

GSD Urban Solutions LLC
Brownfield Cleanup Program Application
Water Street Brick Kiln Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566



Legal & Consulting Team:
Knauf Shaw LLP & SESI
August 2026

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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

August 10, 2026

VIA ELECTRONIC MAIL
DERSiteControl@dec.ny.gov

Chief, Site Control Section
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7020

**RE: Brownfield Cleanup Program Application
GSD Urban Solutions LLC
Water Street Brick Kiln Manufacturing Site
22-24 S Water Street Peekskill, NY 10566**

To Whom It May Concern:

A Brownfield Cleanup Program ("BCP") Application and support documentation for Requestor, GSD Urban Solutions LLC, in relation to the aforementioned Site has been submitted to the site control dropbox. For the convenience of Site Control, we have included a single PDF of the entire BCP Application, including exhibits, as well as the individual application files.

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

KNAUF SHAW LLP

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

LINDA R. SHAW, ESQ.

Enclosure

cc: Ian Lundy and Carolee Fink, Requestor Contacts:
ilundy@buildmsquared.com and cfink@buildmsquared.com
Mary Kate Chorazak, Consultant Contact: marykate.chorazak@sesi.org



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 PDF for each previous environmental report; and,
 - c. one PDF for each work plan being submitted with the application, if applicable.
 - d. one file (.jpeg or .png format) for each high resolution site photo
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: Water Street Brick Kiln Manufacturing Site

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: _____

☐

Yes

☒

No



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

BCP App Rev 18 – July 2026

SECTION I: Property Information

PROPOSED SITE NAME **Water Street Brick Kiln Manufacturing Site**

ADDRESS/LOCATION **22-24 South Water Street**

CITY/TOWN **Peekskill**

ZIP CODE **10566**

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY **Westchester**

SITE SIZE (ACRES) **0.89**

LATITUDE

LONGITUDE

°	'	"	°	'	"
41.2866730	17	12.02	73.9297250	55	47.01

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
22 South Water Street	32.12	2	3	0.18
24 South Water Street	32.12	2	4	0.71

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If not, please attach an accurate map of the proposed site including a metes and bounds description.	☒	☐
2. Are the required property map and high resolution site photo(s) of current site conditions included with the application? See application instructions for photo details (<i>Application will not be processed without map and photos</i>)	☒	☐
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>142</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.	☐	☒

SECTION I: Property Information (continued)		Y	N						
6a. 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:		☐	☒						
6b. If you have answered YES to Question 6 above, include a detailed description of how a phased approach will comply with the requirements of DER-32 Section V.A.5. Multiple Applications. b. and c. See application instructions, Multiple Applications, for more details. Is this description included in application attachments? ☐ Yes ☐ No ☒ N/A									
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.		☐	☒						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>						
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):		☐	☒						
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					
<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 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.		☐	☐						
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.									

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., a NYC HPD or NYS HCR funding deadline, 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	☐	☒
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SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>W-F2</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 City of Peekskill		
CONTACT NAME Carol J. Samol, Director, Planning and Development		
ADDRESS 840 Main Street		
CITY Peekskill	STATE NY	ZIP CODE 10566
PHONE (914) 734-4218	EMAIL csamol@cityofpeekskillny.gov	
OWNERSHIP START DATE 6/8/1998		
CURRENT OPERATOR City of Peekskill		
CONTACT NAME Carol J. Samol		
ADDRESS 840 Main Street		
CITY Peekskill	STATE NY	ZIP CODE 10566
PHONE (914) 734-4218	EMAIL csamol@cityofpeekskillny.gov	
OPERATION START DATE 1964		

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:

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:

Brick Kiln Manufacturing; Coal Storage

SECTION VII: Requestor Information					
NAME GSD Urban Solutions LLC Attn: Carolee Fink c/o Alicia Glen					
ADDRESS 924 West End Avenue, Apartment 103					
CITY/TOWN New York			STATE NY	ZIP CODE 10025	
PHONE (917) 415-6313		EMAIL cfink@buildmsquared.com			
1. Is the requestor authorized to conduct business in New York State (NYS)?				Y ☒	N ☐
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 Ian Lundy		
ADDRESS 40 Fulton Street, Suite 1404		
CITY New York	STATE NY	ZIP CODE 10038
PHONE (310) 729-3378	EMAIL ilundy@buildmsquared.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mary Kate Chorazak		
COMPANY SESI Consulting Engineers		
ADDRESS 959 Route 46 Fl 3 Ste. 300		
CITY Parsippany	STATE NJ	ZIP CODE 07054
PHONE (973) 808-9050 X283	EMAIL marykate.chorazak@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.		
COMPANY Knauf Shaw LLP		
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue		
CITY Rochester	STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.		
1. Is the requestor applying for a fee waiver?	Y ☐	N ☒
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.		
1. Are any enforcement actions pending against the requestor regarding this site?	Y ☐	N ☒
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.

Provide a statement describing why the requestor should be considered a volunteer – be specific as to the appropriate care taken.

Conclusory statements of Volunteer status based on no affiliation with prior owners and operators or restating the appropriate care standard, without specifically describing the actions taken by the requestor in its exercise of appropriate care with respect to contamination found at the site, generally will not be sufficient to demonstrate that an applicant qualifies as a Volunteer. Please note that requestors that are owners are Participants unless they show they meet the requirements for Volunteer status.

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:

Prospective ground lessee

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.

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SECTION XI: Property Eligibility Information		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y	N
	☐	☒
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 Sole Managing Member (title) of GSD Urban Solutions 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: 8/10/26

Signature:  _____

Print Name: Alicia Glen

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 18

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
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), Environmental Justice (“EJ”) Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Access Agreement
Exhibit I	Site Drawing Spider Maps
Exhibit J	NYS DOS Entity Information
Exhibit K	Written Consent
Exhibit L	Site Contact List
Exhibit M	Repository Letter
Exhibit N	Site Photos

ENVIRONMENTAL REPORTS:

1. June 23, 2026 Phase I Environmental Site Assessment, for Peekskill, NY 22-24 South Water Street, Peekskill, Westchester County, NY prepared by SESI Consulting Engineers for Requestor
2. June 23, 2026 Phase II Environmental Site Assessment, for Peekskill, NY 22-24 South Water Street, Peekskill, Westchester County, NY prepared by SESI Consulting Engineers for Requestor

SECTION I – PROPERTY INFORMATION

The Site is located at the following address(es):

Parcel Address	Tax Parcel Identification No.	Acreage ¹
22 South Water Street	32.12-2-3	± 0.18
24 South Water Street	32.12-2-4	± 0.71

The Site located in City of Peekskill, New York 10566 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map is provided in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map is 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 B, Census Tract 142. 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 62.8% of the population surrounding this Site is a minority population. Approximately 30.1% 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 36119014200, which has an environmental burden higher than 97% of Census Tracts statewide and a population vulnerability higher than 85% percent of Census Tracts statewide.

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

12. Easements and Existing Right of Ways

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

13. Please refer to BCP Application Form.

¹ Acreages were determined using information from the Phase I Environmental Site Assessment Report. A survey map is not yet available for the Site.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address(es):

Parcel Address	Tax Parcel Identification No.
22 South Water Street	32.12-2-3
24 South Water Street	32.12-2-4

The Site located in an urban area of the city of Peekskill, New York 10566. The closest body of water to the Site is Peekskill Bay within the Hudson River, which is approximately 500 feet from the Site. The Site is located in a flood zone, Flood Zone X. See Exhibit D – Flood Map. The Site is located approximately 140 feet from the Metro North Hudson Line railroad tracks, and roughly 850 feet from the Peekskill Station on that line.

B. Site Features

The Subject Property consists of two (2) parcels identified on tax map records as Tax ID 32.12-2-3 and Tax ID 32.12-2-4 and located at 22-24 South Water Street, Peekskill, Westchester County, New York. The Site is approximately 0.89-acres and improved by an asphalt parking lot currently used as public parking lot for nearby commercial businesses and public transportation. The parking lot is identified as the City of Peekskill “Lot C”. A Subject Property Plan is shown on Phase I Report Figure 1.3.

C. Current Zoning and Land Use

The Site is currently located in the Peekskill Zoning District W-F2. See Exhibit E - Zoning Map. This District allows for residential, commercial, and light industrial use. The Site currently has a commercial use and is occupied by a parking lot. The surrounding properties are commercial businesses to the north (Homestyle Desserts & Creamery), to the west by a rail line (New York Central Railroad) followed by Riverfront Park, to the south by West Street, followed by commercial storefronts (Dylan’s Wine Cellar, Home on the Hudson), and to the east by South Water Street followed by multi-family residential housing, commercial storefronts (Peekskill Brewery, Nunzio Tailor & Cleaners), vacant lots and asphalt parking lots. The nearest residential area is a few feet from the Site. Current Site Photos are in Exhibit N.

D. Past Use of the Site

The Site operated as a fire brick manufacturing facility from at least 1887 through 1942. Historic coal storage was documented in 1887 and the facility was noted to use coal as a fuel source until at least 1932. From 1950 through 1960, the Site was undeveloped. From 1964 to the present-day, the Site was developed as an asphalt parking lot for municipal commuter parking. 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

Soil conditions within the borings consisted of fill material (asphalt millings, brick, concrete, coal) at depths ranging from approximately 1.0 to 11.0 ft-bgs. Groundwater was encountered between approximately 4.5 to 10 ft-bgs and is expected to flow in the west-southwest direction.

F. Environmental Assessment

In soil, VOCs were detected in exceedance of the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) for Acetone (max of 0.0505 mg/kg exceeding the PGWSCO of 0.03 mg/kg) in deep soil in the southern portion of Lot 3 (the southern lot), as well as in intermediately deep soil in the northern and deep soil in the western portion of Lot 4 (the northern lot). Metals were also detected in exceedance of the Restricted Residential Soil Cleanup Objectives (RRSCOs) including Arsenic (max of 43.2 mg/kg exceeding the RRSCO and PGWSCO of 16 mg/kg) in intermediately deep soil in the northwest and southern portions of lot 4; and Barium (max of 1120 mg/kg exceeding the RRSCO of 410 mg/kg and PGWSCO of 820 mg/kg), Cadmium (max of 4.2 mg/kg exceeding the RRSCO of 2.5 mg/kg) and Lead (max of 1100 mg/kg exceeding the RRSCO of 400 mg/kg and PGWSCO of 450 mg/kg) in intermediately deep soil in the southern portion of lot 4.

In groundwater, SVOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including, in both lots, for Benzo(a)anthracene (max of 5.5 µg/L exceeding the AWQS of 0.002 µg/L), Benzo(a)pyrene (max of 5.6 µg/L), Benzo(b)fluoranthene (max of 6.6 µg/L exceeding the AWQS of 0.002 µg/L), Benzo(k)fluoranthene (max of 2.7 µg/L exceeding the AWQS of 0.002 µg/L), Chrysene (max of 5.2 µg/L exceeding the AWQS of 0.002 µg/L), and Indeno(1,2,3-cd)pyrene (max of 3.3 µg/L exceeding the AWQS of 0.002 µg/L). Metals (dissolved) were detected in exceedance of the AWQS in both lots for Arsenic (max of 149 µg/L exceeding the AWQS of 25 µg/L), Barium (max of 1710 µg/L exceeding the AWQS of 1000 µg/L), Beryllium (max of 11.1 µg/L exceeding the AWQS of 3 µg/L), Chromium (max of 320 µg/L exceeding the AWQS of 50 µg/L), Copper (max of 1680 µg/L exceeding the AWQS of 200 µg/L), Iron (max of 739000 µg/L exceeding the AWQS of 300 µg/L), Lead (max of 2300 µg/L exceeding the AWQS of 25 µg/L), Magnesium (max of 107000 µg/L exceeding the AWQS of 35000 µg/L), Manganese (max of 13800 µg/L exceeding the AWQS of 300 µg/L), Nickel (max of 367 µg/L exceeding the AWQS of 100 µg/L) and Sodium (max of 1200000 µg/L exceeding the AWQS of 20000 µg/L). Cadmium (max of 5.7 µg/L exceeding the AWQS of 5 µg/L) and Zinc (max of 2720 µg/L exceeding the AWQS of 2000 µg/L) were detected in exceedance in lot 4. PFAS was detected in exceedance of the AWQS for PFOA (max of 329 µg/L exceeding the AWQS of 6.7 µg/L), and PFOS (max of 317 µg/L exceeding the AWQS of 2.7 µg/L) on the western side of lot 4.

In soil vapor ambient air and indoor air, VOCs were detected within the sample collected from the Site in exceedance of the New York State Department of Health (NYSDOH) decision matrix E including but not limited to Heptane (max of 1030 µg/m³), and Hexane (max of 3060 µg/m³) on lot 4.

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 proposed development (the “Project”) is contemplated as an approximately 106-unit mixed-income multifamily development with ~4,500 SF of retail and parking. The Project, located in the Peekskill Waterfront District, is a 5-minute walk from the Peekskill Metro-North station, and has been designed to strengthen connectivity between the waterfront district and downtown Peekskill. A component of Peekskill’s Downtown Revitalization Plan, it will address the City’s vision of providing housing and retail that support economic growth, while attracting new residents and businesses. The exact percentage of affordable housing has not been determined and is being discussed with the City. The percentage is anticipated to be between 20%-50%.

