB-26_11-12	SB-27_5-6	SB-27_10-11	SB-28_3-4	SB-28_10-11	SB-29_2-3	SB-29_10-11
					Sample Date	06/27/2017	06/28/2017	06/29/2017	06/29/2017	06/29/2017	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026	08/07/2026
					Sample Depth	1-1.5	3.5-4	0.5-1	-	0.5-1	1-2	11-12	5-6	10-11	3-4	10-11	2-3	10-11
					Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
Pesticides																		
4,4'-DDD	72-54-8	0.0033	14	5	mg/kg	NA	NA	0.028	<0.0029 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
4,4'-DDE	72-55-9	0.0033	9.3	3.4	mg/kg	NA	NA	0.011	<0.0029 U	NA	0.0188	<0.00205 U	0.000545 J	<0.00191 U	<0.0018 U	<0.00182 U	0.00581	<0.00181 U
4,4'-DDT	50-29-3	0.0033	135	3.8	mg/kg	NA	NA	<0.0029 U	<0.0029 U	NA	0.0449	<0.00205 U	0.00153 J	<0.00191 U	<0.0018 U	<0.00182 U	0.00587	<0.00181 U
Aldrin	309-00-2	0.0048	0.19	0.044	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.02	0.18	mg/kg	NA	NA	<0.0012 U	<0.0012 U	NA	<0.000972 U	<0.000854 U	<0.000768 U	<0.000795 U	<0.000749 U	<0.000756 U	<0.000738 U	<0.000753 U
Alpha Chlordane	5103-71-9	0.014	4.5	0.65	mg/kg	NA	NA	0.0076	<0.0059 U	NA	<0.00292 U	<0.00256 U	<0.0023 U	<0.00238 U	<0.00225 U	<0.00227 U	<0.00221 U	<0.00226 U
Alpha Endosulfan	959-98-8	4.3	65	35	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.021	0.09	0.18	mg/kg	NA	NA	<0.0012 U	<0.0012 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Beta Endosulfan	33213-65-9	4.3	44	35	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	NA	NA	0.0076	<0.0059 U	NA	<0.0194 U	<0.0171 U	<0.0154 U	<0.0159 U	<0.015 U	<0.0151 U	<0.0148 U	<0.0151 U
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	0.1	100	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Dieldrin	60-57-1	0.005	0.1	0.075	mg/kg	NA	NA	0.0043 D	<0.0012 U	NA	<0.00146 U	<0.00128 U	<0.00115 U	<0.00119 U	<0.00112 U	<0.00113 U	0.000852 J	<0.00113 U
Endosulfan Sulfate	1031-07-8	4.3	47	35	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.000972 U	<0.000854 U	<0.000768 U	<0.000795 U	<0.000749 U	<0.000756 U	<0.000738 U	<0.000753 U
Endrin	72-20-8	0.014	0.06	5.3	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.000972 U	<0.000854 U	<0.000768 U	<0.000795 U	<0.000749 U	<0.000756 U	<0.000738 U	<0.000753 U
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00292 U	<0.00256 U	<0.0023 U	<0.00238 U	<0.00225 U	<0.00227 U	<0.00221 U	<0.00226 U
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00233 U	<0.00205 U	<0.00184 U	<0.00191 U	<0.0018 U	<0.00182 U	<0.00177 U	<0.00181 U
Gamma Bhc (Lindane)	58-89-9	0.025	0.05	0.21	mg/kg	NA	NA	<0.0012 U	<0.0012 U	NA	<0.000972 U	<0.000854 U	<0.000768 U	<0.000795 U	<0.000749 U	<0.000756 U	<0.000738 U	<0.000753 U
Gamma Chlordane (Trans)	5103-74-2	NS	NS	NS	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00292 U	<0.00256 U	<0.0023 U	<0.00238 U	<0.00225 U	<0.00227 U	<0.00221 U	<0.00226 U
Heptachlor	76-44-8	0.013	0.38	0.53	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00117 U	<0.00102 U	<0.000922 U	<0.000954 U	<0.000899 U	<0.000908 U	<0.000885 U	<0.000904 U
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00437 U	<0.00384 U	<0.00346 U	<0.00358 U	<0.00337 U	<0.0034 U	<0.00332 U	<0.00339 U
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	NA	NA	<0.0058 U	<0.0059 U	NA	<0.00437 U	<0.00384 U	<0.00346 U	<0.00358 U	<0.00337 U	<0.0034 U	<0.00332 U	<0.00339 U
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	NA	NA	<0.029 U	<0.029 U	NA	<0.0437 U	<0.0384 U	<0.0346 U	<0.0358 U	<0.0337 U	<0.034 U	<0.0332 U	<0.0339 U
Herbicides																		
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.244 U	<0.218 U	<0.193 U	<0.206 U	<0.185 U	<0.19 U	<0.192 U	<0.195 U
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	NA	NA	NA	NA	NA	<0.244 U	<0.218 U	<0.193 U	<0.206 U	<0.185 U	<0.19 U	<0.192 U	<0.195 U
Silvex (2,4,5-Tp)	93-72-1	3.8	3.8	100	mg/kg	NA	NA	NA	NA	NA	<0.244 U	<0.218 U	<0.193 U	<0.206 U	<0.185 U	<0.19 U	<0.192 U	<0.195 U
Polychlorinated Biphenyl																		
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	NA	<0.029 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	NA	<0.03 U	0.064	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	0.0468 J	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	<0.0718 U	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	NS	mg/kg	NA	<0.03 U	<0.029 U	<0.029 U	<0.029 U	0.0163 J	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
Total PCBs	1336-36-3	0.1	3.2	1	mg/kg	NA	<0.03 U	0.064	<0.029 U	<0.029 U	0.0631 J	<0.0626 U	<0.0571 U	<0.0603 U	<0.0544 U	<0.055 U	<0.0545 U	<0.0544 U
Metals																		
Aluminum	7429-90-5	NS	NS	NS	mg/kg	14,000	NA	16,000	15,000	26,000	6,780	7,500	9,790	8,650	7,740	9,590	9,270	12,000
Antimony	7440-36-0	NS	NS	NS	mg/kg	<0.93 U	NA	<0.93 U	<0.94 U	<0.92 U	<5.72 U	<4.62 U	<4.79 U	<4.49 U	<4.44 U	<4.46 U	<4.45 U	
Arsenic	7440-38-2	13	16	16	mg/kg	2.6	NA	13	3.2	6.2	7.13	2.29	4.71	1.9	3.68	3.54	2.53	3.83
Barium	7440-39-3	410	820	410	mg/kg	170	NA	750	120	140	431	65.8	96.4	76.4	79.2	54.3	56	146
Beryllium	7440-41-7	4.4	47	43	mg/kg	0.28	NA	0.52	0.43	0.5	0.394 J	0.632	0.484	0.688	0.346 J	0.317 J	0.382 J	0.48
Cadmium	7440-43-9	2.5	7.5	2.5	mg/kg	<0.47 U	NA	4.2	<0.47 U	<0.46 U	3.2	<1.05 U	<0.925 U	<0.957 U	<0.898 U	&		

