

Site Control Section
Attn: Len Zinoman
New York State Department of Environmental Conservation
Remedial Bureau A
625 Broadway, 12th Floor
Albany, NY 12233-7015

Re: Brownfield Cleanup Application - Montgomery Street Projects - BCP # C411023 – Response Letter For BCP Application Comments

Site Section Control:

The following provides responses to comments provided to Montgomery Street Projects LLC's BCP application for Montgomery Street Projects in the letter dated February 3, 2026. The following lists each comment followed by the updates and revisions can be found in the revised application

Comment:

Section I: Property Information

- Please provide a site map that clearly identifies the 2 current tax parcels within the site boundary.

Response: As requested, we have provided an additional figure – Figure 1C which shows the site boundary and the two current tax parcels within the site boundary. The base tax map provided as Figure 1B represents the current tax map sent by the county after the tax parcels have been combined.

Comment:

- 1) Under Appendix B, 1st paragraph under “Remediation”, please update the project timeline, “2025-2027” now seems unrealistic, please update this timeline.

Response: Appendix B and the project schedule has been updated to project a new timeline

Comment:

- 2) Under Appendix B, 1st paragraph under “Project Start Date & Anticipated Certificate of Completion”, please update and adjust the listed dates for the Certificate of Completion (COC) to be around late 2027.

Response: Appendix B and the project schedule has been updated to project a new timeline

Comment:

- 3) Please update the BCP Project Schedule, located between Appendix B and Appendix C. The schedule needs to include and provide ample time for, the BCP Application Process, BCP Application Approval, BCP Application Public Comment Period (30-days), Remedial Investigation Work Plan (RIWP) Approval, Citizen Participation Plan (CP Plan), and at least 4-6 months regarding the Remedial Investigation (RI) Field Work.

Niagara Engineering

Response: Appendix B and the project schedule has been updated to project a new timeline consistent with your comments

Comment:

4) Under Appendix F, Table 1, a. Please remove “equal to” from the legend and only highlight values that are greater than the NYSDEC Soil Cleanup Objectives (SCOs) to be represented as exceedances.

Response: Appendix F, Table 1 has been revised to remove “equal to” from the legend and only values greater than SCOs have been highlighted

Comment:

b. Please add “F2” as a footer to Table 1, along with an associating description.

Response: “F2” and its description (F2 - MS/MSD RPD exceeds control limits) has been added as a footer to Table 1

Comment:

c. When listing “F1” and/or “F2” along with a Soil Value, please add a space between the Value, “F1”, and/or “F2”, so Table 1 can be read more easily.

Response: A space has been added between the Value, “F1”, and/or “F2”, so Table 1 can be read more easily.

Comment:

d. The updated SCOs, as of 12/31/2025, have been entered correctly throughout Table 1. However, some analyte highlighting, representing an exceedance, has been mislabeled. For example, Benzo(a)anthracene, Benzo(b)fluoranthene, Indeno(1,2,3-cd)pyrene, and Phenanthrene. Therefore, the table needs to be checked and edited for actual exceedances only.

Response: Table 1 has been updated to accurately depict exceedances.

Comment:

5) Under Appendix H, please update the NYS Department of State ID Number for Niagara Engineering (the correct number seems to be 7396315).

Response: Appendix H has been updated listing the NYSDOS ID Number for Niagara Engineering

Comment:

6) Under Appendix H, please include the Professional Engineering license number, for Norman Abraham (the correct number seems to be 070845), after his name.

Response: Appendix H has been updated to include Norm’s number, after his name as requested

Niagara Engineering

Comment:

7) Under Appendix H, please reconcile the expiration date, listed as 12/31/2025, for Peter Gorton's CHCM License. Please provide a current CHCM certification.

Response: Appendix H has been updated with the current CHCM certification. Because the revisions were made shortly after the change from 2025 to 2026, a new updated CHCM certification was not caught. Mr. Gorton is current with that specific certification as seen in the updated CHCM certification file.

Comment:

8) Please add the BCP Site number (C411023) to Figure 1A

Response: The BCP Site number (C411023) has been added to Figure 1A

Comment:

9) On the Title Page for Figure 2, please replace "Project Location Topo" with "BCP Site Vicinity Topographic Map."

Response: The title page for Figure 2 has been replaced "Project Location Topo" with "BCP Site Vicinity Topographic Map."

Comment:

10) On Figure 9, a. Please add a footer that details that the "C2G" Report is not included with the BCP Application.

Response: It was thought that the "C2G" report was submitted with the submission. It was intended to be submitted and will be with the revised re-submission

Comment:

b. Please let the Figure reflect the changes made in Table 1; refer to comments 6.a, 6.b, 6.c, and 6.d.

Response: Figure 9 has been updated to reflect the changes made to Table 1

Sincerely,

Peter J. Gorton; MPH, CHCM





Niagara Engineering
255 Great Arrow Ave.
Suite 102
Buffalo, NY 14207

New York State Environmental Conservation
Brownfield Cleanup Program
Application Form Revision 17 – October 2025

**MONTGOMERY STREET PROJECTS
HUDSON, COLUMBIA COUNTY, NY
BCP Site #C411023**



**Submitted For
Montgomery Street Projects LLC
550 Biltmore Way, Suite 1110
Coral Gables, Florida 33134**

**Submitted By
Niagara Engineering, DPC**

**July 2025
Rev Jan 2026
Rev Feb 2026**

Montgomery Street
Projects BCP
Application July 2025 –
Rev Jan 2026 - Feb
2026

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BCP APPLICATION – ELECTRONIC/Compressed Files via Email – FILE 1

BCP Application Form – Completed

Pages 1-10

APPENDIX

- A – Section I: Property Information
- B – Section II: Project Description
- C – Section III: Ecological Concerns
- D – Section IV: Land Use Factors
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FIGURES

Figure 1A – Tax Map

Figure 1B – Site Survey

Figure 1C - Current Tax Parcels Within Site Boundary

Figure 2 – Project Location Topo

Figure 3 – Property-Project Street/Parcel Map

Figure 4 – Site Map & Property Location

Figure 5 – Site Map & Adjacent Property Owners

Figure 6 – En-Zone Map

Figure 7 – Disadvantaged Communities Map

Figure 8 – Zoning Map

Figure 9 – Phase II Results & Exceedances Map

Figure 10 – City of Hudson BOA Maps

SUBSURFACE ESA – ELECTRONIC VERSION ONLY ON DVD – FILE 2

Referenced in Section VI: Property's Environmental History – Previous Environmental Reports (included as separate, individual PDF files)



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: MONTGOMERY STREET PROJECTS, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME MONTGOMERY STREET PROJECTS						
ADDRESS/LOCATION 14-17 Montgomery Street						
CITY/TOWN Hudson				ZIP CODE 12534		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Hudson						
COUNTY Columbia				SITE SIZE (ACRES) 6.310		
LATITUDE			LONGITUDE			
42	15	07	73	47	45	
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.						
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS. See Figures 1 (A-B) and 2 and See Appendix A						
Parcel Address		Section	Block	Lot	Acreage	
New Merged Parcel (Address Not Yet Assigned by County)		109.11	1	17.3	5.5	
221-227 Tanners Lane		109.51	1	15	0.81	
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. Refer to Figure 1A Tax Map, Figure 1B - Site Survey/Plan					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) See Figures 3,4 & 5					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) See Figure 6 If yes, identify census tract: <u>13</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%					<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See Figure 7 See application instructions for additional information.					<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. See Figure 10					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>

Potential for a telephone easement granted in book 591, page 637. The easement constitutes a small strip of land (survey attached) and the applicant was told by CSX that use of easement, if not dead, is unenforceable.

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?		<input type="radio"/>	<input checked="" type="radio"/>				
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>				
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>				
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>				
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>				
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="border: 1px solid red; padding: 2px; margin: 5px 0;">Note, The easement is a small strip of land and the applicant was told by CSX that use of easement, if not dead, is unenforceable</div> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td>CSX</td> <td>Easement listed in book 591, page 637 involving phone easement - see note above</td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>	CSX	Easement listed in book 591, page 637 involving phone easement - see note above	<input checked="" type="radio"/>	<input type="radio"/>
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>						
CSX	Easement listed in book 591, page 637 involving phone easement - see note above						
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>	<input type="radio"/>	<input checked="" type="radio"/>	
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Appendix A		<input checked="" type="radio"/>	<input type="radio"/>				
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City. N/A							
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N				
		<input type="radio"/>	<input type="radio"/>				
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>				
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>				
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.							
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.							
Initials of each Requestor: _____							

SECTION II: Project Description Please refer to Appendix B

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.
Please refer to Appendix B
 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 Refer to Appendix B

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 N/A

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input checked="" type="radio"/>	<input type="radio"/>
If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.		
4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? Refer to Appendix C N/A	<input type="radio"/>	<input checked="" type="radio"/>

SECTION IV: Land Use Factors		Please Refer to Appendix D	
1. What is the property's current municipal zoning designation? <u>R-S-C (Residential Special Commercial) & I-1 (Industrial)</u>			
2. What uses are allowed by the property's current zoning (select all that apply)?			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>			
3. Current use (select all that apply):			
Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>			
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application? Refer to Appendix D		Y	N
		<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>			
If residential, does it qualify as single-family housing?		N/A <input type="radio"/>	<input type="radio"/>
		<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? Refer to Appendix D		<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?		<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? See Appendix D Please provide a brief explanation. Include additional documentation if necessary.		<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? See Appendix D Please provide a brief explanation. Include additional documentation if necessary.		<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information			Please refer to Appendix E
CURRENT OWNER MONTGOMERY STREET PROJECTS LLC			
CONTACT NAME Mr. Ben Fain			
ADDRESS 550 Biltmore Way, Suite 1110			
CITY Coral Gables		STATE Florida	ZIP CODE 33134
PHONE (786) 302-3246	EMAIL ben@niceandweirdgroup.com		
OWNERSHIP START DATE 3-4-2022			
CURRENT OPERATOR MONTGOMERY STREET PROJECTS LLC			
CONTACT NAME Mr. Ben Fain			
ADDRESS 335 Main Street, Suite 13			
CITY Catskill		STATE New York	ZIP CODE 12414
PHONE (786) 302-3246	EMAIL ben@niceandweirdgroup.com		
OPERATION START DATE 3-4-2022			

SECTION VI: Property's Environmental History

Please Refer to Appendix F

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.** See Separate PDFs
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

See Figure 9

YES

NO

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

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

Other: Impacted fill from rail base and filling operations, rail use including a round house and maintenance operations as well as coal storage resulted in elevated metals and SVOCs (primarily PAHs) above industrial commercial and residential SCOs. Other impacts associated with tannery operations and rail maintenance needs to be more fully assessed.

SECTION VII: Requestor Information			
NAME MONTGOMERY STREET PROJECTS LLC			
ADDRESS 550 Biltmore Way, Suite 1110			
CITY/TOWN Coral Gables		STATE Florida	ZIP CODE 33134
PHONE (786) 302-3246	EMAIL ben@niceandweirdgroup.com		
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y <input checked="" type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? Refer to Attached DOS Printout in Appendix G			N <input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? Refer to Appendix G N/A <input type="radio"/>			<input checked="" type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Refer to Appendix G Documents that are not properly certified will not be approved under the BCP.			<input type="radio"/>

SECTION VIII: Requestor Contact Information			Please Refer to Appendix H
REQUESTOR'S REPRESENTATIVE Mr. Ben Fain			
ADDRESS 335 Main Street, Suite 13			
CITY Catskill		STATE New York	ZIP CODE 12414
PHONE (786) 302-3246	EMAIL ben@niceandweirdgroup.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mr. Peter J. Gorton, MPH, CHCM			
COMPANY Niagara Engineering, DPC			
ADDRESS 255 Great Arrow Ave. Suite 102			
CITY Buffalo		STATE New York	ZIP CODE 14207
PHONE (716) 308-8220	EMAIL pgorton@niagaraengg.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Lauren Gannon			
COMPANY Cannon Heyman & Weiss, LLP			
ADDRESS 726 Exchange Street, Suite 500			
CITY Buffalo		STATE New York	ZIP CODE 14210
PHONE (716) 800-8721	EMAIL LGannon@chwattys.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Please Refer to Appendix I		
Is the appropriate documentation included with this application? N/A	<input type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility Please refer to Appendix J		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration? Appendix J	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

VOLUNTEER

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

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

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



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

Yes

No

N/A

Please Refer to Appendix J

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

SECTION XII: Site Contact List	Please refer to Appendix L
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation. 	