Schedule – Commencement through COC

Based on the submission date of the BCP Application, receipt of the BCA is expected by the end of 2026. A Remedial Investigation (RI) Work Plan (RIWP) will then be submitted thirty (30) days after full BCA execution. After the 45 day review and subsequent 30 day public comment period the RIWP should be approved by spring 2027. Remedial Investigation is expected to be completed on the Site by the second quarter of 2027. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be completed in the third quarter and will be subject to a 45 day comment period. The Decision Document and RIR/RAWP approval is expected by the end of 2027 and any required remediation would be implemented in first quarter of 2028 and be completed by early summer 2028. The Certificate of Completion is anticipated to be issued on or before the end of 2028. There are no financing deadlines applicable in this schedule depending on the final percentage of affordable housing. However, the schedule above is long enough to account for the final decision on the percentage of affordable housing and if affordable housing agency financing will be secured.

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.

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

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

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

NYSDEC when selecting materials, methods and general operations for this work.

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

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

Redevelopment: The following measures will be incorporated into the project: green lighting, energy star fixtures and appliances, thermal envelope (consisting of insulation for walls, floors, and roof and low window U factors-preventing heat from escaping and insulating), green mechanical equipment focusing on sustainability (high energy efficiency and low emissions), green conveying systems (through integration of either energy-efficient motors, intelligent automation, or sustainable materials), plantings, permeable surfaces and wood framing.

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 Peekskill Bay within the Hudson River which is approximately 500 feet from the Site. In any event, the project will be 100% electric with an efficient thermal envelope including high performance double pane windows. There will be flood resiliency features incorporated into the design for the commercial and residential components on the first floor. The developers are studying the use of lower carbon materials for the structural elements, façade materials, and FF&E. The developers are studying the potential for on-site energy generation through solar and energy storage. The Site is located in a flood zone-Flood Zone X. 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).

Because this Site is situated so close to the Hudson River, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, will be required to be submitted. However, it does not need to be submitted with this application, but can be submitted later as part of the remedial investigation report (RIR).

The DEC Environmental Resource Mapper, located at the link below, does identify significant natural communities or rare plants or animals in the vicinity of the Site.

https://giservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Peekskill Zoning District W-F2. See Exhibit E, Zoning Map.

2. Allowed Uses

The W-F2 (Local Waterfront) zoning district allows for light-industrial, commercial, and mixed-use development uses.

3-4. Current Use

This Site is currently owned by the City of Peekskill, which operate a parking lot on the space. Current Site Photos are in Exhibit N.

5. Intended Use Post Remediation

After the remediation, the Site will be used for commercial and residential uses.

6. Post Remediation Use

Post remediation use of the Site entails an approximately 106-unit mixed-income multifamily development with ~4,500 SF of retail and parking.

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the proposed use.

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

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

10. Consistent with the Master Plan?

Yes, the project is consistent with the City of Peekskill Master Plan, which intends to create an adequately diverse range of housing opportunities and encourage social integration across income levels, as well as downtown revitalization. It is also consistent with regional “Smart Growth” principles like Peekskill’s Pro-Housing Community status as designated by the State of New York.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

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

Parcel Address	Owner	Ownership Start Date
22 South Water Street	City of Peekskill	6/8/1998
24 South Water Street	City of Peekskill	5/25/1945

See Exhibit G, Deed for additional information.

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

The Previous 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 for the Site separately attached:

- a. June 23, 2026 Phase I Environmental Site Assessment, for Peekskill, NY 22-24 South Water Street, Peekskill, Westchester County, NY prepared by SESI Consulting Engineers for Requestor
- b. June 23, 2026 Phase II Environmental Site Assessment, for Peekskill, NY 22-24 South Water Street, Peekskill, Westchester County, NY prepared by SESI Consulting Engineers for Requestor

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 Benzo(a)anthracene and mercury in soil, and Tetrachloroethene in soil vapor. See Exhibit I - Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGWSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGWSCO (mg/kg)	Depth (ft-bgs)	Sample ID	Max Detection Date
VOCs								
Acetone	0	4	0.0505	100	0.03	11-11.5	SB-9	2/27/2026
Metals								
Arsenic	2	2	43.2	16	16	4-4.5	SB-1	2/27/2026
Barium	1	1	1120	410	820	4-4.5	SB-7	2/27/2026
Cadmium	1	0	4.2	2.5	7.5	4-4.5	SB-7	2/27/2026
Lead	1	1	1100	400	450	4-4.5	SB-7	2/27/2026

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)	Sample ID	Max Detection Date
SVOCs					
Benzo(a)anthracene	2	5.5	0.002	TWP-6	2/27/2026
Benzo(a)pyrene	2	5.6	ND	TWP-6	2/27/2026
Benzo(b)fluoranthene	2	6.6	0.002	TWP-6	2/27/2026
Benzo(k)fluoranthene	2	2.7	0.002	TWP-6	2/27/2026
Chrysene	2	5.2	0.002	TWP-6	2/27/2026
Indeno(1,2,3-cd)pyrene	2	3.3	0.002	TWP-6	2/27/2026
Metals					
Arsenic	2	149	25	TWP-10	2/27/2026
Barium	2	1710	1000	TWP-10	2/27/2026
Beryllium	2	11.1	3	TWP-10	2/27/2026
Cadmium	1	5.7	5	TWP-6	2/27/2026
Chromium	2	320	50	TWP-10	2/27/2026
Copper	2	1680	200	TWP-6	2/27/2026
Iron	3	739000	300	TWP-6	2/27/2026
Lead	3	2300	25	TWP-10	2/27/2026
Magnesium	3	107000	35000	TWP-10	2/27/2026
Manganese	3	13800	300	TWP-6	2/27/2026
Nickel	2	367	100	TWP-10	2/27/2026

Sodium	3	1200000	20000	TWP-5	2/27/2026
Zinc	1	2720	2000	TWP-6	2/27/2026
PFAS					
PFOA	1	329	6.7	TWP-5	2/27/2026
PFOS	1	317	2.7	TWP-5	2/27/2026

Soil Vapor:

Analytes > Decision Matrices	Detections > Decision Matrices	Max Detection ($\mu\text{g}/\text{m}^3$)	Matrix	Decision Matrices Lower Value ($\mu\text{g}/\text{m}^3$)	Decision Matrix Upper Value ($\mu\text{g}/\text{m}^3$)	Max Boring Sample ID	Max Collection Date
VOCs							
Heptane	1	1030	E	200	2000	VP-6	2/27/2026
Hexane	1	3060	E	200	2000	VP-6	2/27/2026

4. Past Land Use

1. Past Use of the Site

During investigations of the Site to date and during preparation of this application, Aerial Photographs, Environmental Data Resources, Inc. (EDR) City Directory Abstract, USGS Topographic Maps, Sanborn Fire Insurance Maps, and Environmental Lien and AUL Search Report were reviewed. These sources were the primary information sources relied on in the Phase I report to document the historical uses.

Based on a review of Sanborn Fire Insurance Maps, the Site operated as a fire brick manufacturing facility from at least 1887 through 1942. Historic coal storage was documented in 1887 and the facility was noted to use coal as a fuel source until at least 1932. From 1950 through 1960, the Site was undeveloped. From 1964 to the present-day, the Site was developed as an asphalt parking lot for municipal commuter parking.

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

June 23, 2026 Phase I Environmental Report-

Based on the Phase I investigation, it is concluded that there is evidence to indicate areas of recognized environmental concern on the Subject Property and that additional investigation of these areas is warranted. The conclusions and recommendations in this regard are as follows:

- REC (“Recognized Environmental Condition”) 1 – Historic Fire Brick Manufacturing Operations: Based on a review of Sanborn Map records, historic fire brick manufacturing operations began as early as 1887 and continued until at least 1942. Such operations are commonly associated with potential environmental impacts, including the use of raw materials, fuels, and additives that may contribute to releases of metals, polycyclic aromatic hydrocarbons (PAHs), and other combustion-related byproducts to soil and groundwater. Additional investigation of historic operations was conducted during the 2026 Phase II sampling events.

- REC 2 – Historic Coal Storage Area: Based on a review of Sanborn Map records, historic coal storage was documented in 1887, and the historic fire brick manufacturing facility was noted to use coal as a fuel source until at least 1932. Historic coal storage and handling areas are commonly associated with potential environmental impacts, including releases of coal ash, cinders, and related byproducts that may contain metals and PAHs. Additional investigation of the historic coal storage area was conducted during the 2026 Phase II sampling events. Sitewide soil, groundwater and soil vapor contamination is addressed under REC 5. Therefore, no further action is required for REC 2.

- REC 3 – Historic Fill: A review of historical topographic maps indicates that areas immediately west of the Site were subject to filling activities between approximately 1901 and 1936. Findings from the 2026 Phase II investigation identified the presence of contaminants in Site soils consistent with historic fill material. Soil conditions within the borings consisted of fill material (asphalt millings, brick, concrete, coal) at depths ranging from approximately 1.0 to 11.0 ft-bgs. Historic fill is commonly associated with urban and industrial development and may include ash, cinders, demolition debris, and other anthropogenic materials that can contain metals, PAHs, and other contaminants.

- REC 4 - NY SPILL No. 0507823: One incident, identified as “City Parking Lot” (Spill No. 0507823), was reported in the NY SPILL database due to petroleum contamination of unknown origin detected in soil borings during a historical site investigation. No additional details were available for this listing.

- REC 5 – Confirmed Soil, Groundwater and Soil Vapor Contamination: Based on findings from the 2026 Phase II investigation, soil, groundwater, and soil vapor contamination were confirmed at the Site. Soil analytical results identified acetone and metals at concentrations exceeding the New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs). Groundwater sampling detected semi-volatile organic compounds (SVOCs), metals, and per- and polyfluoroalkyl substances (PFAS) at concentrations above NYSDEC Ambient Water Quality Standards (AWQS). Additionally, volatile organic compounds (VOCs), specifically heptane and hexane, were detected in soil vapor at concentrations exceeding the New York State Department of Health (NYSDOH) lower and upper guidance values, respectively. An application will be submitted to enroll the Site in the NYSDEC Brownfield Cleanup Program (BCP).

- REC 6 – Adjacent Railroad Operations: The Metro-North Railroad Hudson Line has been located immediately west of the Site since at least 1887. The nearest station, Peekskill Station, is approximately 550 feet southwest of the Site. Railroad operations are commonly associated with potential environmental concerns, including the use and handling of fuels, lubricants, herbicides,

and historic materials such as creosote-treated railroad ties, which may contribute to releases of petroleum hydrocarbons, metals, and PAHs to adjacent properties. Given the proximity of the active rail corridor, there is a potential for migration of contaminants onto the Site via surface runoff, groundwater flow, or historical fill placement.

June 23, 2026 Phase II Environmental Report-

SESI conducted a Phase II ESA in order to evaluate subsurface conditions. Seven (7) direct push borings were advanced from 5.0 to 15.0 feet below ground surface (ft-bgs) using a Geoprobe and a total of seven (7) soil samples were collected at one (1) sample per boring. Two (2) soil borings (SB-5 and SB-6) were converted to temporary well points (TWP-5 and TWP-6) and two (2) groundwater samples were collected. Two (2) soil vapor points were installed, and two (2) soil vapor samples were collected. Soil conditions within the borings consisted of fill material (asphalt millings, brick, concrete, coal) at depths ranging from approximately 1.0 to 11.0 ft-bgs. Groundwater was encountered between approximately 4.5 to 10 ft-bgs and flow direction was predicted to be in the west-southwest direction.

The Phase II conclusion reached was that exceedances in the soil, groundwater, and soil vapor reported during the investigation are a result of former operations (Fire Brick Manufacturing, Kilns, Coal Storage) and historic fill material. Analytical results of this investigation identified metals impacts to soil exceeding the RSCOs and RRSCOs across the subject property at depths ranging from 4.0 to 4.5 ft-bgs. Acetone and metals exceedances to UUSCOs were identified at depths ranging from 4.0 to 11.5 ft-bgs. In addition, SVOC and metals impacts in were identified in both temporary well samples. PFAS impacts were identified in one well. VOCs, specifically heptane and hexane, were detected in soil vapor at concentrations exceeding the NYSDOH lower and upper guidance values, respectively. An application will be submitted to enroll the Site in the NYSDEC Brownfield Cleanup Program (BCP). Participation in the BCP will involve further investigation to delineate the extent of contamination and the implementation of appropriate remedial actions to address identified impacts across the Site.

SECTION VII: REQUESTOR INFORMATION

The Requestor is GSD Urban Solutions LLC, a New York limited liability company, located at 924 West End Avenue, Apartment 103, New York, NY 10025. GSD Urban Solutions LLC is authorized to do business in the State of New York. See Exhibit J, NYSDOS Entity Information. The sole managing member is Alicia Glen.

The Written Consent provides Alicia Glen with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor GSD Urban Solutions 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

SESI personnel did not observe any evidence of bulk storage tanks at the Subject Property and the Phase I and II did not identify any history of unregistered bulk storage tanks on the Site.