Table 1
BCP Application
Soil Sample Analytical Results

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13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Notes:

CAS - Chemical Abstract Service

NS - No standard

mg/kg - milligram per kilogram

NA - Not analyzed

RL - Reporting limit

<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use, Protection of Groundwater, and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO) (December 2025).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.

Qualifiers:

D - The concentration reported is a result of a diluted sample.

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

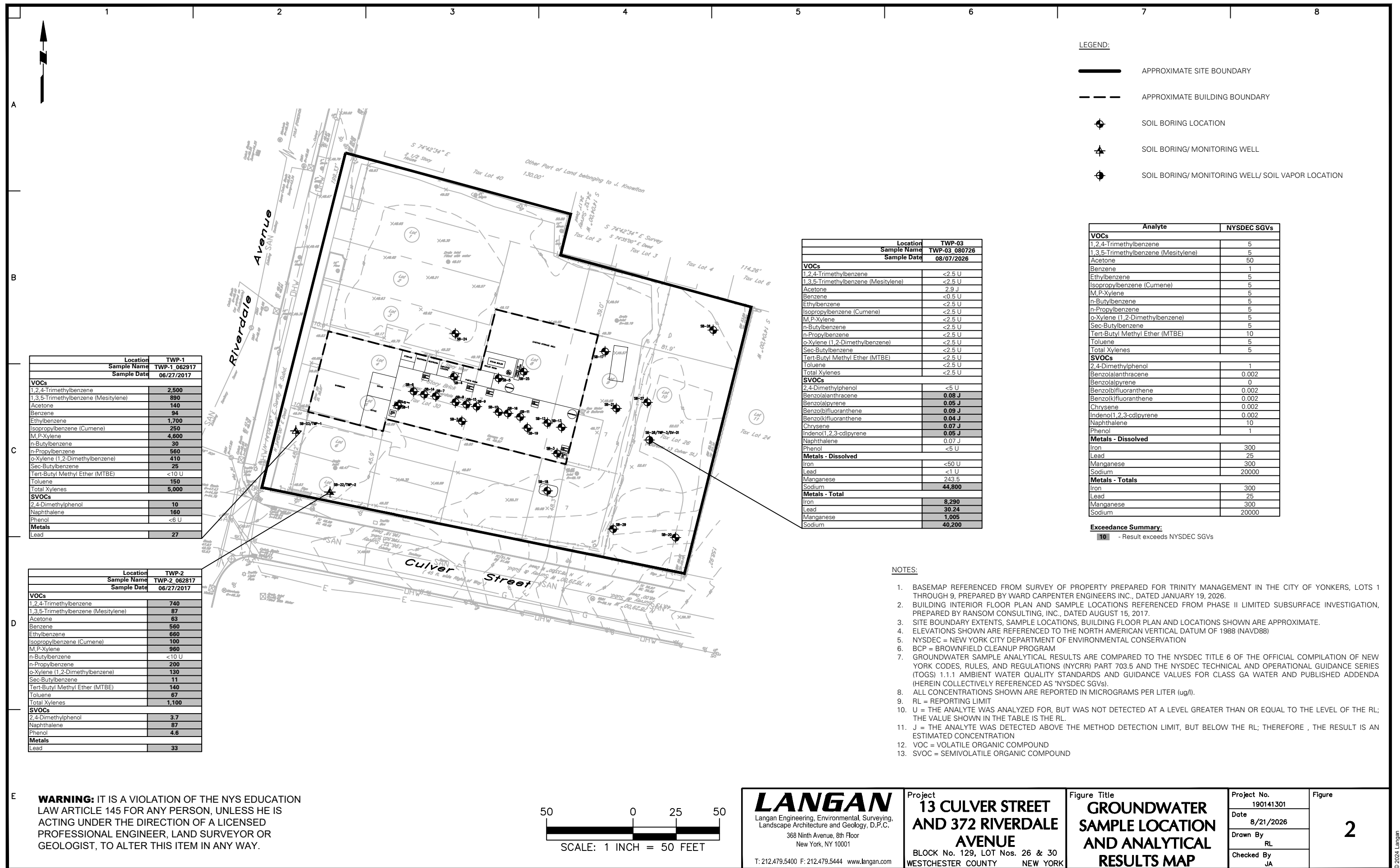
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs

10 - Result exceeds Protection of Groundwater SCOs

10 - Result exceeds Restricted Use Restricted-Residential SCOs



Analyte	CAS Number	NYSDEC SGVs	Location	TWP-1	TWP-2	TWP-03
			Sample Name	TWP-1_062917	TWP-2_062817	TWP-03_080726
			Sample Date	06/29/2017	06/28/2017	08/07/2026
			Unit	Result	Result	Result
Volatile Organic Compounds						
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	NA	NA	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<20 U	<10 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<20 U	<10 U	<0.5 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	5	ug/l	<20 U	<10 U	NA
1,1,2-Trichloroethane	79-00-5	1	ug/l	<20 U	<10 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<20 U	<10 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<20 U	<10 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	NA	NA	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<20 U	<10 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	NA	NA	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	5	ug/l	NA	NA	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<20 U	<10 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	2,500	740	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<20 U	<10 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<20 U	<10 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<20 U	<10 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<10 U	<5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<20 U	<10 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	5	ug/l	890	87	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<20 U	<10 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	NA	NA	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<20 U	<10 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	NA	NA	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<1,000 U	<500 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	NA	NA	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	NA	NA	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<20 U	<10 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	NA	NA	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	NA	NA	<2 U
Acetone	67-64-1	50	ug/l	140	63	2.9 J
Acrylonitrile	107-13-1	5	ug/l	NA	NA	<5 U
Benzene	71-43-2	1	ug/l	94	560	<0.5 U
Bromobenzene	108-86-1	5	ug/l	NA	NA	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<20 U	<10 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<20 U	<10 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<10 U	<2 U
Bromomethane	74-83-9	5	ug/l	<20 U	<10 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<20 U	<10 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<20 U	<10 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<20 U	<10 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<20 U	<10 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<20 U	<10 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<20 U	<10 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<20 U	<10 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<20 U	<10 U	<0.5 U
Cyclohexane	110-82-7	NS	ug/l	830	240	NA
Cymene	99-87-6	5	ug/l	<20 U	<10 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<20 U	<10 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	NA	NA	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<20 U	<10 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	NA	NA	<2.5 U
Ethylbenzene	100-41-4	5	ug/l	1,700	660	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	NA	NA	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	250	100	<2.5 U
M,P-Xylene	179601-23-1	5	ug/l	4,600	960	<2.5 U
Methyl Acetate	79-20-9	NS	ug/l	<20 U	<10 U	NA
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<20 U	<10 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<20 U	<10 U	<5 U
Methylcyclohexane	108-87-2	NS	ug/l	550	140	NA
Methylene Chloride	75-09-2	5	ug/l	<20 U	<10 U	<2.5 U
Naphthalene	91-20-3	10	ug/l	NA	NA	<2.5 U
n-Butylbenzene	104-51-8	5	ug/l	30	<10 U	<2.5 U
n-Propylbenzene	103-65-1	5	ug/l	560	200	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	410	130	<2.5 U
Sec-Butylbenzene	135-98-8	5	ug/l	25	11	<2.5 U
Styrene	100-42-5	5	ug/l	<20 U	<10 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<20 U	<10 U	<2.5 U
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	10	ug/l	<10 U	140	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<20 U	<10 U	<0.5 U
Toluene	108-88-3	5	ug/l	150	67	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	NA	NA	<2.5 U
Total Xylenes	1330-20-7	5	ug/l	5,000	1,100	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	NA	NA	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<20 U	<10 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<20 U	<10 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	NA	NA	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<20 U	<10 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<20 U	<10 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	NA	NA	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<20 U	<10 U	<1 U
Total VOCs	TOTALVOCS	NS	ug/l	12,729	4,098	2.9