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

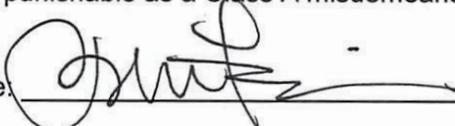
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3)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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am An Authorized Representative (title) of Montgomery Street Projects LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 1/8/2026 Signature: 

Print Name: Ben Fain

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

APPENDIX A

Section I: Property Information

Appendix A

Application Section I and also #14 Property Information

List of Parcels , SBL, and Acreage

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
New Merged Parcel (Not Yet Assigned by County)	109.11	1	17.3	5.5
221-227 Tanners Lane	109.51	1	15	0.81

Location

Located in a mixed rail and commercial/residential neighborhood, the property is currently vacant and is bound by Cross Street to the north, Tanners Lane to the east with New York State Route 9G further east, rail lines to the south and Front Street to the west. The parcels are described as follows:

Newly Merged parcel – This parcel contains 7 former parcels that were recently merged into one large parcel. The best way to describe the new parcel is to describe the former parcels that were merged.

14 and 17 Montgomery Street - The flat two parcel property is a former warehouse storage facility for Kaz Inc that closed the warehouse in 2008. It was reported that Kaz is a plastics manufacturer that apparently is also known for making humidifiers, air purifiers and other products (not locally and under different ownership). The property includes an abandoned warehouse and vacant land. The Amtrak station, located across the street, is the third busiest in the state and 50th busiest in the country. Since the closure, the building has remained largely vacant with the exception of a portion used to store furniture and antiques. This use was discontinued after the findings of the Phase II ESA and the property is vacant. The 14 Montgomery Street parcel was a 1.5-acre property that contains a warehouse, and a former building floor used for parking for the adjacent Wick Hotel. The 17 Montgomery Street parcel is 2.2-acres and contains an adjoining vacant warehouse and vacant land.

72 Front Street - was a relatively flat parcel that is used as a cut through access and parking area connecting Front Street with Montgomery Street. This parcel reportedly was part of a rail yard and rail roundhouse. The easement box on the application has been checked yes associated with this parcel. This parcel is formerly lands of CSX transportation and the easement is for the potential for a telephone easement granted in book 591, page 637. The easement constitutes a small strip of land and the applicant was told by CSX that use of easement, if not dead, is unenforceable.

31-33 Cross Street - is a northeast to southwest sloping, small, vacant, grass covered parcel. It contains a transformer and a biodiesel grease container.

35-37 Cross Street - is a northeast to southwest sloping, small, mostly asphalt-covered parcel. It is used for parking adjacent to the Wick Hotel.

207 Tanners Lane - is a vacant, grass covered, former residential property. An unoccupied, two-story residential structure is located adjacent to Tanner Lane.

210 Tanners Lane - is a vacant grass covered, former residential property. The property contains an unoccupied two-story residential structure and separate re-developed barn structure both located adjacent to Tanner Lane. This property is fenced with a wooden stockade fence around its perimeter.

221-227 Tanners Lane (SBL # 109.51-1-15) is a vacant, grass covered, vacant, 0.81-acre triangular-shaped property. The property contains remnants of a few former structures in various locations.

The proposed project is a mixed-use, transit-oriented development located in the heart of Hudson's waterfront and DRI Bridge district. The project final plans are evolving, however initial concepts include creating a dynamic multi-use space that will include multiple residential units, a year-round Farmers Market, space for local agricultural and artisan festivals, art installations and events, a commissary kitchen and café.

Parcels making up the project have been derelict for many years and have long been a major eyesore on Hudson's historic waterfront. The owners, Montgomery Street Projects LLC, plan a major renovation and rehabilitation to transform this long-abandoned site into a vibrant new space for Hudson that will be a year-round destination. The community is especially interested in seeing this project advance – please refer to attached letters of support in Appendix N.

Historically the property was associated with rail use and coal storage. From at least the mid-1880s till at least the 1950s a large rail repair shop and rail turntable/roundhouse existed in about the middle of the property. During that time coal piles and coal storage were located in the northwest, central, and southeast portions of the property. During the 1800s a Wool, Tallow & Skin warehouse was located in the southeast portion of the property along Tanners Lane. This area reportedly had other tannery buildings in the 1800s. The tan-yards were very important to early Hudson prosperity and growth, when hides were imported, tanned, and sent out again.

The current vacant structure on the property, the Kaz warehouse, was initially built in the 1970s and later expanded. Kaz is a plastics manufacturer that apparently is also known for making humidifiers, air purifiers and other products.

Current Site Features

The property is located adjacent to the west across Front Street from the Hudson Rail station and adjacent to the north of the parking lot and train tracks that service the station. To the north and northeast is the Wick Hotel and both Cross Street and Tanners Lane which are lined with residential properties. The general middle of the parcels is located at latitude 42° 15' 07" N; Longitude 73° 47' 45" W.

Local area topography is steeply sloping towards the Hudson River north and east of the property. Surface relief in the immediate vicinity of the subject properties is relatively uniform. The property area itself is much lower than its surroundings to the north and east; slightly sloping and generally flat ranging from 5 to 15 feet above sea level.

Current Zoning and Land Use

The following table provides zoning and property class codes and descriptions (See also Figure 8- Zoning Map).

Address	Zoning	Description	SBL	Current Use
Newly combined parcel	R-S-C	Residential Special Commercial	# 109.11-1-17.3	Vacant Warehouse, drive, parking, residential
221-227 Tanners Lane	I-1	Industrial	# 109.51-1-15	Vacant

Past Use of the Site

The City of Hudson is the only City in Columbia County and is located along the eastern shores of the Hudson River. The property is in the City of Hudson proposed Brownfield Opportunity Area (BOA) which for nearly three centuries contained the community’s industrial base and was situated along the riverfront and on adjoining lands. In 2015, the City finished a BOA Pre-Nomination study but to date has not completed a BOA Plan which is needed in order to request designation as a BOA by the Secretary of State.

Historically the property was associated with rail use and coal storage. From at least the mid-1880s till at least the 1950s a large rail repair shop and rail turntable/roundhouse existed in about the middle of the property. During that time coal piles and coal storage were in the northwest, central, and southeast portions of the property. During the 1800s a Wool, Tallow & Skin warehouse was located in the southeast portion of the property along Tanners Lane. This area reportedly had other tannery buildings in the 1800s. The tan-yards were very important to early Hudson prosperity and growth, when hides were imported, tanned, and sent out again. This area served as an active tannery prior to 1878 and as a coal storage facility from 1902 through the 1940s. A Phase II ESA completed by Crawford & Associates Engineering, PC titled “Von Ritter Parcel, Tanners Lane, Phase 2 Environmental Assessment C&A# 3369.01” Dated April 25, 2009, provides the following

pertinent information regarding the 221-227 Tanners Lane parcel portion of the BCP property (Phase II ESA report attached to revised application):

- Recognized environmental conditions were identified including presence of a 275 gallon UST on east side of Building 1 (according to interviews); various unlabeled drums on site; history of oil spills from past vehicles stored on site; staining of soil on west side of property; and, possible use of refuse or solid waste as a site fill material.
- The Phase 2 investigation included a series of tests pits completed on the site and collection of soil samples and one water sample. The investigation found extensive quantities of solid waste and construction and demolition debris throughout the subsurface of the entire 221-227 Tanners Lane parcel. Debris in the subsurface included wood debris, sheet metal, plumbing fixtures, metal conduit, plastic bags and buckets, metal cans, tires, automobile parts, carpeting and insulation to a depth of 3-4 feet below ground surface.
- Sample results found levels of metals including lead, arsenic and barium, as well as semi-volatile organic compounds, including chrysene, flouranthene, phenanthrene and pyrene. Additionally, the gasoline additive, MTBE was detected in one soil sample and detected in one water sample.
- The investigation did not locate the UST and it was speculated that it was under Building 1 which was not assessed due to structural issues. This building no longer exists on the property (refer to Figures 4 and 9 which indicates where this UST was historically located).

The BOA document reported that the 275-gallon UST was filled with sand and the multiple storage drums were removed. The reported location of this UST has been added to figures attached to this application.

The current vacant structure on the property, the Kaz warehouse, was initially built in the 1970s and later expanded. This 29,850 square foot single story manufacturing building was used by Kaz. Kaz is a plastics manufacturer that apparently is also known for making humidifiers, air purifiers and other products.

Site Geology and Hydrogeology

The native soils at the property are lacustrine deposits of fine-grained silts and clays, likely deposited in a pro-glacial lake. Starting approximately 15,000 years ago, the middle Hudson Valley held a long, narrow lake, fed by the meltwaters of the retreating Wisconsin icesheet. The lake, known as Lake Albany, is thought to have persisted for as long as 5000 years, and would have accumulated thick deposits of sediment before draining and withdrawing back into the general form of the present-day Hudson River.

The property is located east of the Hudson River, on low ground within the river's flood plain. The Hudson River can be reasonably described as a long, narrow estuary, formed in a drowned river valley. The river is essentially at sea-level. Flanking the river on both sides are tidal flats and swampy embayments where tributaries feed the main channel.

The ground surface at the property was most likely built-up possibly as much as approximately ten feet of imported coarse grained and porous fill materials, consisting of sands and gravel with a varying fraction of including brick and wood fragments, slag, plastic, glass, coal, concrete fragments and similar debris. This fill reportedly in other nearby environmental assessments varies in thickness considerably, depending on the location. Fill at the property during this assessment was found to be consistently 4-8 feet or more. The bedrock of the region is described as Ordovician slate, shale and chert that are extremely deformed (folded and faulted).

The recent Phase II ESA ("limited") on the property was limited to shallow soils. In general, the borings indicate that shallow subsurface conditions generally consisted of imported coarse grained and porous fill materials, consisting of silt, sands and gravel with a varying fraction of materials including brick and wood fragments, slag, plastic, glass, coal, concrete fragments and similar debris. Areas that were historically associated with rail operations contained coarse black fill containing coal and slag. The slag observed in several locations at the property appeared as typical slag material often observed in former rail yards. The material consisted of black/dark grey granular/rough textured material with the typical distinguishing feature of vesicles or small holes/cavities created by escaping gases during cooling. It was lighter than typical stone or gravel. It had a rough and irregular surface. Since steel slag is often found in railway ballast, this is not unexpected in this former rail area. For many decades the principal use of slag in the US was as rail track ballast. Many of the boring log fill descriptions indicated cinder as the typical slag material was not indicated. Cinder and coal-like material is also often found in rail ballast. Slag was indicated in Bore Holes 4, 6, 8, 9, 14, 27, and NS2. Fill at the property during this assessment was found to be consistently 4-8 feet or more. Below the fill layer is typically silty grey-black clay with some sand.

Environmental Assessment

The history and use of the subject properties suggest there were potential contaminants of concern associated with fill material and past area industrial/rail use. Potential contaminants include metals, polycyclic aromatic hydrocarbons (PAHs), petroleum related compounds, and possibly solvents and impacts associated with the early tanning industry. The limited Phase II Environmental Site Assessment (ESA) completed at the properties indicated that there are urban fill conditions existing across the area to at least two - four (4) feet below ground surface (bgs) resulting in target compounds (metals and SVOCs, primarily PAHs) above NYSDEC Industrial, Commercial and Restricted Residential SCOs. Water was encountered in a few boreholes at about 4-8 feet below ground surface. Refer to the attached electronic copies of the "limited" Phase II ESA report.