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 a portion of the Site from the current owner. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to planning to acquire the Site and has implemented due care of the Site when 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

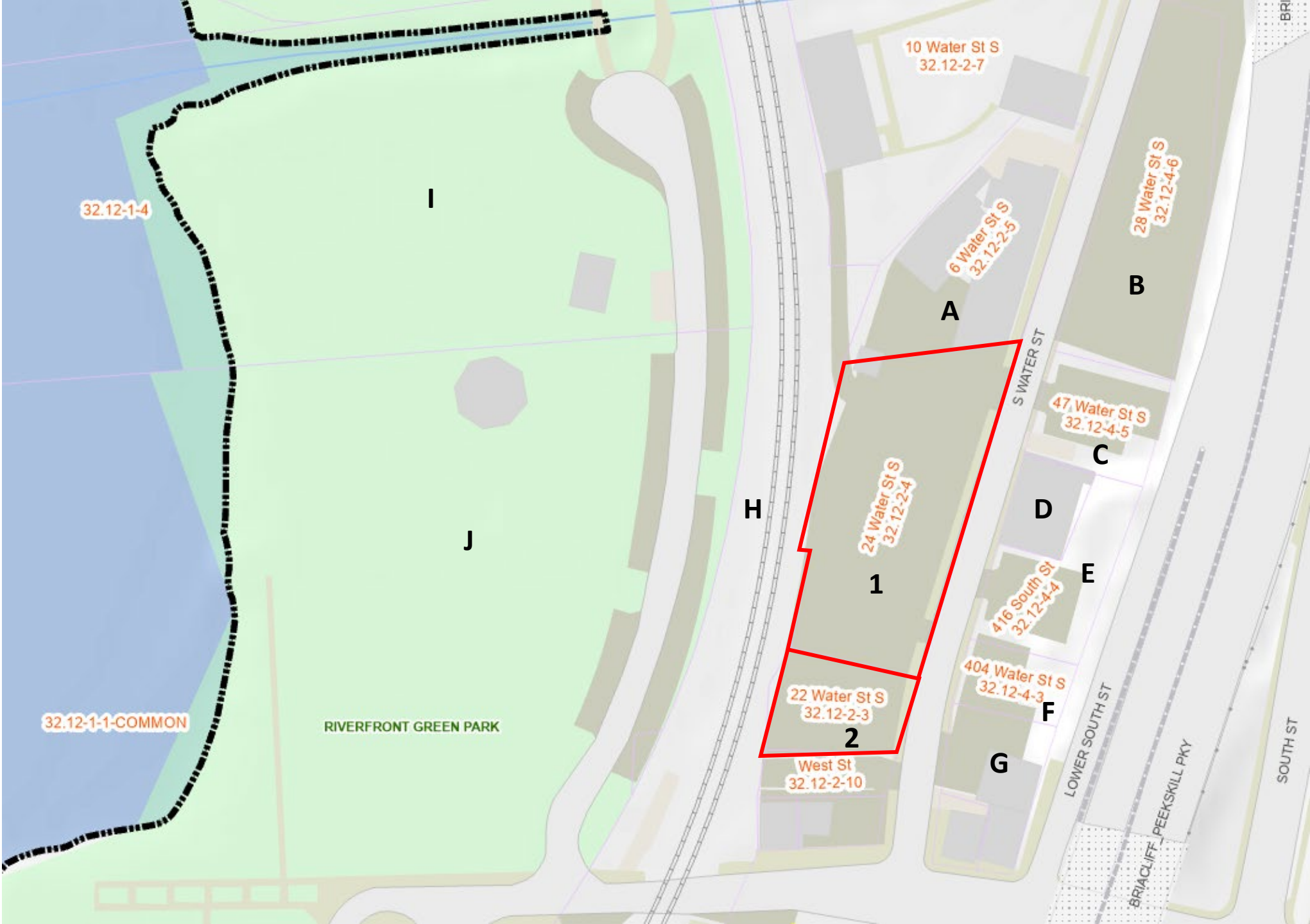
Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:
— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – J



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	City of Peekskill	24 S Water Street	32.12-2-4
2	City of Peekskill	22 S Water Street	32.12-2-3

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Rosa Sanca Realty LLC	6 S Water Street	32.12-2-5
B	City of Peekskill	28 S Water Street	32.12-4-6
C	SWS Owner LLC	47 S Water Street	32.12-4-5
D	SWS Owner LLC	49 S Water Street	32.12-4-5.1
E	Tap P Realty Corp	416 South Street	32.12-4-4
F	404 So. Water St Partners LLC	404 S Water Street	32.12-4-3
G	JDC Partners LLC	400 South Street	32.12-4-2
H	Metropolitan Transportation Authority	300 Railroad Ave	32.16-1-9
I	City of Peekskill	NA Hudson Ave	32.12-1-4
J	City of Peekskill	NA Hudson Ave	32.12-1-1



BCP Site Location

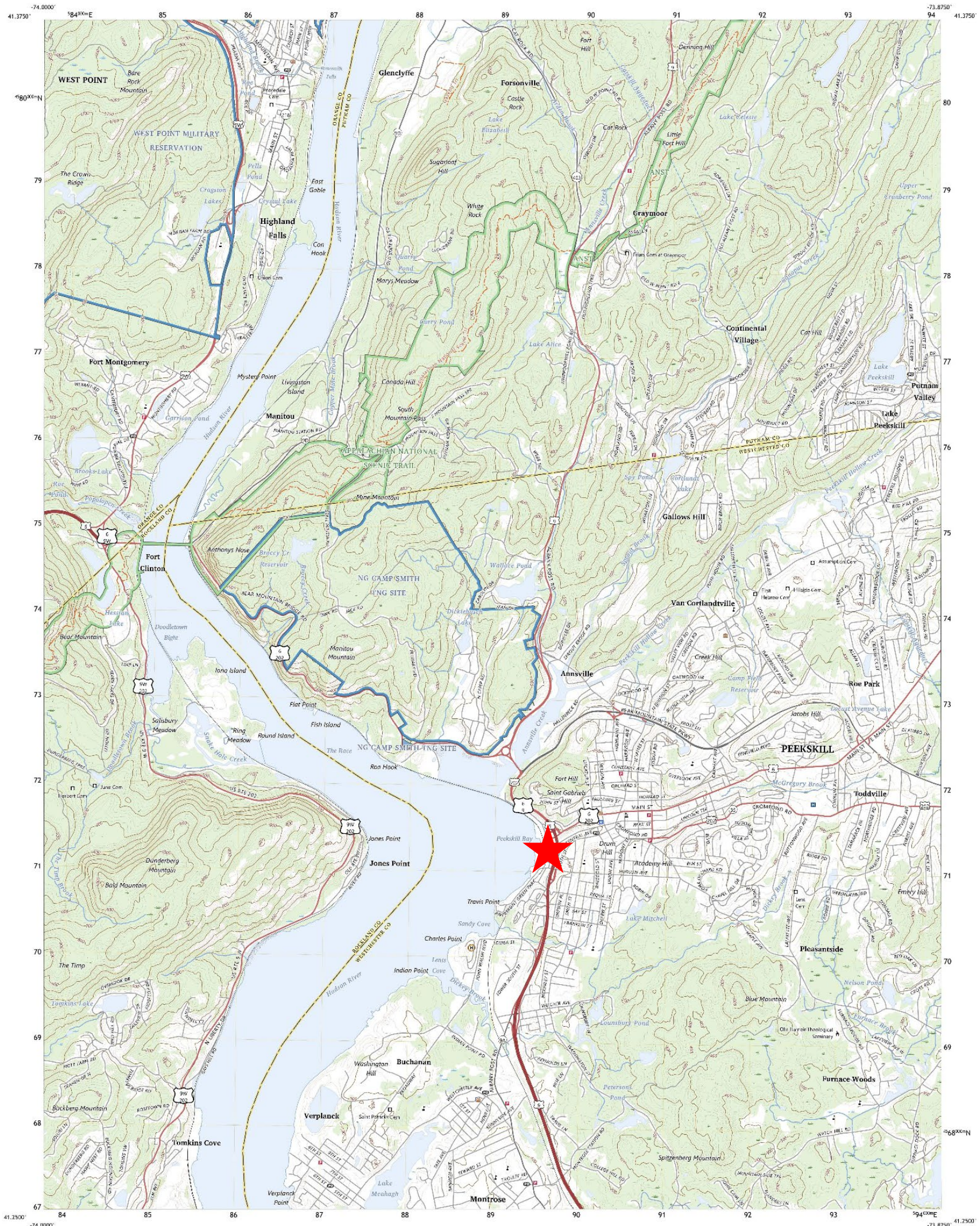
SITE LOCATION MAP



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



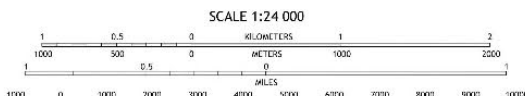
PEEKSKILL QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-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, August 2017 - December 2017
Roads: U.S. Census, 2016
Names: U.S. Census, 2016
Hydrography: National Hydrography Dataset, 2002 - 2002
Contours: National Elevation Dataset, 1999
Boundaries: Multiple sources; see metadata file 7020 - 7027
Wetlands: FWS National Wetlands Inventory 1985 - 2011



CON (UK IN US) 2011
NORTH AMERICAN DATUM OF 1983
This map was produced to conform with the
National Geographic Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

ADDITIONAL QUADRANGLES

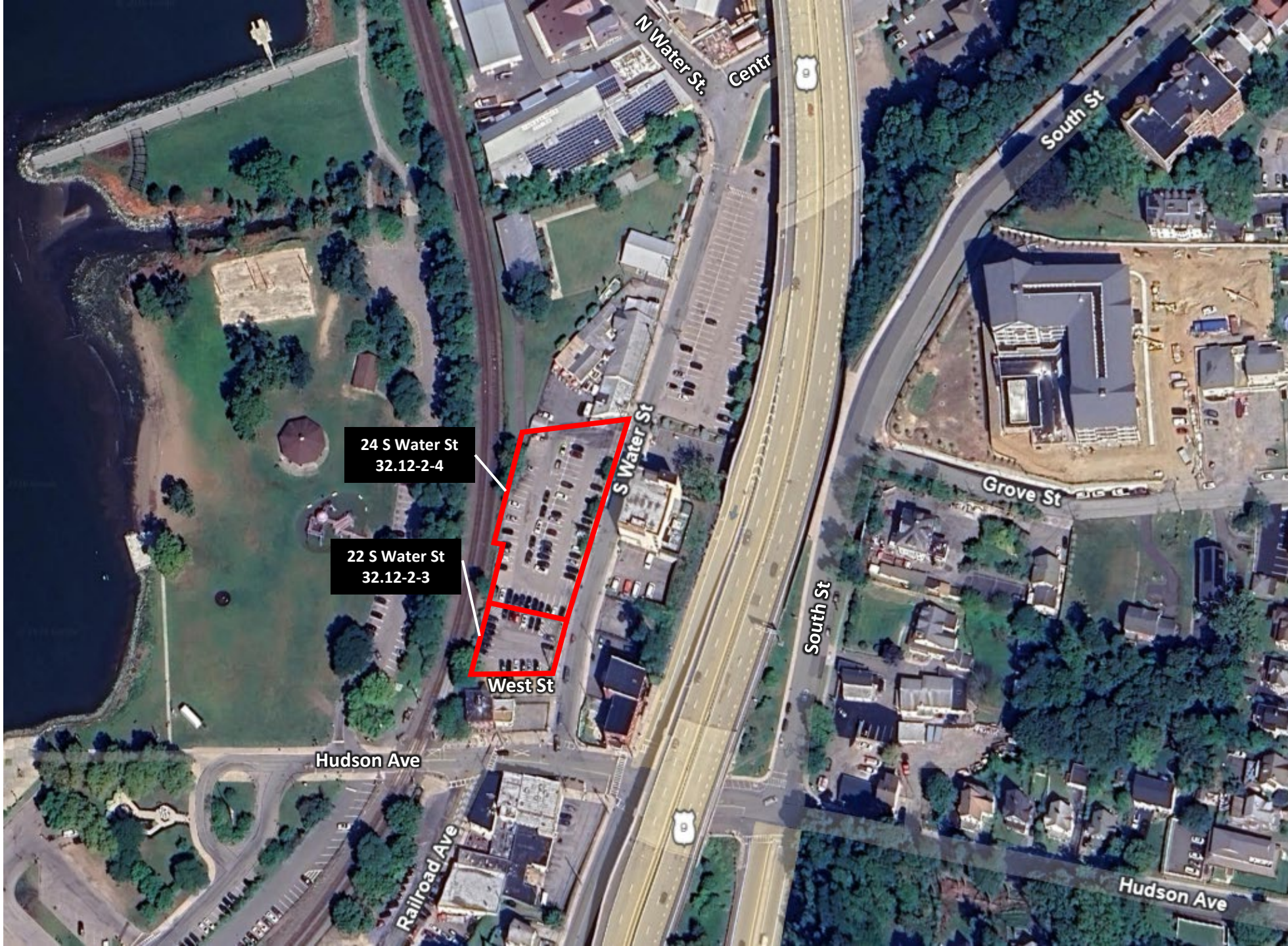
ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