Analyte	CAS Number	NYSDEC SGVs	Location	TWP-1	TWP-2	TWP-03
			Sample Name	TWP-1_062917	TWP-2_062817	TWP-03_080726
			Sample Date	06/29/2017	06/28/2017	08/07/2026
			Unit	Result	Result	Result
Semi-Volatile Organic Compounds						
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<6 U	<2 U	<10 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	NA	NA	<5 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	NA	NA	<2 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	NA	NA	<2 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	NA	NA	<2 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	ug/l	<6 U	<2 U	NA
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<6 U	<2 U	<5 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<6 U	<2 U	<5 U
2,4-Dichlorophenol	120-83-2	1	ug/l	<2.4 U	<0.8 U	<5 U
2,4-Dimethylphenol	105-67-9	1	ug/l	10	3.7	<5 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<30 U	<10 U	<20 U
2,4-Dinitrotoluene	121-14-2	5	ug/l	<6 U	<2 U	<5 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<6 U	<2 U	<5 U
2-Chloronaphthalene	91-58-7	10	ug/l	<6 U	<2 U	<0.2 U
2-Chlorophenol	95-57-8	NS	ug/l	<6 U	<2 U	<2 U
2-Methylnaphthalene	91-57-6	NS	ug/l	120	86	0.05 J
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<1.5 U	<0.5 U	<5 U
2-Nitroaniline	88-74-4	5	ug/l	<6 U	<2 U	<5 U
2-Nitrophenol	88-75-5	NS	ug/l	<6 U	<2 U	<10 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<1.5 U	<0.5 U	<5 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<6 U	<2 U	<5 U
3-Nitroaniline	99-09-2	5	ug/l	<6 U	<2 U	<5 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<30 U	<10 U	<10 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<6 U	<2 U	<2 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<6 U	<2 U	<2 U
4-Chloroaniline	106-47-8	5	ug/l	<1.5 U	<0.5 U	<5 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<6 U	<2 U	<2 U
4-Nitroaniline	100-01-6	5	ug/l	<6 U	<2 U	<5 U
4-Nitrophenol	100-02-7	NS	ug/l	<6 U	<2 U	<10 U
Acenaphthene	83-32-9	20	ug/l	<6 U	<2 U	<0.1 U
Acenaphthylene	208-96-8	NS	ug/l	<6 U	<2 U	0.04 J
Acetophenone	98-86-2	NS	ug/l	<6 U	<2 U	<5 U
Anthracene	120-12-7	50	ug/l	<6 U	<2 U	0.03 J
Atrazine	1912-24-9	7.5	ug/l	<6 U	<2 U	NA
Benzaldehyde	100-52-7	NS	ug/l	<6 U	<2 U	NA
Benzo(a)anthracene	56-55-3	0.002	ug/l	<6 U	<2 U	0.08 J
Benzo(a)pyrene	50-32-8	0	ug/l	<6 U	<2 U	0.05 J
Benzo(b)fluoranthene	205-99-2	0.002	ug/l	<6 U	<2 U	0.09 J
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	<6 U	<2 U	0.06 J
Benzo(k)fluoranthene	207-08-9	0.002	ug/l	<6 U	<2 U	0.04 J
Benzoic Acid	65-85-0	NS	ug/l	NA	NA	35 J
Benzyl Alcohol	100-51-6	NS	ug/l	NA	NA	<2 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<6 U	<2 U	<5 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<6 U	<2 U	<2 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<6 U	<2 U	<5 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	<1.5 U	<0.5 U	<2 U
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<6 U	<2 U	<2 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	<6 U	<2 U	1.5 J
Caprolactam	105-60-2	NS	ug/l	<6 U	<2 U	NA
Carbazole	86-74-8	NS	ug/l	<6 U	<2 U	<2 U
Chrysene	218-01-9	0.002	ug/l	<6 U	<2 U	0.07 J
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	<6 U	<2 U	<0.1 U
Dibenzofuran	132-64-9	NS	ug/l	<1.5 U	<0.5 U	<2 U
Dibutyl phthalate	84-74-2	50	ug/l	<1.5 U	<0.5 U	<5 U
Diethyl phthalate	84-66-2	50	ug/l	<6 U	<2 U	<5 U
Dimethyl phthalate	131-11-3	50	ug/l	<6 U	<2 U	<5 U
Dioctyl phthalate	117-84-0	50	ug/l	<6 U	<2 U	<5 U
Fluoranthene	206-44-0	50	ug/l	<6 U	<2 U	0.16
Fluorene	86-73-7	50	ug/l	<6 U	<2 U	0.04 J
Hexachlorobenzene	118-74-1	0.04	ug/l	<6 U	<2 U	<0.8 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<6 U	<2 U	<0.5 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<6 U	<2 U	<20 U
Hexachloroethane	67-72-1	5	ug/l	<6 U	<2 U	<0.8 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/l	<6 U	<2 U	0.05 J
Isophorone	78-59-1	50	ug/l	<6 U	<2 U	<5 U
Naphthalene	91-20-3	10	ug/l	160	87	0.07 J
Nitrobenzene	98-95-3	0.4	ug/l	<6 U	<2 U	<2 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<1.5 U	<0.5 U	<5 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<6 U	<2 U	<2 U
Pentachlorophenol	87-86-5	1	ug/l	<30 U	<10 U	<0.8 U
Phenanthrene	85-01-8	50	ug/l	<6 U	<2 U	0.15
Phenol	108-95-2	1	ug/l	<6 U	4.6	<5 U
Pyrene	129-00-0	50	ug/l	<6 U	<2 U	0.15
Total SVOCs	TOTALSVOCs	NS	ug/l	290	181.3	37.63