APPENDIX B

Section II: Project Description

Appendix B.

Application Section II: #4 Project Description and #5 Green & Sustainable

Remediation

4a. The overall redevelopment project will create a new mixed-use, transit-oriented development located in the heart of Hudson's waterfront and DRI Bridge district. The first phase of the redevelopment project will be completed with remediation mid 2027 where remedial activities can occur concurrently or shortly after remediation or more likely in late 2027-2028 and will include the development of commercial and community spaces in the food-focused Building One, for flexible, year-round use. Building One will feature a 16,300-sf food market and community space, custom built for Hawthorne Valley Farm, which will open an outpost of its beloved Farm Store in the space, as well as outdoor public spaces for community gathering and programming, offices, restrooms, parking and loading dock. The second phase of the redevelopment project, estimated to be completed 2027-2028, will include the development of mixed-use commercial and residential spaces behind Building One, including new residential buildings as well as extensive new storefront spaces for retail, hospitality and other commercial activity. Dedicated community spaces, both interior and external gathering spaces, will be included in the mixed-used section of the overall redevelopment.

The parcel at the central-western edge of the property, has been derelict for many years. This section, a former industrial site in the heart of Hudson's historic waterfront district, was home to Kaz Manufacturing, once the world's largest manufacturer of vaporizers and humidifiers that employed 400 workers at its height in the three 25,000 square foot warehouses originally on the site. Abandoned since 2008 when the company closed the location, the site has decayed and become a major eyesore on the City's waterfront. The owners, MONTGOMERY STREET PROJECTS LLC, purchased the Kaz site in fall 2022 and over the next two years also purchased adjacent lots, expanding the total site to over six acres, running from South Front Street all the way back to Route 9, and are planning a major redevelopment project to transform the whole site into a vibrant new space for Hudson that will be a year-round destination.

As part of the redevelopment plan, the owners are committed to green and sustainable practices and Building One will be developed to be 100% carbon neutral with all-electric mechanical and energy systems and rigorous weatherization - a former industrial site brought back online with innovative green design. The building will be a model of sustainable environmental performance, going beyond traditional environmental remediation and adaptive reuse and using a rigorously-engineered design for the building and energy system (high-performance envelope to minimize energy loads plus hyper energy-efficient, all-electric mechanical systems powered by photovoltaics) making it a model for future development for the region and the state.

The project area is part of the City of Hudson Riverfront proposed BOA. The decline of manufacturing in the community and the attendant loss of jobs in the City have had an

especially deleterious influence upon the properties in the proposed BOA. In 2015, the City finished a BOA Pre-Nomination study but to date has not completed a BOA Plan which is needed in order to request designation as a BOA by the Secretary of State. So although the project area is in the City BOA it is not officially designated by the State.

The project is anticipated to start in the spring of 2026. Remediation will occur in advance of and concurrently with the construction phase and will be completed in June-July 2027. The Certificate of Completion (COC) is expected to be awarded in late 2027. **MONTGOMERY STREET PROJECTS LLC, acting as a Volunteer**, will complete additional investigation and remediate the site under the NYS BCP, and is submitting this BCP Application for eligibility acceptance into the program.

Project Start Date & Anticipated Certificate of Completion

The project will **start work** with the preparation of a Remedial Investigation (RI) Work Plan and complete a RI upon acceptance into the BCP **during May-September 2026** and will complete remediation to start in the Spring 2027 with a remedial construction duration period of approximately 3-6 months. Currently we **anticipated Certificate of Completion (COC)** in late 2027. A preliminary project schedule is attached to this Appendix.

4b. The project schedule is attached. The applicant does not anticipate involvement of NYC HPD or NYS HCR and therefore there are no funding deadlines or involvement from those agencies. The project is being privately funded and as of this date there are no interim milestones from loan documents that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Application Section II: #5 Green and Sustainable Remediation

In keeping with DER-31/Green Remediation practice, all environmental effects associated with investigation, remediation, and site management will incorporate options to minimize the environmental footprint of this BCP project.

The work plans, procedures, implementation and design will be developed in a holistic approach with the intent of improving the overall sustainability of the remedial project. As described further below, sustainable practices and technologies will be utilized when feasible and will include practices that are less disruptive to the environment, practices which generate less waste and increase reuse and recycling, and use of practices that emit fewer pollutants, including greenhouse gases (GHGs), to the atmosphere. The final development project as described in this application will produce positive and sustainable economic and social benefits which will revitalize this environmentally impacted and underused property. The green investigation and remedial technologies will be considered and implemented to the extent feasible, and documented. considering remedial activities that minimize ancillary environmental impacts by minimizing energy consumption, conserving natural resources, maximizing the reuse of land and recycling of materials. Investigation, remediation and management scopes will be designed to

minimize energy consumption, conserve natural resources, maximize the reuse of land and focused on recycling of materials.

As stated in DER-31, the following concepts will be applied:

- Consideration of the environmental impacts of treatment technologies and remedy stewardship over the long term when choosing a site remedy;
- Reduction of direct and indirect GHG and other emissions;
- Increase energy efficiency and minimize use of non-renewable energy;
- Conserve and efficiently manage resources and materials;
- Reduction of waste while increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximize habitat value and creating habitat when possible;
- Foster green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrate the remedy with the end use where possible and encouraging green and sustainable re-development.

The following general techniques will be implemented as goals when possible, for the project:

- Use of renewable energy and/or the purchase of renewable energy credits (RECs) or a combination of the two techniques to offset 100% of the electricity demand at the site;
- Reduce vehicle idling. All vehicles, both on and off road (including construction equipment) will be shut off when not in use for more than 5 minutes, consistent with 6 NYCRR Part 217 Motor Vehicle Emissions, Subpart 217-3 Idling Prohibition for Heavy Duty Vehicles;
- Design cover systems, to the extent possible, to be usable for alternate uses such as habitat or passive recreation, require minimal maintenance (e.g. less mowing), allow for infiltration of storm water and/or be integrated with the next use of the site;
- Beneficially reuse materials that would otherwise be considered a waste (e.g. crushed clean concrete as base or fill); and
- Use of Ultra Low Sulfur Diesel (ULSD).

The list in Attachment 1- Examples of Green Remediation Techniques- provided in DER-31 will be utilized and adopted as applicable in the Remedial Investigation Workplan (RIWP), the Remedial Action Work Plan (RAWP), the Site Management Plan (SMP) and Final Engineering Report (FER).

APPENDIX C

Section III: Ecological Concerns

Appendix C. Section III: Ecological Concerns

A completed Fish and Wildlife Resources Impact Analysis Decision Key is attached indicating that no fish and wildlife assessment is needed. If a formal a Fish and Wildlife Resources Impact Analysis (FWRIA) is deemed necessary, the scope will be detailed in the remedial investigation workplan and the FWRIA will be completed during the remedial investigation (RI).

Appendix 3C Fish and Wildlife Resources Impact Analysis Decision Key		If YES Go to:	If NO Go to:
1.	Is the site or area of concern a discharge or spill event?	13	2
2.	Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.	13	3
3.	Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?	4	9
4.	Does the site contain habitat of an endangered, threatened or special concern species?	Section 3.10.1	5
5.	Has the contamination gone off-site?	6	14
6.	Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?	7	14
7.	Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?	Section 3.10.1	8
8.	Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?	Section 3.10.1	14
9.	Does the site or any adjacent or downgradient property contain any of the following resources? i. Any endangered, threatened or special concern species or rare plants or their habitat ii. Any DEC designated significant habitats or rare NYS Ecological Communities iii. Tidal or freshwater wetlands iv. Stream, creek or river v. Pond, lake, lagoon vi. Drainage ditch or channel vii. Other surface water feature viii. Other marine or freshwater habitat ix. Forest x. Grassland or grassy field xi. Parkland or woodland xii. Shrubby area xiii. Urban wildlife habitat xiv. Other terrestrial habitat	11	10
10.	Is the lack of resources due to the contamination?	3.10.1	14
11.	Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?	14	12
12.	Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?	Section 3.10.1	12
13.	Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)	Section 3.10.1	14
14.	No Fish and Wildlife Resources Impact Analysis needed.		

APPENDIX D

Section IV: Land Use Factors

Appendix D. Section IV: Land Use Factors

Application Section IV #1&2 Current Zoning

The project property includes two parcels: the newly merged parcel and the 221-227 Tanners Lane parcel. The newly merged parcel is zoned **R-S-C (Residential Special Commercial)**. The 221-227 Tanners Lane is zoned **I-1 (Industrial)**.

The **R-S-C** zone permits any use permitted in the Three-Story Multiple Residence R-4 District, except schools and churches. The following conditional uses are permitted, subject to the approval of the Planning Board: those listed in the Three-Story Multiple Residence R-4 District, retail stores and banks, personal service stores such as, but not limited to, barbershops, beauty parlors and tailors. professional, government or business offices. schools, churches, libraries, museums and art galleries. theaters, assembly halls, bowling alleys, eating and drinking places, service establishments, furnishing services other than of a personal nature, but excluding gasoline filling stations, motor vehicle storage and repair, auto body works or auto service establishments, outlet and pickup stations for laundries and dry-cleaning establishments, excluding commercial laundry; self-service automatic laundry and dry-cleaning establishments, assembling, converting, cleaning or any other processing of products within a fully enclosed building. Such processing shall be confined to light industry only, public and private parking lots and garages and garages for noncommercial vehicles, bus station, wholesale, storage or warehousing, within a fully enclosed building, public utility uses and structures, telecommunications towers, parking lots and garages for taxicabs operated pursuant to a resident taxicab service permit, and accessory uses.

The **I-1** zone permitted uses include any use permitted or conditionally permitted in the General Commercial G-C District, except dwellings, subject to the bulk regulations of the Industrial I-1 District and railroad station or other transportation service. Conditional uses include: animal hospital, radio, television and other electronic transmission and receiving stations and towers; public utility uses and structures, outdoor storage of lumber, building materials, contractors' equipment, trucks, vans, buses, passenger motor vehicles or any combination thereof, whether new, used or in use, for sale or for hire. However, all such outdoor storage operations shall be screened as required by the Planning Board if the Planning Board deems such screening necessary. No such storage shall be permitted in required side or rear yards, manufacturing, assembling, converting, altering, finishing, cleaning or any other processing and storage of products or materials, provided that only oil, gas or electricity is used as a fuel, except that an installation using other fuel may be used upon a finding by the Planning Board that such installation is expected to be free of nuisance characteristics and will have no adverse effect on neighboring uses, and telecommunications towers.

Application Section IV #3 Current Use

The properties currently are vacant/roadway and underutilized. Below is a listing of the former seven parcels that were merged into one large parcel and the second 221-227 Tanners Lane parcel. The following details when the properties became vacant:

Newly formed Parcel	R-S-C	Residential Special Commercial	#109.11-1-17.3	See former parcels listed below
Former 14 and 17 Montgomery Street	R-S-C	Residential Special Commercial	# 109.11-1-17 # 109.51-1-14	Vacant Warehouse as of 2024-2025
Former 72 Front Street	R-S-C	Residential Special Commercial	# 109.11-1-29	Drive/Parking
Former 31-33 Cross Street	R-S-C	Residential Special Commercial	# 109.43-1-64	Vacant as of 1979
Former 35-37 Cross Street	R-S-C	Residential Special Commercial	# 109.43-1-63	Vacant/Parking as of 1979
Former 207 Tanners Lane	R-S-C	Residential Special Commercial	# 109.51-1-12.10	Vacant Residential with Structure as of 2022
Former 210 Tanners Lane	R-S-C	Residential Special Commercial	# 109.51-1-16	Vacant Residential as of 2025
221-227 Tanners Lane	I-1	Industrial	# 109.51-1-15	Vacant as of 2022-2022

The properties are located in the City of Hudson proposed Riverfront Brownfield Opportunity Area (BOA). The City of Hudson Draft Pre-Nomination document for the proposed Riverfront BOA states “The decline of manufacturing in the community and the attendant loss of jobs have had an especially deleterious influence upon the part of the community proposed for incorporation into the proposed BOA. This neighborhood is poor to a striking degree. It is quite obvious, even without an in-depth analysis of this concentrated poverty, that economic development and the creation of new jobs in the commercial/industrial zoned areas of the proposed BOA are integral to alleviating some of the poverty.” Note the BOA is in the proposal stage and as yet has not been formally designated by New York State.