PEEKSKILL, NY
2023

Street Map

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

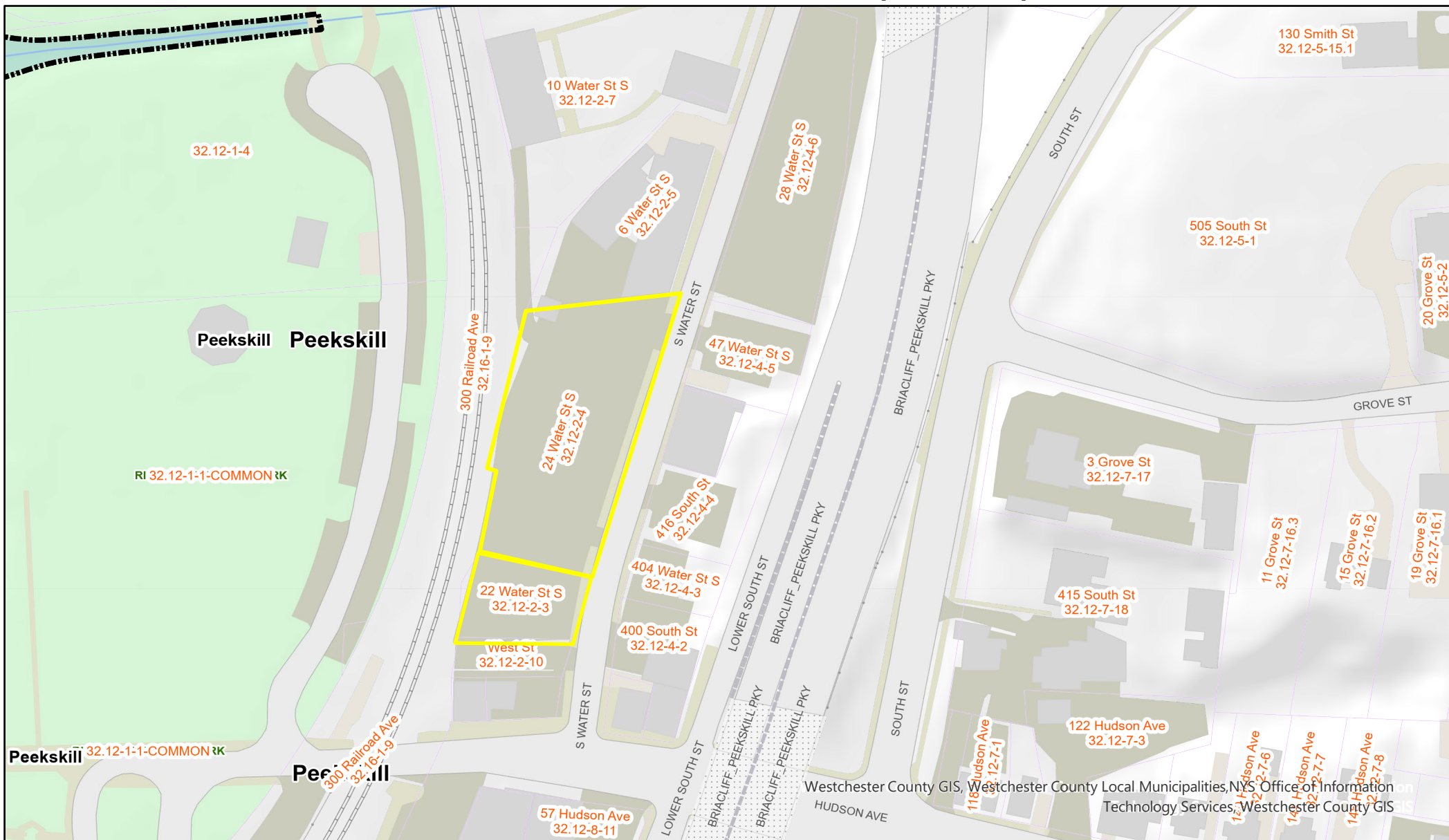
Legend:
— Site Property Boundary



July 2026
Source: Google Earth

EXHIBIT B

22-24 Water St S. ID: 32.12-2-4 (Peekskill)



May 18, 2026

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.

1:1,500



— BCP Site Boundary

0 70 140 280
ft

Westchester County GIS

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

EXHIBIT C

BOA Map

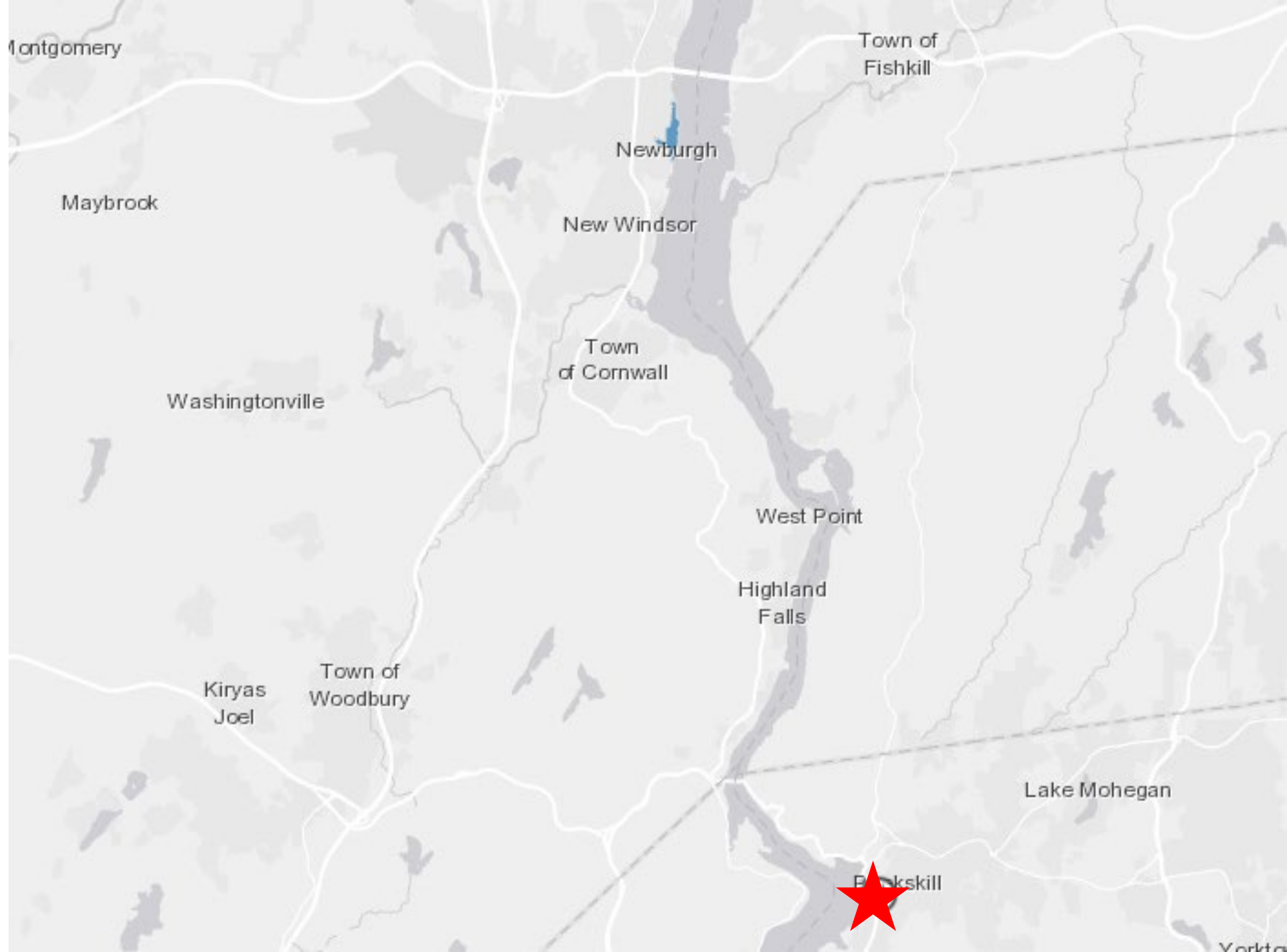
Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:

★ Site Location

July 2026

Source: NYS GIS

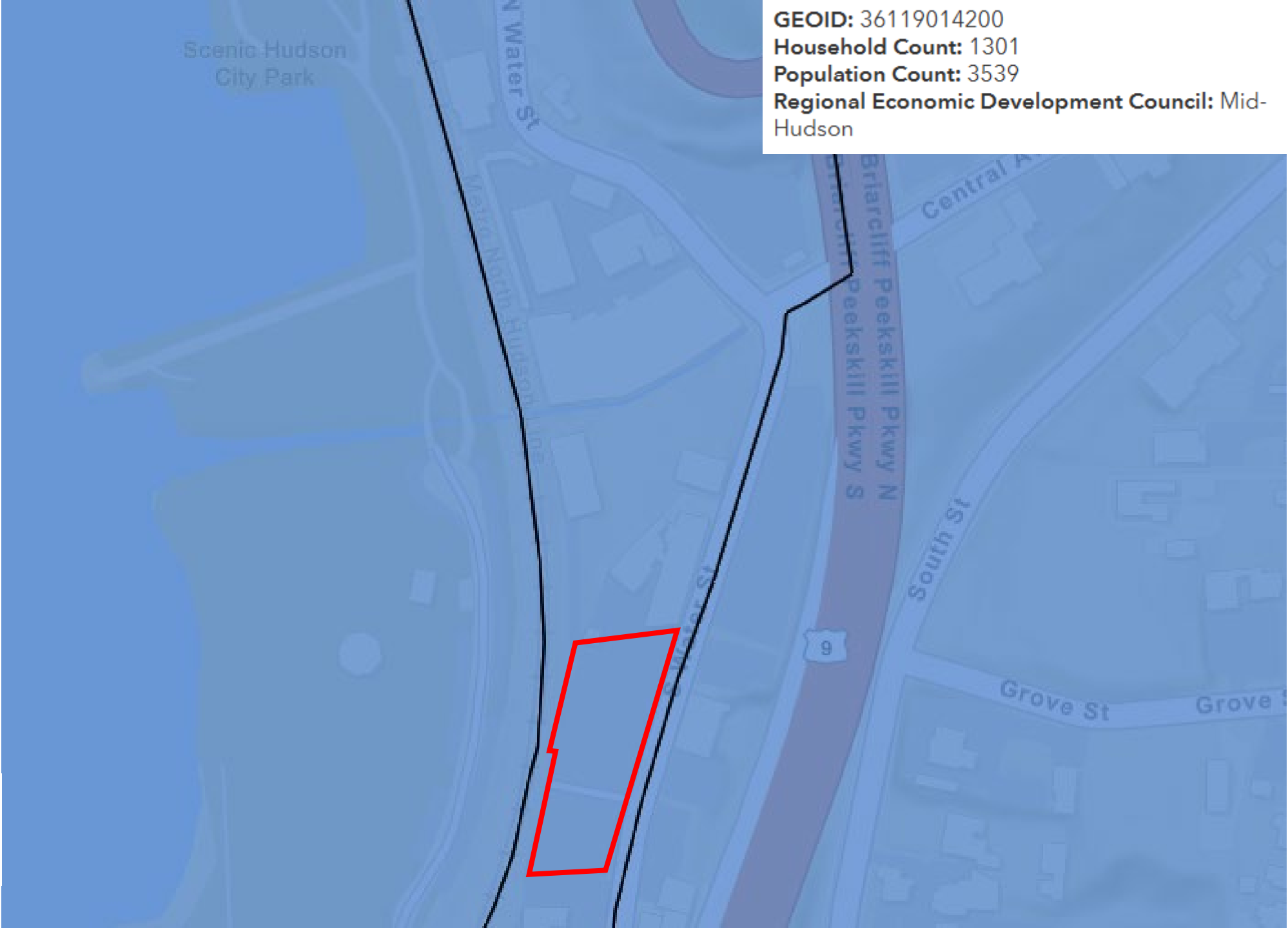


Disadvantaged Communities Map

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

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

GEOID: 36119014200
Household Count: 1301
Population Count: 3539
Regional Economic Development Council: Mid-Hudson



Census Tract 36119014200 is **Designated a DAC**
This Tract covering **Peekskill city** has a population of **3,539**

Environmental Burden is higher
than **97%** of Census Tracts statewide
Population Vulnerability is higher
than **85%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	67%
	COPD ED visits	72%
	Heart attack (MI) Hospitalization	93%
	Low Birthweight	74%
	Pct Adults Age 65+	6%
	Pct w/ Disabilities	45%
	Pct w/o Health Insurance	90%
	Premature Deaths	33%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	46%
	Housing Cost Burden (Rental C...	81%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	70%
	Pct w/o Internet (home or cellu...	68%
Income	Pct <100% of Federal Poverty ..	78%
	Pct <80% Area Median Income	93%
	Pct Single-Parent Households	84%
	Pct w/o Bachelor/Es Degree	64%
	Unemployment Rate	59%
Race/Ethnicity	Limited English Proficiency	61%
	Pct Asian	3%
	Pct Black or African American	75%
	Pct Latino/a or Hispanic	90%
	Pct Native American or Indigen...	86%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	57%
	Industrial/Manufacturing/Mining La...	70%
	Major Oil Storage Facilities	50%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	95%
	Remediation Sites	79%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	45%
	Driving Time to Urgent/Critical Care	75%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	93%
	Low Vegetative Land Cover	43%
Potential Pollution Exposure	Benzene Concentration (Modeled)	30%
	Particulate Matter (PM2.5)	39%
	Traffic: Diesel Trucks	57%
	Traffic: Number of Vehicles	54%
	Wastewater Discharge	75%

Legend:

- Site Property Boundary
- Disadvantaged Community

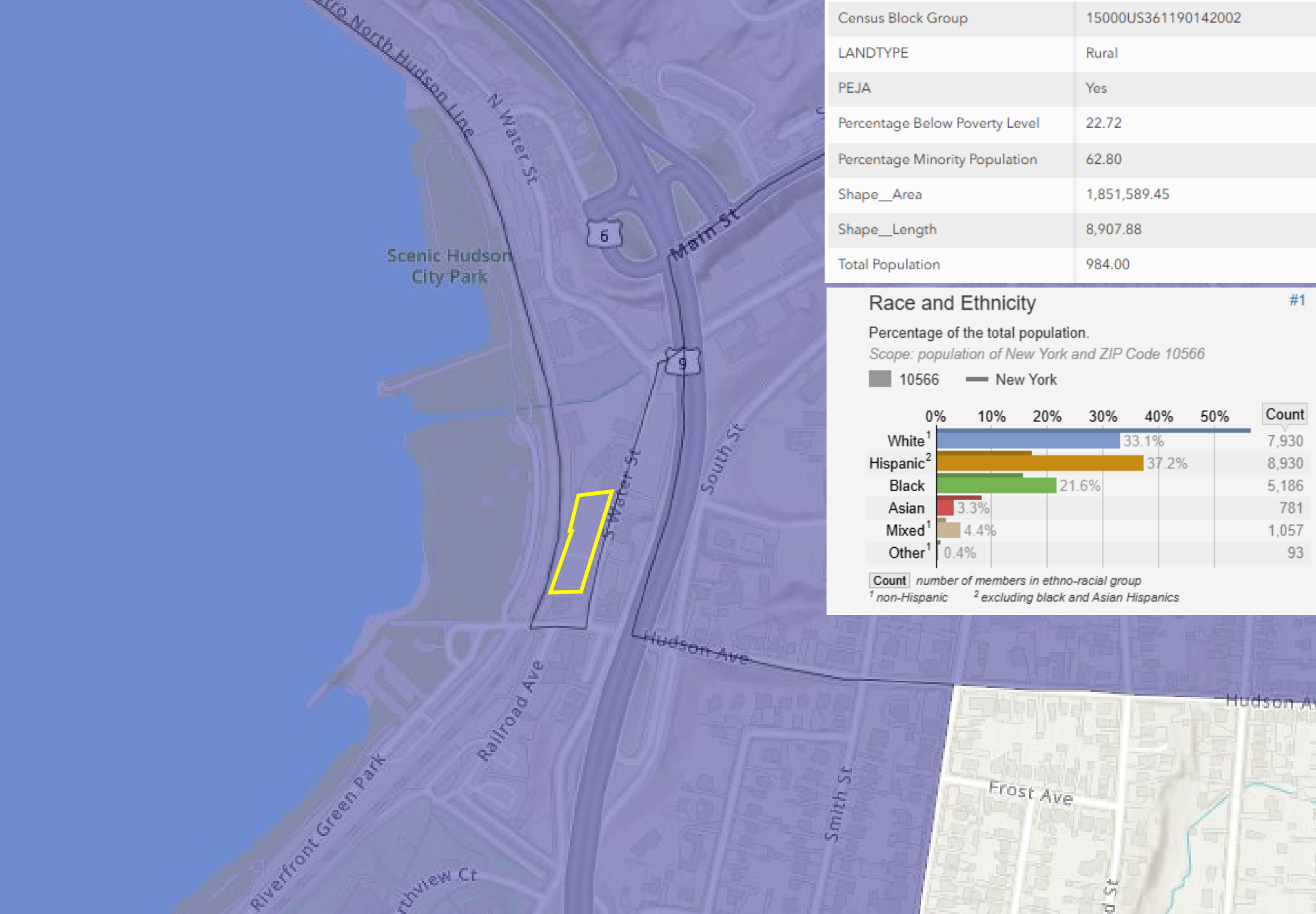
EJ MAP

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:

Site Property Boundary

Source: NYS Geographic
Information Gateway

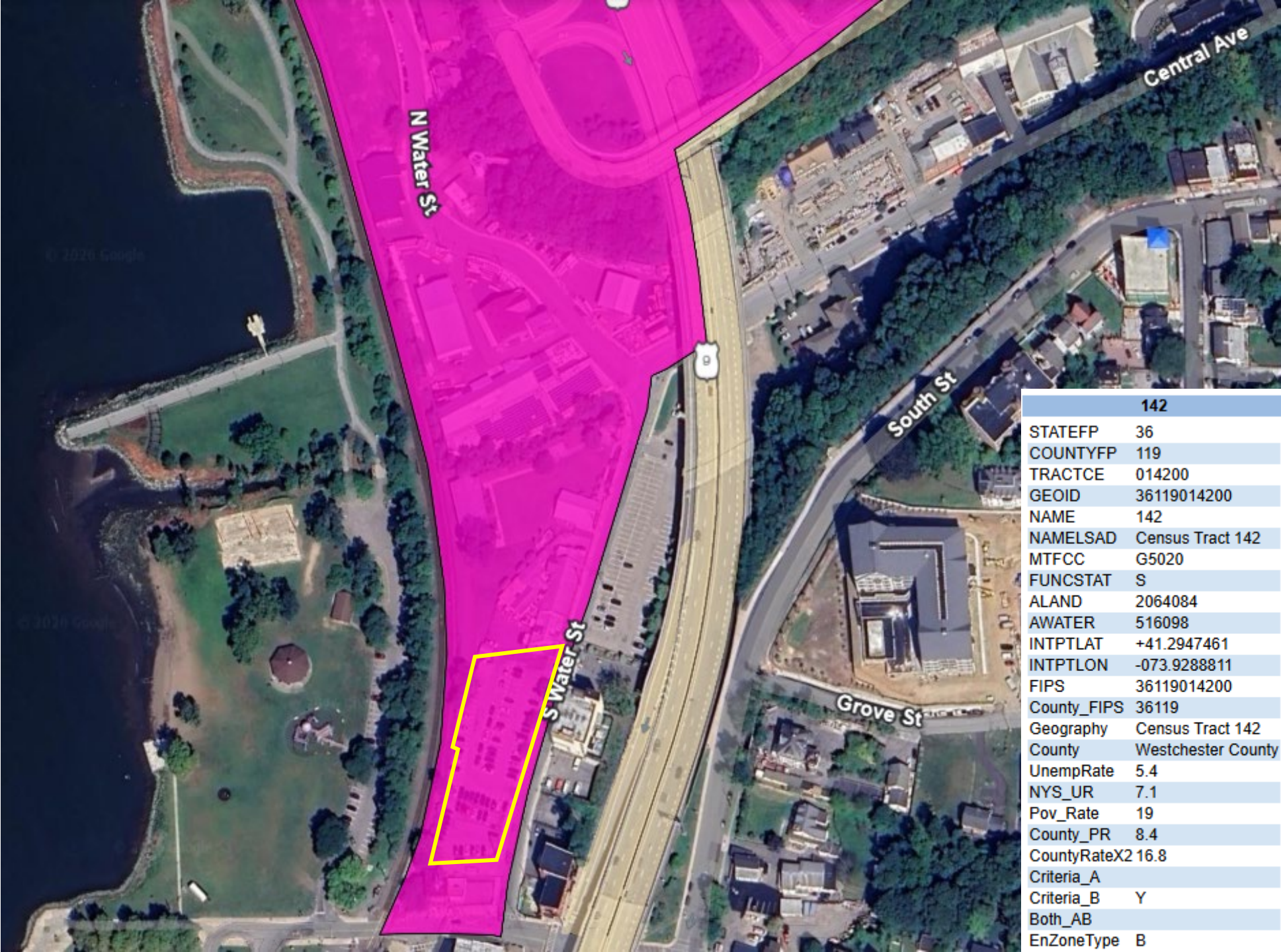


En-Zone Map

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:

- Site Property
- Boundary



142	
STATEFP	36
COUNTYFP	119
TRACTCE	014200
GEOID	36119014200
NAME	142
NAMELSAD	Census Tract 142
MTFCC	G5020
FUNCSTAT	S
ALAND	2064084
AWATER	516098
INTPTLAT	+41.2947461
INTPTLON	-073.9288811
FIPS	36119014200
County_FIPS	36119
Geography	Census Tract 142
County	Westchester County
UnempRate	5.4
NYS_UR	7.1
Pov_Rate	19
County_PR	8.4
CountyRateX2	16.8
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B

EXHIBIT D

FLOOD MAP

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:



Site Location

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

July 2026
Source: FEMA Flood Map

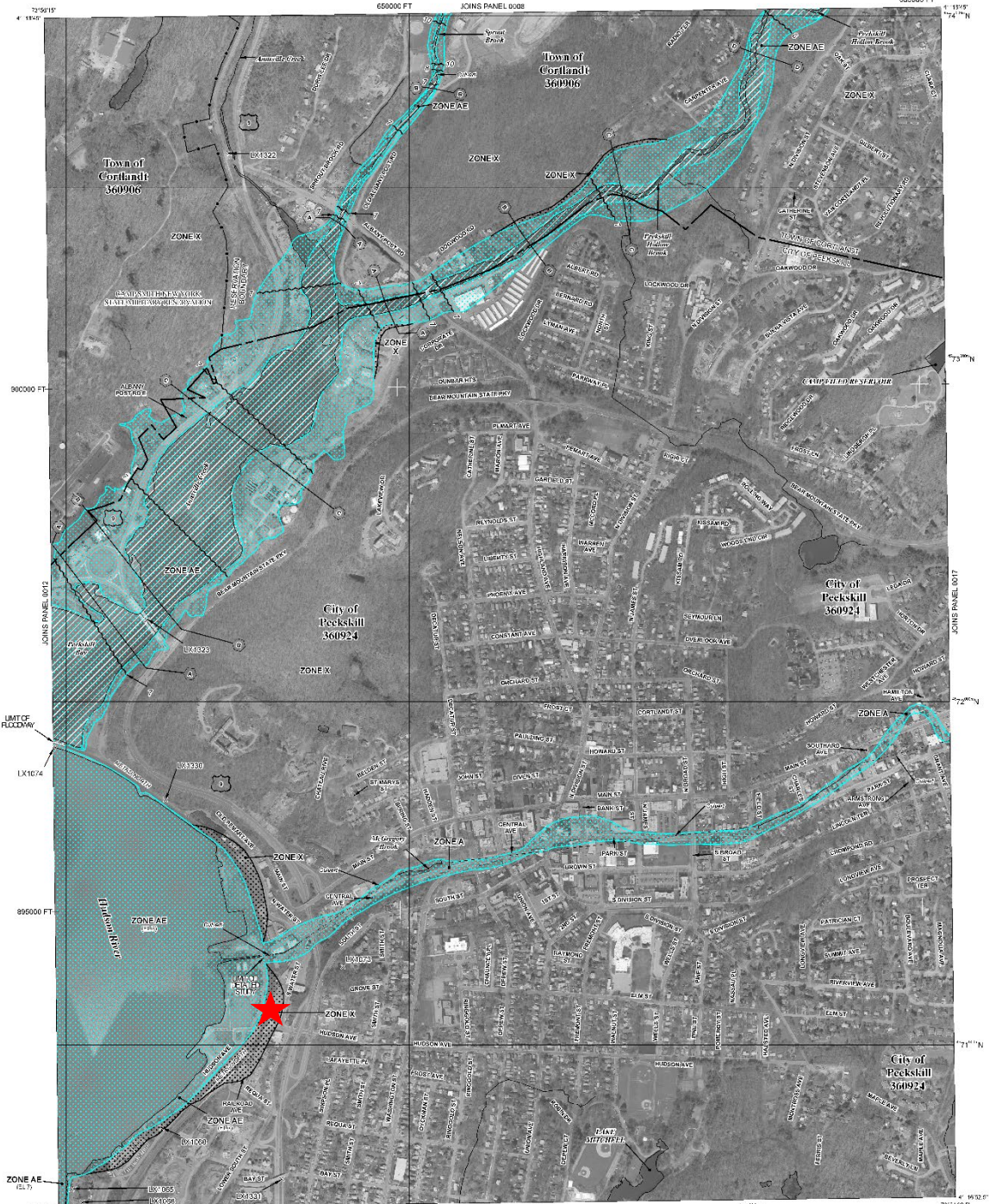
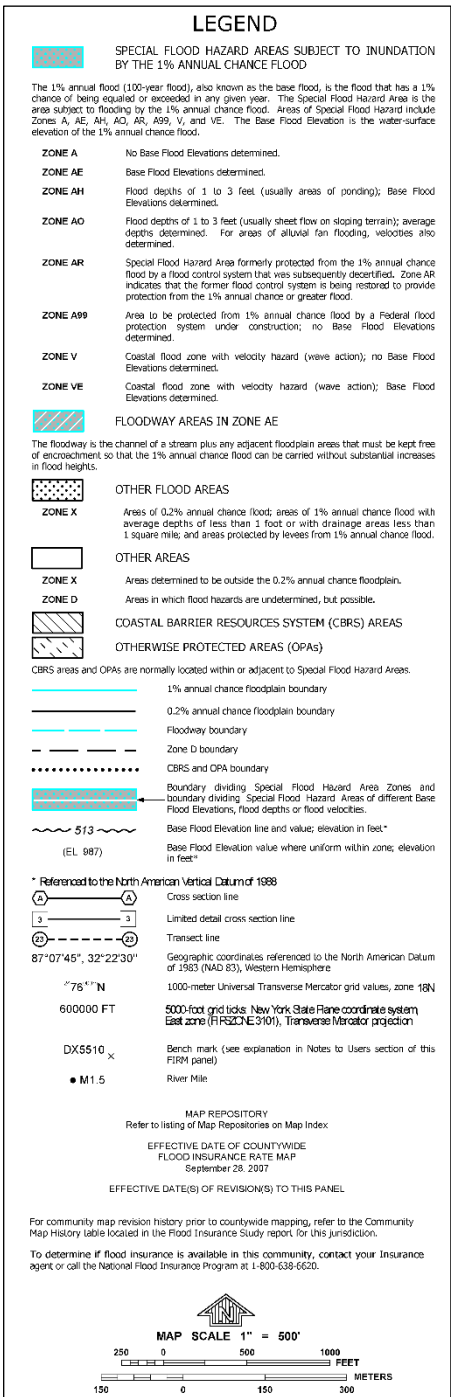


