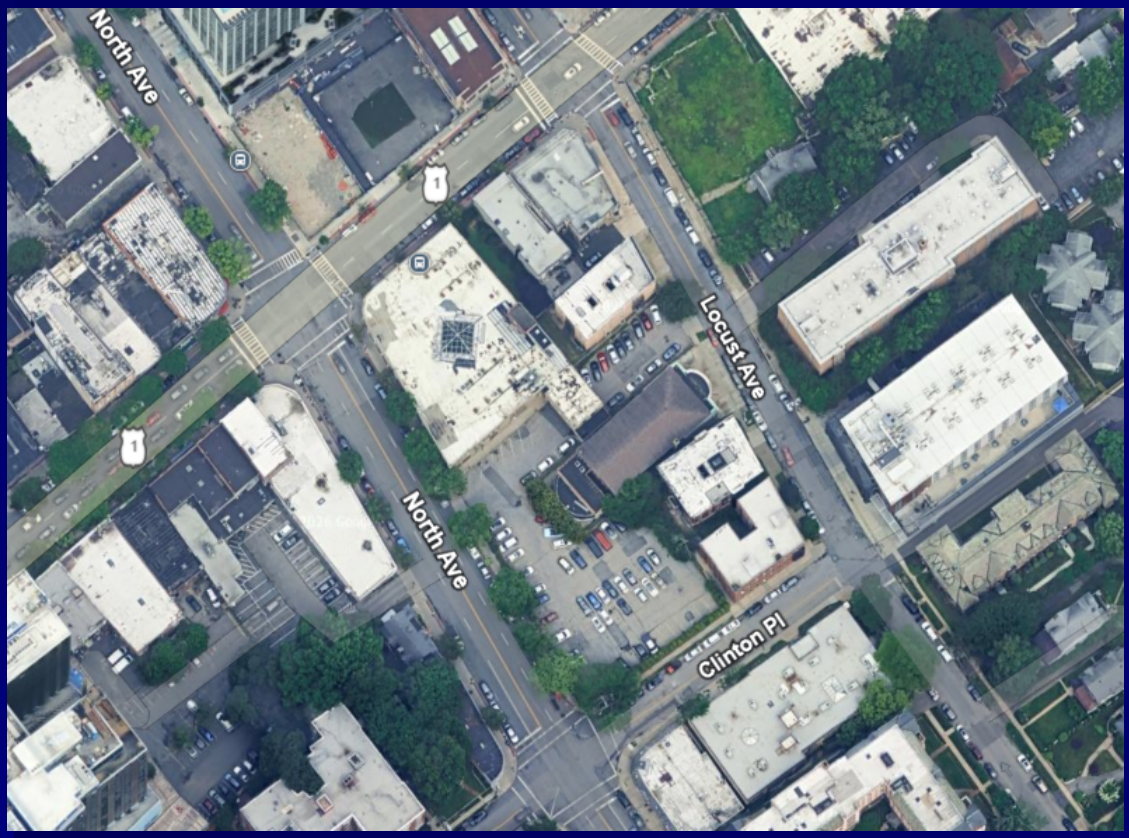
177 North Avenue Owner LLC
Brownfield Cleanup Program Application
177 North Avenue Laundry Site
177 North Avenue
New Rochelle, NY 10801



Legal & Consulting Team:
Knauf Shaw LLP & SESI

September 2026

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NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
    a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
    b. one individual file (PDF) of each previous environmental report; and,
    c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
    a. VIA SITE CONTROL DROPBOX:
        - Request an invitation to upload files to the Site Control submittal dropbox.
        - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
        - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
        - Application packages submitted through third-party file transfer services will not be accepted.
    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: 177 North Avenue Laundry 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: C360280	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 177 North Avenue Laundry Site

ADDRESS/LOCATION 177 North Avenue

CITY/TOWN New Rochelle | ZIP CODE 10801

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New Rochelle

COUNTY Westchester | SITE SIZE (ACRES) 0.433

LATITUDE			LONGITUDE		
40 °	54 ‘	32.3994 “	-73 °	46 ‘	46.704 “

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
177 North Avenue	1	215	42	0.433

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: 59.01 Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ◉ 100%	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
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.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

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

[✓] RIWP [ ] RAWP [ ] IRM [ ] No

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

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (●) Yes ( ) No ( ) N/A

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

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

Is this information attached? (●) Yes ( ) No

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

( ) Yes (●) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	( )	(●)
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

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

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? (●) N/A	( )	( )

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? Downtown Business & DO-2 Overlay

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 ☑

	Y	N
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?	◉	○
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 BRP 466 Main LLC			
CONTACT NAME Zachary Schwanbeck			
ADDRESS 100 Park Avenue, 36th Floor			
CITY New York		STATE NY	ZIP CODE 10017
PHONE (212) 488-4160	EMAIL zschwanbeck@brpcompanies.com		
OWNERSHIP START DATE 12/19/2024			
CURRENT OPERATOR Vacant			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☑	☑
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: The Site was used as a laundry and long term parking lot use.

SECTION VII: Requestor Information			
NAME 177 North Avenue Owner LLC			
ADDRESS 44 S. Broadway, Suite 1101			
CITY/TOWN White Plains		STATE NY	ZIP CODE 10601
PHONE (212) 488-1750	EMAIL acohen@brpcompanies.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Andrew Cohen			
ADDRESS 44 S. Broadway, Suite 1101			
CITY White Plains		STATE NY	ZIP CODE 10601
PHONE (212) 488-1750	EMAIL acohen@brpcompanies.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Andrew Schweitzer, PE			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46 E, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (973) 808-9050	EMAIL andrew.schweitzer@sesi.org		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Avenue, 2600 Innovation Square			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	**N**
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	**N**
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or 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 ☐	VOLUNTEER ☑
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.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

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

◉ Yes ○ No ○ N/A

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

○ Previous Owner ○ Current Owner ◉ Potential/Future Purchaser ○ Other: _____

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

Is this proof attached? ◉ Yes ○ No ○ N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ○	○	◉
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of 177 North Avenue Owner 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: 8/25/26 Signature: _____

Print Name: Andrew Cohen

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 17

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ◯ Project is an Affordable Housing Project – regulatory agreement attached

   ◯ Project is planned as Affordable Housing, but agreement is not yet available

   ◯ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

   ◯ Yes – planned renewable energy facility site with documentation

   ◯ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No – not a planned renewable energy facility site

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

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

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

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

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

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

   ◯ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No

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

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

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A Site Location Map, Base Map, and Street Map

Exhibit B Tax Boundary Map, Survey Map and City Assessor Email

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 and March 14, 2023 Resolution Adopting DOZ Amendments

Exhibit F Previous and Current Owners and Operators List

Exhibit G Deed

Exhibit H Site Access Agreement

Exhibit I Site Drawing Spider Maps

Exhibit J NYS DOS Entity Information

Exhibit K Written Consent

Exhibit L Site Contact List

Exhibit M Repository Letter

Exhibit N Site Photos

ENVIRONMENTAL REPORTS:

1. July 2024 Phase I Environmental Site Assessment prepared by SESI Consulting Engineers for BRP 466 Main Street LLC for both adjacent 466 Main Street Site and this 177 North Avenue Site lots
2. July 2026 Phase I Environmental Site Assessment prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC
3. July 2026 Phase II Environmental Site Assessment Prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC
4. July 2026 Remedial Investigation Work Plan Prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage[1]
177 North Avenue	1-215-0042	0.433 Acres

The Site located in New Rochelle, New York 10801 ("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 with the current tax lot boundary of tax lot 1-215-0042. The Site was formally a portion of the former tax lot 1-215-0029. Former tax lot 29 was subdivided into two new tax lots, tax lot 42 (the Site) and tax lot 32 (adjacent parcel to the north of Site). The former lot 29 was formed through a merger of yet earlier tax lots 29, 34, 42, 51, 52, and 54, though this application only pertains to the former lots 51, 52, 54 and the very southern portion of 29 (former lots 34, 42 and the remainder northern portion of form 29 is not relevant to this application because these former lots are not part of the Site. A revised Tax Map, Survey and email from the City Tax Assessor confirming the final Tax Lot Number 42 are included in Exhibit B.

2. Property Map

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

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

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type AB, Census Tract 005901. The Site is not located in a BOA, but 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 36119005901, which has an environmental burden higher than 51% of Census Tracts statewide and a population vulnerability higher than 81% percent of Census Tracts statewide. Approximately 15% of the area surrounding the Site is linguistically isolated, so the BCP documents will not need to be translated.

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.

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[1] Acreages were determined using the Survey of Property prepared by Insite Engineering Surveying & Landscape Architecture, P.C., dated April 3, 2025 in Exhibit B.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
177 North Avenue, City of New Rochelle, New York 10801	1-215-0042

The Site located in an urban area in the City of the New Rochelle. The closest body of water to the Site is the Long Island Sound, which is slightly more than 0.5 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.28 miles southeast from the New Rochelle MTA station, which is walking distance to the Site.

B. Site Features

The Site is currently developed as fenced in vacant paved former parking lot. See Site Photos in Exhibit N.

C. Current Zoning and Land Use

The Site is currently located in the Downtown Business District and a DO-2 Overlay. See Exhibit E – Zoning Map[2]. This District allows for commercial and residential use. The Site currently has a commercial use and is occupied by a parking lot. The surrounding properties are largely commercial with some residential use. To the north of the Site is a two-story commercial building and, beyond that, more commercial developments and apartment buildings are present. To the east there is a church and two apartment buildings. To the south there is commercial development and a bar/restaurant. To the west there are multiple commercial buildings, including a spa, a laundromat and various shops/stores.

D. Past Use of the Site

The Site's known history begins in 1887, when it was developed with two structures: a 2-story dwelling and a 1-story laundry. By 1892, the laundry was no longer identified as such on the Sanborn fire insurance map but this building was still present until 1911 so the laundry may have continued to be present until this time. According to the Sanborn Map, in 1911 the northwestern corner of the Site was occupied by "3-story dressing rooms" attached to Loew's New Rochelle Theatre, and the remainder of the Site was occupied by four residential structures: the 1-story structure that formerly housed the laundry was no longer present. By 1931, the 3-story dressing room use was gone, but the 4 residential structures remained and were joined by an apartment

[2] The City of New Rochelle Zoning Map still depicts the Site as being located in a DO-3 Overlay; however, pursuant to City of New Rochelle Resolution Adopting Downtown Overlay Zone Amendments, adopted March 14, 2023, the entire block is now placed in a DO-2 Overlay. See Exhibit E - March 14, 2023, Resolution Adopting DOZ Amendments.

building. By 1951, the western portion of the Site had been converted to a parking lot, and the three dwellings first identified in 1911 had been demolished. By 1990, the entire Site had been leveled for car parking. At some point in this history, contaminated historic fill appears to have been placed on the Site containing high heavy metals. The Site's use as a parking lot ceased earlier this year, and the Site has been vacant and enclosed by a fence since this time. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous and Current Owners and Operators List.

E. Site Geology and Hydrogeology

According to the USGS 2019 Mount Vernon, New York, 7.5-minute Series topographic map, the Site sits about 91 feet above mean sea level. The Site is relatively flat, but the regional topography slopes downward to the east. The soils at the Site are characterized as Urban Land outwash substratum, urban land that is covered by pavement, concrete, buildings, and other structures overlaying natural soil material and till substratum at 0 to 3 percent slopes.

The depth to groundwater at the Site is between 8 and 15 feet below ground surface ("ft-bgs"). Based on regional topography, the groundwater is expected to flow southeast towards the Long Island Sound, which is located a half mile from the Site.

F. Environmental Assessment

In soil, metals were detected in exceedance of the Restricted Residential Soil Cleanup Objective ("RRSCOs") including very high levels of mercury (max of 23 mg/kg), barium (max of 509 mg/kg) and lead (max of 626 mg/kg). Because the Site's intended use is a mixed-use with a residential component, the RRSCOs are applicable. Further, because lead and mercury were both present in soil and groundwater, their respective Protection of Groundwater Soil Cleanup Objectives ("PGWSCOs") of 450 mg/kg for lead (max of 626 mg/kg) and 0.73 mg/kg for mercury (max of 23 mg/kg) are relevant.

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards ("AWQS") including 1,2,4-trimethylbenzene (max of 11 µg/L), 2-butanone (max of 61 µg/L), acetone (max of 280 µg/L), benzene (max of 180 µg/L), ethylbenzene (max of 26 µg/L), naphthalene (max of 20 µg/L), 0-xylene (max of 34 µg/L), p/m-xylene (max of 54 µg/L) and toluene (max of 190 µg/L). SVOCs were also detected in exceedance of AWQS including bis(2-ethylhexyl)phthalate (max of 17 µg/L), benzo(a)anthracene (max of 0.1 µg/L), benzo(b)fluoranthene (max of 0.03 µg/L), benzo(k)fluoranthene (max of 0.02 µg/L), chrysene (max of 0.02 µg/L), naphthalene (max of 11 µg/L) and phenol (max of 6.6 µg/L). Metals were detected in exceedance of AWQS as well, including arsenic (max of 25.71 µg/L), barium (max of 7,864 µg/L), beryllium (max of 9.4 µg/L), cadmium (max of 8.42 µg/L), chromium (max of 700.8 µg/L), copper (max of 2,864 µg/L), iron (max of 226,000 µg/L), lead (max of 1,350 µg/L), magnesium (max of 125,000 µg/L), manganese (max of 94,000 µg/L), nickel (max of 1,273 µg/L), selenium (max of 136 µg/L), silver (max of 2,010 µg/L), sodium (max of 314,000 µg/L) and thallium (max of 3.61 µg/L). Finally, PFAS were detected in exceedance of AWQS, including PFOA (max of 0.0665 µg/L) and PFOS (max of 0.0213 µg/L).

In soil vapor ambient air, VOCs were detected within the 2 samples collected from the Site including 1,2,4-trimethylbenzene (max of 2.37 µg/m^3), 1,3-butadiene (max of 88.5 µg/m^3), 2-butanone (max of 74 µg/m^3), 2-hexanone (max of 32.5 µg/m^3), 4-methyl-2-pentanone (max of 27 µg/m^3), Acetone (max of 297 µg/m^3), benzene (max of µg/m^3), carbon disulfide (max of 81.9 µg/m^3), chloroform (max of 1.91 µg/m^3), chloromethane (max of 2.93 µg/m^3), cyclohexane (max of 5.23 µg/m^3), dichlorodifluoromethane (max of 2.07 µg/m^3), ethanol (max of 34.7 µg/m^3), ethyl acetate (max of 12.9 µg/m^3), ethylbenzene (max of 176 µg/m^3/exceedance of NYS-SSC-D), Heptane (max of 37.4 µg/m^3), isopropanol (max of 10.8 µg/m^3), methylene chloride (max of 24.8 µg/m^3), n-hexane (max of 123 µg/m^3), o-xylene (max of 151 µg/m^3/exceedance of NYS-SSC-D), p/m-xylene (547 µg/m^3/exceedance of NYS-SSC-E), tertiary butyl alcohol (max of 55.8 µg/m^3), tetrachloroethene (max of 6.98 µg/m^3), tetrahydrofuran (max of 9.73 µg/m^3), toluene (max of 56.2 µg/m^3), and trans-1,2,-dichloroethene (max of 3.32 µg/m^3).

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

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

SECTION II: PROJECT DESCRIPTION

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

4. Short Project Description

The Planned redevelopment of the Site entails a mixed-use building including at least 10% affordable units. The first floor will be for commercial use, residential lobby, and garage staging area, followed by three floors of valet parking accommodating a total of 266 cars. The fourth floor will contain tenant amenity spaces. Floors 5-28 will be residential units. The Site is only a 5-minute walk from the New Rochelle Transit Center, and is thus a Transit oriented development project, which will provide commuters with a 35-minute Metro North ride to Manhattan's Grand Central Terminal, as well as Amtrak access to the northeast corridor and local bus services. Travelers by car can access major thoroughfares including Interstate 95, US Route 1, and the Hutchinson River Parkway.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) has been submitted with this application to save time and would be expected to be deemed approved by early 2027 after receipt and execution of the BCA. Remedial Investigation is expected to be completed on the Site by Spring 2027. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be submitted for DEC and public comment in early Summer 2027 and any required remediation may commence in Fall 2027. The Certificate of Completion is anticipated to be issued before the end of 2028. There are no financing deadlines impacting the Project.

5. Green and Sustainable Remediation (GSR)

GRS principles will be incorporated into each step of the BCP Process.

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

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the Metro North train station only a 5 minute walk from the Site or 0.28 miles from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

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

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

An environmental footprint analysis will be completed, which will use an accepted environmental

footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (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: 177 North Avenue is anticipated to be an all-electric building. Domestic hot water will be provided by heat pump water heaters. Ventilation of common areas will be with ERV's. The apartment stoves will be electric, which improves IAQ relative to natural gas burning stoves. There will be no products of combustion from boilers, water heaters, apartment stoves, which will reduce environmental pollution. There will be no gas piping in the building which will reduce the risk of hazardous gas leaks that can lead to explosions. Roofing material will have a high albedo to reduce heat island affect.

The Project is also a transit-oriented development project because the new mixed-use building will be located approximately 0.28 miles, which is walking distance, to the New Rochelle MTA Station.

6. Climate Change Screening or Vulnerability Assessment

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

the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Long Island Sound, which is slightly over 0.5 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

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

None of the designated conditions exist on the Site requiring the preparation of a FWRIA. Therefore, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application or in the Remedial Investigation Work Plan. The closest open surface water to the Site is the Long Island Sound, which is located approximately 0.5 miles east of the Site. No wetlands were mapped on the Site and it is not a flood zone.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Downtown Business District and a DO-2 Overlay District. See Exhibit E Zoning Map and footnote 2.

2. Allowed Uses

The Downtown Business (DB) zoning district allows for residential and various commercial uses. The (DB) zoning district allows for a variety of retail, office, service businesses, and residential uses, including but not limited to retail and personal service stores/shops, dwelling units, business/professional/government offices, restaurants, banks, trade schools, etc.

3-4. Current Use

The Site is a fully fenced off vacant former parking lot property. The Site was vacated earlier this year, in or about mid-January 2026. It is likely that the Site's longstanding use as a parking lot contributed to the level of petroleum-related VOCs on-Site and at some point in the Site history the Site was filled with contaminated fill soils. See Exhibit N Site Photos.