Application Section IV #4 – Summary of Current Business Operations or Uses – possible contaminant source areas and date site became vacant

There are no current business uses or operations. The property is currently vacant. Historically the property had several rail lines, a roundhouse and rail maintenance as well as manufacturing/warehousing and tanneries. Coal storage was also prevalent at various

locations. It appears that the property has been filled. The rail use, coal storage and other uses and filling have contributed to the Impacted fill that has been documented during preliminary subsurface investigations.

Dates that operations or uses ceased for each parcel and when became vacant are provided below for the former parcels that now make up the large newly merged parcel and for the 221-227 Tanner Lane parcel

Historic Use – Inactive/Vacant date

City of Hudson was founded in 1783 by a group of whalers and fishermen from Massachusetts and Rhode Island.

The former Former Kaz Warehouses – located at 14 and 17 Montgomery Street are vacant as of 2025. The site was a storage facility for plastics manufacturer, Kaz, which closed the warehouse in 2008. Since the closure, the building has remained largely vacant with the exception of a portion used to store furniture and antiques until 2025 when the current owner closed storage use once the site was identified as a brownfields.

The former 72 Front Street was part of a rail yard, coal yard and contains rail lines from at least 1884. Based on Aerial maps 72 Front Street appear to have become vacant (used as a through road) sometime between 2006 and 2009.

The former 31-37 Cross Street appears to have become vacant former residential property by at least 1974.

The former 207-210 Tanners Lane became vacant between 2021-2025.

221-227 Tanners Lane became vacant sometime after 1949. Robert Taylor had a tannery on the property historically. Buildings probably associated with the tan yard were still visible when photographed about 1885, but were overshadowed by a huge railroad building on the tannery grounds. In the early days, another tanyard was located to the southeast of the Taylor property, giving Tannery Lane [i.e., Tanners Lane] its name. The tanyards were very important to early Hudson prosperity and growth,

The following table provides a summary of the former parcels that make up the newly merged parcel and the 221-227 Tanners Lane parcel histories, both of which make up the BCP project area:

Date	Source	Former 14 Montgomery	Former 17 Montgomery	Former 72 Front	Former 31-33 Cross	Former 35-37 Cross	Former 207 Tanners	Former 210 Tanners	221-227 Tanners
1884	Sanborn Map	RR Repair Shops	RR Repair Shops; coal	Vacant	Vacant-Sheds	Vacant-Sheds	Res	Res	Tannery
1889	Sanborn Map	RR Roundhouse	RR Roundhouse; coal storage	RR Tracks	Res-Stores	Res-stores	Res	Res	Tannery
1895	Samborn Map	RR Roundhouse	RR Roundhouse Coal	RR Tracks	Res	Res	Res	Vacant	Tannery
1903	Sanborn Map	RR Roundhouse	RR Roundhouse	Tracks Storage house	Tenement	Res	Res	Vacant	-
1911	Sanborn Map	RR Roundhouse	RR Roundhouse	Tracks Warehouse	Tenement	Res	Res	Wagon Shed Vacant	Coal shed
1923	Sanborn Map	RR Roundhouse	RR Roundhouse Wagon Shed	Tracks Warehouse	Res	Res	Res	Res	Coal Shed and coal related
1949	Sanborn Map	RR Roundhouse and turn table	RR Roundhouse and turn table Wagon Shed Rail association	Tracks Coal Yard	Res	Res	Res	Res	
1961	Sanborn Map	Vacant-Not shown	Vacant-not shown Wagon Shed Rail association	Tracks Coal yard	Res	Res	Res	Res	vacant
1964	Street Directory				Res	Res			
1968	Street Directory				Vacant	Res			
1974	Street Directory				Vacant	Vacant			
1985	Historic Aerials	Kas Warehouse	Vacant Possible tracks	Structures and Vehicles	Vacant	Vacant	Res	Res	
2008	Various local Media	Kaz Warehouse closed	Kaz Warehouse closed						
2025	Owner	vacant	vacant				Vacant	Vacant	vacant

Application Section IV #6 – Proposed Post-Remediation Use

The planned project is a mixed-use, transit-oriented development located in the heart of Hudson’s waterfront and DRI Bridge district. The project final plans are evolving, however initial concepts include creating a dynamic multi-use space that will include multiple residential units, a year-round Farmers Market, space for local agricultural and artisan festivals, art installations and events, a commissary kitchen and café.

Parcels making up the project have been derelict for many years and have long been a major eyesore on Hudson’s historic waterfront. The project area is included in the proposed City of Hudson proposed Riverfront Brownfields Opportunity Area (BOA). The owners, Montgomery Street Projects LLC, plan a major renovation and rehabilitation to transform this long-abandoned site into a vibrant new space for Hudson that will be a year-round destination.

Application Section IV #9 - Proposed Use & Zoning Consistency

The proposed post-remediation use is consistent with the current zoning (see **Figure 8**).

Application Section IV #10 – Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

The City of Hudson is actively developing an updated Comprehensive Plan to guide its future land use and legislative priorities. The City is about 6,000 people located along the Hudson River in Columbia County, NY. The City of Hudson has an urban, walkable footprint located in a beautiful rural area. Hudson is geographically small, only 2.2 square miles, which has led to its compact development. Hudson is situated in a rural county, between the Catskill Mountains to the west and the Berkshire Mountains to the east, but New York City can be reached in two hours by train or car, and Albany in less than an hour.

The BOA nomination document states “The City of Hudson is economically distressed to a striking degree, particularly when compared to the entirety of Columbia County. By any measure -- incomes, unemployment, persons living in poverty, educational attainment, property values, etc. -- the part of the City within the proposed BOA boundary is even more troubled. For within the Census block groups comprising the BOA are startling concentrations of persons who are poor, underemployed, less educated and living in older, and, in many instances, substandard dwellings.

The current comprehensive plan adopted in 2002 identifies the project area as underutilized and applicable to infill. This 2002 Comprehensive Plan characterizes the community as “a small city with urban problems.” When the factories closed and left the brownfields behind, the manufacturing jobs that provided a reasonable level of income and stability to Hudson’s working class also disappeared leaving mostly low-paying and itinerant service sector jobs available. Substantial square footage of both vacant and occupied commercial and industrial buildings occupy much of proposed BOA area that includes the project area. The Kaz Building located in the project area, is located within 18 acres of the area zoned for R-S-C or residential-special commercial and the remaining parcel is zoned I-1 or industrial. Additionally, the project area is located in the Local Waterfront Revitalization Area (LWRA) boundary. The LWRA states that “to ensure that future redevelopment plans for this area are consistent with its goals, the City will rezone the Southern Waterfront Area around Tanner’s lane to Residential Special Commercial (R-S-C) District to allow for a mixture of residential and commercial uses.”

APPENDIX E

Section V: Current & Historical Property Owner/Operator

Appendix E.

Section V: Current and Historical Owner and Operator Information

Information regarding current/past ownership/operator was adapted from Columbia County [Property Details - Image Mate Online](#), and from title search information.

The current owner and contact of the former eight and now two parcels that make up the property is MONTGOMERY STREET PROJECTS LLC .

MONTGOMERY STREET PROJECTS LLC

550 Biltmore Way, Suite 1110,

Coral Gables, FL, 33134

Entity Contact – Mr. Ben Fain

Email: aseser@cadddrafting.com

Nice & Weird LLC

335 Main Street, Suite 13,

Catskill, NY 12414

email: ben@niceandweirdgroup.com

mobile: 786-302-3246

Current/Historical Owner

The history of the ownership/operator of each of the former parcels that were recently merged into the new large parcel and the 221-227 Tanners Lane parcel making up the property is as follows:

Former 14-17 Montgomery Street – Current owner MONTGOMERY STREET PROJECTS LLC as of February 24, 2022

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Owasco River Railway Inc – Successors: New York Central in 1929 and 50% to Lehigh Valley in 1931 and Penn Central in 1976	1881 - 1984	600 Mamaroneck Ave. # 400, Harrison, NY 10528	Unknown	None
Lawrence Katzman	February 1969-2010	21 Rigene Rd, Harrison, NY 10528	212-724-7862 (Deceased 2016)	None
Kaz Manufacturing Company Inc.	February 1969-2010	4411 Rte 9, Hudson, NY 12534	518-828-0450	None

City of Hudson Industrial Development Agency	December 1985-2010	520 Warren Street, Hudson, NY 12534	518-828-1030	None
Hudson Development Corp	December 1984-2022	1 North Front Street , Hudson, NY 12534	(646) 256-4797	None

Former 72 S Front St - Current owner MONTGOMERY STREET PROJECTS LLC as of February 24, 2022

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Consolidated Rail Corporation	Pre 1974	See CSX	904-359-3200	None
New York Central Lines	Till 1999	See CSX	904-359-3200	None
CSX Transportation	Till 2019	500 Water Street, 15th Fl Jacksonville, FL 32202 -Successor of Consolidated Rail Corporation acquired by New York Central Lines LLC	904-359-3200	None
Hudson Development Corp	2019-2022	1 North Front Street , Hudson, NY 12534	(646) 256-4797	None

Former 31-33 Cross St – Montgomery Street Projects LLC - Vacant 1970 - Current owner MONTGOMERY STREET PROJECTS LLC as of September 11, 2025

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
John H Puckett & Fred K Jasilda	1964	33 Cross Street, Hudson, NY	-	None
Stageworks on the Hudson, LLC	2023	41 Cross Street, Hudson NY	(518) 822-9667	None
37 Cross Street LLC	2023-2025	550 Biltmore Way, Coral Gables, Florida		Same

Former 35-37 Cross St – store/residential back to 1889 vacant 1979 - Current owner MONTGOMERY STREET PROJECTS LLC as of September 11, 2025

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Rose M. West	Pre 1968-1971	35 Cross Street, Hudson, New York	828-6916	
Lawrence Katzman	1979(note, part of Kaz, Inc going forward)	21 Rigene Rd, Harrison, NY 10528	212-724-7862 (Deceased 2016)	None
Kaz, Inc f/k/a Rural Manufacturing Company-Vincent D. Carson CEO- Conveys part of property	1991-2016	1 Helen of Troy Plaza, El Paso, TX 79912		None
Kaz, Inc f/k/a Rural Manufacturing Company- Richard Katzman – CEO Conveys part of premises	1991-2005	250 Turnpike Rd. Southborough, MA 01772		None
Stage Works on the Hudson	2005-2023	41 Cross Street, Hudson, NY	(518) 822-9667	None
37 Cross Street LLC- Landstar Development Group – Attn: David Serviansky,	2023-2025	550 Biltmore Way, Coral Gables, Fl 33134		Same

Former 207 Tanners Ln – residential since 1884 - Current owner MONTGOMERY STREET PROJECTS LLC as of September 11, 2025

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Anthony F. DeLuke/JoAnne Garvey	1964	207 Tanners Lane, Hudson, NY	Unknown	None

Anthony, Rose, Joseph Palermo	1964-2022	207 Tanners Lane, Hudson, NY	828-7360	None
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Former 210 Tanners Ln – Residential since 1884 – Current Owner MONTGOMERY STREET PROJECTS LLC as of September 11, 2025