EXHIBIT E

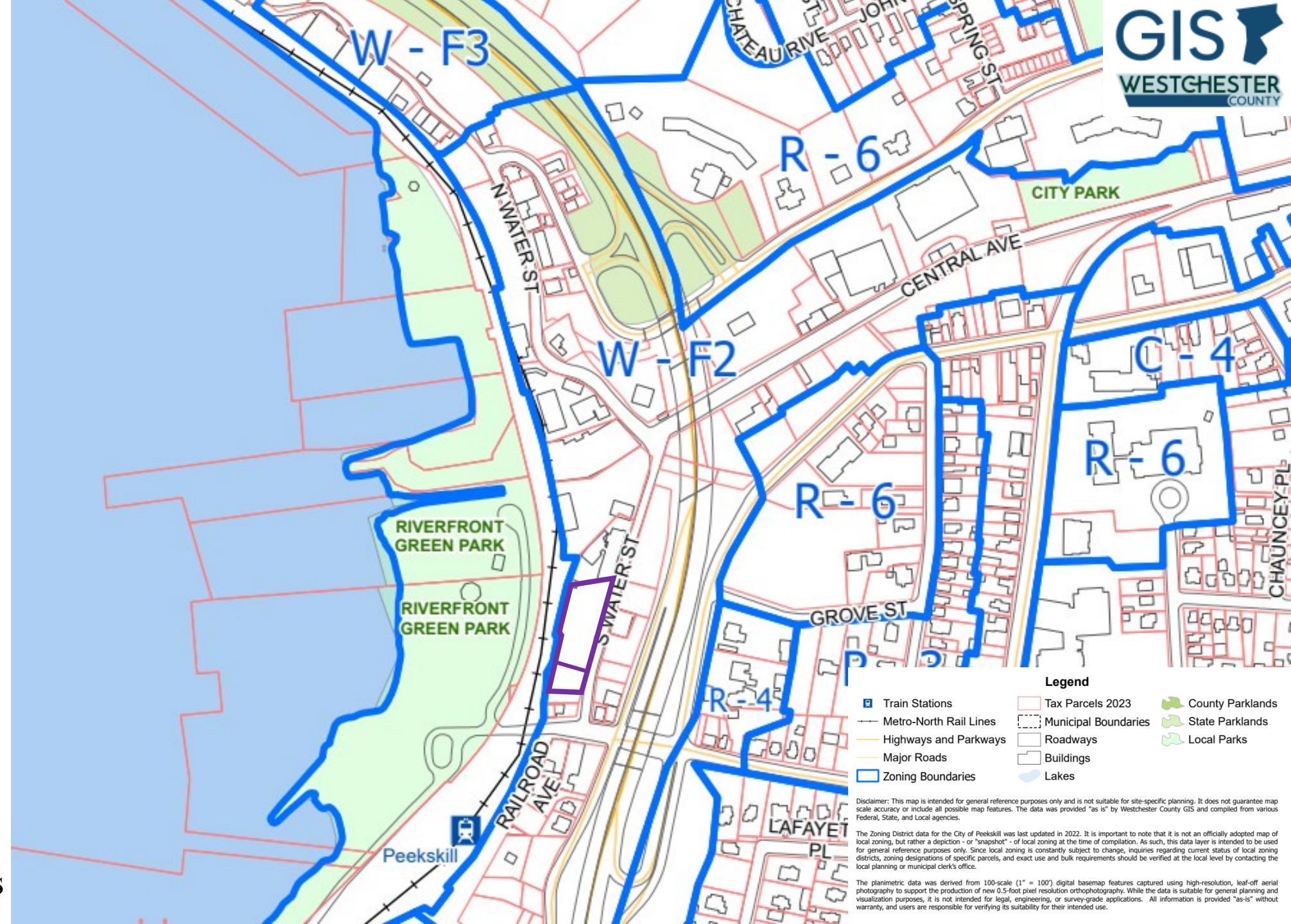
ZONING MAP

Water Street Brick Kiln
Manufacturing Site
22-24 South Water Street
Peekskill, NY 10566

Legend:

 Site property boundary
Zoning Districts: WF-2

July 2026
Source: Westchester County GIS



Zoning District: W-F2, Waterfront Inland

The creation of the waterfront districts was intended to encourage the creation and/or maintenance of sound development within the City's waterfront area in a manner that optimizes the locational opportunity for appropriate commercial, residential, service and recreation activities while recognizing and protecting the natural setting and public investment made in the preservation of vistas and open space.

Permitted uses include retail stores, arts and crafts studios, art and/or antique galleries or museums, professional and business offices, personal services, beauty parlors, barbershops, tailors, nail shops, furniture cabinetry and musical instrument design fabrication and repair, small appliance repair, dance studios, martial arts studios, health clubs, gyms and similar indoor recreational uses, dry-cleaning stores, municipal parks and playgrounds, community/recreational centers, artist lofts, restaurants, farmer's markets, cultural arts facilities, performing art centers, theaters, and museums.

Special permit uses include townhouses, garden apartments, midrise apartments, restaurants for over 200 patrons, permitted commercial uses with a floor area over 40000 square feet, public or private parking lots or structures, day-care centers, school-age child-care, houses of worship, libraries, bed and breakfast hotels, mixed-use development, and restaurants' accessory outdoor dining.

Residential uses are permitted in the WF-2 subarea, limited to dwelling units, whether attached or semi-attached, including townhouse, garden apartments, and midrise apartment configurations, in accordance with the standards and guidelines of the WF Zoning District and if located within a special flood hazard area, shall comply with the standards and procedures of Chapter 287 of the City of Peekskill Code.

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Water Street Brick Kiln Manufacturing Site
22-24 South Water Street

Year	Contact Information 22 S. Water St. (32.12-2-3) Owners	Status	Relation to Requestor
Unknown-1903	Harold Ernest Beckett Address and Phone: NA	Deceased	None
1904-1920	Leverett F. Crumb Phone: Unknown Last Known Address: 129 High St., Peekskill, NY 10566	Deceased	None
1920-1926	Peekskill Transfer and Storage Company, Inc. Phone: Unknown Last Known Address: 1600 Main St. Peekskill, NY 10566	Inactive	None
1926-1959	Margaret and Frank Burchetta Address and Phone: NA	Deceased	None
1959-1998	Gloria Burchetta and Helen Davis Phone: NA Last Known Address: 500 Nelson Ave, Peekskill, NY 10566	Deceased	None
1998-Present	City of Peekskill (c/o Director of Planning and Development) Phone: 914-734-4210 840 Main Street Peekskill, NY 10566	Active	None
Operators			
1887-~1895	Grand Central Hotel ; other structures (not discernible from maps) Phone: Unknown Last Known Address: 22 S Water Street, Peekskill, NY 10566	Inactive	None
~1896-1923	Storefronts; Grocery Stores Address and Phone: Unknown	Inactive	None
~1923-Unknown	Storefronts; Bakery Address and Phone: Unknown	Inactive	None
~1950-~1960	Vacant Address and Phone: NA	N/A	None
~1960-Present	Parking Lot C (c/o City of Peekskill presently) Phone: 914-734-4210 840 Main Street Peekskill, NY 10566	Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Water Street Brick Kiln Manufacturing Site
22-24 South Water Street

Year	Contact Information 24 S. Water St. (32.12-2-4) Owners	Status	Relation to Requestor
Unknown-1898	George P. Nelson and Thomas Nelson (executors of the will of William Nelson) Address and Phone: NA	Deceased	None
1898-1945	Frank and Margaret Riley Phone: Unknown Last Known Address: 323 Simpson Pl., Peekskill, NY 10566	Deceased	None
1945-Present	City of Peekskill (c/o Director of Planning and Development) Address: 840 Main Street Peekskill, NY 10566; Phone: 914-734-4210	Active	None
Operators			
1868-1911	Horton & Mabie Fire Brick Manufacturing; coal storage Phone: Unknown Last Known Address: 24 S Water Street, Peekskill, NY 10566	Inactive	None
1923-1942	Peekskill Fire Brick Works Inc.; coal storage Phone: Unknown Last Known Address: 24 S Water Street, Peekskill, NY 10566	Inactive	None
~1950-~1960	Vacant Address and Phone: NA	N/A	None
~1960-Present	Parking Lot C (c/o City of Peekskill presently) Phone: 914-734-4210 840 Main Street Peekskill, NY 10566	Active	None

EXHIBIT G



G12598168



DED2

30



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 5 TOTAL PAGES 5
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 15.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
55.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____
=====

LIBER: 12017
PAGE : 141

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

\$ 40000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 160.00
TRANSFER TAX# 0016098

☐ DUAL TOWN
☐ DUAL COUNTY/STATE

☐ HELD
☐ NOT HELD _____

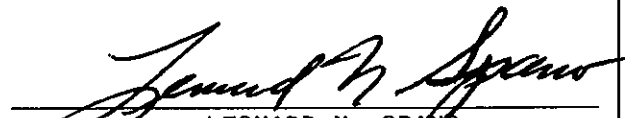
TITLE COMPANY NUMBER: 01

EXAMINED BY TDM1 RECORDING DATE 06/17/98

TERMINAL CTRL# 98168G125 TIME 10:43

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



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

THIS INDENTURE, made the 8th day of June, nineteen hundred and ninety eight
BETWEEN

THERESA GLORIA BURCHETTA a/k/a GLORIA BURCHETTA and
HELEN BURCHETTA DAVIS, 500 Nelson Avenue, Peekskill, NY 10566

party of the first part, and

THE CITY OF PEEKSKILL, A Duly Incorporated Municipal Corporation,
840 Main Street, Peekskill, NY 10566

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Peekskill, State of New York, County of Westchester and more particularly bounded and described in Schedule A annexed hereto and made a part hereof.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Theresa Gloria Burchetta
By Helen Davis, attorney-in-fact

Theresa Gloria Burchetta a/k/a Gloria
Burchetta, by Helen Davis her attorney-in-fact

Helen Burchetta Davis
Helen Burchetta Davis

77
160.00

WP 180112
6125-
FS
T30

STATE OF NEW YORK, COUNTY OF WESTCHESTER

ss:

On the day of 19 , before me personally came

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

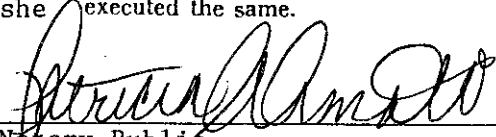
STATE OF NEW YORK, COUNTY OF WESTCHESTER

ss:

On the 8th day of June, 1998, before me personally came

Helen Burchetta Davis

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


Notary Public

PATRICIA A. AMATO
NOTARY PUBLIC, State of New York
No. 02AM5028607
Qualified in Westchester County
Commission Expires May 31, 1996 2000

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came 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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. WP980112

HERESA GLORIA BURCHETTA a/k/a
LORIA BURCHETTA and HELEN BURCHETTA DAVIS

TO

THE CITY OF PEEKSKILL

SECTION 32.12
BLOCK 2
LOT 3
COUNTY OR TOWN Westchester
City of Peekskill

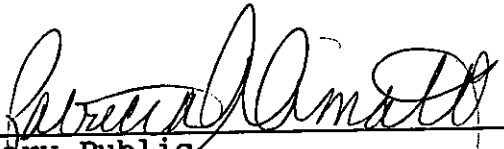
RETURN BY MAIL TO:

COMMONWEALTH LAND TITLE
INSURANCE COMPANY
50 MAIN STREET
WHITE PLAINS, NEW YORK 10606

ACKNOWLEDGEMENT FOR ATTORNEY-IN-FACT

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

On this 8th day of June, 1997, before me personally came Helen Davis, to me known to be the individual described in and who executed the foregoing instrument, and to me known to be the Attorney-in-Fact of Theresa Gloria Burchetta a/k/a Gloria Burchetta, the individual described in, and who by said Attorney-in-Fact executed the said instrument, and duly acknowledged that she executed the same as the act and deed of said by virtue of a Power of Attorney dated April 14, 1995 and recorded in the Office of the Clerk of Westchester County on January 22, 1996 at Liber 373 Page 259.



Notary Public

PATRICIA A. AMATO
NOTARY PUBLIC, State of New York
No. 02AM5028607
Qualified in Westchester County
Commission Expires May 31, 1996 2000

SCHEDULE A
Description

ALL that certain lot or parcel of land, together with any buildings or improvements thereon, situate, lying and being in the City of Peekskill, County of Westchester and State of New York, bounded and described as follows:

ALL that parcel of land near the lower dock in the City of Peekskill, on which there are or formerly were two buildings, one a frame structure, and the other a brick one, formerly known as the Riley Hotel, which land is situated at the corner of Water Street and West Street in said City, and is bounded as follows:

On the North by a piece of land conveyed by the Executors of the Will of William Nelson, deceased, to Frank P. Riley;

On the East by Water Street;

On the South by a short street (once known as leading to D.M. Hyatt's dock), now known as West Street;
and

On the West by the New York Central and Hudson River Railroad.