5. Intended Use Post Remediation

After the remediation, the Site will be used for commercial ground floor and residential upper floor apartment building including at least 10% affordable units.

6. Post Remediation Use

Post remediation use of the Site entitles a mixed-use commercial and residential building with at least 10% affordable units. The first floor will be for commercial use, residential lobby, and garage staging area, followed by three floors of valet parking accommodating a total of 266 cars. The fourth floor will contain tenant amenity spaces. Floors 5-28 will be residential units. The Site is only a 5-minute walk from the New Rochelle Transit Center, and is thus a Transit oriented development project, which will provide commuters with a 35-minute Metro North ride to Manhattan's Grand Central Terminal, as well as Amtrak access to the northeast corridor and local bus services. Travelers by car can access major thoroughfares including Interstate 95, US Route 1, and the Hutchinson River Parkway.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility but will have green building elements as described above.

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 New Rochelle zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the New Rochelle Master Plan, which intends to promote transit-oriented development projects such as the one proposed at the Site in the DB Zones.[3]

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

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

Parcel Address	Owner	Ownership Start Date
177 North Avenue	BRP 466 Main Street LLC	12/9/2024

See Exhibit G Deed.

Requestor is not the owner of the Site. BRP 466 Main Street LLC is the current owner of the Site. See Exhibit G Deed. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement.

[3] *See* https://www.newrochelleny.gov/944/EnvisioNR, *Adopted Comprehensive Plan*, p. 76.

The Previous and Current Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' 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. July 2024 Phase I Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
b. July 2026 Phase I Environmental Site Assessment prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC
c. July 2026 Phase II Environmental Site Assessment prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC
d. July 2026 Remedial Investigation Work Plan prepared by SESI Consulting Engineers for 177 North Avenue Owner LLC

2. Sampling Data

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

3. Environmental Assessment

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

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGWSCO (mg/kg)	Depth (ft-bgs)
Metals						
Barium	1	0	509	410	820	2.5-3
Lead	2	2	626	400	450	2.5-3
Mercury	4	3	23	0.30	0.73	1.5-2

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
1,2,4-Trimethylbenzene	1	11	5

2-Butanone	1	61	50
Acetone	1	280	50
Benzene	1	180	1
Ethylbenzene	1	26	5
Naphthalene	1	20	10
o-Xylene	1	34	5
p/m-Xylene	1	54	5
Toluene	1	190	5
SVOCs			
Bis(2-ethylhexyl)phthalate	1	17	5
Benzo(a)anthracene	2	0.1	0.002
Benzo(b)fluoranthene	1	0.03	0.002
Benzo(k)fluoranthene	1	0.02	0.002
Chrysene	2	0.02	0.002
Naphthalene	1	11	10
Phenol	1	6.6	1
Metals			
Arsenic	1	25.71	25
Barium	3	7,864	1,000
Beryllium	3	9.4	3
Cadmium	1	8.42	5
Chromium	3	700.8	50
Copper	3	2,864	200
Iron	4	226,000	300
Lead	3	1,350	25
Magnesium	4	125,000	35,000
Manganese	4	94,000	300
Nickel	3	1,273	100
Selenium	4	136	10
Silver	1	2,010	50
Sodium	4	314,000	20,000
Thallium	3	3.61	0.5
PFAS			
PFOS	2	0.0213	0.0027
PFOA	2	0.0665	0.0067

Soil

Vapor:

Analytes	Total Detections	Max Detection ($\mu g/m^3$)	Type
VOCs			
1,2,4-Trimethylbenzene	1	2.37	Sub Slab Soil Vapor (SSV)
1,3-Butadiene	2	88.5	SSV
2-Butanone	2	74	SSV
2-Hexanone	1	32.5	SSV
4-Methyl-2-pentanone	1	27	SSV
Acetone	1	297	SSV

Benzene	2	18.4	SSV
Carbon disulfide	2	81.9	SSV
Chloroform	1	1.91	SSV
Chloromethane	1	2.93	SSV
Cyclohexane	2	5.23	SSV
Dichlorodifluoromethane	1	2.07	SSV
Ethanol	1	34.7	SSV
Ethyl Acetate	2	12.9	SSV
Ethylbenzene	1	**176***	SSV
Heptane	2	37.4	SSV
Isopropanol	2	10.8	SSV
Methylene Chloride	1	24.8	SSV
n-Hexane	2	123	SSV
o-Xylene	1	**151***	SSV
p/m-Xylene	2	**547****	SSV
Tertiary butyl Alcohol	2	55.8	SSV
Tetrachloroethene	1	6.98	SSV
Tetrahydrofuran	1	9.73	SSV
Toluene	2	56.2	SSV
trans-1,2-Dichloroethene	1	3.32	SSV

* Exceeds the NYS-SSC-D[4]
** Exceeds the NYS-SSC-E[5]

4. Past Land Use

1. Past Use of the Site

The Site's known history begins in 1887, when it was developed with two structures: a 2-story dwelling and a 1-story laundry. By 1892, the laundry was no longer identified as such on the Sanborn fire insurance map but this building was still present until 1911 so the laundry may have continued to be present until this time. According to the Sanborn Map, in 1911 the northwestern corner of the Site was occupied by "3-story dressing rooms" attached to Loew's New Rochelle Theatre, and the remainder of the Site was occupied by four residential structures: the 1-story structure that formerly housed the laundry was no longer present. By 1931, the 3-story dressing room use was gone, but the 4 residential structures remained and were joined by an apartment building. By 1951, the western portion of the Site had been converted to a parking lot, and the three dwellings first identified in 1911 had been demolished. By 1990, the entire Site had been leveled for car parking. At some point in this history, contaminated historic fill appears to have been placed on the containing high heavy metals.

[4] This number exceeds the subslab mitigation decision screening level in New York State DOH Matrix D Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February 2024.
[5] This number exceeds the subslab mitigation decision screening level in New York State DOH Matrix E Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February 2024.

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

In July 2024, SESI Consulting Engineers performed a Phase I Environmental Site Assessment ("ESA") for the Site and the adjoining property to the north. This ESA identified a single recognized environmental condition ("REC") for both sites and five business environmental risks ("BERs"). The REC identified by SESI was the Site's former operations: a laundry, a plumber shop, a repair shop, a hardware and paint shop, and the New Rochelle Theatre. The laundry use was on this Site as opposed to the property included in this Phase I to the north.

In July 2026, SESI completed a Phase I ESA specifically for this Site. This ESA identified three RECs and one BER. The first REC identified by SESI was the Site's historical use as a laundry, which may have impacted the Site's subsurface through the use of detergent and chlorinated solvents. The second REC is the presence of contaminated historic fill containing high levels of heavy metals including barium, lead, and mercury. The third REC is the confirmed presence of contamination in the groundwater on the Site with petroleum-related, chlorinated and other VOCs, likely related to the Site's former laundry, long-term vehicle parking and former heating oil tanks on-Site. The lone BER was the presence of two prior monitoring wells on the Site they found that need to be properly decommissioned prior to redevelopment of the Site.

In July 2026, SESI completed a Phase II ESA for the Site. SESI installed nineteen (19) soil borings to a max depth of ten (10) ft-bgs, four (4) temporary wells and collected four (4) groundwater samples and two (2) sub-surface soil vapor points to collect two (2) soil vapor samples. In soil, barium was detected in exceedance of its RRSCO, and lead and mercury were detected in exceedance of their applicable RRSCOs and PGWSCOs. In groundwater, VOCs, SVOCs, metals and PFAS were detected in exceedance of their AWQS. In soil vapor, a total of twenty-six (26) VOCs were detected, specifically several petroleum-related VOCs. Ethylbenzene, o-Xylene and p/m-Xylene were all detected in concentrations that may require mitigation according to NYSDOH soil vapor matrices. See Exhibit I Spider Maps.

In July 2026, SESI prepared an RIWP for the Site. The purpose of the RIWP is to perform further horizontal and vertical delineation of the nature and extent of contamination on the Site, further identify any potential sources of contamination, determine remedial action required to protect human health and the environment, and collect sufficient data to advance the remediation of the Site. The RI proposed for soil includes an additional installation of 9 soil borings advanced across the Site in an approximately 50-foot grid pattern, advanced to a depth of 20 ft-bgs. Soil samples are proposed to be collected from each boring at a minimum of 1 sample per 5-foot depth interval for a maximum of 36 soil samples. The RI proposed for Groundwater investigation includes the installation of 3 permanent groundwater monitoring wells installed to a depth of approximately 15 – 20 ft-bgs. One sample is proposed to be collected from each of the new wells along with one sample from the 5 currently existing wells, for a total of 8 groundwater samples. The RI for soil vapor sampling includes the installation of 3 additional soil vapor points proposed to be advanced in the footprint of the proposed building 2 feet below the proposed foundation elevation, and 1 sample would be collected from each.

SECTION VII: REQUESTOR INFORMATION

The Requestor is 177 North Avenue Owner LLC, a New York limited liability company, located at 44 S. Broadway Suite 1101, White Plains NY 10601. 177 North Avenue Owner LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. The members are as follows:

1. Geoffroi Flournoy – 42.5%
2. Meredith Marshall – 42.5%
3. Steven Smith – 15%

The Written Consent provides Andrew Cohen, who is a nonmember, with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor 177 North Avenue Owner LLC. See Exhibit K - Corporate Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, because it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, which also predates the current owner the purchase by the current owner which also performed a Phase I before their purchase. See 2024 Phase I ESA. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site to the extent it has accessed the Site for due diligence. The owner has also fully fenced in the Site to prevent public access and the Site was and still is otherwise paved preventing any direct physical exposure.

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

SECTION XII: SITE CONTACT LIST

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

EXHIBIT A

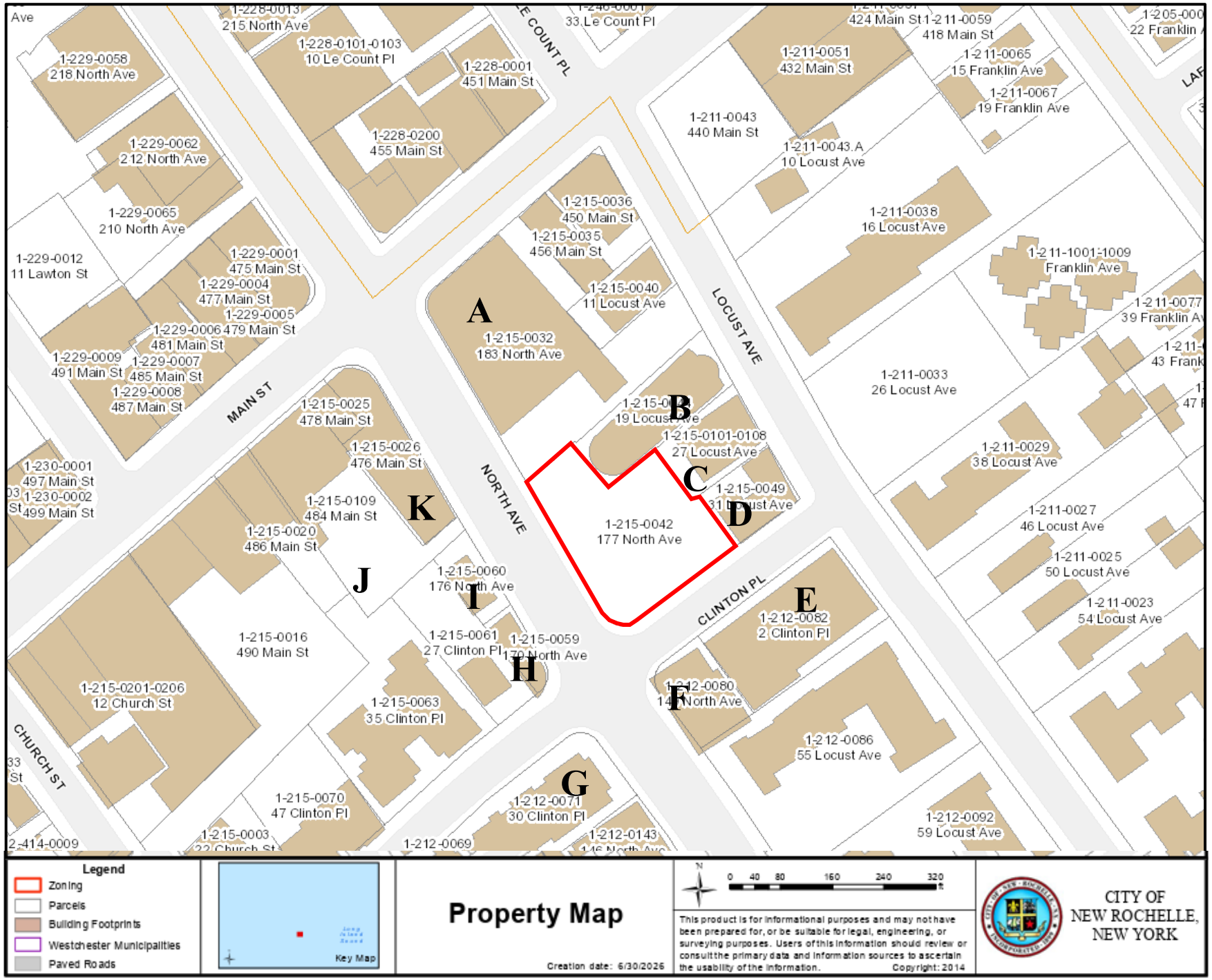
BASE MAP

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801
Tax ID: 1-215-0042

Legend:

Site Property Boundary

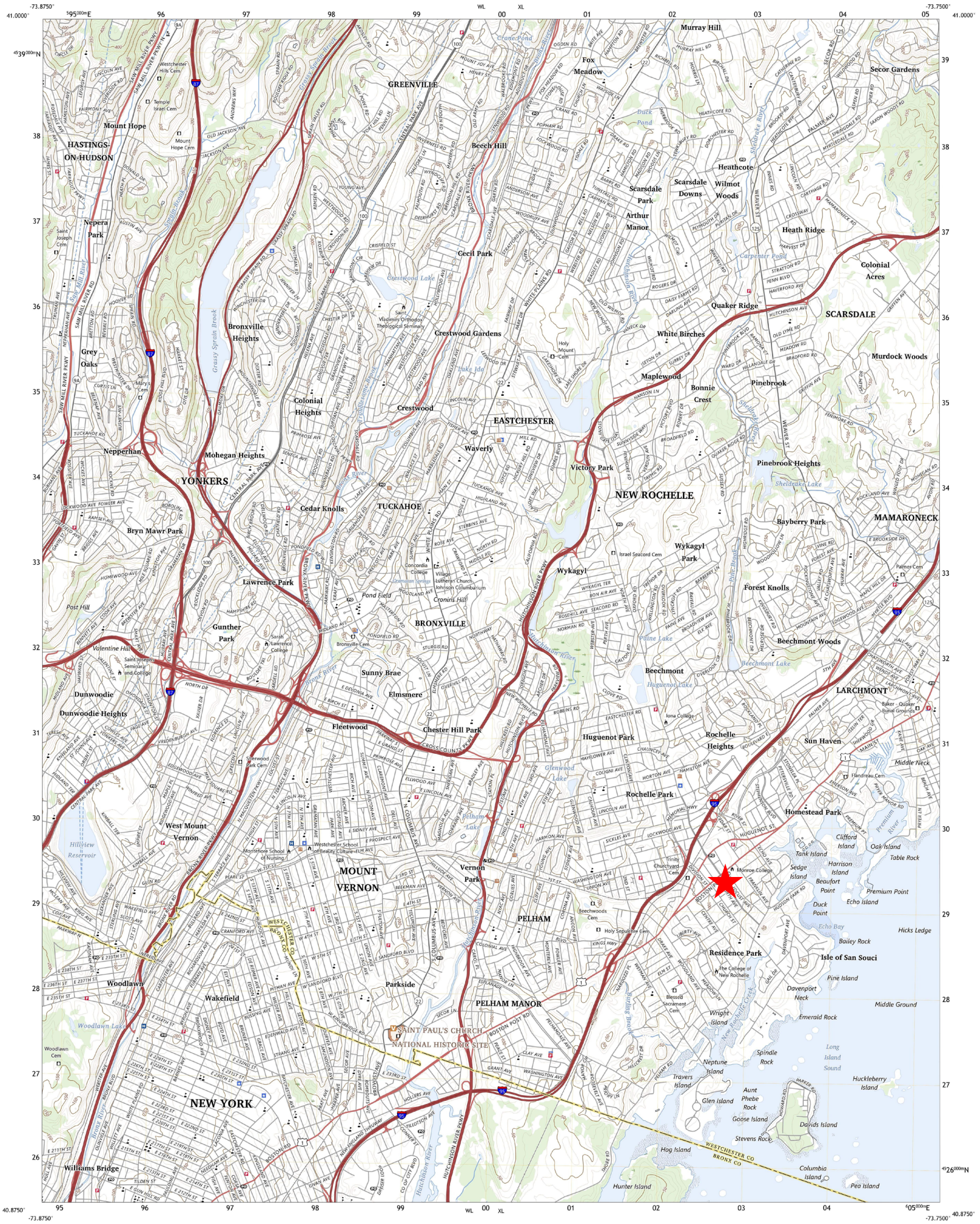
Corresponding page
lists adjacent property owners by
letter A – K



Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	BRP 466 Main Street LLC	466 Main Street	1-215-0032
B	Church of God of New Rochelle	19 Locust Avenue	1-215-0044
C	Julio Martinez	27 Locust Avenue – 1N	1-215-0101
	Israel Rivera and Agnes Lobo	27 Locust Avenue – 1S	1-215-0102
	Raymond L. Saintan	27 Locust Avenue – 2N	1-215-0103
	Roslyn Belton	27 Locust Avenue – 2S	1-215-0104
	Amparo V. Tayag	27 Locust Avenue – 3N	1-215-0105
	Charlene Cintron	27 Locust Avenue – 3S	1-215-0106
	27 Locust 4N LLC	27 Locust Avenue – 4N	1-215-0107
	Elvira Quintero-Barroso	27 Locust Avenue – 4S	1-215-0108
D	Clinton-Locust Realty LLC	31 Locust Avenue	1-215-0049
E	Turbo Realty LLC	2 Clinton Place	1-212-0082
F	1108 Stratford Holding Corp.	149 North Avenue	1-212-0080
G	30 Clinton Pl Owners	30 Clinton Place	1-212-0071
H	Peixoto Family Irrevocable Trust	170 North Avenue	1-215-0059
I	S.K. Cheng Property, LLC	176 North Avenue	1-215-0060
J	New Rochelle Main LLC	484 Main Street	1-215-0109
K	Enterprises United LLC	476 Main Street	1-215-0026