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Jacob DeJoy	1972	210 Tanners Road, Hudson, NY	Unknown	None
Carrie DeRosa, James Schultis & Janis Schultis	1972-1977	210 Tanners Road, Hudson, NY	Unknown	None
Dorothy Shea & Lester Shea, Daniel O. Rivera & Diane Shea, Tina Kreig, Dawn Strang, Frederick Kreig, & Tammy Lyden	1977-2005	210 Tanners Road, Hudson, NY	Unknown	None
Stephanie Monseau & Keith S. Nelson	2005-2024	210 Tanners Road, Hudson, NY	Unknown	None
210 Tanners Lane LLC Landstar Development Group – Attn: David Serviansky,	2024-2025	550 Biltmore Way, Coral Gables, FL 33134	786-302- 3246	Same

221-227 Tanners Ln - Current Owner Kaz Hudson Properties LLC as of November 2025

Previous Owner	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
tannery	1800s	Unknown	Unknown	None
Best Coal Company Inc.	1902-1946	Unknown	Unknown	None
Katherine C. Mulhern	1946-1955	Unknown	Unknown	None
Elizabeth C. Frick & Walter H. Frick	1955-1994	Unknown	Unknown	None

Joseph A. and Beatrice B. Fabiano	1985 to 1994	Deceased - unknown	Unknown	None
Heinrich Von Ritter & Dennis Piosky	1994	Deceased – see Brendan F. Baynes below	See Baynes number below	None
Brendan F. Baynes Executor of the Estate of Heinrich Von Ritter/Heinrich Von Ritter	2000-2022	PO Box 160, 14340 Route 9W, Ravena, NY 12143	(518) 756-6000	None
Kaz Hudson Properties LLC	2022-present	550 Biltmore Way, Coral Gables, FL 33134	786-302-3246	Same

Historical Operator

The history of the operator of each former parcels (now one large parcel) and the 221-227 Tanners Lane parcel making up the property is as follows:

Former 14-17 Montgomery Street

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Owasco River Railway Inc – Successors: New York Central in 1929 and 50% to Lehigh Valley in 1931 and Penn Central in 1976	1881 - 1984	600 Mamaroneck Ave. # 400, Harrison, NY 10528	Unknown	None
Lawrence Katzman	February 1969- 2010	21 Rigene Rd, Harrison, NY 10528	212-724-7862 (Deceased 2016)	None
Kaz Manufacturing Company Inc.	February 1969- 2010	4411 Rte 9, Hudson, NY 12534	518-828-0450	None
City of Hudson Industrial Development Agency	December 1985-2010	520 Warren Street, Hudson, NY 12534	518-828-1030	None

Hudson Development Corp	December 1984-2022	1 North Front Street , Hudson, NY 12534	(646) 256-4797	None
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Former 72 S Front St

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Consolidated Rail Corporation	Pre 1974	See CSX	904-359-3200	None
New York Central Lines	Till 1999	See CSX	904-359-3200	None
CSX Transportation	Till 2019	500 Water Street, 15th Fl Jacksonville, FL 32202 -Successor of Consolidated Rail Corporation acquired by New York Central Lines LLC	904-359-3200	None
Hudson Development Corp	2019-2022	1 North Front Street , Hudson, NY 12534	(646) 256-4797	None

Former 31-33 Cross St – Montgomery Street Projects LLC - Vacant 1970

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
John H Puckett & Fred K Jasilda	1964	33 Cross Street, Hudson, NY	-	None
Stageworks on the Hudson, LLC	2023	41 Cross Street, Hudson NY	(518) 822-9667	None
37 Cross Street LLC	2023-2025	550 Biltmore Way, Coral Gables, Florida		Same

Former 35-37 Cross St –

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Rose M. West	Pre 1968-1971			
Lawrence Katzman	1991(note, part of Kaz, Inc going forward	21 Rigene Rd, Harrison, NY 10528	212-724-7862 (Deceased 2016)	None
Kaz, Inc f/k/a Rural Manufacturing Company- Vincent D. Carson CEO- Conveys part of property	1991-2016	1 Helen of Troy Plaza, El Paso, TX 79912		None
Kaz, Inc f/k/a Rural Manufacturing Company- Richard Katzman – CEO Conveys part of premises	1991-2010	250 Turnpike Rd. Southborough, MA 01772		None
Stage Works on the Hudson	2010-2016			None
37 Cross Street LLC- Landstar Development Group – Attn: David Serviansky,	2023-2025	550 Biltmore Way, Coral Gables, Fl 33134		Same

Former 207 Tanners Ln – residential since 1884

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Anthony F. DeLuke/JoAnne Garvey	1964	207 Tanners Lane, Hudson, NY	Unknown	None
Anthony, Rose, Joseph Palermo	1964-2022	207 Tanners Lane, Hudson, NY	828-7360	None

Former 210 Tanners Ln – Residential since 1884

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
Jacob DeJoy	1972	210 Tanners Road, Hudson, NY	Unknown	None
Carrie DeRosa, James Schultis & Janis Schultis	1972-1977	210 Tanners Road, Hudson, NY	Unknown	None
Dorothy Shea & Lester Shea, Daniel O. Rivera & Diane Shea, Tina Kreig, Dawn Strang, Frederick Kreig, & Tammy Lyden	1977-2005	210 Tanners Road, Hudson, NY	Unknown	None
Stephanie Monseau & Keith S. Nelson	2005-2024	210 Tanners Road, Hudson, NY	Unknown	None
210 Tanners Lane LLC Landstar Development Group – Attn: David Serviansky,	2024-2025	550 Biltmore Way, Coral Gables, FL 33134	786-302-3246	Same

221-227 Tanners Ln - Current Owner Kaz Hudson Properties LLC as of November 2025

Previous Operator	Approximate Dates	Last Known Address	Phone Number	Requestor's/Corporate Members Relationship
<u>Best Coal Company Inc.</u>	<u>Ending 1946</u>	<u>Unknown</u>	<u>Unknown</u>	<u>None</u>
<u>Katherine C. Mulhern</u>	<u>1946-1955</u>	<u>Unknown</u>	<u>Unknown</u>	<u>None</u>
<u>Elizabeth C. Frick & Walter H. Frick</u>	<u>1955-1994</u>	<u>Unknown</u>	<u>Unknown</u>	<u>None</u>

<u>Joseph A. and Beatrice B. Fabiano</u>	<u>1985 to 1994</u>	<u>Deceased - unknown</u>	<u>Unknown</u>	<u>None</u>
<u>Heinrich Von Ritter & Dennis Piosky</u>	<u>1994</u>	<u>Deceased – see Brendan F. Baynes below</u>	<u>See Baynes number below</u>	<u>None</u>
<u>Brendan F. Baynes Executor of the Estate of Heinrich Von Ritter/Heinrich Von Ritter</u>	<u>2000-2022</u>	<u>PO Box 160, 14340 Route 9W, Ravena, NY 12143</u>	<u>(518) 756-6000</u>	<u>None</u>
<u>Kaz Hudson Properties LLC/221 Tanners Lane LLC</u>	<u>2022-present</u>	<u>550 Biltmore Way, Coral Gables, FL 33134</u>	<u>786-302-3246</u>	<u>Same</u>



Jade Cancel <jade@niceandweirdgroup.com>

South Front Street Holdings LLC- Merge Request

Degraff, Christine <christine.degraff@columbiacountyny.gov>
To: Jade Cancel <jade@niceandweirdgroup.com>

Wed, Dec 17, 2025 at 10:07 AM

Good Morning Jade,

The Montgomery Street merger is complete, everything was sent to the assessor so she can make the changes to her roll.

Also for the South Front Street Holdings merger is complete as well.

You can contact the assessor for any parcel information you may need.

If you have any questions please let me know.

Thank you

Chirssy

[Quoted text hidden]

From: [Degraff, Christine](#)
To: [Peter Gorton](#)
Subject: Re: Montgomery Street Merger
Date: Friday, December 19, 2025 4:15:21 PM
Attachments: [Montgomery Street.pdf a.pdf](#)
[109.51-1-15.pdf](#)

Peter,

Our mapping department completed the merger on or about November 7.

Attached is the map you requested. Let me know if you need anything else.

Have a nice evening!

Thank you

Chrissy

On Fri, Dec 19, 2025 at 4:01 PM Peter Gorton <pgorton@niagaraengg.com> wrote:

Christine,

Thank you for sending this tax map – I need this and this may be all I need. Do you have any info on dates the merger occurred formally?

Is it possible for you to send me this tax map as a little larger version which also shows 221-227 Tanners Lane on the map? I am required to show a tax map showing the project area. Our project area includes the new merged parcels and the 221-227 Tanner Lane parcel.

221-227 Tanners Lane	109.51	1	15	0.81
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Thank you again Christine

Pete

Record & Return to:

Daniel T. Hubbell, Esq.
Whitman Osterman & Hanna LLP
One Commerce Plaza
Albany, New York 12260

QUITCLAIM DEED

THIS INDENTURE made the 9TH day of July, 2025 BETWEEN

CITY OF HUDSON, a municipal corporation having an address of 520 Warren Street, Hudson, New York 12534 (hereinafter referred to as "Grantor") and

MONTGOMERY STREET PROJECTS LLC, a New York limited liability company having an address of 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134 (hereinafter referred to as "Grantee")

WITNESSETH, that the Grantor, in consideration of ONE AND 00/100 DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, does hereby remise, release and quitclaim unto the Grantee, the successors and assigns of the Grantee forever,

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate in the City of Hudson, County of Columbia and State of New York, more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT to all covenants, conditions, easements and restrictions of record affecting said premises.

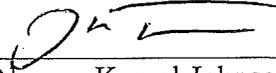
TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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.

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

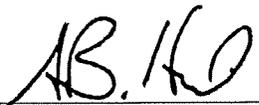
CITY OF HUDSON



Name: Kamal Johnson
Title: Mayor

STATE OF NEW YORK)
) SS.:
COUNTY OF COLUMBIA)

On the 9TH day of July in the year 2025 before me, the undersigned, a notary public in and for said State, personally appeared **KAMAL JOHNSON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ANDREW B. HOWARD
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02H05047256
QUALIFIED IN COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 31, 2029

Stewart Title Guaranty Company

Issued by

SMPR TITLE AGENCY, INC.

SCHEDULE A DESCRIPTION

ALL that piece or parcel of vacant land being a portion of Montgomery Street, a City Street, situate in the First Ward, City of Hudson, Columbia County, New York bounded and described as follows:

BEGINNING at a point in the center of Montgomery Street, approximately at the intersection of Montgomery Street, South Second Street and Tanners Lane, said point is the most southerly corner of lands of 41 Cross Street Hospitality LLC and is the most easterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along the east end of Montgomery Street S44°51'00"W 15.00 feet; thence along lands of Montgomery Street Projects LLC (Parcel B on the below referenced map) and along the southerly line of Montgomery Street North 45 Degrees 09 Minutes 00 Seconds West 222.75 feet; thence continuing along lands of Montgomery Street Projects LLC North 45 Degrees 09 Minutes 00 Seconds West 85.95 feet; thence along lands of Sabri and Lopez-Bernal North 44 Degrees 51 Minutes 00 Seconds East 30.00 feet; thence along lands of 37 Cross Street LLC and along the northerly line of Montgomery South 45 Degrees 09 Minutes 00 Seconds East 35.00 feet; thence continuing partially along lands of 37 Cross Street LLC and partially along lands of 41 Cross Street Hospitality LLC South 44 Degrees 51 Minutes 00 Seconds West 15.00 feet and South 45 Degrees 09 Minutes 00 Seconds East 273.70 feet to the point of beginning.