LIBER 4258 PAGE 208

This Indenture,

Made the 25th day of May, nineteen hundred and forty-five

Between FRANK P. RILEY and MARGARET M. RILEY, his wife, residing at No. 323 Simpson Place, in the City of Peekskill, County of Westchester and State of New York,

, part 1st of the first part,

and

CITY OF PEEKSKILL, a municipal corporation of the State of New York

, part 2^d of the second part,

Witnesseth, that the part 1st of the first part, in consideration of

Twenty-five Hundred (\$2500.00). . . Dollars, lawful money of the United States,

paid by the part 2^d of the second part, do hereby grant and release unto the part 2^d of the second part,

its successors

and assigns forever,

ALL those two certain parcels of land fully described as follows:
PARCEL I

ALL that certain lot or parcel of land situate on the Westerly side of Water Street in the City (formerly Village) of Peekskill, Westchester County and bounded and described as follows:

BEGINNING at a point in the Westerly line of Water Street distant Southerly from the Southeasterly corner of a lot now of S.D. Horton and Mable, Thirty-eight (38) feet; thence running Westerly in a line parallel with the Southerly line of said Horton and Mable lot to the Easterly line of lands of the New York Central and Hudson River Railroad; thence Northerly with said Easterly line of said Railroad Company's land to the Southwesterly corner of said Horton and Mable's lot; thence Easterly with the Southerly line of Horton and Mable said lot to the West line of Water Street aforesaid; thence Southerly with the West line of Water Street Thirty-eight feet to the place of beginning.

Being the same premises conveyed to Frank Riley by Patrick King and Ellen T. King, his wife, by deed dated June 14, 1897, and recorded in the Office of the Register of the County of Westchester in Liber 1464 of deeds at Page 453, on July 22, 1897.

PARCEL II

ALL that piece of land in Peekskill, Westchester County, New York, formerly owned and possessed by Ann Riley now deceased, and at present occupied by said Frank P. Riley lying on the West side of Water Street.

BEGINNING on said West side of Water Street at a bar or stake placed at a point thirty-eight feet Southwardly from the Southeasterly corner of the land of Horton and Mabee measured on the West side of said Street; running thence Southwardly on the West side of said Street to a point on said side where the South line of an old frame house now occupied by Frank P. Riley, if extended Eastwardly would strike the West side of Water Street, about twenty-nine feet, six inches South of the point of commencement, and, which point so struck is designated by a stake or bar; thence Westwardly running in line with the South side of said "Old House" on a course North seventy degrees and thirty-nine minutes West

Revenue stamps attached

until it strikes the East side of a little structure erected for, or in connection with a privy for the use of the Brick Hotel on West Street, at a stake or bar there placed; thence Northwardly with the East line of said structure to the North line of the lot of which Frances Lynch died seized, now in the possession of Frank P. Riley; thence Eastwardly along the last mentioned line to the place of beginning.

Being the same premises conveyed to Frank P. Riley by George P. Nelson and Thomas Nelson, Executors and Trustees under the Will of W. Nelson, by deed dated June 30, 1898, and recorded in the Office of the Register of Westchester County in Liber 1497 of deeds at page 243, on July 26, 1898.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

To have and to hold the premises herein granted unto the part Y of the second part, its successors and assigns forever.

And the said FRANK P. RILEY

covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

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

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In presence of:

Charles E. Wadsworth
 Frank P. Riley
 Margaret D. Riley
 L. S.
 L. S.
 L. S.



LIBER 4258 PAGE 210
State of NEW YORK
County of WESTCHESTER

On the 25th day of May, nineteen hundred and forty-five
before me came FRANK P. RILEY and MARGARET M. RILEY, his wife,

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

Charles E. Doyle
Notary Public, West. Co.

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the CITY OF PEEKSKILL

County of Westchester, N. Y. A true copy of the original DEED
RECORDED May 31, 1945 at 9 A.M. at request of ISADORE VOGEL

FEE: \$ 2.85 No. 15474 ROBERT J. FIELD, County Clerk.

0487

FRANK P. RILEY and MARGARET M.
RILEY, his wife

and 15474
CITY OF PEEKSKILL
MAY 31 1945

Deed

Dated, May 25th 1945

The land affected by the within instrument lies in the City of Peekskill, County of Westchester and State of New York

RECORD AND RETURN TO

Law Offices
ISADORE VOGEL
1037 Main Street
PEEKSKILL, NEW YORK
Phone 35

Reserve this space for use of Recording Office

85-A - CPa

6885 5-31-45

Recording Fee	1.80
County Tax	
Police Tax	
Public Use	
Gross Rate	
Cert.	25
Postage	21.85
Total	23.65
Examined	N
Returned	

EXHIBIT H



City Hall
840 Main Street
Peekskill, New York 10566

cityofpeekskillny.gov



Carolee Fink
GSD Urban Solutions LLC dba MSquared
40 Fulton Street, Suite 1404
New York, NY 10038

Re: Property Access and Authorization to Perform Obligations under Brownfield Cleanup Program

Dear Ms. Fink:

The City of Peekskill (hereinafter the City") owns the property located at 22 South Water Street and 24 South Water Street, Tax Map Nos. 32.12-2-3 & 32.12-2-4 (hereinafter collectively, the "Property"). The City hereby authorizes GSD Urban Solution LLC dba MSquared or another affiliate approved by the City (the "Authorized Applicant") to access the Property and to apply to participate in and perform any obligations under the New York State Brownfield Cleanup Program ("BCP"), including the recording of an environmental easement, if required.

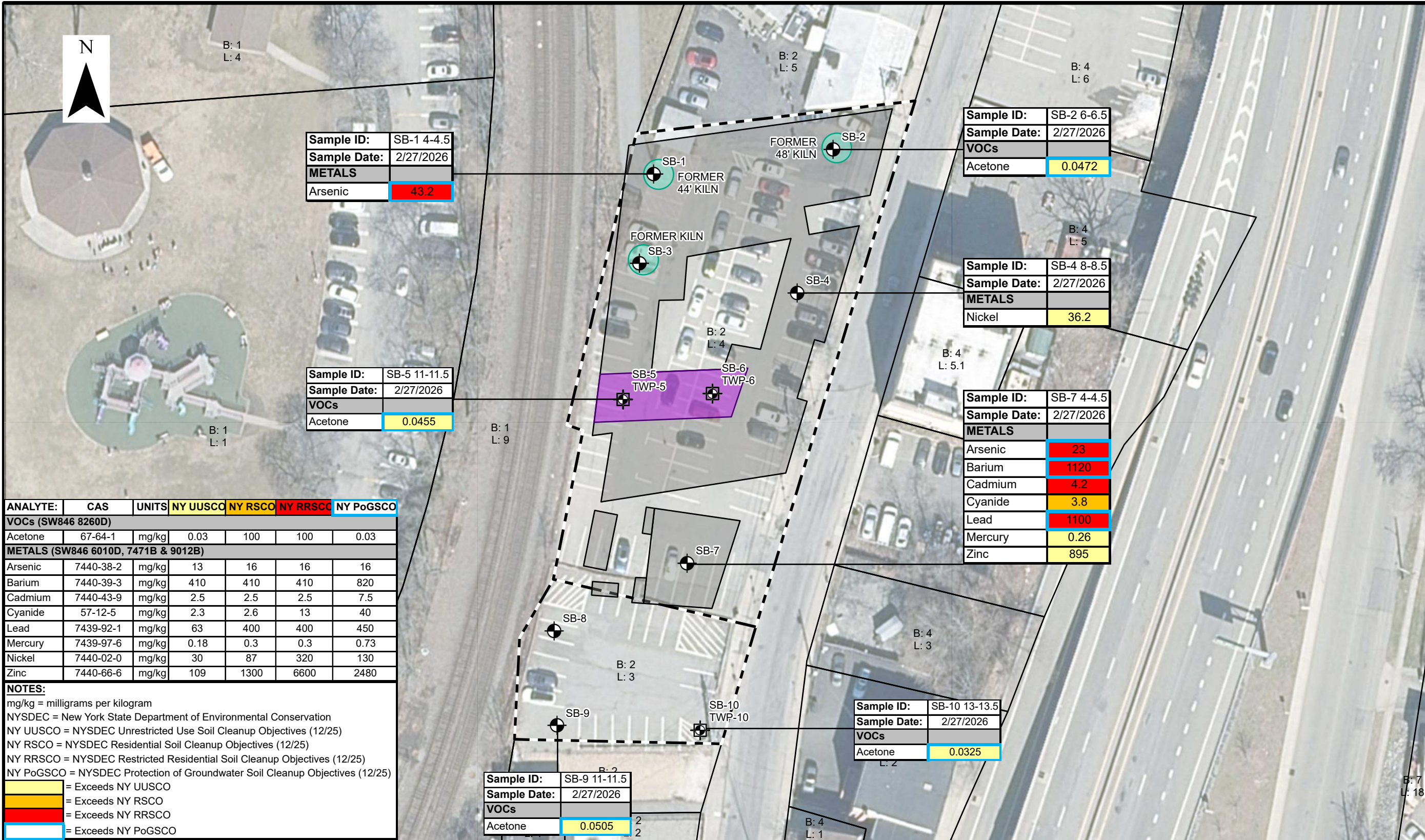
The City understands that the Authorized Applicant will also need to provide access to NYS Department of Environmental Conservation and environmental professionals that the Authorized Applicant has hired to perform investigation and remediation under the BCP.

Sincerely,

Matt Alexander, City Manager

Exhibit I

Y:\GIS\Project_Numbers\14373\APRX_PROJECT\APRX_Standard_Fig_Pri_No.aprx, 6/23/2026 10:51 AM, Kim Vanderklein, LAYOUT: FIG-3.1



NYS Education Law

Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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NOTE:

THIS PLAN IS FOR LOCATING SOIL BORING SAMPLES ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION

REFERENCE:

PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGYSERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEW YORK STATE, MICROSOFT, VANTOR

dwg by: KBV
chk by: MKC
scale: AS NOTED
date: 6/23/2026

SESI CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 48E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

22-24 S WATER STREET
BLOCK 2, LOTS 3 AND 4
PEEKSKILL, WESTCHESTER COUNTY, NY

**SOIL SAMPLE LOCATIONS AND
CONCENTRATIONS PLAN**

project:

job no.: 14373

drawing no:

FIG-3.1

Y:\GIS\Project_Numbers\14373\APPX_STANDARD_Fig_Pri_No.aprx, 6/23/2026 10:51 AM, Kim Vanderklein, LAYOUT: FIG-3.2

ANALYTE	CAS	UNITS	NY AWQS
SVOCs (SW846 8270E)			
Benzo(a)anthracene	56-55-3	ug/l	0.002
Benzo(a)pyrene	50-32-8	ug/l	ND
Benzo(b)fluoranthene	205-99-2	ug/l	0.002
Benzo(k)fluoranthene	207-08-9	ug/l	0.002
Chrysene	218-01-9	ug/l	0.002
Indeno(1,2,3-cd)pyrene	193-39-5	ug/l	0.002
METALS (SW846 6010D)			
Arsenic	7440-38-2	ug/l	25
Barium	7440-39-3	ug/l	1000
Beryllium	7440-41-7	ug/l	3
Cadmium	7440-43-9	ug/l	5
Chromium	7440-47-3	ug/l	50
Copper	7440-50-8	ug/l	200
Iron	7439-89-6	ug/l	300
Lead	7439-92-1	ug/l	25
Magnesium	7439-95-4	ug/l	35000
Manganese	7439-96-5	ug/l	300
Nickel	7440-02-0	ug/l	100
Sodium	7440-23-5	ug/l	20000
Zinc	7440-66-6	ug/l	2000
PFAS (EPA 1633)			
PFOA	335-67-1	ng/l	6.7
PFOS	1763-23-1	ng/l	2.7

NOTES:
ug/l = micrograms per liter
ng/l = nanograms per liter
NYSDEC = New York State Department of Environmental Conservation
NY AWQS = Lower of NYSDEC Ambient Water Quality Standards (6/04) and Guidance Values (2/23)
= Exceeds NY AWQS

NYS Education Law

Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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NOTE:

THIS PLAN IS FOR LOCATING TEMPORARY WELL SAMPLES ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION

REFERENCE:

PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGYSERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEW YORK STATE, MICROSOFT, VANTOR

LEGEND:

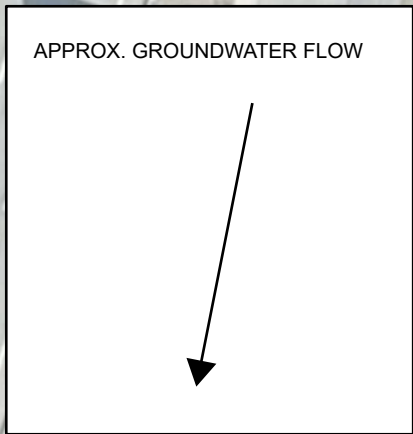
- SWP-5
TWP-5

SOIL BORING / TEMP WELL
NO. AND APPROX LOCATION
- FORMER KILN
- HISTORIC COAL STORAGE
AREA
- HISTORIC FIRE BRICK
MANUFACTURING
OPERATIONS
- SITE LOCATION
- NY TAX PARCELS