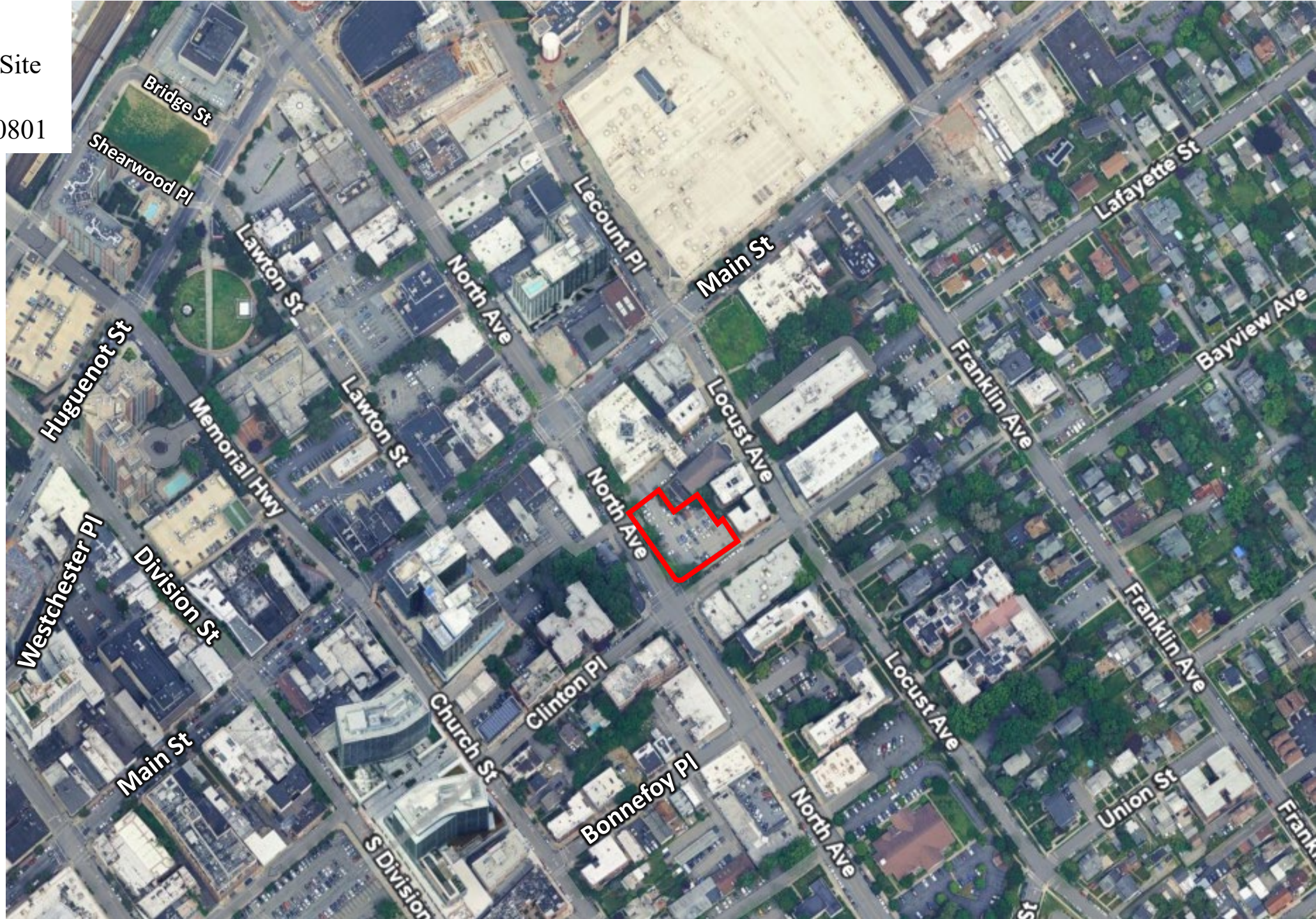
SITE LOCATION MAP

★ BCP Site Location



Street Map

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801



Legend:

Site Property Boundary

EXHIBIT B

From: Platz, Philip <pplatz@newrochelleny.gov>
Sent: Tuesday, July 8, 2025 3:14 PM
To: Mahalek, Maximillian R. <MMahalek@cuddyfeder.com>
Cc: Yvonne Petrillo <YPetrillo@cuddyfeder.com>; Nget, Riddar <RNget@cuddyfeder.com>
Subject: RE: 466 Main Street

Good Afternoon,

As long as the map is finalize on or before December 1st, the other lot marked on the map will appear as 1-215-0042 on the next assessment roll.

Please note, I do not currently have lot 1-215-0051, 0052, or 0054 on the roll now.

Philip M. Platz, Esq. IAO
Assessor
City of New Rochelle
515 North Avenue
New Rochelle, New York 10801
(914)654-2052
PPlatz@NewRochelleNY.gov

From: Mahalek, Maximillian R. <MMahalek@cuddyfeder.com>
Sent: Tuesday, July 8, 2025 2:36 PM
To: Platz, Philip <pplatz@newrochelleny.gov>
Cc: Yvonne Petrillo <YPetrillo@cuddyfeder.com>; Nget, Riddar <RNget@cuddyfeder.com>
Subject: RE: 466 Main Street

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

Thank you, Mr. Platz!

Just to confirm separately, per the attached, once the subdivision plat is finalized, lots 1-215-51, 1-215-52, 1-215-54, and part of lot 1-215-29 will become lot 1-215-0042 , correct? (Please note that we need this separate confirmation in writing to facilitate a separate Brownfield Cleanup Application.) Thanks again. -Max

Wilfredo Melendez, P.E
Commissioner

City Hall
515 North Avenue
New Rochelle, NY 10801

City of New Rochelle
Department of Public Works

466 Main Street
New Rochelle NY 10801

Date: July, 10TH 2025

Block & Lot: 1-215-0029
1-215-0051
1-215-0052
1-215-0054

Dear property owner:

As per your request, the tax IDs listed above will be combined as follows:

Tax ID **1-215-0029**
1-215-0051
1-215-0052
1-215-0054 will become 1-215-0042

The main address for this tax ID will be: 177 North Ave

Additionally as per your request the following addresses are included as retail and valet spaces:

163 North-Retail

7 Clinton Pl -Valet

The City of New Rochelle has notified the agencies listed below as to this update:

Please make sure that the corrected numbers are displayed so that emergency services can find your property in an emergency, Day or Night. It is critical that you notify your fire / burglar alarm company (if applicable) to this change. An VOIP Phones will need to be programed for these addresses.

Thank you for your cooperation.

Sincerely,

Alvaro Alfonzo-Larrain

Commissioner,
Department of Public Works

CC:	United State Postal Service (USPS) Westchester County Department of Emergency Services (Fire & EMS Dispatch) Westchester County 9-1-1 Verizon & Cablevision ConEd Electric & Veolia (Water Co.)	New Rochelle Police Department New Rochelle Fire Department New Rochelle Assessor's Office (Tax office) New Rochelle Department of Public Works New Rochelle Building Department & Development New Rochelle City Clerk

FIELDWORK COMPLETED: February 6, 2025

DEED REFERENCE:

Control No. 643433006
Recorded 01/02/2025
Grantor: Metro Urban Community Corp. & Blake Park Housing Co., LLC
Grantee: BRP 466 Main Street, LLC

FILED MAP REFERENCE:

"Subdivision Plat known as BRP 466 Main Street LLC"
Filed in the Westchester County Clerks Office on _____, as Map # _____

Subject Lot #2

GENERAL NOTES:

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

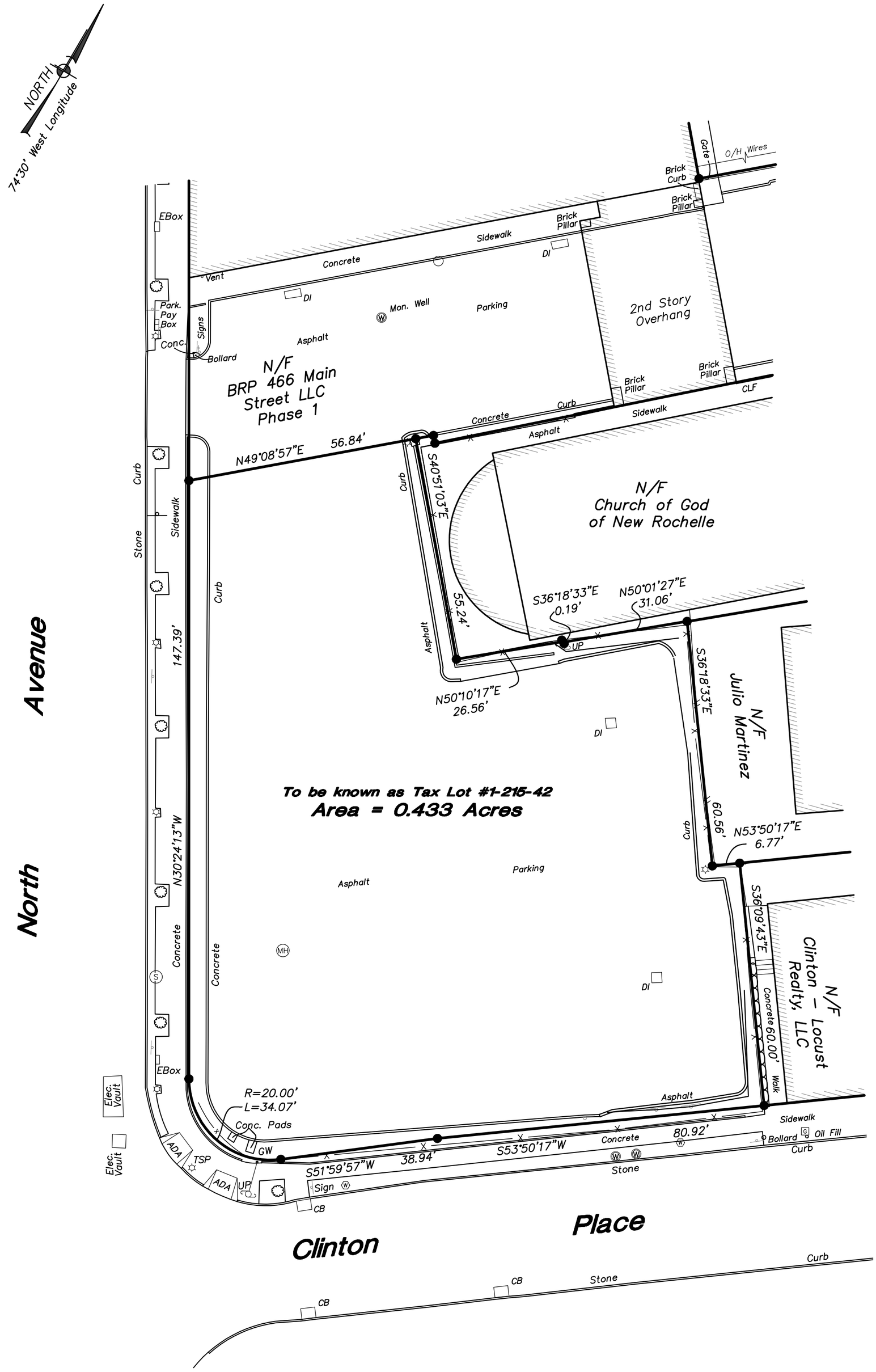
Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

LEGEND

- Hydrant
- W Monitoring Well
- D Drainage Manhole
- DI Drain Inlet
- LP LP Light Pole
- W Water Valve
- G Gas Valve
- TSP– Traffic Signal Pole
- TSB– Traffic Signal Box
- Sign
- GW UP Utility Pole w/ Guy Wire
- MBX Mailbox
- Tree
- ADA Handicap Access Ramp



JEFFREY B. DeROSA, LS
New York State License No. 050749

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INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

Survey of Property
Prepared for
BRP 466 Main Street LLC
Situate in the
City of New Rochelle
Westchester County New York
Scale 1" = 20' Date: April 3, 2025
Rev: April 8, 2025

0 20 40 60

23184.200

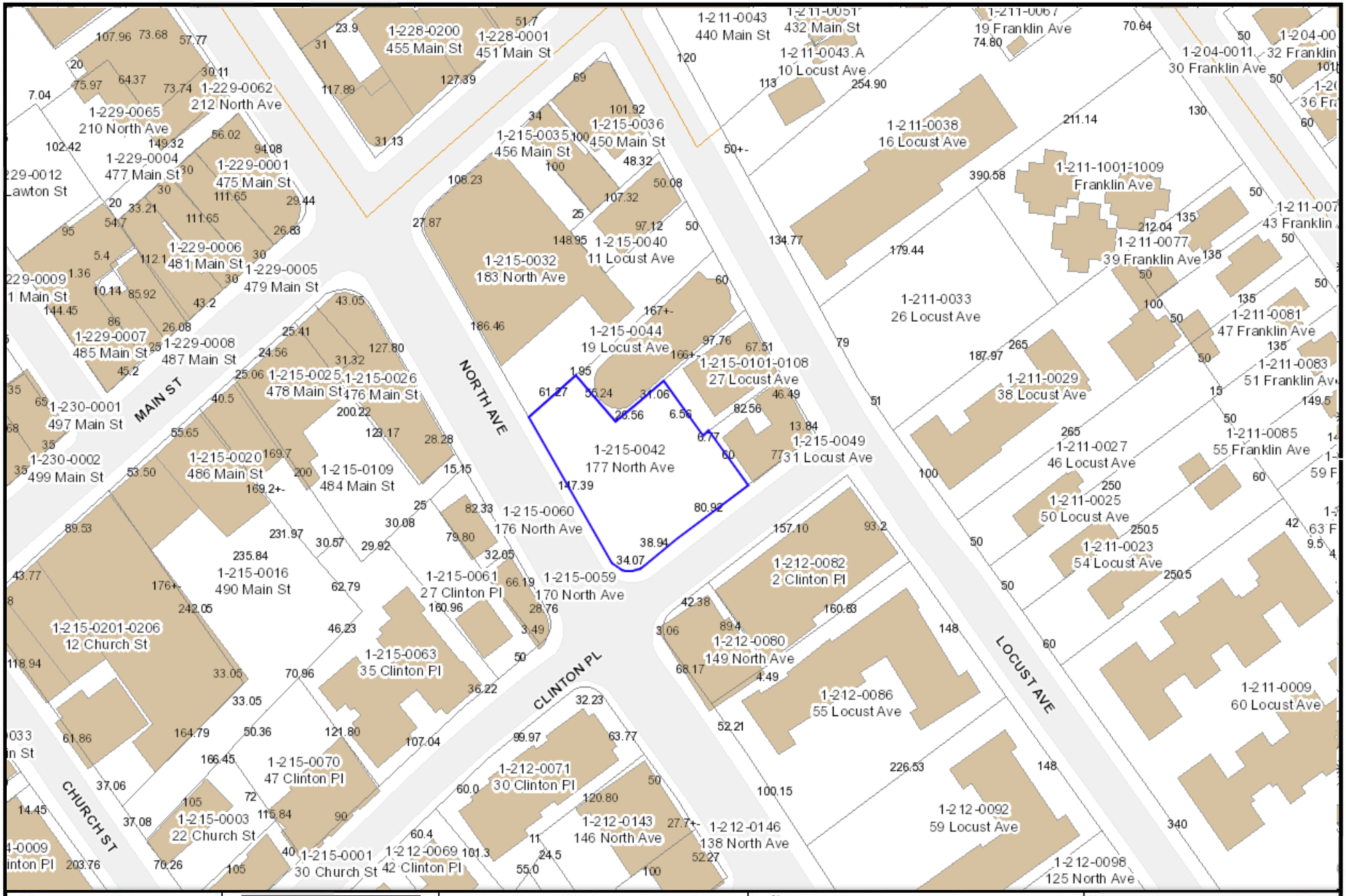
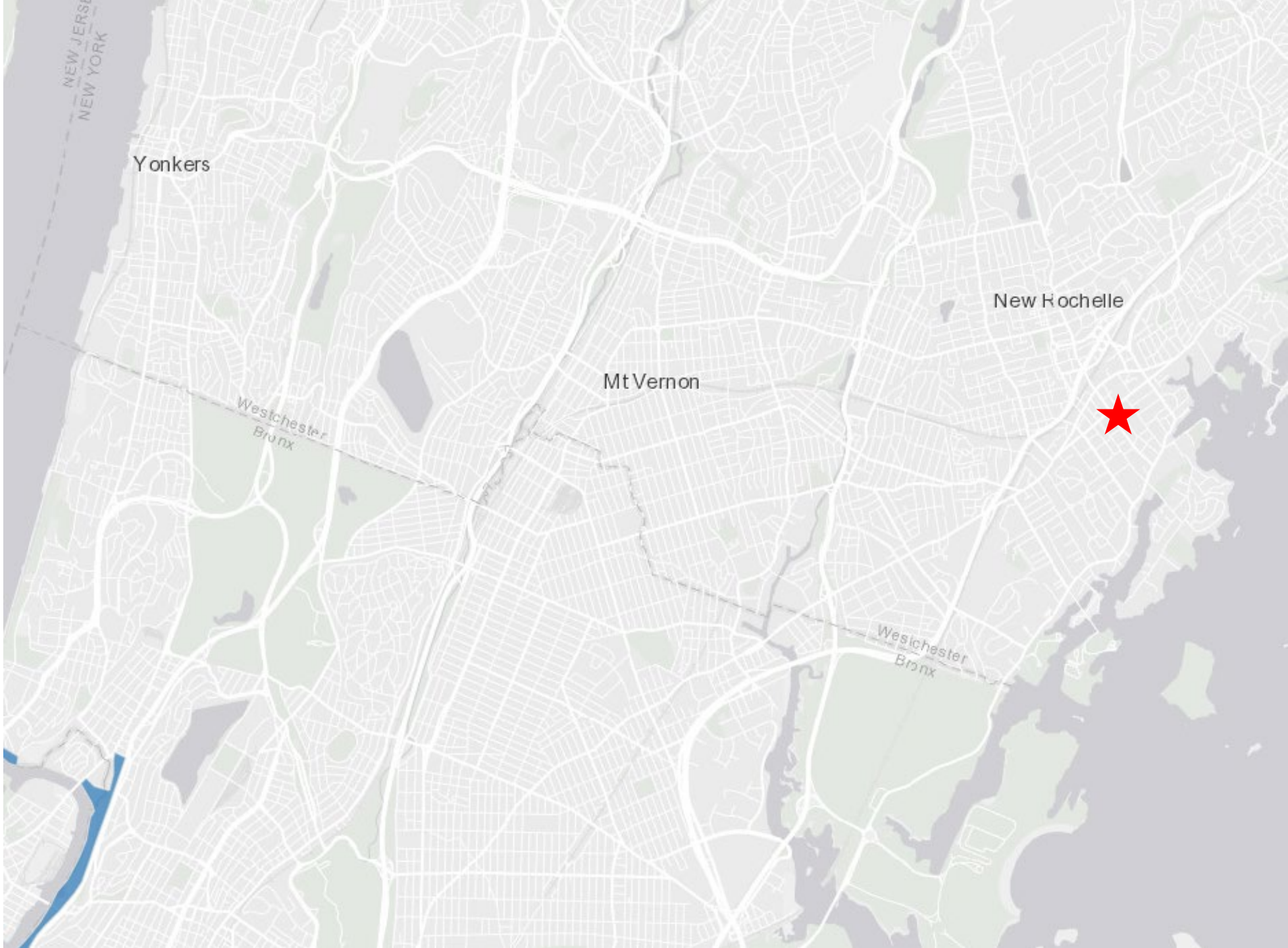