CONTAINING 0.118 acres of land and shown as Parcel A on a map entitled: "Survey of a Portion of Montgomery Street (Parcel A), a City Street, to be Conveyed to Montgomery Street Projects LLC (Parcel B), First Ward, City of Hudson, Columbia County, NY, Parcel A to be Merged with Parcel B to Form a Single 1.575 Acre Parcel", said map was prepared by Daniel J. Russell, LS and is dated October 22, 2024.

**COLUMBIA COUNTY
SUPPLEMENTAL REAL ESTATE
TRANSFER TAX RETURN**

Recording Office Stamp here

Schedule A—Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)			Social Security Number
	City of Hudson			
	Mailing Address			Social Security Number
	520 Warren Street			
	City	State	ZIP Code	Federal Employer Identification Number
	Hudson	NY	12534	14-6002244
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input checked="" type="checkbox"/> Other	Name (if individual; last, first, middle initial)			Social Security Number
	Montgomery Street Projects LLC			
	Mailing Address			Social Security Number
	550 Biltmore Way, Suite 1110			
	City	State	ZIP Code	Federal Employer Identification Number
	Coral Gables	FL	33134	88-1031038

Location and description of property to be conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
Not	yet	assigned	p/o Montgomery Street	Hudson		Columbia

Type of property conveyed	Date of Conveyance	Date of Contract
<input type="checkbox"/> One Family Residence <input checked="" type="checkbox"/> Other	7-9-25	5-20-25

Schedule B—Real estate transfer tax return

Part I. Apportionment

Portion of property outside of Columbia County: Yes No If no, proceed to II. below
 If yes: Taxable on % share of assessed value within Columbia County, calculated as follows:

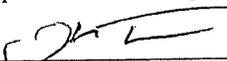
- | | |
|--|-------------|
| a. Total Assessed Value: | a. \$ _____ |
| b. Assessed Value in Columbia County: | b. \$ _____ |
| c. % of Assessed Value in Columbia County [b. ÷ a. x 100] | c. _____ % |
| d. Columbia County portion of consideration upon which Tax is due [consideration x c. %] | d. \$ _____ |

Part II. Computation of Tax Due

- | | |
|---|-----------------|
| a. Amount of full consideration if entire parcel is within county OR d. above if applicable | a. \$ 115000.00 |
| b. If a total exemption is claimed on the TP-584 check here <input type="checkbox"/> and enter \$0 on this line | b. \$ _____ |
| c. Taxable consideration (for one family residence, first \$150,000 of consideration is exempt) | c. \$ 115000.00 |
| d. Tax: \$1 for each \$500, or part thereof, of consideration on line a., b., or c. as applicable | d. \$ 230.00 |

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information in Schedules A and B, including any return, certification, schedule or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance. The contents hereof shall not be otherwise disclosed.

 _____ Grantor	<i>Mayer</i> _____ Title	 _____ Grantee	<i>Auth. Rep.</i> _____ Title
---	--------------------------------	--	-------------------------------------

Grantor	Title	Grantee	Title
For Recording Officer's Use	Amount received	Date received	Transaction number



Department of Taxation and Finance

TP-584 (9/19)

Recording office time stamp

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including checkboxes for entity types and fields for name, address, and SSN/EIN.

Location and description of property conveyed

Table with columns: Tax map designation, SWIS code, Street address, City, town, or village, County.

Type of property conveyed (mark an X in applicable box)

Form with checkboxes for property types (1-5) and date of conveyance (7/19/25).

Condition of conveyance (mark an X in all that apply)

Form with checkboxes for various conditions of conveyance (a-s).

Form for recording officer's use with fields for Amount received, Date received, and Transaction number.

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	115000	00
2.	0	00
3.	115000	00
4.	460	00
5.		
6.	460	00

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part 1, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: (mark an X in the appropriate box)

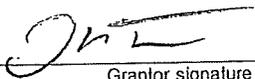
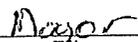
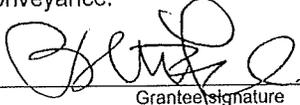
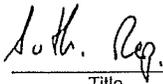
- 1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e Other (attach detailed explanation).
- 3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	 _____ Title	 _____ Grantee signature	 _____ Title
_____	_____	_____	_____
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

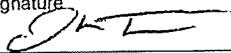
If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature 	Print full name Kamul Johnson	Date 7/9/25
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimate personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date _____ to _____ Date _____ (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

FOR COUNTY USE ONLY

C1. SWIS Code
C2. Date Deed Recorded
C3. Book
C4. Page



New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: Montgomery Street, Hudson, 12534
2. Buyer Name: Montgomery StreetProjects
3. Tax Billing Address
4. Indicate the number of Assessment Roll parcels transferred on the deed
5. Deed Property Size
6. Seller Name
7. Select the description which most accurately describes the use of the property at the time of sale: D. Non-Residential Vacant Land

SALE INFORMATION

11. Sale Contract Date: 5-20-25
12. Date of Sale/Transfer: 7/9/25
13. Full Sale Price: 115,000.00
14. Indicate the value of personal property included in the sale: 0.00

15. Check one or more of these conditions as applicable to transfer:
A. Sale Between Relatives or Former Relatives
B. Sale between Related Companies or Partners in Business
C. One of the Buyers is also a Seller
D. Buyer or Seller is Government Agency or Lending Institution
E. Deed Type not Warranty or Bargain and Sale (Specify Below)
F. Sale of Fractional or Less than Fee Interest (Specify Below)
G. Significant Change in Property Between Taxable Status and Sale Dates
H. Sale of Business is Included in Sale Price
I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None
Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): N/A
17. Total Assessed Value: 0
18. Property Class: N/A
19. School District Name: Hudson CSD
20. Tax Map Identifier(s)/Roll Identifier(s): Not yet assigned

PARCEL NOT ASSESSED

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Seller signature and date 7/9/25

BUYER SIGNATURE

Buyer signature and date 7/9/25

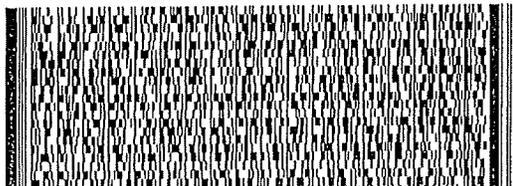
BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Buyer contact information: Montgomery Street Projects LLC, 786, 302-3246, 335, Main St, Catskill, NY, 12414

BUYER'S ATTORNEY

Buyer's attorney: Hubbell, Daniel, (518) 487-7692





COLUMBIA COUNTY – STATE OF NEW YORK
HOLLY C. TANNER, COUNTY CLERK
 560 Warren Street, Hudson, New York 12534

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 1018 / 1873
 INSTRUMENT #: 20250008496

Receipt#: 685488
 Clerk: TGERBER
 Rec Date: 09/22/2025 10:18:26 AM
 Doc Grp: D
 Descrip: DEED (NON RES)
 Num Pgs: 5
 Rec'd Frm: ADVANTAGE TITLE

Party1: 37 CROSS STREET LLC
 Party2: MONTGOMERY STREET PROJECTS LLC
 Town: HUDSON
 109.43-1-63
 109.43-1-64

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
CC Supplemental Tax Form	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 325.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - Columbia C	0.00

Sub Total: 0.00

Total: 325.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 301
 Transfer Tax
 Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

WARNING***

**** Information may change during the verification process and may not be reflected on this page.**

Holly C. Tanner

Holly C. Tanner
 Columbia County Clerk

THIS INDENTURE, made as of the 11th day of September, 2025

BETWEEN

37 CROSS STREET LLC, having an address at 550 Biltmore Way, Coral Gables, Florida 33134, party of the first part,

AND

MONTGOMERY STREET PROJECTS LLC, having an address at 550 Biltmore Way, Coral Gables, Florida 33134, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ZERO (\$0.00) DOLLARS paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

PREMISES ALSO KNOWN AS: 35-37 Cross Street, Hudson, New York

BEING THE SAME PREMISES conveyed to 37 Cross Street LLC, by Bargain and Sale Deed with Covenant Against Grantor's Acts from Stageworks on the Hudson, Inc., which Bargain and Sale Deed with Covenant Against Grantor's Acts was dated September 11, 2023, and was recorded on September 13, 2023 in the Office of the Clerk of Columbia County, New York as Instrument # 20230007483.

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

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

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

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

[Remainder of Page Intentionally Left Blank]

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

IN PRESENCE OF:

Uzay Tumer
Print Name: Uzay Tumer

37 CROSS STREET LLC

By [Signature]
Name: Ben Fain
Title: Authorized Representative

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____, in the year 2025, before me the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Name:
Title:
My commission expires:

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

On the _____ day of _____, in the year 2025

Before me the undersigned personally appeared _____

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Greene, ss:

On the 11 day of September in the year 2025, before me the undersigned, personally appeared Ben Fain, 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.

[Signature]
Name: GADE H CANCEL
Title: Notary Public, State of New York
Reg. No. 01CA0032541
My commission expires: Qualified in Greene County
Commission Expires January 3, 2029

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

On the _____ day of _____ in the year 2025

Before me the undersigned personally appeared _____

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken)

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a point marked by a drill hole set in the southwesterly line of Cross Street approximately 350 feet east of its intersection with Front Street, said point is the most easterly corner of lands of Salih Sabri and Kristina Lopez-Bernal and is the most northerly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along the southwesterly line of Cross Street S45°41'50"E 85.00 feet to a drill hole set; thence along lands of 41 Cross Street Hospitality LLC S44°17'55"W 95.00 feet to a railroad spike set in the centerline of Montgomery Street; thence along the centerline of Montgomery Street N45°41'50"W 50.00 feet to a railroad spike set; thence N44°17'55"E 15.00 feet to an iron rod set in the northeasterly line of Montgomery Street; thence along the northeasterly line of Montgomery Street N45°41'50"W 35.00 feet to an iron rod recovered; thence along lands of Salih Sabri and Kristina Lopez-Bernal N44°17'55"E 80.00 feet to the point of beginning.

CONTAINING 0.173 acres of land as shown on a map entitled: "Survey of Property of Stageworks on the Hudson, Inc. to be Conveyed to 35 Cross Street LLC, First Ward, City of Hudson, Columbia County, NY," said map was prepared by Daniel J. Russell, LS, and is dated August 2, 2023.

DEED

37 CROSS STREET LLC

TO

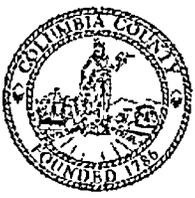
MONTGOMERY STREET PROJECTS LLC

SECTION 109.43
BLOCK 1
LOT(S) 63, 64
COUNTY OR TOWN Columbia County

RETURN BY MAIL TO:

Cole Schotz P.C.
25 Main Street
Hackensack, NJ 07601
Attn: Patrick Parrish

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE.



COLUMBIA COUNTY – STATE OF NEW YORK
HOLLY C. TANNER, COUNTY CLERK
 560 Warren Street, Hudson, New York 12534

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 1018 / 1878
 INSTRUMENT #: 20250008497

Receipt#: 685491
 Clerk: TGERBER
 Rec Date: 09/22/2025 10:33:42 AM
 Doc Grp: D
 Descrip: DEED (RES)
 Num Pgs: 5
 Rec'd Frm: ADVANTAGE TITLE

Party1: 210 TANNERS LANE LLC
 Party2: MONTGOMERY STREET PROJECTS LLC
 Town: HUDSON
 109.51-1-16

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
CC Supplemental Tax Form	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 210.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - Columbia C	0.00

Sub Total: 0.00

Total: 210.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 302
 Transfer Tax - One Family Residence
 Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

WARNING***

**** Information may change during the verification process and may not be reflected on this page.**

Holly C. Tanner

Holly C. Tanner
 Columbia County Clerk

THIS INDENTURE, made as of the 11th day of September, 2025

BETWEEN

210 TANNERS LANE LLC, having an address at 550 Biltmore Way, Coral Gables, Florida 33134, party of the first part,

AND

MONTGOMERY STREET PROJECTS LLC, having an address at 550 Biltmore Way, Coral Gables, Florida 33134, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ZERO (\$0.00) DOLLARS paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

PREMISES ALSO KNOWN AS: 210 Tanners Lane, Hudson, New York

BEING THE SAME PREMISES conveyed to 210 Tanners Lane LLC, by Bargain and Sale Deed with Covenant Against Grantor's Acts from Stephanie Monseu and Keith S. Nelson, which Bargain and Sale Deed with Covenant Against Grantor's Acts was dated June 14, 2024, and was recorded on June 28, 2024 in the Office of the Clerk of Columbia County, New York as Instrument # 20240004691.