Table 2
BCP Application
Groundwater Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Analyte	CAS Number	NYSDEC SGVs	Location	TWP-1	TWP-2	TWP-03
			Sample Name	TWP-1_062917	TWP-2_062817	TWP-03_080726
			Sample Date	06/29/2017	06/28/2017	08/07/2026
			Unit	Result	Result	Result
Metals - Dissolved						
Aluminum	7429-90-5	NS	ug/l	NA	NA	<10 U
Antimony	7440-36-0	3	ug/l	NA	NA	<4 U
Arsenic	7440-38-2	25	ug/l	NA	NA	<0.5 U
Barium	7440-39-3	1000	ug/l	NA	NA	98.75
Beryllium	7440-41-7	3	ug/l	NA	NA	<0.5 U
Cadmium	7440-43-9	5	ug/l	NA	NA	0.13 J
Calcium	7440-70-2	NS	ug/l	NA	NA	85,400
Chromium, Total	7440-47-3	50	ug/l	NA	NA	1.1
Cobalt	7440-48-4	NS	ug/l	NA	NA	1.16
Copper	7440-50-8	200	ug/l	NA	NA	0.91 J
Iron	7439-89-6	300	ug/l	NA	NA	<50 U
Lead	7439-92-1	25	ug/l	NA	NA	<1 U
Magnesium	7439-95-4	35000	ug/l	NA	NA	21,900
Manganese	7439-96-5	300	ug/l	NA	NA	243.5
Mercury	7439-97-6	0.7	ug/l	NA	NA	<0.2 U
Nickel	7440-02-0	100	ug/l	NA	NA	2.14
Potassium	7440-09-7	NS	ug/l	NA	NA	6,380
Selenium	7782-49-2	10	ug/l	NA	NA	4.8 J
Silver	7440-22-4	50	ug/l	NA	NA	<0.4 U
Sodium	7440-23-5	20000	ug/l	NA	NA	44,800
Thallium	7440-28-0	0.5	ug/l	NA	NA	<0.5 U
Vanadium	7440-62-2	NS	ug/l	NA	NA	<5 U
Zinc	7440-66-6	2000	ug/l	NA	NA	<10 U
Metals - Total						
Aluminum	7429-90-5	NS	ug/l	NA	NA	4,880
Antimony	7440-36-0	3	ug/l	NA	NA	<4 U
Arsenic	7440-38-2	25	ug/l	NA	NA	1.37
Barium	7440-39-3	1000	ug/l	NA	NA	187.8
Beryllium	7440-41-7	3	ug/l	NA	NA	0.33 J
Cadmium	7440-43-9	5	ug/l	NA	NA	0.26
Calcium	7440-70-2	NS	ug/l	NA	NA	83,800
Chromium, Hexavalent	18540-29-9	50	ug/l	NA	NA	<50 U
Chromium, Total	7440-47-3	NS	ug/l	NA	NA	12.32
Chromium, Trivalent	16065-83-1	NS	ug/l	NA	NA	<50 U
Cobalt	7440-48-4	NS	ug/l	NA	NA	12.08
Copper	7440-50-8	200	ug/l	NA	NA	17.57
Cyanide	57-12-5	200	ug/l	NA	NA	17
Iron	7439-89-6	300	ug/l	NA	NA	8,290
Lead	7439-92-1	25	ug/l	33	27	30.24
Magnesium	7439-95-4	35000	ug/l	NA	NA	21,500
Manganese	7439-96-5	300	ug/l	NA	NA	1,005
Mercury	7439-97-6	0.7	ug/l	NA	NA	0.11 J
Nickel	7440-02-0	100	ug/l	NA	NA	21
Potassium	7440-09-7	NS	ug/l	NA	NA	6,530
Selenium	7782-49-2	10	ug/l	NA	NA	7.17
Silver	7440-22-4	50	ug/l	NA	NA	<0.4 U
Sodium	7440-23-5	20000	ug/l	NA	NA	40,200
Thallium	7440-28-0	0.5	ug/l	NA	NA	<0.5 U
Vanadium	7440-62-2	NS	ug/l	NA	NA	15.3
Zinc	7440-66-6	2000	ug/l	NA	NA	28.22

Table 2
BCP Application
Groundwater Sample Analytical Results

Page 4 of 4

13 Culver Street and 372 Riverdale Avenue
Yonkers, New York
Langan Project No.: 190141301

Notes:

CAS - Chemical Abstract Service

NS - No standard

ug/l - microgram per liter

NA - Not analyzed

RL - Reporting limit

<RL - Not detected

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the 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 in the table is the RL.