1-215-0042
177 North Ave
1-215-0044
19 Locust Ave
1-215-0040
11 Locust Ave
1-215-0035
456 Main St
1-215-0036
450 Main St
1-215-0032
183 North Ave
1-215-0101-0108
27 Locust Ave
1-215-0049
31 Locust Ave
1-215-0060
176 North Ave
1-215-0059
170 North Ave
1-215-0061
27 Clinton Pl
1-215-0109
484 Main St
1-215-0020
486 Main St
1-215-0025
478 Main St
1-215-0026
476 Main St
1-215-0016
490 Main St
1-215-0201-0206
12 Church St
1-215-0063
35 Clinton Pl
1-215-0070
47 Clinton Pl
1-215-0003
22 Church St
1-215-0001
30 Church St
1-212-0082
2 Clinton Pl
1-212-0080
149 North Ave
1-212-0086
55 Locust Ave
1-212-0071
30 Clinton Pl
1-212-0143
146 North Ave
1-212-0146
138 North Ave
1-212-0092
59 Locust Ave
1-212-0098
125 North Ave
1-211-0043
440 Main St
1-211-0043.A
10 Locust Ave
1-211-0038
16 Locust Ave
1-211-0033
26 Locust Ave
1-211-0029
38 Locust Ave
1-211-0027
46 Locust Ave
1-211-0025
50 Locust Ave
1-211-0023
54 Locust Ave
1-211-0009
60 Locust Ave
1-211-1001-1009
Franklin Ave
1-211-0077
39 Franklin Ave
1-211-0081
47 Franklin Ave
1-211-0083
51 Franklin Ave
1-211-0085
55 Franklin Ave
1-228-0200
455 Main St
1-228-0001
451 Main St
1-229-0062
212 North Ave
1-229-0065
210 North Ave
1-229-0004
477 Main St
1-229-0001
475 Main St
1-229-0006
481 Main St
1-229-0005
479 Main St
1-229-0007
485 Main St
1-229-0008
487 Main St
1-230-0001
497 Main St
1-230-0002
499 Main St
NORTH AVE
MAIN ST
CLINTON PL
LOCUST AVE
CHURCH ST
Legend
Zoning
Parcels
Building Footprints
Westchester Municipalities
Paved Roads
Key Map
Property Map
Creation date: 6/30/2026
0 37.5 75 150 225 300 ft
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
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CITY OF NEW ROCHELLE, NEW YORK

EXHIBIT C

BOA Map

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801



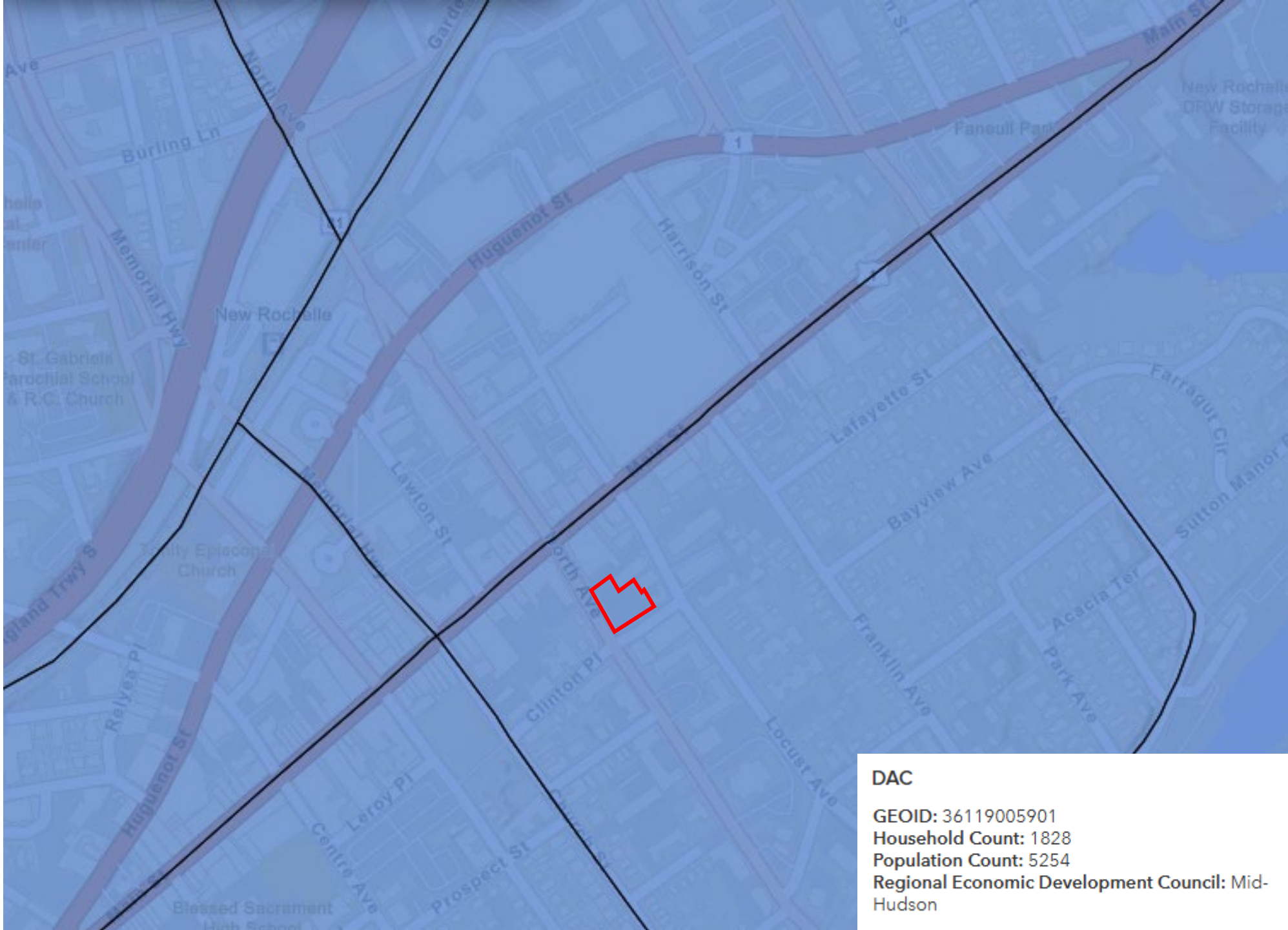
Legend:

- Site Location
- Brownfield Opportunity Area

June 2026
Source: NYS GIS Designated Brownfield Opportunity Area Boundaries Map

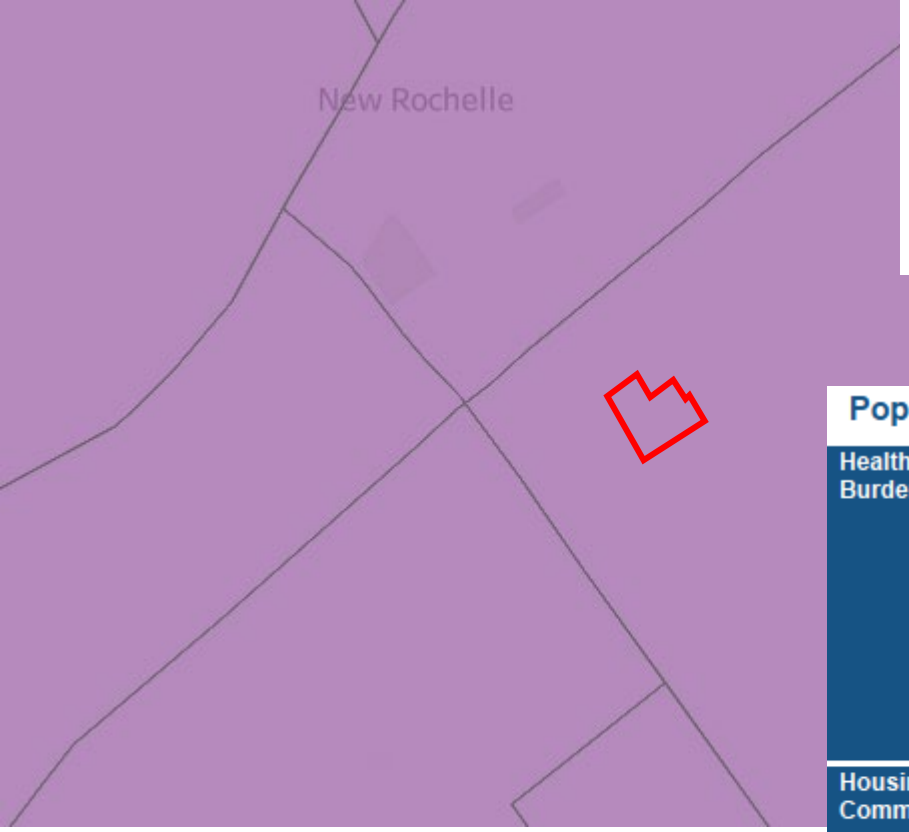
Disadvantaged Communities Map

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801



Legend:

- Site Property Boundary
- Disadvantaged Community



Census Tract 36119005901 is **Designated a DAC**
This Tract covering **New Rochelle city** has a population of 5,254

Environmental Burden is higher than **51%** of Census Tracts statewide
Population Vulnerability is higher than **81%** of Census Tracts statewide

Population Characteristics & Vulnerability

Health Impacts & Burdens	Asthma ED visits	42%
	COPD ED visits	56%
	Heart attack (MI) Hospitalization	86%
	Low Birthweight	72%
	Pct Adults Age 65+	36%
	Pct w/ Disabilities	34%
	Pct w/o Health Insurance	98%
	Premature Deaths	34%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	58%
	Homes Built Before 1960	69%
	Housing Cost Burden (Rental C..	60%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	73%
	Pct w/o Internet (home or cellul..	84%
Income	Pct <100% of Federal Poverty ..	81%
	Pct <80% Area Median Income	85%
	Pct Single-Parent Households	55%
	Pct w/o BachelorÆs Degree	42%
	Unemployment Rate	61%
Race/Ethnicity	Historical Redlining Score	26%
	Limited English Proficiency	85%
	Pct Asian	72%
	Pct Black or African American	67%
	Pct Latino/a or Hispanic	86%
	Pct Native American or Indigen..	54%

Environmental Burden & Climate Change Risk

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	4%
	Industrial/Manufacturing/Mining La..	0%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	36%
	Remediation Sites	0%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	2%
	Driving Time to Urgent/Critical Care	58%
	Extreme Heat Projections (>90? d..	96%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	65%
Potential Pollution Exposure	Benzene Concentration (Modeled)	56%
	Particulate Matter (PM2.5)	53%
	Traffic: Diesel Trucks	41%
	Traffic: Number of Vehicles	64%
	Wastewater Discharge	39%

Legend:

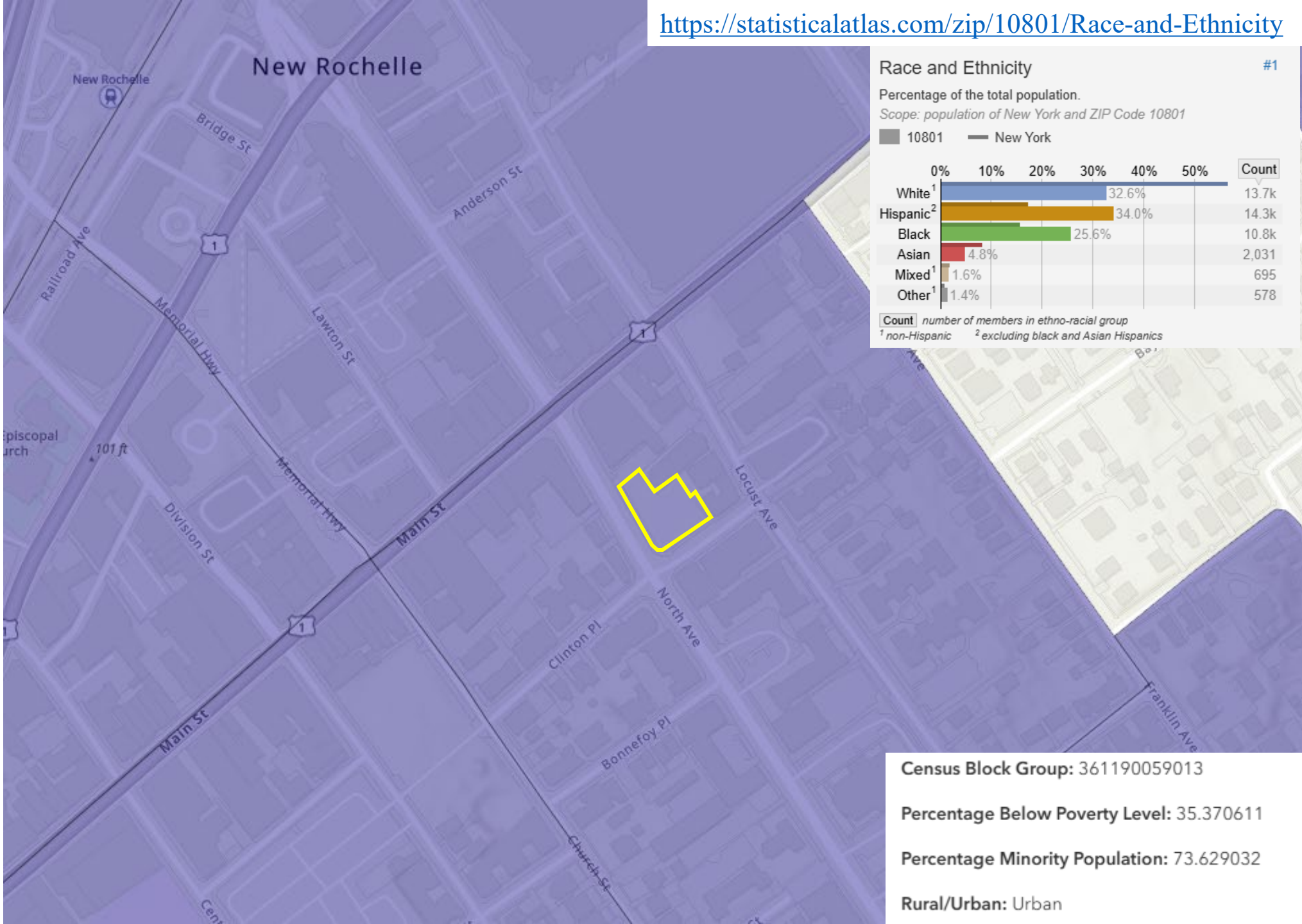
Site Property Boundary

Disadvantaged Community

EJ MAP

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801

https://statisticalatlas.com/zip/10801/Race-and-Ethnicity



Census Block Group: 361190059013

Percentage Below Poverty Level: 35.370611

Percentage Minority Population: 73.629032

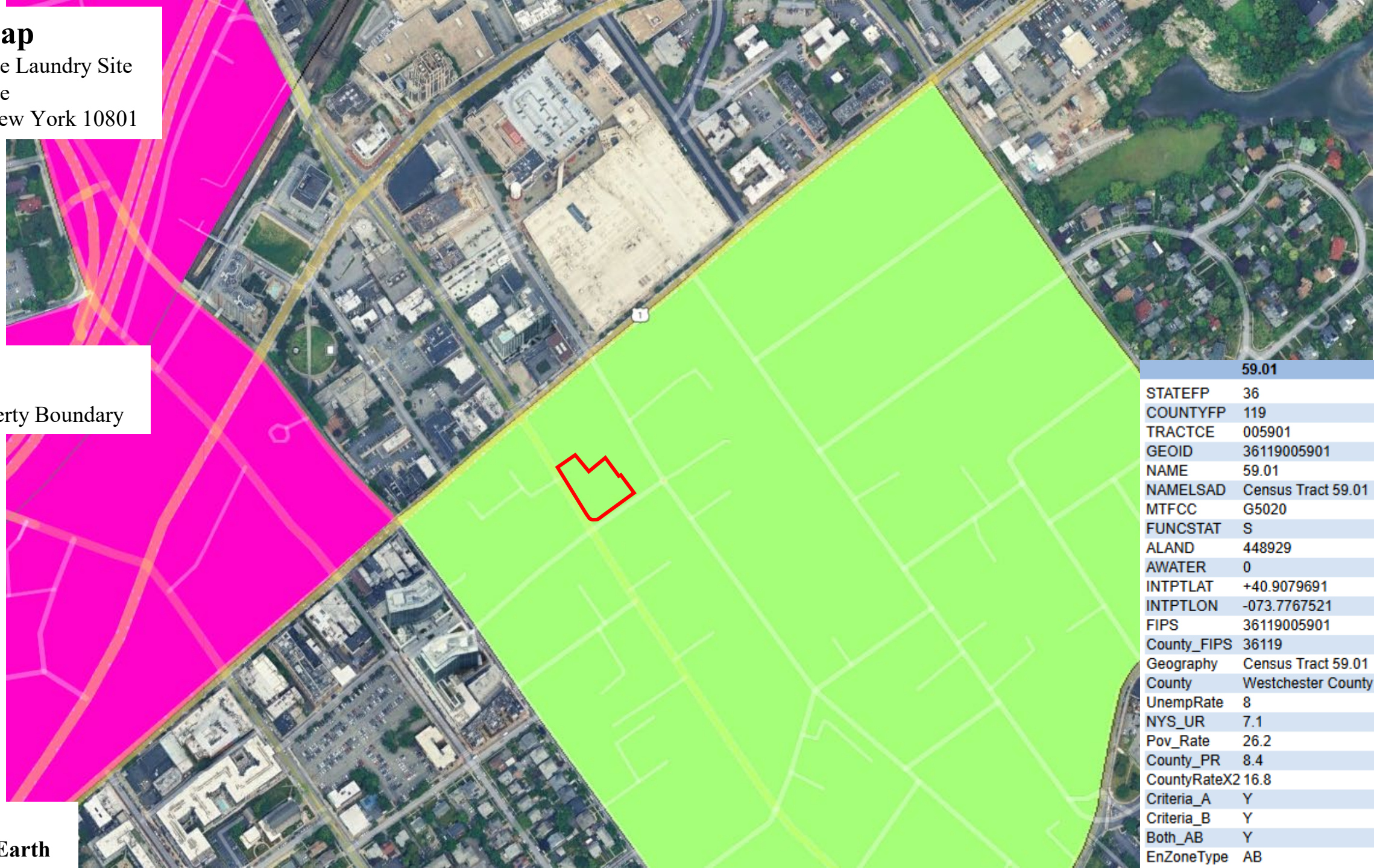
Rural/Urban: Urban

Legend:

Site Property Boundary

En-Zone Map

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801



Legend:

Site Property Boundary

	59.01
STATEFP	36
COUNTYFP	119
TRACTCE	005901
GEOID	36119005901
NAME	59.01
NAMELSAD	Census Tract 59.01
MTFCC	G5020
FUNCSTAT	S
ALAND	448929
AWATER	0
INTPTLAT	+40.9079691
INTPTLON	-073.7767521
FIPS	36119005901
County_FIPS	36119
Geography	Census Tract 59.01
County	Westchester County
UnempRate	8
NYS_UR	7.1
Pov_Rate	26.2
County_PR	8.4
CountyRateX2	16.8
Criteria_A	Y
Criteria_B	Y
Both_AB	Y
EnZoneType	AB

June 2026
Source: Google Earth

EXHIBIT D

FLOOD MAP

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801

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.