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

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

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

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

[Remainder of Page Intentionally Left Blank]

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

IN PRESENCE OF:

Uzay Tumer
Print Name: Uzay Tumer

210 TANNERS LANE LLC

By: [Signature]
Name: Ben Fair
Title: Authorized Representative

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____, in the year 2025, before me the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Name:
Title:
My commission expires:

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

On the _____ day of _____, in the year 2025

Before me the undersigned personally appeared _____

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Greene, ss:

On the 11 day of September, in the year 2025, before me the undersigned, personally appeared Ben Fair, 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.

[Signature]
Name: Jane H. Cancel
Title: Notary Public, State of New York
Reg. No. 01CA0032541
My commission expires: Qualified in Greene County
Commission Expires January 3, 2029

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

On the ___ day of _____ in the year 2025

Before me the undersigned personally appeared _____

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken)

**EXHIBIT A
LEGAL DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the First Ward of the said City of Hudson, County of Columbia, State of New York, bounded and described as follows:

BEGINNING at an iron rail imbedded in the ground at the intersection of the dividing line between the granted premises and the Boston and Albany Railroad Company, formerly OF George H. Power on the Westerly line of Tanners Lane;

RUNNING THENCE Southwesterly along said land of the Boston and Albany Railroad Company, formerly of George H. Power about one hundred and forty-four (144) feet to an iron rail imbedded in the ground on the dividing line between the land of the said party of the first part and the Boston and Albany Railroad Company;

THENCE running Northwesterly along the land of the said Boston and Albany Railroad Company, formerly of Ann Nolan, about seventy-two (72) feet to an iron rail imbedded in the ground at a point distant about fifty-four and five hundredths (54.05) feet Southwesterly from the land of Mrs. Katrina Patten;

THENCE Northeasterly fifty-four and five hundredths (54.05) feet to a point at the intersection of the dividing line between the granted premises and land of Mrs. Katrina Patten;

THENCE continuing Northeasterly along the said land of Mrs. Katrina Patten, to the Westerly line of Tanners Lane;

THENCE Southerly along said Westerly line of Tanners Lane to the place of **BEGINNING**.

DEED

210 TANNERS LANE LLC

TO

MONTGOMERY STREET PROJECTS LLC

SECTION 109.51
BLOCK 1
LOT 16
COUNTY OR TOWN Columbia County

RETURN BY MAIL TO:

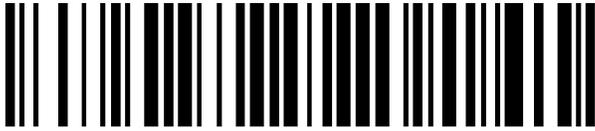
Cole Schotz P.C.
25 Main Street
Hackensack, NJ 07601
Attn: Patrick Parrish

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE.



COLUMBIA COUNTY – STATE OF NEW YORK
HOLLY C. TANNER, COUNTY CLERK
 560 Warren Street, Hudson, New York 12534

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 957 / 780
 INSTRUMENT #: 20220002695

Receipt#: 572182
 Clerk: CC
 Rec Date: 03/15/2022 01:51:10 PM
 Doc Grp: D
 Descrip: DEED (NON RES)
 Num Pgs: 6
 Rec'd Frm: FREEMAN HOWARD PC

Party1: HUDSON DEVELOPMENT CORPORATION
 Party2: MONTGOMERY STREET PROJECTS LLC
 Town: HUDSON
 109.11-1-29
 ...more

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
CC Supplemental Tax Form	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 330.00

Transfer Tax	
Transfer Tax - State	12000.00
Transfer Tax - Columbia C	6000.00
Mansion Tax	0.00

Sub Total: 18000.00

Total: 18330.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1588
 Transfer Tax
 Consideration: 3000000.00

Transfer Tax - State	12000.00
Transfer Tax - Columbia C	6000.00
Total:	<u>18000.00</u>

Record and Return To:

FREEMAN HOWARD PC
 441 EAST ALLEN STREET
 PO BOX 1328
 HUDSON NY 12534
 BOX 15

WARNING***

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Holly C. Tanner
 Columbia County Clerk

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 24th day of February, two thousand twenty-two,
between

HUDSON DEVELOPMENT CORPORATION, a New York State Not-For-Profit Corporation, with an address at 1 North Front Street, Hudson, New York 12534,

Party of the first part, and

MONTGOMERY STREET PROJECTS LLC, a New York limited liability company, with an address at 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134,

Party of the second part:

WITNESSETH, that the party of the first part, in consideration of Three Million and 00/100 (\$3,000,000.00) Dollars and other good and valuable consideration, lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns forever,

ALL that piece, parcel or tract of land, situate in the City of Hudson, Columbia County, New York, bounded and described as follows:

SCHEDULE A ATTACHED

BEING the same premises conveyed by CSX Transportation, Inc. to Hudson Development Corporation LDC by deed dated October 30, 2019 and recorded in the Columbia County Clerk's Office on October 31, 2019 in Book 893 at Page 2129 (identified as Property 1 on Schedule A attached) and

BEING the same premises conveyed by Lawrence Katzman to Hudson Development Corporation by deed dated December 3, 2010 and recorded in the Columbia County Clerk's Office on December 8, 2010 in Book 697 at Page 1640 (identified as Properties 2 and 3 on Schedule A attached).

SUBJECT to any easements of record.

TOGETHER with all the right, title and interest of the Party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

TOGETHER with the appurtenances and all the estate and rights of the Party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the second part, their heirs or successors and assigns forever.

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

AND the Party of the first part, in compliance with Section 13 of the Lien Law, covenants that the Party of the first part will receive the consideration for the 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 purpose.

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

HUDSON DEVELOPMENT CORPORATION

By: *Branda C. Maholtz*
Branda C. Maholtz, Executive Director

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

On the 24th day of February in the year 2022, before me, the undersigned, personally appeared **BRANDA C. MAHOLTZ** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

KRISTAL M. HEINZ
Notary Public, State of New York
No. 02HE6241638
Qualified in Columbia County
Commission Expires May 23, 2023

Kristal M. Heinz
Notary Public

Record & Return to:
FREEMAN HOWARD, P.C.
P.O. Box 1328
Hudson, NY 12534
Attn: Matthew J. Grieseimer, Esq.

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A

COMMITMENT FOR TITLE INSURANCE

No: CT21-73346

LEGAL DESCRIPTION

Record Description: For Conveyancing Only - Not Insured

PROPERTY 1: 72 South Front Street, Hudson, New York [SBL #109.11-1-29]

ALL that piece or parcel of land situate in the City of Hudson, County of Columbia, State of New York and as shown on survey map entitled "Subdivision of Property of CSX TRANSPORTATION, INC., PARCEL 1 TO BE CONVEYED TO HUDSON DEVELOPMENT CORPORATION" last dated June 25, 2019 by R. Sardo Land Surveying Services, PLLC, and recorded in the Columbia County Clerk's Office on 10/24/19 in Instrument No. 2019-148. Being bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Front Street being on the dividing line of lands of South Front Street Holdings, LLC to the north and the herein described parcel to the south; thence along said lands of South Front Street Holdings, LLC South $68^{\circ} 17' 15''$ East 15.50 feet to a point bearing South $68^{\circ} 17' 15''$ East a distance of 34.43 feet from an iron pipe found; thence through said lands of CSX Transportation Inc. along a line of no physical bounds South $29^{\circ} 41' 24''$ East 159.59 feet and North $60^{\circ} 18' 36''$ East 106.61 feet to a point on the westerly right-of-way line of Montgomery Street; thence along said westerly right-of-way line of Montgomery Street South $30^{\circ} 03' 24''$ East 104.52 feet to a point; thence along other lands of Hudson Development Corporation South $60^{\circ} 07' 50''$ West 201.35 feet to an iron rod found; thence along lands of the City of Hudson, New York North $31^{\circ} 57' 04''$ West 261.52 feet to a point on aforementioned easterly right of way line of Front Street; thence along said easterly right of way line of Front Street North $55^{\circ} 48' 50''$ East 83.74 feet and North $21^{\circ} 42' 35''$ East 14.38 feet to the point or place of BEGINNING.

PROPERTY 2: 14 Montgomery Street, Hudson, New York [SBL #109.11-1-17]

All that certain tract of land lying and being in the First Ward of the City of Hudson, County of Columbia and State of New York being more particularly described as follows:

BEGINNING at a point marking the intersection of the southerly right of way line of Montgomery Street and an extension of the westerly line of Second Street which point also marks the boundary line of lands now or formerly of Consolidated Rail Corporation; thence S $44^{\circ} 05' 50''$ West along lands now or formerly of Consolidated Rail Corporation a distance of 300.00 feet to a point; thence N $38^{\circ} 14' 00''$ West along lands now or formerly of Consolidated Rail Corporation 224.76 feet to a point; thence N $44^{\circ} 05' 50''$ East along lands now or formerly of Consolidated Rail Corporation 270.00 feet to a point in the southerly right of way line of Montgomery Street; thence along said right of way line S $45^{\circ} 54' 10''$ E 222.75 feet to the point and place of BEGINNING.

PROPERTY 3: 17 Montgomery Street, Hudson, New York [SBL #109.51-1-14]

ALL that piece or parcel of land situate in the City of Hudson, County of Columbia and State of New York being bounded and described as follows:

BEGINNING at a point in the north line of Second Street at its intersection with the westerly line of Montgomery Street; thence S $34^{\circ} 02' 00''$ E a distance of 145 feet along the westerly line of Montgomery Street to a point; thence S $55^{\circ} 58' 00''$ W a distance of 165.0 feet to a point; thence S $34^{\circ} 02' 00''$ E a distance of 76.81 feet to a point; thence S $55^{\circ} 58' 00''$ W a distance of 54.01 feet to a point; thence S $25^{\circ} 00' 20''$ E a distance of 72.0 feet to a monument consisting of a section of railroad track set in the ground; thence N $64^{\circ} 59' 40''$ E a distance of 132.08 feet to a point in the westerly line of Tanners Lane; thence S $6^{\circ} 03' 23''$ W along the westerly line of Tanners Lane a distance of 166.80 feet to a point; thence N $81^{\circ} 44' 20''$ W a distance of 266.54 feet to a point in the easterly line of the lands of the Consolidated Rail Corp., (formerly Boston and Albany Railroad); thence N $11^{\circ} 02' 00''$ W along the said easterly line of the Rail Corp., a distance of 284.49 feet to a point, said point being the south west corner of lands now or formerly of Lawrence Katzman; thence along the southerly line of the lands of said Katzman N $55^{\circ} 58' 00''$ E a distance of 293.28 feet to the place of BEGINNING.

ALSO, ALL that piece or parcel of land situate in the City of Hudson, County of Columbia and State of New York being bounded and described as follows:

This Commitment is valid only if Schedule B is attached.

COMMITMENT FOR TITLE INSURANCE

No: CT21-73346

LEGAL DESCRIPTION - CONTINUED

BEGINNING at a point in the northerly line of Second Street at its intersection with the westerly line of Montgomery Street, City of Hudson, County of Columbia, State of New York; thence S 34° 02' 00" E along the westerly line of Montgomery Street a distance of 50.00 feet to a point; thence S 58° 55' 00" W a distance of 314.50 feet to a point in the easterly line of the property of the Consolidated Rail Corporation; thence N 11° 02' 00" W a distance of 54.32 feet to a point, said point the south west corner of lands now or formerly of Lawrence Katzman; thence N 55° 58' 00" E a distance of 293.28 feet to the point and place of BEGINNING.