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

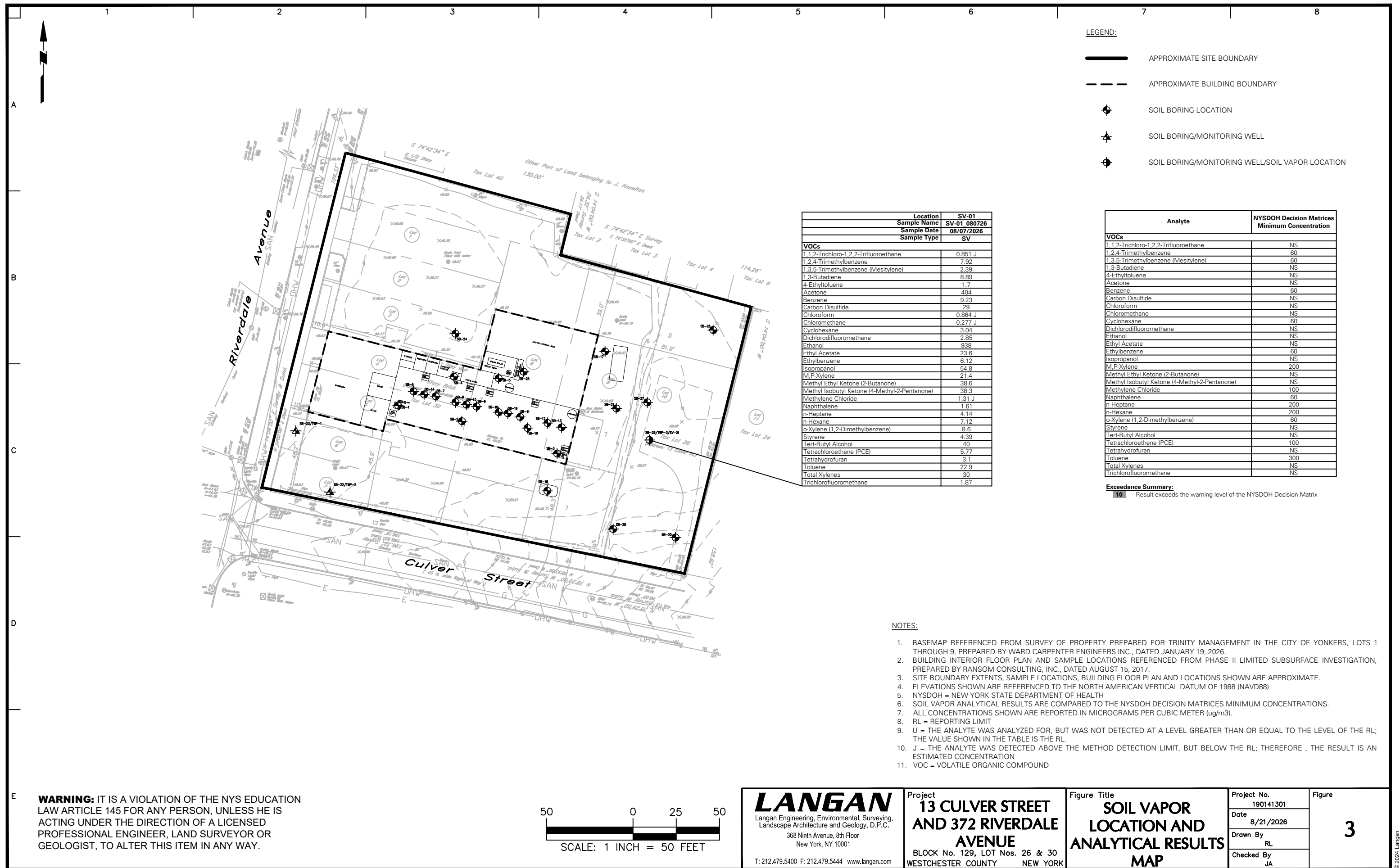


Table 3

BCP Application

Soil Vapor Sample Analytical Results

13 Culver Street and 372 Riverdale Avenue

Yonkers, New York

Langan Project No.: 190141301

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	SV-01
			Sample Name	SV-01_080726
			Sample Date	08/07/2026
			Sample Type	SV
			Unit	Result
Volatile Organic Compounds				
1,1,1-Trichloroethane	71-55-6	100	ug/m3	<1.56 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.96 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	0.851 J
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<1.56 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<1.16 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<1.13 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<2.12 U
1,2,4-Trimethylbenzene	95-63-6	60	ug/m3	7.92
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<2.2 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.72 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<1.16 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<1.32 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<2 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	60	ug/m3	2.39
1,3-Butadiene	106-99-0	NS	ug/m3	8.89
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.72 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.72 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<1.03 U
2,2,4-Trimethylpentane	540-84-1	60	ug/m3	<1.34 U
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<1.17 U
4-Ethyltoluene	622-96-8	NS	ug/m3	1.7
Acetone	67-64-1	NS	ug/m3	404
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<0.895 U
Benzene	71-43-2	60	ug/m3	9.23
Benzyl Chloride	100-44-7	NS	ug/m3	<1.48 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.92 U
Bromoethene	593-60-2	NS	ug/m3	<1.25 U
Bromoform	75-25-2	NS	ug/m3	<2.96 U
Bromomethane	74-83-9	NS	ug/m3	<1.11 U
Carbon Disulfide	75-15-0	NS	ug/m3	29
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.8 U
Chlorobenzene	108-90-7	NS	ug/m3	<1.32 U
Chloroethane	75-00-3	NS	ug/m3	<0.755 U
Chloroform	67-66-3	NS	ug/m3	0.864 J
Chloromethane	74-87-3	NS	ug/m3	0.277 J
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<1.13 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<1.3 U
Cyclohexane	110-82-7	60	ug/m3	3.04
Dibromochloromethane	124-48-1	NS	ug/m3	<2.44 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	2.85
Ethanol	64-17-5	NS	ug/m3	938
Ethyl Acetate	141-78-6	NS	ug/m3	23.6
Ethylbenzene	100-41-4	60	ug/m3	6.12
Hexachlorobutadiene	87-68-3	NS	ug/m3	<3.05 U
Isopropanol	67-63-0	NS	ug/m3	54.8
M,P-Xylene	179601-23-1	200	ug/m3	21.4
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	38.6
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	38.3
Methylene Chloride	75-09-2	100	ug/m3	1.31 J
Naphthalene	91-20-3	60	ug/m3	1.61
n-Heptane	142-82-5	200	ug/m3	4.14
n-Hexane	110-54-3	200	ug/m3	7.12
o-Xylene (1,2-Dimethylbenzene)	95-47-6	60	ug/m3	8.6
Styrene	100-42-5	NS	ug/m3	4.39
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	40
Tert-Butyl Methyl Ether (MTBE)	1634-04-4	NS	ug/m3	<1.03 U
Tetrachloroethene (PCE)	127-18-4	100	ug/m3	5.77
Tetrahydrofuran	109-99-9	NS	ug/m3	3.1
Toluene	108-88-3	300	ug/m3	22.9
Total Xylenes	1330-20-7	NS	ug/m3	30
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<1.13 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<1.3 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	<1.54 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	1.87
Vinyl Chloride	75-01-4	6	ug/m3	<0.731 U

Notes:

SV - Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
RL - Reporting limit
<RL - Not detected

Exceedance Summary:

10 - Result exceeds the NYSDOH Decision Matrix Minimum Concentration

Exhibit J

An official website of New York State.
[Here's how you know](#) ▼



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details

ENTITY NAME: CLAUDIUS DEVELOPMENT LLC
DOS ID: 6411128
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: 02/23/2022
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 02/23/2022
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE
COUNTY: WESTCHESTER
NEXT STATEMENT DUE DATE: 02/29/2024
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 LIMITED LIABILITY COMPANY
Address: 117 WASHINGTON AVENUE, PLEASANTVILLE, NY, UNITED STATES, 10570

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

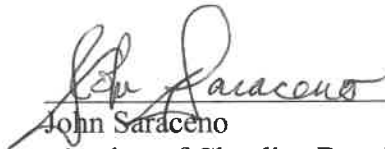
CORPORATE CONSENT

The undersigned, being the two Members of Claudius Development LLC, do hereby certify as follows:

1. Claudius Development LLC is the prospective volunteer entity for the prospective Brownfield Cleanup Program (BCP) Site located at 372 Riverdale Avenue and 13 Culver Street (Tax Lots 1-129-26 and 1-129-30) (collectively the "BCP Site").

2. The following persons, John Saraceno and John B. Saraceno, each a member of Claudius Development LLC, have given each other authority to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site volunteer Claudius Development LLC in relation to the BCP Site.

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



John Saraceno
Member of Claudius Development LLC



John B. Saraceno
Member of Claudius Development LLC

Exhibit L

Site Contact List

372 Riverdale Goodyear Auto Repair Site

372 Riverdale Ave. & 13 Culver St., Yonkers, NY 10705

Name	Title	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
Charlene Indelicato	The City of Yonkers Planning & Development Commissioner	20 South Broadway, 9th Floor, Suite 909	Yonkers	NY	10701
George Latimer	U.S. House of Representatives	1507 Longworth House Office Building	Washington	DC	20515
Andrea Stewart-Cousins	New York State Senator	188 State Street, Legislative Office Bldg, Room 907	Albany	NY	12247
Kenneth W. Jenkins	Westchester County Executive	148 Maritime Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board Chairperson	148 Maritime Avenue	White Plains	NY	10601
Pauline Galvin	Yonkers Planning Board Chairperson	20 South Broadway, 9th Floor, Suite 900	Yonkers	NY	10701
Mike Spano	The City of Yonkers Mayor	40 South Broadway, City Hall, Suite 200	Yonkers	NY	10701
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Nicole Laible	Westchester Cnty Water Agency, Principal Environmental Planner	148 Maritime Avenue	White Plains	NY	10601
Jesse Montero	Library Director, Yonkers Public Library - Riverfront Library	1 Larkin Center	Yonkers	NY	10701
Marwan Sayegh	PEARLS Hawthorne School, Principal	350 Hawthorne Ave	Yonkers	NY	10705
Sheila Alagia	St. Peter Elementary School, Principal	204 Hawthorne Ave	Yonkers	NY	10705
Kimberly O'Connell	Eugenio Maria de Hostos MicroSociety School, Principal	75 Morris Street	Yonkers	NY	10705
Magdaline Delany	Cesar E Chavez School, Principal	20 Cedar Pl	Yonkers	NY	10705
Dr. Matel H. Hassan	Montessori School 27, Principal	132 Valentine Ln	Yonkerse	NY	10705
Dr. Valencia Brown-Wyatt	Ella Fitzgerald Academy, Principal	77 Park Hill Ave	Yonkers	NY	10701
Dr. Sandy Hattar	Yonkers Middle High School, Principal	150 Rockland Ave	Yonkers	NY	10705
Dr. Robert Vicuna	Las Hermanas Mirabal Community School, Principal	195 McLean Ave	Yonkers	NY	10705
Sharon Woods	Ames Early Childhood Learning Center, Director	463 Hawthorne Ave	Yonkers	NY	10705
Cecilia Galvez	Caterpillar Day Care Inc, Director	9 Knowles St	Yonkers	NY	10705
Edwin Lazala	Smart Bees Group Family Daycare, Owner	12 Cedar Pl, 1st Floor	Yonkers	NY	10705
Lainel Cruz-Soriano	Blessed Kiddies DayCare, Director	51 Cliff Ave	Yonkers	NY	10705
Luz Tineo	Aprendiendo Without Limits Daycare, Owner	155 Elliott Ave	Yonkers	NY	10705
Erika Rodriguez	Erika's Group Daycare, Director	57 Radford St, 2r	Yonkers	NY	10705
Ana Gutierrez	Ana's Group Daycare, Owner	260 Valentine Ln, 4a	Yonkers	NY	10705
Delvi Abreu Cruz	New Beginnings Group Daycare, On-Site Provider	112 McLean Ave	Yonkers	NY	10705
Bessi Alava Garcia	Creative Play Family Daycare, Owner	490 S Broadway Apt 2D	Yonkers	NY	10705
Maria Lopez Cruz	My Little Sunflower Academy, Owner	26 St. Andrews Pl	Yonkers	NY	10705
Dutchman Realty II LLC	Owner/Operator of Site Property 372 Riverdale Ave (Vacant)	PO Box 362	Yonkers	NY	10703
Dutchman Realty II LLC	Owner/Operator of Site Property 13 Culver Street (Vacant)	PO Box 362	Yonkers	NY	10703
Joel Ricknauth	Adjacent Property Owner/Operator of 362 Riverdale Ave	362 Riverdale Ave	Yonkers	NY	10705
Shkelzen Malaj	Adjacent Property Owner/Operator of 360 Riverdale Ave	360 Riverdale Ave	Yonkers	NY	10705
Walter Bronfield	Adjacent Property Owner/Operator of 82 Post Street	82 Post Street	Yonkers	NY	10705
Walter Bronfield	Adjacent Property Owner/Operator of 80 Post Street	80 Post Street	Yonkers	NY	10705
Franycy Soto	Adjacent Property Owner/Operator of 76 Post Street	76 Post Street	Yonkers	NY	10705
Alberto Lopez	Adjacent Property Owner/Operator of 72 Post Street	72 Post Street	Yonkers	NY	10705