June 2026
Source: FEMA Flood Map

NOTES TO USERS

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

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

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

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

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

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

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

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

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

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

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

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Limited detail cross section line
- Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 2 76 — 1000-meter Universal Transverse Mercator grid values, zone 18N
- 600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 28, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342F

FIRM

FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
LARCHMONT, VILLAGE OF	360915
MAMARONECK, TOWN OF	360917
NEW ROCHELLE, CITY OF	360922

PANEL 342 OF 426
MAP SUFFIX: F
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
36119C0342F

EFFECTIVE DATE
SEPTEMBER 28, 2007

Federal Emergency Management Agency

EXHIBIT E

LEGISLATION

RESOLUTION ADOPTING DOWNTOWN OVERLAY ZONE (DOZ) AMENDMENTS.

WHEREAS, the Downtown Overlay Zone (DOZ) continues to invite investment to New Rochelle; and

WHEREAS, as the City grows, ongoing review of the code is necessary to ensure it properly addresses the needs of the city and takes advantage of new opportunities; and

WHEREAS, accordingly, staff recommends several amendments to the DOZ and Theoretical Development Scenario, as follows:

1. Amend the DOZ zoning map to reflect higher permitted maximum building heights in a portion of DO-4. This would approximately apply to the area south of Commerce Drive, west of River Street, North of Main Street, and east of Harrison Street. The DO-4 currently permits a maximum height of 6 stories and 65 feet with the potential for a two story bonus for a total of 8 stories and 85 feet.

   The proposal would allow a potential 8 stories under Development Standard 3 and an additional 2 story bonus for Development Standard 2 and 4 stories for Development Standard 3, for a total of 12 stories and 125 feet. Additional height beyond what the base DO-4 zone allows would be required to be setback 50-feet from River Street.

   A corresponding amendment is proposed to amend the maximum permitted building height in the table in section 331-175.11B(2) for Development Standard 3 in DO-4.

2. Amend the maximum permitted bonus heights in the table in section 331-175.11C(3) as follows:
   a. A footnote is proposed to be added to the table to reflect the recommendation in item 1 above.
   b. DO-7 currently permits an additional bonus story subject to the approval of Council prior to site plan review. The proposal shifts this responsibility Planning Board at the site plan review stage.

3. To reflect the proposed changes in building heights, there are corresponding street type changes proposed for Cedar Street, Echo Avenue and Radisson Plaza. Likewise, a

Significant Corner designation is proposed for the corner of the block where River Street intersects with Palmer Avenue (the site occupied by the Toyota car dealership.)

4. The block bound by Main Street to the north, Locust Avenue to the east, Clinton place to the south, and North Avenue to the west is currently split between DO-2 and DO-3. The proposed amendments eliminate the split to place the entire block in DO-2.

5. The proposed changes include an amendment to Section 331-175B.(1)(b) that regulates density in DO-7.

6. The City has an established Waterfront Access Fund, and the proposed changes would require developments in the DOZ to contribute to this fund. The fee that is recommended is $5,000.00 per unit, except the recommendation is for $10,000.00 per unit for the DO-7 as it is directly on the waterfront.

7. Finally, an amendment to the Theoretical Development Scenario is proposed that would add 300 floating condominium units to DO-1 through DO-6 and 100 condominium units for DO-7; now, therefore

BE IT RESOLVED, that the City Council hereby adopts the Downtown Overlay Zone (DOZ) amendments as outlined in the attached Article XXII, Downtown Overlay Zones.

ATTACHMENTS:

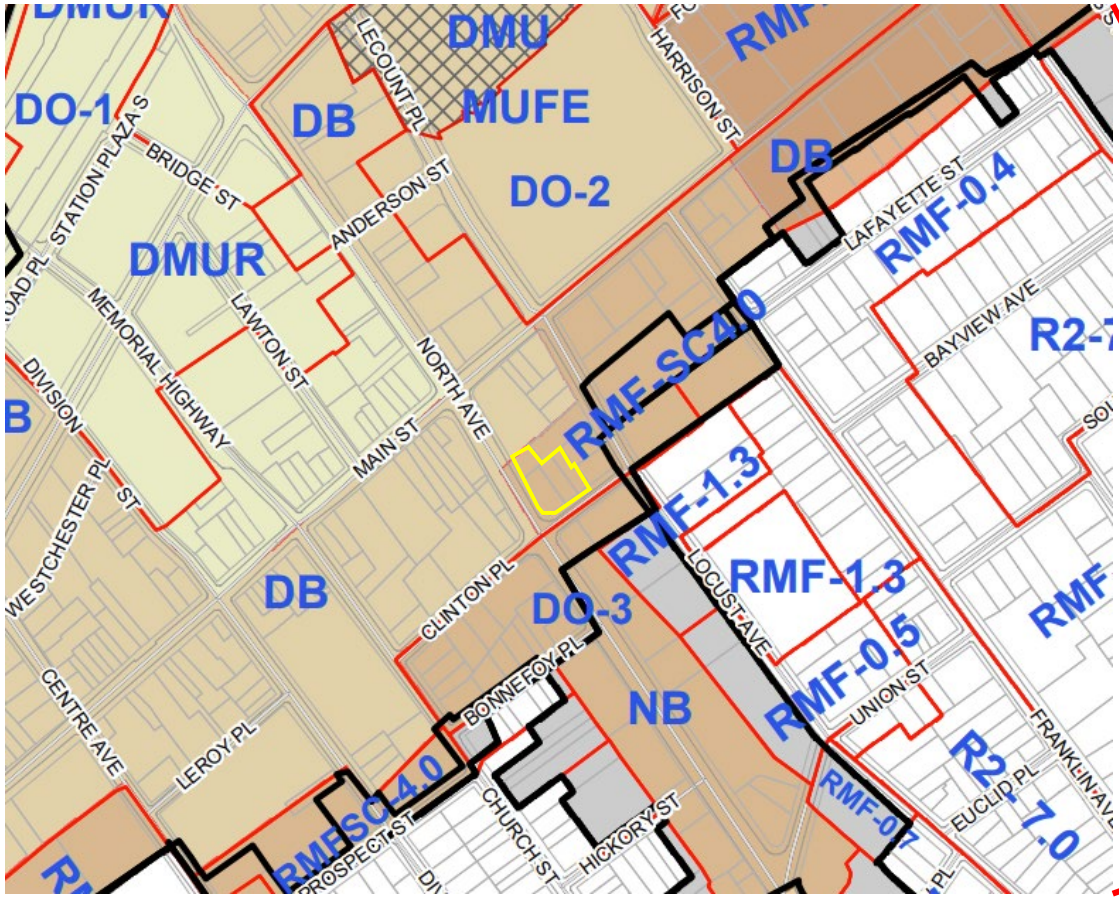
1. 2023-3_13_DOZ EAF Parts 1-2-3 Technical Analysis & Zoning_email_r1
2. Planning Board Referral

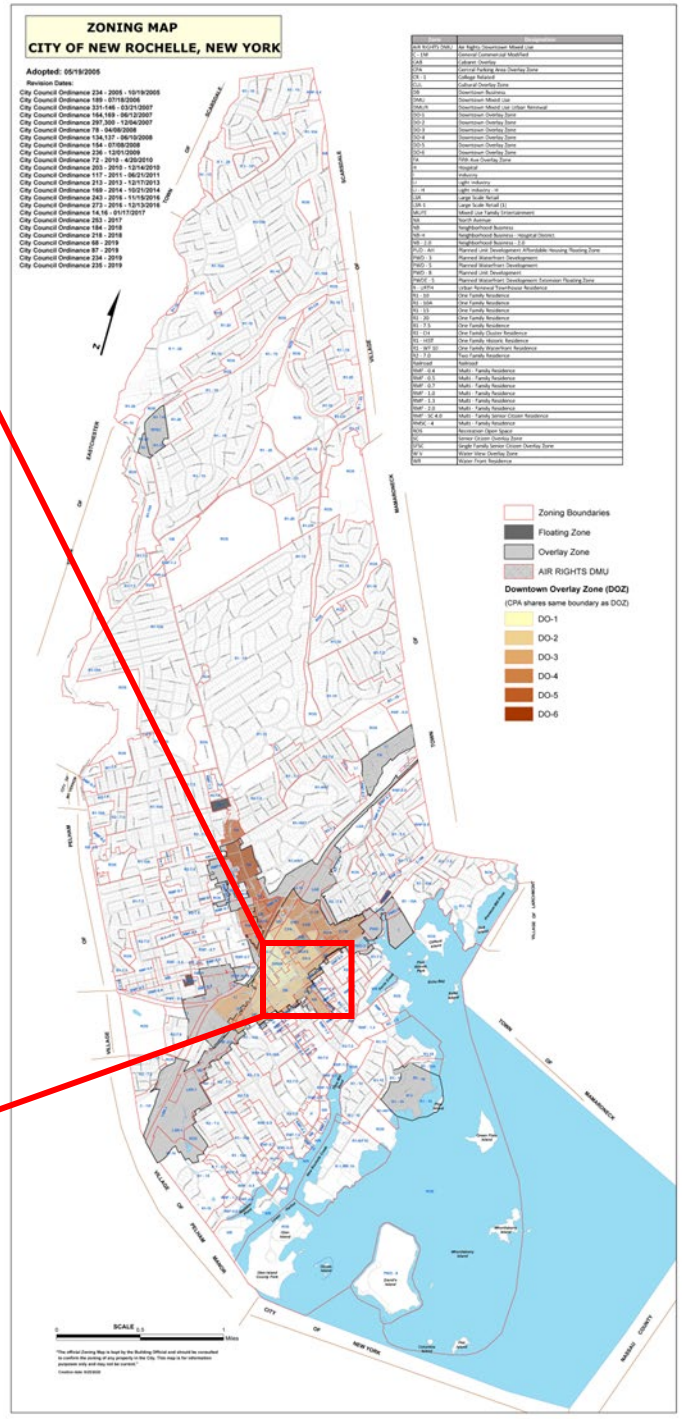
ZONING MAP

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801

Legend:

Site Property Boundary
Zoning Districts: DB and DO-2





*The zoning map has not been updated to reflect changes to the overlay districts enacted by legislation number 2023-41; please see the next page for an updated zoning overlay map

June 2026
Source: City of New Rochelle Zoning Map

ZONING MAP

177 North Avenue Laundry Site
177 North Avenue
New Rochelle, New York 10801

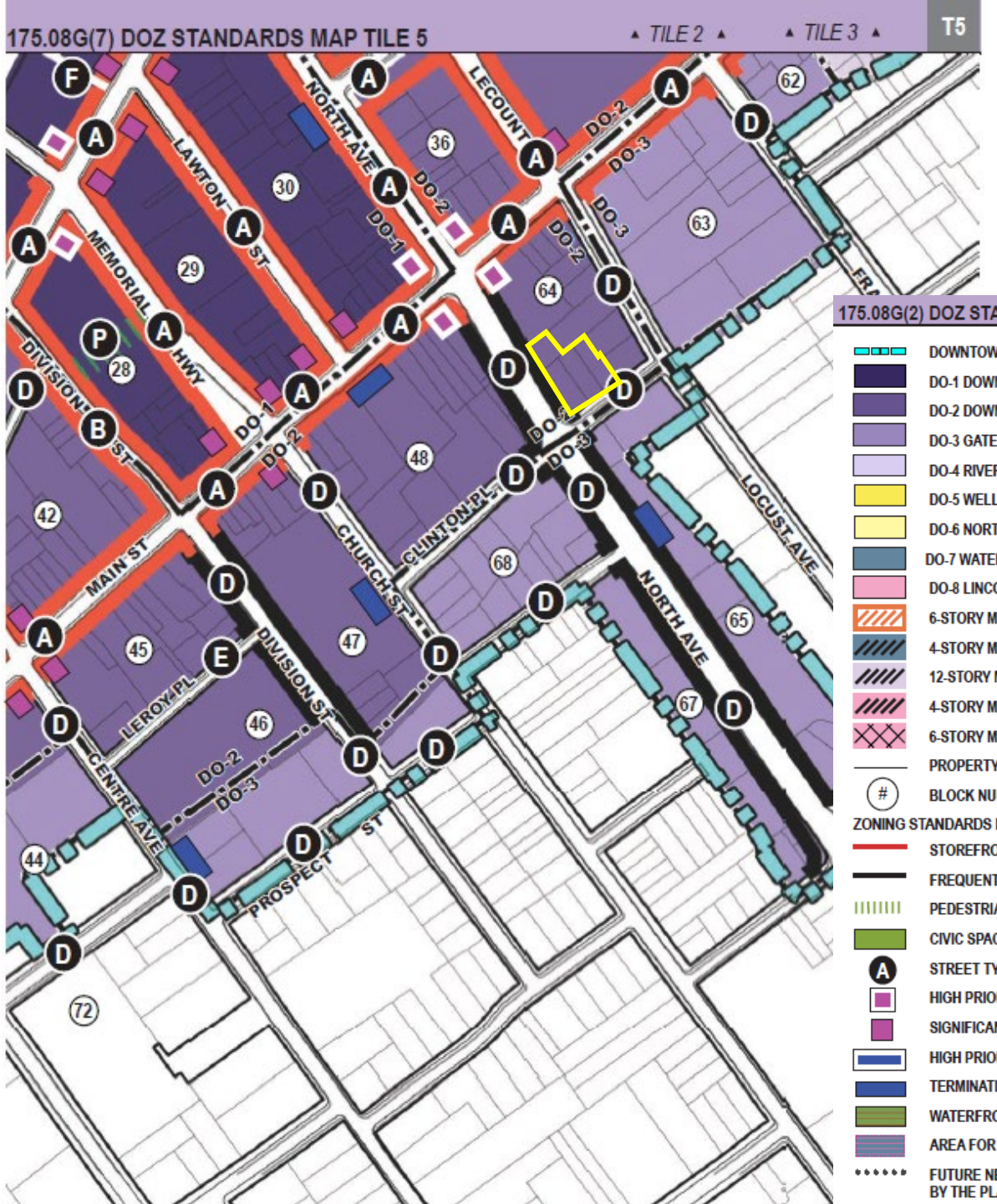
Legend:

Site Property Boundary

Zoning Districts: DO-2

June 2026

Source: City of New Rochelle Zoning Code § 331-175.08DOZ Standards Map.





Zoning District: DB (Downtown Business)

Source: City of New Rochelle Code, Chapter 331: Zoning

The purpose of the DB district is to allow for growth and development of the City's primary downtown area with a variety of retail, offices, service businesses, and residential uses.

The permitted principal uses are: retail and personal service stores and shops, dwelling units (on the second floor or above), business/professional/governmental offices (above first floor), banks, business or trade schools (above first floor), restaurants (including carry-out restaurants), catering halls, dance studios, martial arts studios, aerobic exercise studios, health clubs, theaters, bowling alleys, skating rinks, indoor tennis courts, medical care facilities (above first floor), off-street parking facilities, houses of worship, college-related uses, hotels, and manufacture of products for retail sale (given that at least 30% of the gross floor area consists of retail sale of the product on the building's street level).

Permitted accessory uses are: uses and structures that are clearly incidental and customarily accessory to the permitted principal use on the lot that they are located, amusement devices (defined in Chapter 86), and satellite earth station or dish antennas (only when accessory to a permitted principal use on the same lot).

Finally, uses allowed by special permit are: outdoor dining, public utility uses, cellular antennas and associated facilities, businesses that store and ship products to wholesale/catalog retail establishments that use the internet, craft beverage production facilities, billiard halls, clubs, funeral parlors, cabarets (as accessory to a restaurant with a public occupancy not to exceed 250 people when located within the Cabaret Overlay Zone), tattoo studios, eSports, tasting rooms, discount variety stores, and commercial EV charging stations.

Dimensional requirements, off-street parking and loading requirements, and residential/professional studio and/or residential/office uses can be found in Article IX, Section 72 of the Zoning Code. Design criteria for colleges, universities, and private schools can be found in Section 113.1 of the Zoning Code.