Sample ID:	TWP-6
Sample Date:	2/27/2026
SVOCs	
Benzo(a)anthracene	5.5
Benzo(a)pyrene	5.6
Benzo(b)fluoranthene	6.6
Benzo(k)fluoranthene	2.7
Chrysene	5.2
Indeno(1,2,3-cd)pyrene	3.3
METALS	
Arsenic	95.4
Barium	1120
Beryllium	8.7
Cadmium	5.7
Chromium	249
Copper	1680
Iron	739000
Lead	1970
Magnesium	79900
Manganese	13800
Nickel	334
Sodium	461000
Zinc	2720

Sample ID:	TWP-10
Sample Date:	2/27/2026
SVOCs	
Benzo(a)anthracene	1.6
Benzo(a)pyrene	1.6
Benzo(b)fluoranthene	1.6
Benzo(k)fluoranthene	0.8
Chrysene	1.6
Indeno(1,2,3-cd)pyrene	0.77
METALS	
Arsenic	149
Barium	1710
Beryllium	11.1
Chromium	320
Copper	528
Iron	507000
Lead	2300
Magnesium	107000
Manganese	10600
Nickel	367
Sodium	195000

Sample ID:	TWP-5
Sample Date:	2/27/2026
SVOCs	
Benzo(a)anthracene	0.5
Benzo(a)pyrene	0.41
Benzo(b)fluoranthene	0.47
Chrysene	0.33
METALS	
Iron	47000
Lead	126
Magnesium	61900
Manganese	1630
Sodium	1200000
PFAS	
PFOA	329
PFOS	317



SCALE: 1" = 50'



dwg by: KBV
chk by: MKC
scale: AS NOTED
date: 6/23/2026

SESI CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

22-24 S WATER STREET
BLOCK 2, LOTS 3 AND 4
PEEKSKILL, WESTCHESTER COUNTY, NY

**GROUNDWATER SAMPLE LOCATIONS
AND CONCENTRATIONS PLAN**

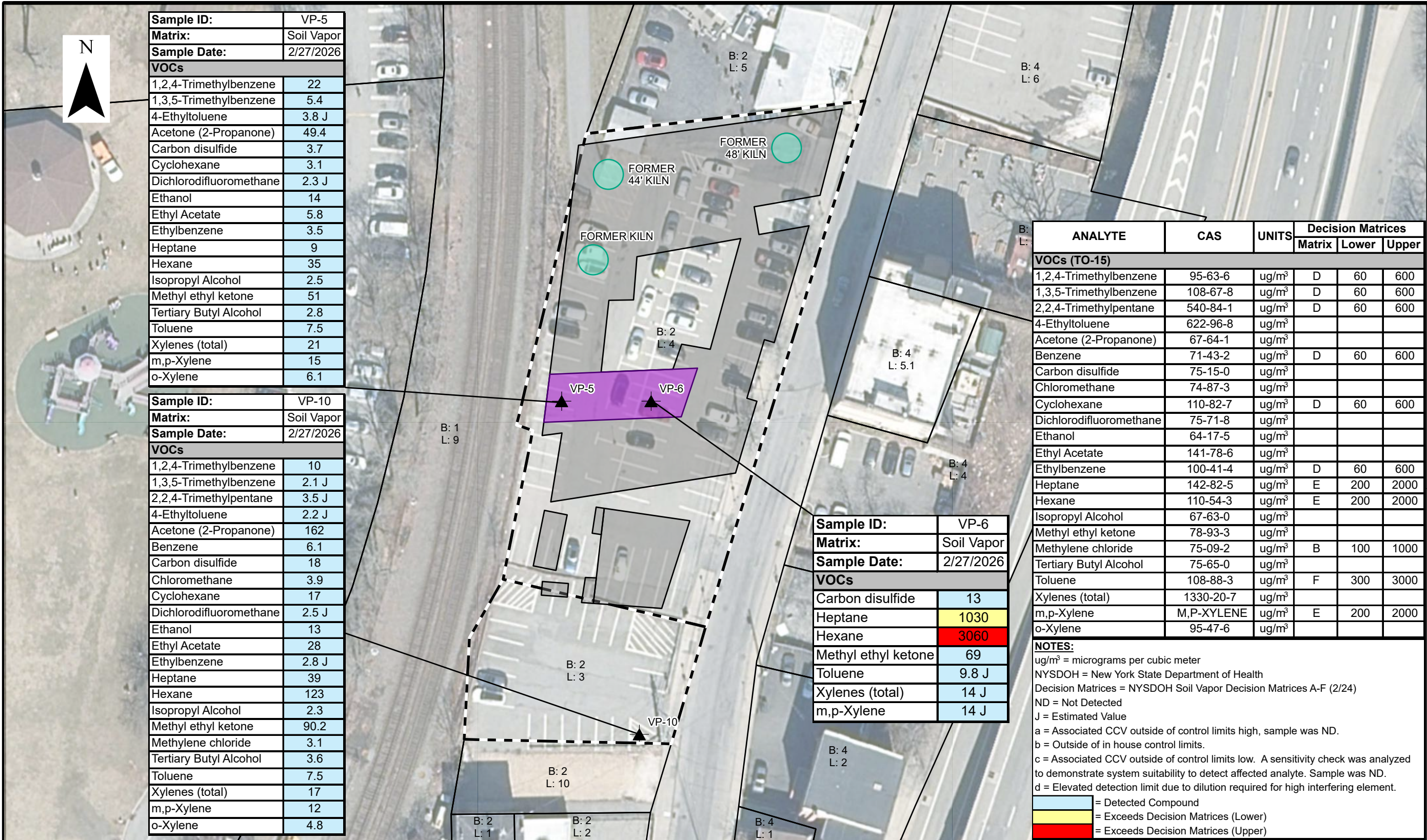
project:

job no.: 14373

drawing no:

FIG-3.2

Y:\GIS\Project_Numbers\14373\APRX_STANDARD_Fig_Prj_No.aprx, 6/23/2026 10:50 AM, Kim Vanderklein, LAYOUT: FIG-3.3



NYS Education Law

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NOTE:

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REFERENCE:

PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGYSERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEW YORK STATE, MICROSOFT, VANTOR

dwg by: KBV
chk by: MKC
scale: AS NOTED
date: 6/23/2026

SESI CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

22-24 S WATER STREET
BLOCK 2, LOTS 3 AND 4
PEEKSKILL, WESTCHESTER COUNTY, NY

SOIL VAPOR SAMPLING LOCATIONS AND CONCENTRATIONS PLAN

project:

job no.: 14373

drawing no:

FIG-3.3

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: GSD URBAN SOLUTIONS LLC

DOS ID: 5485087

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: 802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 01/30/2019

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 01/30/2019

INACTIVE DATE:

FOREIGN FORMATION DATE: 01/28/2019

STATEMENT STATUS: PAST DUE

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 01/31/2025

JURISDICTION: DELAWARE, 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: GSD URBAN SOLUTIONS LLC

Address: 924 WEST END AVENUE, APT 103, NEW YORK, NY, UNITED STATES, 10025

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

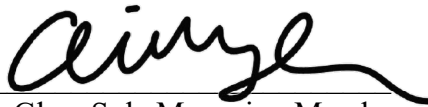
SOLE MANAGING MEMBER CORPORATE CONSENT

The undersigned, being the sole Managing Member of GSD Urban Solutions LLC does hereby certify as follows:

1. GSD Urban Solutions LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at parcel address (Tax Block 32.12-2 Lot 3) and parcel address (Tax Block 32.12-2 Lot 4) (collectively the “BCP Site”).

2. The following person, Alicia Glen, the sole managing member of GSD Urban Solutions LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer GSD Urban Solutions LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 4th day of August, 2026.

A handwritten signature in black ink, appearing to read 'Alicia Glen', written over a horizontal line.

Alicia Glen, Sole Managing Member
Member of GSD Urban Solutions LLC
dba MSquared

Exhibit L

Site Contact List

Water Street Brick Kiln Manufacturing Site

22-24 S Water Street Peekskill, NY 10566

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 Building	Washington	DC	20510
Carol Samol	Director of Planning, City Planning and Zoning	840 Main Street, City Hall	Peekskill	NY	10566
Michael Lawler	U.S. House of Representatives	324 Cannon House Office Building	Washington	DC	20515
Pete Harcckham	New York State Senator	1 Park Place, Ste 302	Peekskill	NY	10566
Kenneth W. Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board Chairperson	148 Martine Avenue	White Plains	NY	10601
Vivian C. McKenzie	Mayor, The City of Peekskill	840 Main Street, City Hall	Peekskill	NY	10566
Jeffrey Stern	The City of Peekskill, Planning Commission Chairperson	840 Main Street, City Hall	Peekskill	NY	10566
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Nicole Laible	Westchester County Water Agency, Principal Environmental Planner	148 Martine Avenue	White Plains	NY	10601
David Rambo	City of Peekskill Water & Sewer Superintendent	840 Main Street, City Hall	Peekskill	NY	10566
Dana Hysell	Director of The Field Library - Document Repository	4 Nelson Avenue	Peekskill	NY	10566
Ana Budds	Oakside Elementary School, Principal	200 Decatur Ave	Peekskill	NY	10566
Jenna Ferris	Peekskill High School, Principal	1031 Elm St	Peekskill	NY	10566
Staci Woodley	Woodside Elementary School, Principal	612 Depew St	Peekskill	NY	10566
Crystal Hernandez	Hillcrest Elementary School, Principal	4 Horton Dr	Peekskill	NY	10566
Donald Peters	Peekskill Middle School, Principal	212 Ringgold St	Peekskill	NY	10566
Melissa Russo	Uriah Hill Elementary School, Principal	980 Pemart Ave	Peekskill	NY	10566
Iliana Diaz	My Bright Start Family Daycare, Director	103 McGuire Ave 1st Floor	Peekskill	NY	10566
Pamela Gentile	Personal Touch Child Care Center, Director	640 Ringgold St	Peekskill	NY	10566
Betty Clark	Angel Day Care Program, On-Site Provider	345 Simpson Pl	Peekskill	NY	10566
Dana Belin	Busy Bee's Family Daycare, Owner/Operator	157 Hudson Ave	Peekskill	NY	10566
Valerie Loscalzo	B'Above - Peekskill Head Start, Director	705 South St	Peekskill	NY	10566
Adriana Zapata	Aunt Bessie's Open Door Center, Director	137 Union Ave	Peekskill	NY	10566
Marilyn Houston-Jones	Jump for Joy Daycare Center, On-Site Provider	400 Georgian Ct	Peekskill	NY	10566
Kimberly Chavez Alvarez	Kuddle Cave Daycare, On-Site Provider	1558 Blvd	Peekskill	NY	10566
Temetra Todd	Tee's Little Bees Daycare, On-Site Provider	613 Belden St	Peekskill	NY	10566
City of Peekskill	Owner of Site 22 S Water Street	840 Main Street	Peekskill	NY	10566
City of Peekskill	Owner of Site 24 S Water Street	840 Main Street	Peekskill	NY	10566
Homestyle Desserts and Bakery	Adjacent Property Operator of 6 S Water Street	6 S Water Street	Peekskill	NY	10566
Rose Sanca Realty LLC	Adjacent Property Owner of 6 S Water Street	1176 Route 9	Garrison	NY	10524
City of Peekskill	Adjacent Property Owner/Operator of 28 S Water Street	840 Main Street	Peekskill	NY	10566
Peekskill Brewery	Adjacent Property Operator of 47 S Water Street	47 S Water Street	Peekskill	NY	10566
SWS Owner LLC, c/o Lester Bleckner & Shaw LLP	Adjacent Property Owner of 47 S Water Street	350 Fifth Ave, Ste 3301	New York	NY	10118
SWS Owner LLC, c/o Lester Bleckner & Shaw LLP	Adjacent Property Owner/Operator of 49 S Water Street	350 Fifth Ave, Ste 3301	New York	NY	10118
Tap P Realty Corp, c/o Rose Sanca	Adjacent Property Owner/Operator of 416 South Street (vacant)	1176 Route 9	Garrison	NY	10524
404 So. Water St Partners LLC	Adjacent Property Owner of 404 S Water Street	28 Reynolds Ln	Buchanan	NY	10511
JDC Partners LLC	Adjacent Property Owner/Operator of 400 S Water Street	1280 Saw Mill River Rd	Yonkers	NY	10710
Metropolitan Transportation Authority	Adjacent Property Owner/Operator of 300 Railroad Ave	420 Lexington Avenue	New York	NY	10017-2207
City of Peekskill	Adjacent Property Owner/Operator of NA Hudson Ave	840 Main Street	Peekskill	NY	10566

City of Peekskill	Adjacent Property Owner/Operator of NA Hudson Ave	840 Main Street	Peekskill	NY	10566
-------------------	---	-----------------	-----------	----	-------

Exhibit M



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Dana Hysell, Library Director
The Field Library
4 Nelson Avenue
Peekskill, NY 10566

RE: Brownfield Cleanup Program Application
Applicant: GSD Urban Solutions LLC
Site Address: 24 S Water Street, Peekskill, NY 10566

Dear Ms. Hysell:

We represent GSD Urban Solutions LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 24 S Water Street in the City of Peekskill, Westchester County, New York. We respectfully request that the Field 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 Field 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".

LINDA R. SHAW, ESQ.

The Field Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 24 S Water Street.

A handwritten signature in blue ink, appearing to read "Dana Hysell".

Dana Hysell, Library Director

Date

5/18/26

Exhibit N