City of Yonkers	Adjacent Property Owner/Operator of 1 Culver Street	40 South Broadway, Room 102	Yonkers	NY	10701
State of New York	Adjacent Property Owner/Operator of 373 Riverdale Ave	4 Burnett Blvd	Poughkeepsie	NY	12603
State of New York	Adjacent Property Owner/Operator of 371 Riverdale Ave	4 Burnett Blvd	Poughkeepsie	NY	12603
State of New York	Adjacent Property Owner/Operator of 367 Riverdale Ave	4 Burnett Blvd	Poughkeepsie	NY	12603
State of New York	Adjacent Property Owner/Operator of 353 Riverdale Ave	4 Burnett Blvd	Poughkeepsie	NY	12603
State of New York	Adjacent Property Owner/Operator of 387 Riverdale Ave	4 Burnett Blvd	Poughkeepsie	NY	12603
Owner NY LLC, Mountain Portfolio	Adjacent Property Owner of 380 Riverdale Ave	150 N Riverside Plz, Fl 37	Chicago	IL	60606
Conoco Gas	Adjacent Property Operator of 380 Riverdale Ave	P.O. Box 7200	Bartlesville	OK	74005
22 CSY LLC	Adjacent Property Owner/Operator of 22 Culver Street	2533 Batchelder St 4E	Brooklyn	NY	11235
Giovanni Espinal	Adjacent Property Owner/Operator of 20 Culver Street	20 Culver Street	Yonkers	NY	10705
Robert Richardson	Adjacent Property Owner/Operator of 18 Culver Street	18 Culver Street	Yonkers	NY	10705
John Burkhardt	Adjacent Property Owner/Operator of 16 Culver Street	16 Culver Street	Yonkers	NY	10705
Charles Sukhraj	Adjacent Property Owner/Operator of 14 Culver Street	14 Culver Street	Yonkers	NY	10705
Milton Santiago	Adjacent Property Owner/Operator of 12 Culver Street	12 Culver Street	Yonkers	NY	10705
Jose Moya	Adjacent Property Owner/Operator of 10 Culver Street	10 Culver Street	Yonkers	NY	10705
Antonio Canseco	Adjacent Property Owner/Operator of 8 Culver Street	8 Culver Street	Yonkers	NY	10705
Louis Powell	Adjacent Property Owner/Operator of 4 Culver Street	4 Culver Street	Yonkers	NY	10705

Exhibit M



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshow@nyenvlaw.com

Jesse Montero, Library Director
Yonkers Public Library – Riverfront Library
1 Larkin Center
Yonkers, NY 10701

RE: Brownfield Cleanup Program Application
Applicant: Claudius Development LLC
Site Address: 372 Riverdale Avenue & 13 Culver Street

Dear Mr. Montero,

We represent Claudius Development LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 372 Riverdale Avenue and 13 Culver Street in the City of Yonkers, Westchester County, New York 10705. We respectfully request that the Riverfront Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in USB 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 Riverfront Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read "Linda R. Shaw", written over a horizontal line.

LINDA R. SHAW, ESQ.

The Riverfront Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 372 Riverdale Avenue & 13 Culver Street.

A handwritten signature in blue ink, appearing to read "Jesse Montero", written over a horizontal line.

Jesse Montero, Library Director

A handwritten date "6/11/26" in blue ink, written over a horizontal line.

Date

Exhibit N

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

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
372 RIVERDALE GOODYEAR AUTO REPAIR SITE**

John Saraceno, being duly sworn, deposes and says:

1. I am a Member of Claudius Development LLC, which has offices located at 117 Washington Avenue, Pleasantville, NY 10570, and which is the current volunteer entity for the prospective Brownfield Cleanup Program (“BCP”) Site located at 372 Riverdale Avenue and 13 Culver Street (Tax Lots 1-129-26 and 1-129-30) (collectively the “BCP Site”).

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

3. The proposed transit-oriented development project will create much needed affordable rental apartments in an identified Potential Environmental Justice Area and Disadvantaged Community Area in Yonkers, Westchester County with approximately 94.96 percent of the area’s population being a minority population. The project is also transit-oriented, located approximately 0.3 miles west from the Metro North Ludlow train station

4. As a developer of primarily affordable housing projects, there are limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk.

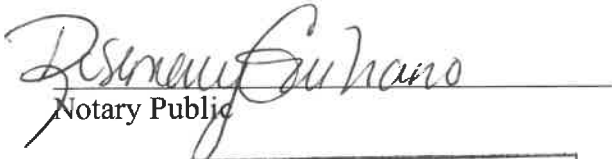
5. As a result, the application fee is a financial hardship to pay for a project with unknown future costs.

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

Executed: June 30, 2026


JOHN SARACENO
Claudius Development LLC

Sworn to this 30 day
of June 2026


Notary Public

ROSEMARY GUILIANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GU6195785
Qualified in Westchester County
Commission Expires 11/03/ 28