Zoning District: DO-2 (Downtown District)

Source: City of New Rochelle Code, Chapter 331: Zoning

The purpose of the article that establishes the Downtown Overlay Zones (DOZ) seeks to create a holistic and comprehensive economic development strategy to reestablish the downtown of New Rochelle as vibrant within a mixed-use, transit-oriented setting. It hopes to create a more economically successful and environmentally responsible downtown and City with a more harmonious and pedestrian-oriented public realm. It creates developmental rules and procedures to achieve these goals. The overlay zones (of which there are six) do not replace underlying zoning rules and regulations, but they do offer an alternative option for those developing within the DOZs.

The DOZ area also regulates by street type, which have requirements for storefronts and maximum door separation. Street standards are set based on the Street Type assigned to each street within an overlay zone.

The schedule of permitted uses for DO-2 is on the next page.

Each zone has standards for minimum total site frontage, minimum site area, building height, street wall height and setback, parking, minimum side yard from residential districts, and rear yard setbacks at residential districts. Community Benefit Bonuses are available in exchange for investments in public benefits.

For more information on DO-2, other Downtown Overlay Zones, and street standards, please see Article XXIII, Section 331-175 of the City of New Rochelle Code.

175.11A(2) Table of Uses	DO-2
MIXED USE[1]	
Mixed Use	P
RETAIL	
Retail	P
Restaurant	P
Wholesale	P
Adult-use cannabis retail dispensary	P
Smoke shops	SP
OFFICE	
Office	P
Medical Office	P
Research and Development	P
Professional Service	P
RESIDENTIAL[1]	
Multifamily Dwelling	P
Townhouse	P
Live-Work	P
Independent Living	P
ENTERTAINMENT/CULTURE/ARTS	
Entertainment/Culture/Arts[2]	P
Catering Hall/Event Space	P
Caberet	*
Micro-brewery[3]	A
HOSPITALITY[1]	
Hotel	P
Inn/Bed-and-Breakfast	P
Residential Care Facility	SP
INSTITUTIONAL/CIVIC	
Institutional	P

	DO-2
Residential Care Facility	SP
INSTITUTIONAL/CIVIC	
Institutional	P
Municipal	P
Library	P
Community Facility	P
Indoor Recreation	P
Educational Use	P
LIGHT INDUSTRIAL	
Artisan Production	P
Data Information Center	P
Urban Agriculture	P
Small-Scale Renewable Energy	SP
PARKING FACILITIES	
Parking Structure	P
Parking Lot	A
UTILITIES	
Utilities	P

KEY:

P Permitted

SP Allowed by Special Permit from the Planning Board

A Accessory to a Permitted Principal Use

X Prohibited

* Allowed if and to the extent permitted by the underlying district

NOTES:

1. Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Storefront Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, gyms and similar spaces servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements.
2. Entertainment/Cultural/Arts includes theater, museum, gallery, cinema, indoor amusement establishments.
3. When accessory to a restaurant.

EXHIBIT F

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST
177 North Avenue Laundry Site
177 North Avenue, New Rochelle, New York 10801

Year	Contact Information Portion of Current 1-215-0042 Portion of Former 1-215-0029 (post-2000) Portion of Former 1-215-0029 (pre-2000) Owners	Status	Relation to Requestor
Unknown – 1965	**721 Fifth Avenue Corporation** Address and Phone Unknown	Inactive	None
1965 – 1965	**Bermath Realty Corp.** Address and Phone Unknown	Inactive	None
1965 - 1966	**Matthew P. Berger** Phone: Unknown Last Known Address: 195-10A Peck Ave, New York, NY	Unknown	None
1966 – 1966	**Chilson Realty Corp.** Phone: Unknown Last Known Address: 350-5th Ave New York, NY 10118	Inactive	None
1966 - 1977	**Chilewich Sons & Company** Phone: Unknown Last Known Address: 120 Wall Street New York, NY	Inactive	None
1977 – 1978	**Metropolitan Savings Bank** Phone: Unknown Last Known Address: Montague St., Brooklyn, NY	Inactive	None
1978 – 1981	**Washington Funding Corporation** Phone: Unknown Address: Unknown	Inactive	None
1981 – 1988	**Blueberry Harbor Corporation** Phone: Unknown Last Known Address: 2365 Post Road, Suite 201 Larchmont, NY 10538	Inactive	None
1988 - 1994	**Constable Plaza Associates, L.P.** Phone: Unknown Last Known Address: 2187 Atlantic Street Stanford, CT 06902	Inactive	None
1994 - 1995	**Connecticut Mutual Life Insurance Company (d/b/a Mass Mutual)** Address: 1295 State Street Springfield, MA 01111 Phone: 1(800) 272-2216	Active	None
1995 - 2000	**466 Main Street Realty Corp.** Phone: Unknown Address: c/o Anthony Longhitano, 240 North Avenue, Suite 212 New Rochelle, NY 10802	Inactive	None
2000 - 2024	**Metro Urban Community Corp. and Blake Housing Co., L.L.C.** Address: 1384 Broadway, Suite 1904 New York, NY 10018 Phone: (718) 237-9077	Active	None
12/9/2024 – Present	**BRP 466 Main Street LLC** Phone: (212) 488-6160 Address: 100 Park Avenue, 36th Floor New York, NY 10017	Active	None
Operators			
1887	Unknown Building	N/A	None
1896	Vacant	N/A	None
1903 - 1926	Dressing Rooms – **Loew's New Rochelle Theater** Address and Phone Unknown	Inactive	None
1931	Vacant	N/A	None
1930s – 1970s	Parking-**Arnold Constable Department Store** Phone: Unknown Address: 453 Fifth Avenue New York, New York 10016	Inactive	None
1970s-November 2025	Parking-Various Tenants of Adjacent 466 Main Office/Commercial Building Address and Phone: Unknown	N/A	None
November 2025- Present	Vacant March 2026 – Fenced to prevent illegal parking.	N/A	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST
177 North Avenue Laundry Site
177 North Avenue, New Rochelle, New York 10801

Year	Contact Information Portion of Current 1-215-0042 Portion of Former 1-215-0029 (post-2000) Former 1-215-0052 (pre-2000) Owners	Status	Relation to Requestor
1977 – 1978	**Metropolitan Savings Bank** Phone: Unknown Last Known Address: Montague St., Brooklyn, NY	Inactive	None
1978 – 1981	**Washington Funding Corporation** Adress and Phone: Unknown	Inactive	None
19881 – 1988	**Blueberry Harbor Corporation** Phone: Unknown Last Known Address: 2365 Post Road, Suite 201 Larchmont, NY 10538	Inactive	None
1988 - 1994	**Constable Plaza Associates, L.P.** Phone: Unknown Last Known Address: 2187 Atlantic Street Stanford, CT 06902	Inactive	None
1994 - 1995	**Connecticut Mutual Life Insurance Company (d/b/a Mass Mutual)** Address: 1295 State Street Springfield, MA 01111 Phone: 1(800) 272-2216	Active	None
1995 - 2000	**466 Main Street Realty Corp.** Phone: Unknown Address: c/o Anthony Longhitano, 240 North Avenue, Suite 212 New Rochelle, NY 10802	Inactive	None
2000 - 2024	**Metro Urban Community Corp. and Blake Housing Co., L.L.C.** Address: 1384 Broadway, Suite 1904 New York, NY 10018 Phone: (718) 237-9077	Active	None
12/9/2024 – Present	**BRP 466 Main Street LLC** Phone: (212) 488-6160 Address: 100 Park Avenue, 36th Floor New York, NY 10017	Active	None
Operators			
1887 – 1911	Dwelling; Lumber Shed Address and Phone: Unknown	Inactive	None
1911 – 1950s	Dwelling (Turned into a "Flat" ~ 1951) Address and Phone: Unknown	Inactive	None
1930s – 1970s	Parking-**Arnold Constable Department Store** Phone: Unknown Address: 453 Fifth Avenue New York, New York 10016	Inactive	None
1970s-November 2025	Parking-Various Tenants of Adjacent 466 Main Office/Commercial Building Address and Phone: Unknown	N/A	None
November 2025-Present	Vacant March 2026 – Fenced to prevent illegal parking.	N/A	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST
177 North Avenue Laundry Site
177 North Avenue, New Rochelle, New York 10801

Year	Contact Information Portion of Current 1-215-0042 Portion of Former 1-215-0029 (post-2000) Former 1-215-0054 (pre-2000) Owners	Status	Relation to Requestor
1977 – 1978	**Metropolitan Savings Bank** Phone: Unknown Last Known Address: Montague St., Brooklyn, NY	Inactive	None
1978 – 1981	**Washington Funding Corporation** Phone: Unknown Address: Unknown	Inactive	None
19881 – 1988	**Blueberry Harbor Corporation** Phone: Unknown Last Known Address: 2365 Post Road, Suite 201 Larchmont, NY 10538	Inactive	None
1988 - 1994	**Constable Plaza Associates, L.P.** Phone: Unknown Last Known Address: 2187 Atlantic Street Stanford, CT 06902	Inactive	None
1994 - 1995	**Connecticut Mutual Life Insurance Company (d/b/a Mass Mutual)** Address: 1295 State Street Springfield, MA 01111 Phone: 1(800) 272-2216	Active	None
1995 - 2000	**466 Main Street Realty Corp.** Phone: Unknown Address: c/o Anthony Longhitano, 240 North Avenue, Suite 212 New Rochelle, NY 10802	Inactive	None
2000 - 2024	**Metro Urban Community Corp. and Blake Housing Co., L.L.C.** Address: 1384 Broadway, Suite 1904 New York, NY 10018 Phone: (718) 237-9077	Active	None
12/9/2024-Present	**BRP 466 Main Street LLC** Phone: (212) 488-6160 Address: 100 Park Avenue, 36th Floor New York, NY 10017	Active	None
Operators			
1887 – 1911	Laundry; Dwelling Address and Phone Unknown	N/A	None
1911 – 1930s	Multiple Dwellings Address and Phone Unknown	Inactive	None
1930s – 1970s	Parking-**Arnold Constable Department Store** Phone: Unknown Address: 453 Fifth Avenue New York, New York 10016	Inactive	None
1970-November 2025	Parking Lot – Various Tenants of Adjacent 466 Main Office/Commercial Building	N/A	None
November 2025 -Present	Vacant March 2026 – Fenced to prevent illegal parking	N/A	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST
177 North Avenue Laundry Site
177 North Avenue, New Rochelle, New York 10801

Year	Contact Information Portion of Current 1-215-0042 Portion of Former 1-215-0029 (post-2000) Former 1-215-0051 (pre-2000) Owners	Status	Relation to Requestor
Unknown – 1982	**Harry K. Barsamian and Sadie Barsamian** Address and Phone N/A	Deceased	None
1982 – 1988	**Blueberry Harbor Corporation** Phone: Unknown 2365 Post Rd., Ste 201 Larchmont, NY 10538	Inactive	None
1988 – 1994	**Constable Plaza Associates, L.P.** Phone: Unknown Last Known Address: 2187 Atlantic Street Stanford, CT 06902	Inactive	None
1994 - 1995	**Connecticut Mutual Life Insurance Company (d/b/a Mass Mutual)** Address: 1295 State Street Springfield, MA 01111 Phone: 1(800) 272-2216	Active	None
1995 - 2000	**466 Main Street Realty Corp.** Phone: Unknown Address: c/o Anthony Longhitano, 240 North Avenue, Suite 212 New Rochelle, NY 10802	Inactive	None
2000 - 2024	**Metro Urban Community Corp. and Blake Housing Co., L.L.C.** Address: 1384 Broadway, Suite 1904 New York, NY 10018 Phone: (718) 237-9077	Active	None
12/9/2024 – Present	**BRP 466 Main Street LLC** Phone: (212) 488-6160 Address: 100 Park Avenue, 36th Floor New York, NY 10017	Active	None
Operators			
1887 – 1930s	Dwelling Address and Phone: Unknown	Inactive	None
1930s – 1970s	Parking-**Arnold Constable Department Store** Phone: Unknown Address: 453 Fifth Avenue New York, New York 10016	Inactive	None
1970s-November 2025	Parking-Various Tenants of Adjacent 466 Main Office/Commercial Building Address and Phone: Unknown	N/A	None
November 2025-Present	Vacant March 2026 – Fenced to prevent illegal parking.	N/A	None

EXHIBIT G

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

643433006DED001T

Westchester County Recording & Endorsement Page

Submitter Information

Name:	CHICAGO TITLE	Phone:	212 880 1249
Address 1:	711 THIRD AVENUE	Fax:	2128801405
Address 2:	8TH FLOOR	Email:	Ctinyrecording@ctt.com
City/State/Zip:	NEW YORK NY 10017	Reference for Submitter:	CT22-00513-W

Document Details

Control Number: **643433006** Document Type: **Deed (DED)**

Package ID: 2024120800005001003 Document Page Count: **5** Total Page Count: **6**

Parties

☐ Additional Parties on Continuation page

	1st PARTY		2nd PARTY	
1:	METRO URBAN COMMUNITY CORP	- Other	1: BRP 466 MAIN STREET LLC	- Other
2:	BLAKE PARK HOUSING CO LLC	- Other	2:	

Property

☐ Additional Properties on Continuation page

Street Address: 466 MAIN STREET Tax Designation: 1-215-29

City/Town: NEW ROCHELLE Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$30.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
RPL 291 Notice Fee:	$0.00
Total Recording Fees Paid:	**$325.00**

Transfer Taxes

Consideration:	$16,205,120.00
Transfer Tax:	$64,822.00
Mansion Tax:	$0.00
Transfer Tax Number:	6293

Mortgage Taxes

Document Date:

Mortgage Amount:

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

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 01/02/2025 at 10:25 AM

Control Number: **643433006**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

KATTEN MUCHIN ROSENMAN LLPEW JAGODA, ESQ.
50 ROCKEFELLER PLAZA

NEW YORK, NY 10020
Attn: ANDREW JAGODA, ESQ.

CT22-00513-W (5)

RECORD AND RETURN TO:

KATTEN MUCHIN ROSENMAN LLP
50 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10020
ATTENTION: ANDREW L. JAGODA, ESQ.

THIS BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS is made as of the [9th] day of December, 2024:

BETWEEN METRO URBAN COMMUNITY CORP., a New York corporation and **BLAKE PARK HOUSING CO., L.L.C.**, a New York limited liability company, each having an office at 1384 Broadway, Suite 1904, New York, New York 10018, collectively, the party of the first part, and **BRP 466 MAIN STREET LLC**, a New York limited liability company, having an office at c/o BRP Companies, 100 Park Avenue, 36th Floor, New York, New York 10017, the party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the 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 New Rochelle, County of Westchester, State of New York, and being more particularly described on **Exhibit A** annexed hereto;

Said premises is also known as 466 Main Street, New Rochelle, New York.

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

TOGETHER WITH the appurtenances and all the estates 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, its heirs or successors and assigns forever,

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

[End of Text]

IN WITNESS WHEREOF, the party of the first part has duly executed this Bargain and Sale Deed Without Covenant Against Grantor's Acts as of the day and year first above written.

METRO URBAN COMMUNITY CORP.,
a New York corporation

By: _____
Name: Stuart Polinsky
Title: President

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

On this 5th day of December in the year 2024, before me, the undersigned, personally appeared Stuart Polinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CAROLINA JIMENEZ-VILLALVA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JI0014915
Qualified in Queens County
My Commission Expires 10-25-2027

_____
Notary Public

BLAKE PARK HOUSING CO., L.L.C.,
a New York limited liability company

By: _____
Name: Stuart Polinsky
Title: manager

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

On this 5th day of December in the year 2024, before me, the undersigned, personally appeared Stuart Polinsky personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

CAROLINA JIMENEZ-VILLALVA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JI0014915
Qualified in Queens County
My Commission Expires 10-25-2027

_____
Notary Public

Exhibit A

Real Property

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

BEGINNING at a point in the southeasterly side of Main Street at the easterly end of a curve having a radius of 20 feet, which curve connects the southeasterly side of Main Street with the easterly side of North Avenue;

RUNNING THENCE along the southeasterly side of Main Street, North 57 degrees 58 minutes 30 seconds East, 83.26 feet;

THENCE South 32 degrees 26 minutes 26 seconds East, 148.95 feet;

THENCE North 57 degrees 40 minutes 30 seconds East, 97.30 feet to the westerly side of Locust Avenue;

THENCE along the westerly side of Locust Avenue, South 20 degrees 43 minutes 00 seconds East, 50.63 feet to a point;

THENCE from said point, South 56 degrees 43 minutes 20 seconds West, 162.97 feet;

THENCE North 32 degrees 31 minutes 30 seconds West, 1.95 feet;

THENCE South 57 degrees 40 minutes 30 seconds West, 4.43 feet;

THENCE South 32 degrees 19 minutes 30 seconds East, 55.24 feet;

THENCE North 58 degrees 41 minutes 50 seconds East, 26.56 feet;

THENCE, the following courses and distances:

1. South 27 degrees 47 minutes 00 seconds East, 0.19 feet;
2. North 58 degrees 33 minutes 00 seconds East, 31.06 feet;
3. South 27 degrees 47 minutes 00 seconds East, 60.56 feet,
4. North 62 degrees 21 minutes 50 seconds East, 6.77 feet; and
5. South 27 degrees 38 minutes 10 seconds East, 60.00 feet to the northwesterly side of Clinton Place;

THENCE along the northwesterly side of Clinton Place, South 62 degrees 21 minutes 50 seconds West, 80.92 feet and South 60 degrees 31 minutes 30 seconds West, 38.94 feet to the southeasterly end of a curve connecting the northwesterly side of Clinton Place with the easterly side of North Avenue;

THENCE northwesterly along said curve, having a radius of 20 feet bearing to the right, an arc distance of 34.07 feet to the easterly side of North Avenue;

THENCE along the easterly side of North Avenue, North 21 degrees 52 minutes 40 seconds West, 333.82 feet to the southwesterly end of a curve connecting the easterly side of North Avenue with the southeasterly side of Main Street;

THENCE in a northerly and northeasterly direction along said curve, having a radius of 20 feet, an arc distance of 27.87 feet to the southeasterly side of Main Street and the point or place of BEGINNING.

EXHIBIT H

177 North Avenue Owner LLC

BRP 466 Main Street LLC
Attn: Geoffroi Flournoy
100 Park Avenue, 36th Floor
New York, New York 10017

Re: Site Access to Perform Brownfield Cleanup Program Work
177 North Avenue, New Rochelle, New York 10801

Dear Mr. Flournoy:

177 North Avenue Owner LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation ("NYSDEC") as a contract vendee prospective purchaser to voluntarily investigate and remediate the following property: 177 North Avenue, New Rochelle, New York 10801 (Tax ID: 1-215-0042) (the "BCP Site"). BRP 466 Main Street LLC is the current owner of the aforementioned parcel that makes up the BCP Site. 177 North Avenue Owner LLC needs your written permission below, as an authorized person of BRP 466 Main Street LLC, to access the BCP Site for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

By signing below, BRP 466 Main Street LLC is granting 177 North Avenue Owner LLC what is known as a "temporary license" to allow an appropriate contractor hired to enter the BCP Site to perform investigation and remediation work. 177 North Avenue Owner LLC promises to provide BRP 466 Main Street LLC with copies of any information generated about the BCP Site, and if the BCP Site is accidentally damaged in any way, 177 North Avenue Owner LLC agrees to repair the damage to restore the BCP Site to the way it was before entered. The contractor will also maintain insurance that would cover any accidents on the job. 177 North Avenue Owner LLC promises to minimize any and all inconvenience to BRP 466 main Street LLC in connection with this work and will give at least one week notice before the work begins.

In addition, in the unlikely circumstance that BRP 466 Main Street LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, BRP 466 Main Street LLC are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

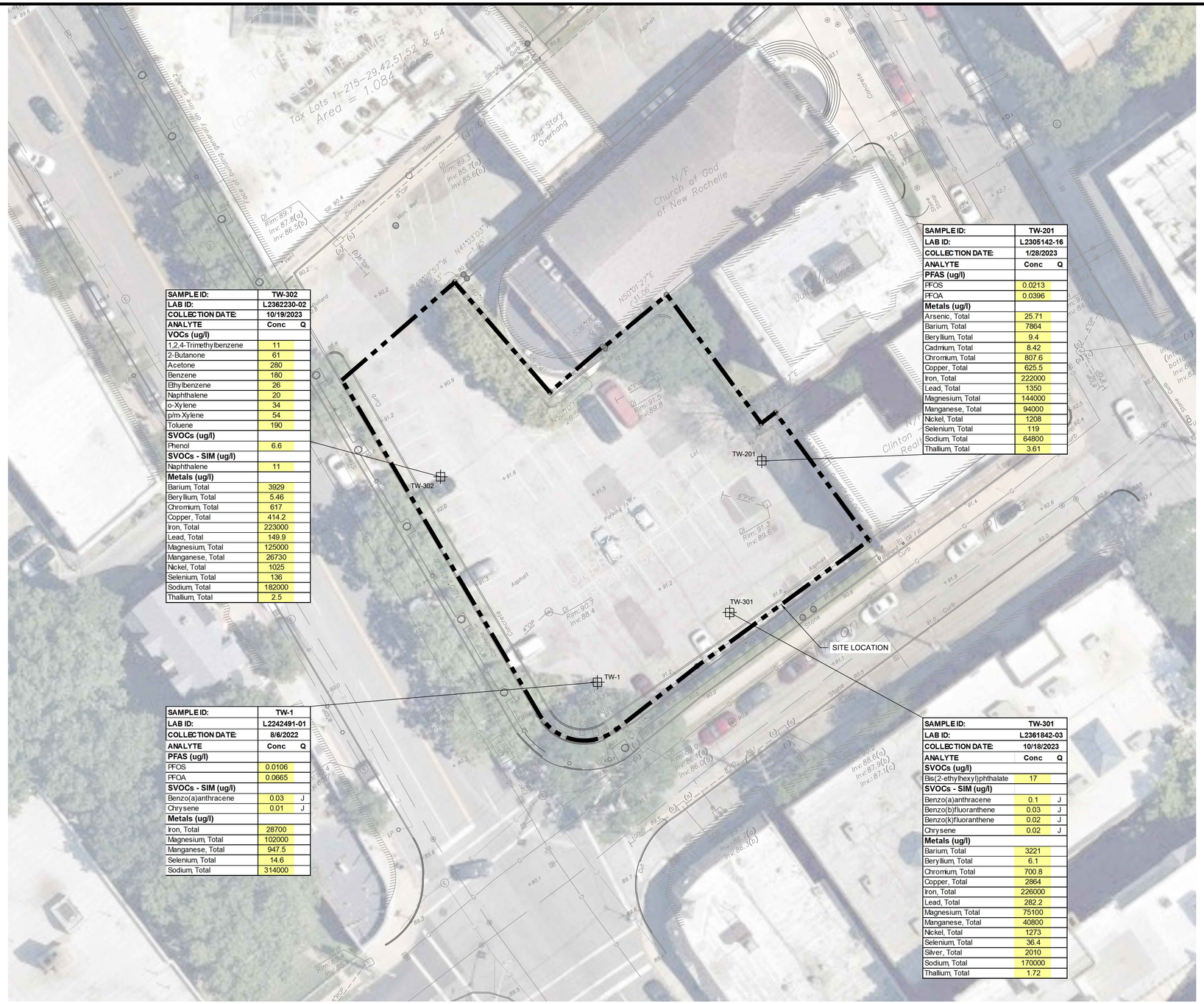
Sincerely,

177 North Avenue Owner LLC
By: Andrew Cohen
Title: Authorized Signatory

As an authorized person of the BCP site owner, I am authorized to grant this temporary license and agree to allow 177 North Avenue Owner LLC and its agents to enter the BCP Site to perform the BCP Investigation and/or remediation work required.

BRP 466 Main Street LLC
By: Geoffroi Flournoy
Title: Member

Exhibit I



SAMPLE ID:	TW-302	
LAB ID:	L2362230-02	
COLLECTION DATE:	10/19/2023	
ANALYTE	Conc	Q
VOCs (ug/l)		
1,2,4-Trimethylbenzene	11	
2-Butanone	61	
Acetone	280	
Benzene	180	
Ethylbenzene	26	
Naphthalene	20	
o-Xylene	34	
p/m-Xylene	54	
Toluene	190	
SVOCs (ug/l)		
Phenol	6.6	
SVOCs - SIM (ug/l)		
Naphthalene	11	
Metals (ug/l)		
Barium, Total	3929	
Beryllium, Total	5.46	
Chromium, Total	617	
Copper, Total	414.2	
Iron, Total	223000	
Lead, Total	149.9	
Magnesium, Total	125000	
Manganese, Total	26730	
Nickel, Total	1025	
Selenium, Total	136	
Sodium, Total	182000	
Thallium, Total	2.5	

SAMPLE ID:	TW-201	
LAB ID:	L2305142-16	
COLLECTION DATE:	1/28/2023	
ANALYTE	Conc	Q
PFAS (ug/l)		
PFOS	0.0213	
PFOA	0.0396	
Metals (ug/l)		
Arsenic, Total	25.71	
Barium, Total	7864	
Beryllium, Total	9.4	
Cadmium, Total	8.42	
Chromium, Total	807.6	
Copper, Total	625.5	
Iron, Total	222000	
Lead, Total	1350	
Magnesium, Total	144000	
Manganese, Total	94000	
Nickel, Total	1208	
Selenium, Total	119	
Sodium, Total	64800	
Thallium, Total	3.61	

SAMPLE ID:	TW-1	
LAB ID:	L2242491-01	
COLLECTION DATE:	8/6/2022	
ANALYTE	Conc	Q
PFAS (ug/l)		
PFOS	0.0106	
PFOA	0.0665	
SVOCs - SIM (ug/l)		
Benzo(a)anthracene	0.03	J
Chrysene	0.01	J
Metals (ug/l)		
Iron, Total	28700	
Magnesium, Total	102000	
Manganese, Total	947.5	
Selenium, Total	14.6	
Sodium, Total	314000	

SAMPLE ID:	TW-301	
LAB ID:	L2361842-03	
COLLECTION DATE:	10/18/2023	
ANALYTE	Conc	Q
SVOCs (ug/l)		
Bis(2-ethylhexyl)phthalate	17	
SVOCs - SIM (ug/l)		
Benzo(a)anthracene	0.1	J
Benzo(b)fluoranthene	0.03	J
Benzo(k)fluoranthene	0.02	J
Chrysene	0.02	J
Metals (ug/l)		
Barium, Total	3221	
Beryllium, Total	6.1	
Chromium, Total	700.8	
Copper, Total	2864	
Iron, Total	226000	
Lead, Total	282.2	
Magnesium, Total	75100	
Manganese, Total	40800	
Nickel, Total	1273	
Selenium, Total	36.4	
Silver, Total	2010	
Sodium, Total	170000	
Thallium, Total	1.72	

ANALYTE	NY-AWQS
VOCs (ug/l)	
1,2,4-Trimethylbenzene	5
2-Butanone	50
Acetone	50
Benzene	1
Ethylbenzene	5
Naphthalene	10
o-Xylene	5
p/m-Xylene	5
Toluene	5
PFAS (ug/l)	
PFOS	0.0027
PFOA	0.0067
SVOCs (ug/l)	
Bis(2-ethylhexyl)phthalate	5
Phenol	1
SVOCs - SIM (ug/l)	
Benzo(a)anthracene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Naphthalene	10
Metals (ug/l)	
Arsenic, Total	25
Barium, Total	1000
Beryllium, Total	3
Cadmium, Total	5
Chromium, Total	50
Copper, Total	200
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Nickel, Total	100
Selenium, Total	10
Silver, Total	50
Sodium, Total	20000
Thallium, Total	0.5

Notes

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.
Exceedance of NY-AWQS
J = Estimated
ND = Not Detected
- = Not Tested
PFOS = Perfluorooctanesulfonic Acid
PFOA = Perfluorooctanoic Acid

LEGEND:

- SITE BOUNDARY
- TW-1 - TEMPORARY GROUNDWATER WELL SAMPLE NO. AND APPROX. LOCATION

REFERENCE:
1. AERIAL PHOTOGRAPHY TAKEN FROM 2022 MICROSOFT/BING CORP. 2022 MAXAR, CNES (2022) DISTRIBUTION AIRBUS DS AERIAL IMAGING.

Scale: 1"= 20'

0 10 20 40 60 80

NYS Education Law
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959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

dwg by: KBV
chk by: CM
scale: AS NOTED
date: 10/09/2025

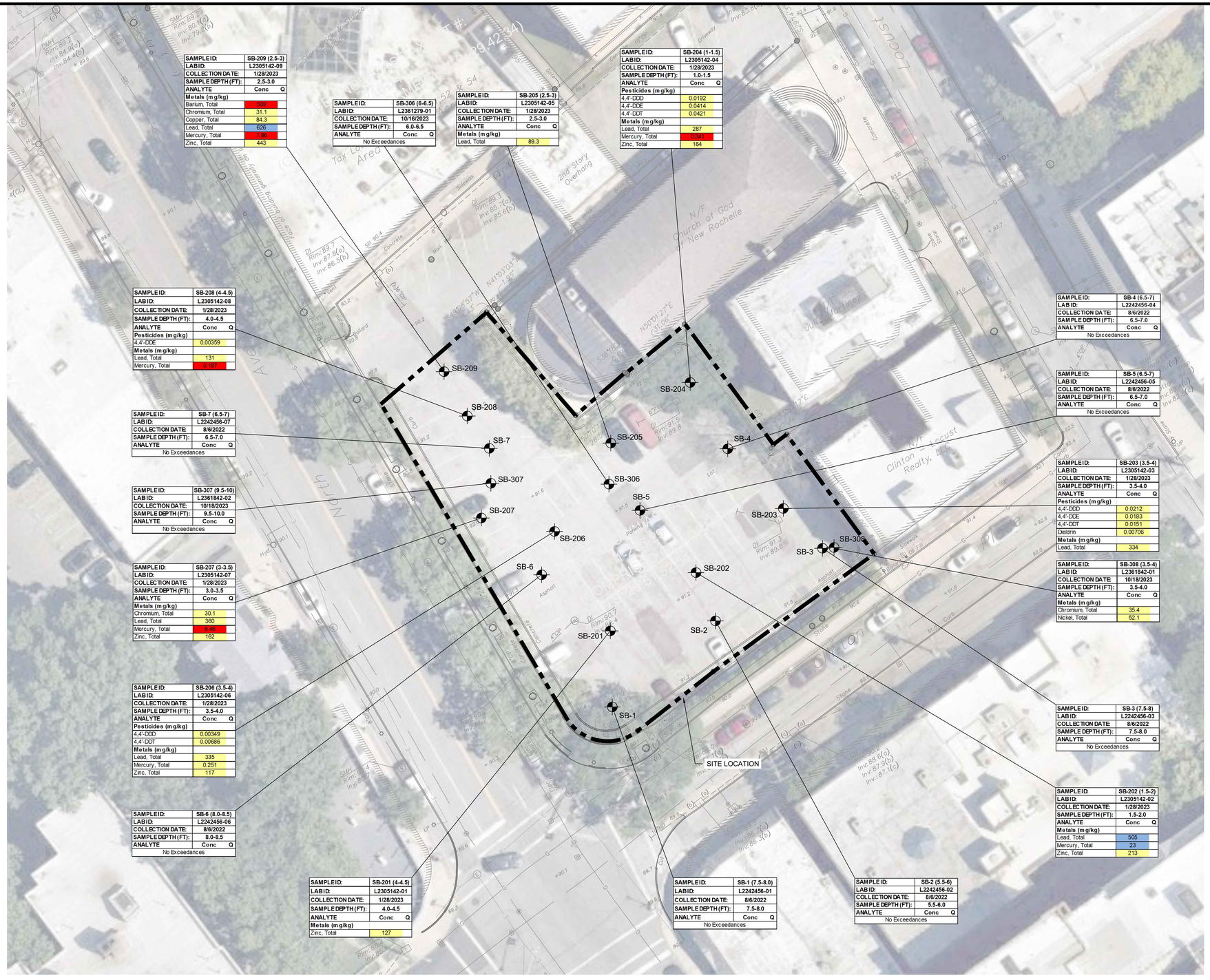
rev	date	description	by

177 NORTH AVENUE
BLOCK 215, LOT 29 (PORTION)
PHASE II ENVIRONMENTAL SITE ASSESSMENT
NEW ROCHELLE, NEW YORK

title: GROUNDWATER SAMPLE RESULTS PLAN

job no. 12587
drawing no. FIG-2.3

N:\NCAD\12587\CAD\ENVIRONMENTAL\PHASE II\SOUTH SECTION\12587-ENVPH II - SITE ASSESSMENT.DWG 10/09/25 11:09:42AM kim.vandenkieb LAYOUT:LOW EXCEED



SAMPLE ID:	SB-209 (2.5-3)
LAB ID:	L2305142-09
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	2.5-3.0
ANALYTE	Conc Q
Metals (mg/kg)	
Barium, Total	508
Chromium, Total	31.1
Copper, Total	84.3
Lead, Total	626
Mercury, Total	1.35
Zinc, Total	443

SAMPLE ID:	SB-306 (6-6.5)
LAB ID:	L2361279-01
COLLECTION DATE:	10/16/2023
SAMPLE DEPTH (FT):	6.0-6.5
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-205 (2.5-3)
LAB ID:	L2305142-05
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	2.5-3.0
ANALYTE	Conc Q
Metals (mg/kg)	
Lead, Total	89.3

SAMPLE ID:	SB-204 (1-1.5)
LAB ID:	L2305142-04
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	1.0-1.5
ANALYTE	Conc Q
Pesticides (mg/kg)	
4,4'-DDD	0.0192
4,4'-DDE	0.0414
4,4'-DDT	0.0421
Metals (mg/kg)	
Lead, Total	287
Mercury, Total	0.341
Zinc, Total	164

SAMPLE ID:	SB-208 (4-4.5)
LAB ID:	L2305142-08
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	4.0-4.5
ANALYTE	Conc Q
Pesticides (mg/kg)	
4,4'-DDE	0.00359
Metals (mg/kg)	
Lead, Total	131
Mercury, Total	0.167

SAMPLE ID:	SB-7 (6.5-7)
LAB ID:	L2242456-07
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	6.5-7.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-307 (9.5-10)
LAB ID:	L2361842-02
COLLECTION DATE:	10/18/2023
SAMPLE DEPTH (FT):	9.5-10.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-207 (3-3.5)
LAB ID:	L2305142-07
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	3.0-3.5
ANALYTE	Conc Q
Metals (mg/kg)	
Chromium, Total	30.1
Lead, Total	360
Mercury, Total	0.46
Zinc, Total	162

SAMPLE ID:	SB-206 (3.5-4)
LAB ID:	L2305142-06
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	3.5-4.0
ANALYTE	Conc Q
Pesticides (mg/kg)	
4,4'-DDD	0.00349
4,4'-DDT	0.00686
Metals (mg/kg)	
Lead, Total	335
Mercury, Total	0.251
Zinc, Total	117

SAMPLE ID:	SB-6 (8.0-8.5)
LAB ID:	L2242456-06
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	8.0-8.5
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-201 (4-4.5)
LAB ID:	L2305142-01
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	4.0-4.5
ANALYTE	Conc Q
Metals (mg/kg)	
Zinc, Total	127

SAMPLE ID:	SB-1 (7.5-8.0)
LAB ID:	L2242456-01
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	7.5-8.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-2 (5.5-6)
LAB ID:	L2242456-02
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	5.5-6.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-4 (6.5-7)
LAB ID:	L2242456-04
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	6.5-7.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-5 (6.5-7)
LAB ID:	L2242456-05
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	6.5-7.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-203 (3.5-4)
LAB ID:	L2305142-03
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	3.5-4.0
ANALYTE	Conc Q
Pesticides (mg/kg)	
4,4'-DDD	0.0212
4,4'-DDE	0.0183
4,4'-DDT	0.0151
Dieldrin	0.00706
Metals (mg/kg)	
Lead, Total	334

SAMPLE ID:	SB-308 (3.5-4)
LAB ID:	L2361842-01
COLLECTION DATE:	10/18/2023
SAMPLE DEPTH (FT):	3.5-4.0
ANALYTE	Conc Q
Metals (mg/kg)	
Chromium, Total	35.4
Nickel, Total	52.1

SAMPLE ID:	SB-3 (7.5-8)
LAB ID:	L2242456-03
COLLECTION DATE:	8/6/2022
SAMPLE DEPTH (FT):	7.5-8.0
ANALYTE	Conc Q
No Exceedances	

SAMPLE ID:	SB-202 (1.5-2)
LAB ID:	L2305142-02
COLLECTION DATE:	1/28/2023
SAMPLE DEPTH (FT):	1.5-2.0
ANALYTE	Conc Q
Metals (mg/kg)	
Lead, Total	505
Mercury, Total	23
Zinc, Total	213

ANALYTE	USCO	RRSCO	PGWSCO
Pesticides (mg/kg)			
4,4'-DDD	0.0033	5	14
4,4'-DDE	0.0033	3.4	9.3
4,4'-DDT	0.0033	3.8	135
Dieldrin	0.005	0.075	0.1
Metals (mg/kg)			
Barium, Total	410	410	820
Chromium, Total	30	110	NS
Copper, Total	50	280	1720
Lead, Total	63	400	450
Mercury, Total	0.18	0.3	0.73
Nickel, Total	30	320	130
Zinc, Total	109	6600	2480

Notes

USCO: New York NY CRR Part 375 New York Unrestricted use Criteria Criteria per 6 NY CRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

RRSCO: New York NY CRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NY CRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

PGWSCO: New York NY CRR Part 375 Protection of Groundwater Criteria, New York Restricted use Criteria per 6 NY CRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

Exceedance of USCO

Exceedance of RRSCO

Exceedance of PGWSCO

J = Estimated

ND = Not Detected

- = Not Tested

LEGEND:

- SITE BOUNDARY

SB-1 - SOIL SAMPLE NO. AND APPROX. LOCATION

REFERENCE:

1. AERIAL PHOTOGRAPHY TAKEN FROM 2022 MICROSOFT/BING CORP. 2022 MAXAR, CNES (2022) DISTRIBUTION AIRBUS DS AERIAL IMAGING.

Scale: 1"= 20'

0 10 20 40 60 80

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N:\ACAD\12587\CAD\ENVIRONMENTAL\PHASE II\SOUTH SECTION\12587SWOPH II SITE ASSESSMENT.DWG 07/22/26 03:33:25PM, kim.vandenlaan, LAYOUT: SOIL EXCEED

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rev	date	description	by

dwg by: KBV
chk by: AS
scale: AS NOTED
date: 07/22/2026

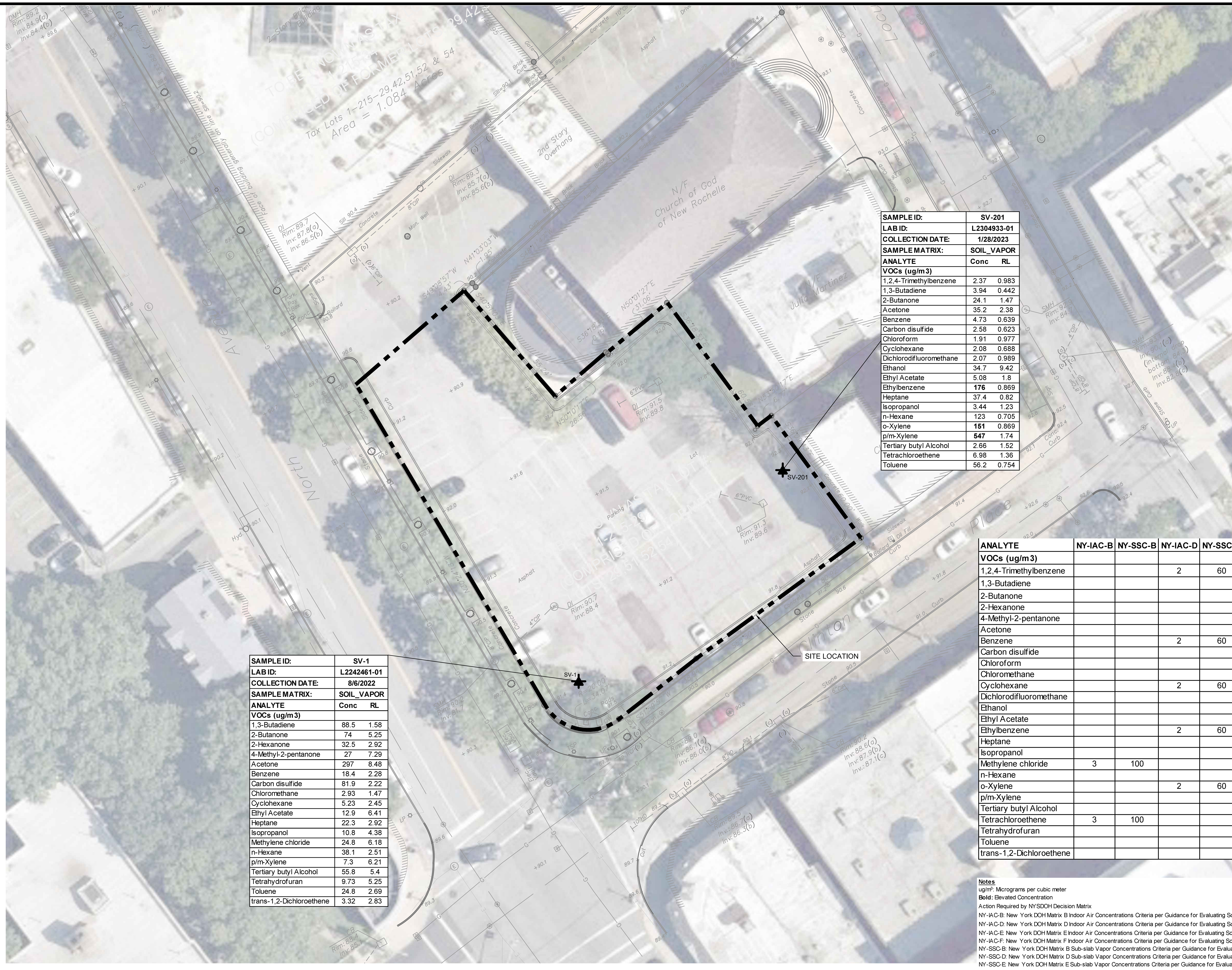
177 NORTH AVENUE
BLOCK 215, LOT 29 (PORTION)
PHASE II ENVIRONMENTAL SITE ASSESSMENT
NEW ROCHELLE, NEW YORK

title:

SOIL SAMPLE RESULTS PLAN

job no. 12587A
drawing no.

FIG-2.2



SAMPLE ID:	SV-201	
LAB ID:	L2304933-01	
COLLECTION DATE:	1/28/2023	
SAMPLE MATRIX:	SOIL_VAPOR	
ANALYTE	Conc	RL
VOCs (ug/m3)		
1,2,4-Trimethylbenzene	2.37	0.983
1,3-Butadiene	3.94	0.442
2-Butanone	24.1	1.47
Acetone	35.2	2.38
Benzene	4.73	0.639
Carbon disulfide	2.58	0.623
Chloroform	1.91	0.977
Cyclohexane	2.08	0.688
Dichlorodifluoromethane	2.07	0.989
Ethanol	34.7	9.42
Ethyl Acetate	5.08	1.8
Ethylbenzene	**176**	0.869
Heptane	37.4	0.82
Isopropanol	3.44	1.23
n-Hexane	123	0.705
o-Xylene	**151**	0.869
p/m-Xylene	**547**	1.74
Tertiary butyl Alcohol	2.66	1.52
Tetrachloroethene	6.98	1.36
Toluene	56.2	0.754

SAMPLE ID:	SV-1	
LAB ID:	L2242461-01	
COLLECTION DATE:	8/6/2022	
SAMPLE MATRIX:	SOIL_VAPOR	
ANALYTE	Conc	RL
VOCs (ug/m3)		
1,3-Butadiene	88.5	1.58
2-Butanone	74	5.25
2-Hexanone	32.5	2.92
4-Methyl-2-pentanone	27	7.29
Acetone	297	8.48
Benzene	18.4	2.28
Carbon disulfide	81.9	2.22
Chloromethane	2.93	1.47
Cyclohexane	5.23	2.45
Ethyl Acetate	12.9	6.41
Heptane	22.3	2.92
Isopropanol	10.8	4.38
Methylene chloride	24.8	6.18
n-Hexane	38.1	2.51
p/m-Xylene	7.3	6.21
Tertiary butyl Alcohol	55.8	5.4
Tetrahydrofuran	9.73	5.25
Toluene	24.8	2.69
trans-1,2-Dichloroethene	3.32	2.83

ANALYTE	NY-IAC-B	NY-SSC-B	NY-IAC-D	NY-SSC-D	NY-IAC-E	NY-SSC-E	NY-IAC-F	NY-SSC-F
VOCs (ug/m3)								
1,2,4-Trimethylbenzene			2	60				
1,3-Butadiene								
2-Butanone								
2-Hexanone								
4-Methyl-2-pentanone								
Acetone								
Benzene			2	60				
Carbon disulfide								
Chloroform								
Chloromethane								
Cyclohexane			2	60				
Dichlorodifluoromethane								
Ethanol								
Ethyl Acetate								
Ethylbenzene			2	60				
Heptane					6	200		
Isopropanol								
Methylene chloride	3	100						
n-Hexane					6	200		
o-Xylene			2	60				
p/m-Xylene					6	200		
Tertiary butyl Alcohol								
Tetrachloroethene	3	100						
Tetrahydrofuran								
Toluene							10	300
trans-1,2-Dichloroethene								

Notes

ug/m^3: Micrograms per cubic meter
Bold: Elevated Concentration
Action Required by NYSDOH Decision Matrix
NY-IAC-B: New York DOH Matrix B Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
NY-IAC-D: New York DOH Matrix D Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
NY-IAC-E: New York DOH Matrix E Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
NY-IAC-F: New York DOH Matrix F Indoor Air Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
NY-SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
NY-SSC-D: New York DOH Matrix D Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
NY-SSC-E: New York DOH Matrix E Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.
NY-SSC-F: New York DOH Matrix F Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, February, 2024.

LEGEND:

- SITE BOUNDARY
- SV-1 - SOIL VAPOR SAMPLE NO. AND APPROX. LOCATION

Scale: 1"= 20'

0 10 20 40 60 80

REFERENCE:

1. AERIAL PHOTOGRAPHY TAKEN FROM 2022 MICROSOFT/BING CORP. 2022 MAXAR, CNES (2022) DISTRIBUTION AIRBUS DS AERIAL IMAGING.

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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N:\ACAD\12587\CAD\ENVIRONMENTAL\PHASE II\SOUTH SECTION\12587.DWG.PH II SITE ASSESSMENT.DWG 10/09/25 12:00:02PM, kim.vanderklein, LAYOUT: SV EXCEED

rev	date	description	by

dwg by: KBV
chk by: CM
scale: AS NOTED
date: 10/09/2025

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

177 NORTH AVENUE
BLOCK 215, LOT 29 (PORTION)
PHASE II ENVIRONMENTAL SITE ASSESSMENT
NEW ROCHELLE, NEW YORK

title: SOIL VAPOR RESULTS PLAN

job no. 12587
drawing no.

FIG-2.4

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: 177 NORTH AVENUE OWNER LLC
DOS ID: 7722705
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 09/30/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 09/30/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 09/30/2027
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, 10005

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit K

WRITTEN CONSENT

The undersigned, being a Member of 177 North Avenue Owner LLC, does hereby certify as follows:

1. 177 North Avenue Owner LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 177 North Avenue, New Rochelle, NY 10801 (Tax Block 215 Lot 0042).

2. The following person, Andrew Cohen, a third-party non-member of 177 North Avenue Owner LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 177 North Avenue Owner LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 22 day of June 2026.

Meredith Marshall
Member of 177 North Avenue Owner LLC

Exhibit L

Site Contact List

177 North Avenue Laundry Site

177 North Avenue, New Rochelle, New York 10801

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
George Latimer	U.S. House of Representatives	222 Mamaroneck Avenue, Suite 312	White Plains	NY	10605
Nathalia Fernandez	New York State Senator	3853 East Termont Avenue	Bronx	NY	10465
Ken 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
Yadira Ramos-Herbert	The Mayor of the City of New Rochelle	515 North Avenue	New Rochelle	NY	10801
Kate Mercado	New Rochelle Planning Board Chair	515 North Avenue	New Rochelle	NY	10801
Nicole Laible	Westchester County Water Agency, Principal Environmental Planner	148 Martine Avenue	White Plains	NY	10601
Eugenia Schotoff	New Rochelle Public Library - Document Repository	1 Library Plaza	New Rochelle	NY	10801
The Journal News	Media Outlet	1133 Westchester Avenue	White Plains	NY	10604
Michael Hilderbrand	Trinity Elementary School	180 Pelham Road	New Rochelle	NY	10801
James Heuser	Salesian High School	148 E. Main Street	New Rochelle	NY	10801
Cayla Dizenzo	Isaac E. Young Middle School	270 Centre Avenue	New Rochelle	NY	10801
Kim Nieves	Jefferson Elementary School	131 Weyman Avenue	New Rochelle	NY	10801
Dr. Sergio Davila	The Hallen School	97 Centre Avenue	New Rochelle	NY	10801
Michael Galland	Columbus Elementary School	275 Washington Avenue	New Rochelle	NY	10801
Sujeidi Henriquez	Sue's Prep Group Family Daycare	287 Union Avenue	New Rochelle	NY	10801
Carmen Youngs	Little Rascals Daycare	18 Badeau Place	New Rochelle	NY	10801
Deloris Hogan	Dee's Tots Childcare	166 Lincoln Avenue	New Rochelle	NY	10801
Tahisha Fuller	The Learning Experience - New Rochelle	1 Bally Place	New Rochelle	NY	10801
Rob and Christina Rubicco	Anna & Jack's Treehouse Daycare	138 Centre Avenue	New Rochelle	NY	10801
Ashley Codrington	The Little Bumblebee	286 Huguenot Street	New Rochelle	NY	10801
BRP 466 Main Street LLC	Site Owner/Adjacent Property Owner of 466 Main Street	100 Park Avenue, 36th Floor	New York	NY	10017
Church of God of New Rochelle	Adjacent Property Owner/Operator of 19 Locust Avenue	PO Box 1170	New Rochelle	NY	10801
Julio Martinez	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue -1N	New Rochelle	NY	10801
Israel Rivera and Agnes Lobo	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue, Apt 1S	New Rochelle	NY	10801
Raymond L. Saintan	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue, Apt 2N	New Rochelle	NY	10801
Roslyn Belton	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue, Apt 2S	New Rochelle	NY	10801
Amparo V. Tayag	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue, Apt 3N	New Rochelle	NY	10801
Charlene Cintron	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue - 3S	New Rochelle	NY	10801
27 Locust 4N LLC	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue - 4N	New Rochelle	NY	10801
Elvira Quintero	Adjacent Property Owner/Operator of 27 Locust Avenue	27 Locust Avenue - 4S	New Rochelle	NY	10801
Clinton-Locust Realty LLC	Adjacent Property Owner of 31 Locust Avenue	405 Webster Avenue	New Rochelle	NY	10801
Turbo Realty LLC	Adjacent Property Owner/Operator of 2 Clinton Place	2 Clinton Place	New Rochelle	NY	10801
1108 Stratford Holding Corp.	Adjacent Property Owner of 149 North Avenue	25 Davis Avenue	New Rochelle	NY	10801
30 Clinton Pl Owners	Adjacent Property Owner of 30 Clinton Place	50 Plainfield Avenue	Bedford Hills	NY	10507
Piexoto Family Irrevocable Family Trust	Adjacent Property Owner/Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801

S.K. Cheng Property, LLC	Adjacent Property Owner of 176 North Avenue	140 South 12th Avenue	Mt. Vernon	NY	10550
New Rochelle Main LLC	Adjacent Property Owner of 484 Main Street	1 New King Street, Suite 201	West Harrison	NY	10604
Enterprises United LLC	Adjacent Property Owner of 476 Main Street	653 Old Montauk Highway	Montauk	NY	11954
V&M Sherman DDP P.C.	Adjacent Property Operator of 466 Main Street	466 Main Street, Suite 102	New Rochelle	NY	10801
New Rochelle Dental Arts	Adjacent Property Operator of 466 Main Street	466 Main Street, 1st Floor	New Rochelle	NY	10801
Tri-Vin Imports, Inc.	Adjacent Property Operator of 2 Clinton Place	2 Clinton Place	New Rochelle	NY	10801
Shooters Lounge/Bar	Adjacent Property Operator of 149 North Avenue	155 North Avenue	New Rochelle	NY	10801
3 Golpes Barbershop	Adjacent Property Operator of 149 North Avenue	153 North Avenue	New Rochelle	NY	10801
New Rochelle Bakery	Adjacent Property Operator of 149 North Avenue	149 North Avenue	New Rochelle	NY	10801
Perfect Cuts	Adjacent Property Operator of 30 Clinton Place	152 North Avenue	New Rochelle	NY	10801
R.C. Variety	Adjacent Property Operator of 30 Clinton Place	154 North Avenue	New Rochelle	NY	10801
Nature Care Med Spa	Adjacent Property Operator of 30 Clinton Place	156 North Avenue	New Rochelle	NY	10801
Magic Nail Beauty Spa	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
New Ro Studs Laundromat	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
Zeca Travel & Realty	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
Teleunidos	Adjacent Property Operator of 176 North Avenue	174 North Avenue	New Rochelle	NY	10801
Mary Go-Round Toy	Adjacent Property Operator of 476 Main Street	188 North Avenue	New Rochelle	NY	10801
Today's Haircuts	Adjacent Property Operator of 476 Main Street	190 North Avenue	New Rochelle	NY	10801
General Nutrition Center (GNC)	Adjacent Property Operator of 476 Main Street	192 North Avenue	New Rochelle	NY	10801
Bruckner Cash Resister Sales-Services	Adjacent Property Operator of 476 Main Street	194 North Avenue	New Rochelle	NY	10801
New Rochelle Deli	Adjacent Property Operator of 476 Main Street	476 Main Street	New Rochelle	NY	10801

Exhibit M

KNAUF SHAW LLP
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

Eugenia Schatoff
New Rochelle Public Library
1 Library Plaza
New Rochelle, New York 10801

RE: Brownfield Cleanup Program Application
Applicant: 177 North Avenue Owner LLC
Site Address: 177 North Avenue, New Rochelle, New York 10801

Dear Ms. Schatoff:

We represent 177 North Avenue Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 177 North Avenue in the City of New Rochelle, Westchester County, New York. We respectfully request that the New Rochelle Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

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

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The New Rochelle Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 177 North Avenue, New Rochelle, New York 10801.

Eugenia Schatoff
Eugenia Schatoff, Library Director

12/2/25
Date

Exhibit N