Being the same premises as described in Deed Liber 697 cp 1640.

Which premises are more modernly bounded and described as follows:

[Surveyor's description – To be insured]

PROPERTY 1: 72 South Front Street, Hudson, New York [SBL #109.11-1-29]

All that piece or parcel of vacant land situate in the City of Hudson, Columbia County, New York bounded and described as follows:

Beginning at a point marked by an iron rod found in the easterly line of South Front Street, said point is the southwesterly corner of lands of South Front Street Holdings, LLC and is the northwesterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along lands of South Front Street Holdings, LLC South 81 Degrees 04 Minutes 12 Seconds East 14.13 feet; thence along lands of CSX Transportation, Inc. South 44 Degrees 45 Minutes 13 Seconds East 52.10 feet, South 44 Degrees 45 Minutes 13 Seconds East 111.50 feet to an iron rod set and North 45 Degrees 14 Minutes 47 Seconds East 106.27 feet to an iron rod set in the southerly line of Montgomery Street; thence along the southerly line of Montgomery Street South 45 Degrees 09 Minutes 00 Seconds East 104.28 feet; thence along lands of Hudson Development Corporation, shown as 14 Montgomery Street on the below referenced map South 44 Degrees 58 Minutes 14 Seconds West 201.08 feet to an iron rod found; thence along lands of the City of Hudson North 47 Degrees 03 Minutes 26 Seconds West 261.60 feet 261.60 feet to an iron rod set in the easterly line of South Front Street; thence along the easterly line of South Front Street North 40 Degrees 45 Minutes 01 Seconds East 65.09 feet, North 40 Degrees 45 Minutes 01 Seconds East 14.23 feet and North 08 Degrees 55 Minutes 48 Seconds East 21.30 feet to the point of beginning.

Containing 0.865 acres of land and shown as 72 South Front Street on the below referenced map.

PROPERTY 2: 14 Montgomery Street, Hudson, New York [SBL #109.11-1-17]

All that piece or parcel of land with the buildings and other improvements thereon situate in the City of Hudson, Columbia County, New York bounded and described as follows:

Beginning at a point in the southerly line of Montgomery Street, said point is the most northerly corner of other lands of Hudson Development Corporation, shown as 17 Montgomery Street on the below referenced map and is the most easterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along other lands of Hudson Development Corporation South 44 Degrees 58 Minutes 14 Seconds West 300.22 feet to an iron rod found; thence along lands of the City of Hudson North 37 Degrees 21 Minutes 16 Seconds West 224.76 feet to an iron rod set and North 44 Degrees 58 Minutes 14 Seconds East 68.65 feet to an iron rod found; thence along lands of Hudson Development Corporation, LDC, shown as 72 South Front Street on the below referenced map North 44 Degrees 58 Minutes 14 Seconds East 201.08 feet to a point in the southerly line of Montgomery Street; thence along the southerly line of Montgomery Street South 45 Degrees 09 Minutes 00 Seconds East 222.75 feet to the point of beginning.

Containing 1.457 acres of land and shown as 14 Montgomery Street on the below referenced map.

PROPERTY 3: 17 Montgomery Street, Hudson, New York [SBL 109.51-1-14]

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A

COMMITMENT FOR TITLE INSURANCE

No: CT21-73346

LEGAL DESCRIPTION - CONTINUED

All that piece or parcel of land with the buildings and other improvements thereon situate in the City of Hudson, Columbia County, New York bounded and described as follows:

Beginning at a point marked by an iron rod set in the westerly line of Tanners Lane, said point is the northeasterly corner of lands now or formerly of Heinrich Von Ritter and is the southeasterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along lands now or formerly of Heinrich Von Ritter South 87 Degrees 15 Minutes 54 Seconds West 266.54 feet to an iron rod found; thence along lands of the City of Hudson North 22 Degrees 01 Minutes 46 Seconds West 284.49 feet to an iron rod found; thence along other lands of Hudson Development Corporation, shown as 14 Montgomery Street on the below referenced map, North 44 Degrees 58 Minutes 14 Seconds East 300.22 feet to a point in the southerly line of Montgomery Street; thence along the southerly line of Montgomery Street South 45 Degrees 09 Minutes 00 Seconds East 145.00 feet; thence along lands of Joseph Palermo South 44 Degrees 58 Minutes 14 Seconds West 172.24 feet and South 45 Degrees 01 Minutes 46 Seconds East 76.81 feet to an iron rod found; thence along lands of Stephanie Monseu and Keith Nelson South 44 Degrees 58 Minutes 14 Seconds West 54.01 feet to an iron rod set, South 36 Degrees 00 Minutes 06 Seconds East 72.00 feet to an iron rod found and North 53 Degrees 59 Minutes 54 Seconds East 132.08 feet to a point in the westerly line of Tanners Lane; thence along the westerly line of Tanners Lane South 04 Degrees 56 Minutes 23 Seconds East 166.80 feet to the point of beginning.

Containing 2.194 acres of land and shown as 17 Montgomery Street on the below referenced map.

All as shown on a map entitled: "Survey of Properties of Hudson Development Corporation, LDC and Hudson Development Corporation to be conveyed to Montgomery Street Projects LLC, City of Hudson, Columbia County, NY", said map was prepared by Daniel J. Russell, LS and is dated February 16, 2022, filed 3/15, 2022 in the Columbia County Clerk's Office in Book _____ at Page instrument # 20220040

APPENDIX F

Section VI: Property Environmental History

Appendix F.

- **Section VI: Property Environmental History (and Soil Boring Sample Results)**

The City of Hudson proposed Brownfield Opportunity Area (BOA) documentation identifies the project parcels as strategic development areas. The proposed BOA document states that this area “represents the single most important aggregation of commercial/industrial properties in terms of future capacity for economic growth and job creation.

An electronic copy of a recent limited Phase II Environmental Site Assessment (ESA) completed by Niagara Engineering in December 2024 in accordance with ASTM E1903 (per ECL 27-1407(1)) **in Portable Document Format (PDF)** is included with this application. This Phase II ESA was limited to shallow soils with the objective of determining if the property was eligible for brownfields redevelopment under the BCP program. Also, a Phase I and II ESA completed by **C2G Environmental Consultants, LLC** and a Phase II ESA completed by **Crawford & Associates Engineering, PC** titled **“Von Ritter Parcel, Tanners Lane, Phase 2 Environmental Assessment C&A# 3369.01” Dated April 25, 2009, have been included in PDF format.** These reports established 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 for residential purposes and that the site requires remediation as described in Appendix C. **Refer to attached Table 1 which provides a summary of the data and Figure 9 which provides a summary of impacted soil medium including date of sampling, key contaminants and concentrations with regard to exceedances above Soil Cleanup Objectives (SCOs).** These have been updated to reflect the current NYSDEC Part 375 SCOs as of December 31, 2025 and have been broken out per the two separate parcels that make up the BCP project boundary.

The history of the property suggests that rail tracts, a roundhouse and maintenance facility were historically located on the property and that coal storage, filling and tannery activities were also part of the project area history. The results of the Phase II assessments indicated that fill exists at depths across the properties to at least 4 to 8 feet in most locations. The fill contains elevated levels of metals including arsenic, lead and mercury and semi volatile organic compounds, mostly poly aromatic hydrocarbons (PAHs) above restricted residential, commercial and industrial SCOs. Per ECL 27-1407(1), a copy of the referenced assessment reports are provided individually in Portable Document Format (PDF) in a separate electronic folder. A UST was historically located on the 221-227 Tanners Lane parcel either east of the former building one or under the building slab. This will be investigated further during the BCP RI.

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Phase II Report - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date										NYSDEC Soil Cleanup Objectives (SCOs)				
	BH1 1-4	BH2 1-4ft	BH3 1-4ft	BH4 1-4ft	BH5 1-4ft	BH6 1-4ft	BH7 1-4ft	BH8 1-4ft	BH9 2-4ft	BH10 0-2ft	Unrestricted	Residential	Restricted Residential	Commerical	Industrial
	7/12/2024														
METALS/INORGANICS															
Arsenic	13.90	6.90	15.60	18.8 **	20.2**	9.10	7.70	7.80	7.50	7.10	13	16	16	16	16
Barium	118.00	80.80	163.00	241.00	257.00	158.00	109.00	124.00	196.00	154.00	410	410	410	410	10,000
Beryllium	0.95	1.00	1.80	1.30	1.20	1.10	0.89	2.40	1.20	1.10	4.4	8.8	43	670	750
Cadmium	0.63	0.085 J	0.52	1.60	0.70	0.47	0.46	ND	0.26	0.33	2.5	2.5	2.5	3.7	4.4
Chromium	11.80	8.70	15.50	26.80	23.50	18.90	25.90	5.90	15.50	14.60	30	30	110	1,700	2,000
Copper	39.90	12.70	184.00	149.00	135.00	42.40	66.80	9.70	27.40	33.00	50	280	280	280	10,000
Lead	243.00	92.60	723.00	1130*	639.00	220.00	28.30	260.00	173.00	110.00	63	400	400	1,000	3,900
Manganese	331.00	259.00	785.00	666.00	377.00	519.00	791.00	576.00	991.00	897.00	1,600	2,000	2,000	10,000	10,000
Mercury	0.320	0.240	1.2**	1.1**	2.1**	0.60	0.04	0.71	0.32	0.14	0.18	0.3	0.3	1.1	1.1
Nickel	14.00	8.50	14.50	35.60	21.50	18.00	28.90	5.70	16.30	18.30	30	87	320	320	5,900
Selenium	2.00	ND	ND	2.3J	1.8J	ND	1.4 J	ND	1.60	ND	3.9	22	110	1,700	2,000
Silver	ND	ND	0.66 J	0.54	0.51 J	0.30	ND	0.29	0.36	0.29 J	2	22	110	1,700	2,000
Zinc	453.00	147.00	361.00	505.00	494.00	213.00	135.00	232.00	175.00	145.00	109	1,300	6,600	10,000	10,000
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)															
Acenaphthene	ND	0.033 J	ND	20	100	100	500	1,000							
Acenaphthylene	0.058 J	0.062 J	ND	0.240J	ND	ND	ND	ND	ND	ND	100	100	100	500	1,000
Anthracene	0.054 J	0.12	ND	0.17	ND	ND	ND	ND	ND	ND	100	100	100	500	1,000
Benzo(a)anthracene	0.31	0.55	0.09 J	0.93	0.300 J	ND	ND	1.1 J	ND	0.460 J F2 F1	1	1	1.4	37	37
Benzo(a)pyrene	0.34	0.58	0.1 J	1.10	0.330 J	ND	ND	0.85 J	ND	0.46 J F2 F1	1	1	1	3.7	3.7
Benzo(b)fluoranthene	0.51	0.87	0.16 J	1.60	0.450 J	0.160 J	ND	0.95 J	ND	0.61 J F2 F1	1	1	1.4	37	37
Benzo(g,h,i)perylene	0.34	0.54	0.089 J	0.95	0.230 J	ND	ND	0.41 J	ND	0.3 J F2	0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	0.24	0.29	0.063 J	0.58	0.190 J	ND	ND	0.49 J	ND	0.25 J	0.8	1.2	4.9	47	78
Chrysene	0.48	0.93	0.12 J	0.420 J	ND	ND	ND	1J	ND	0.48 J F2 F1	1	1.2	4.9	47	78
Dibenz(a,h)anthracene	0.1J	0.160 J	ND	0.24 J	ND	ND	ND	ND	ND	ND	0.33	0.33	0.33	3.7	3.7
Dibenzofuran	0.066 J	0.070 J	ND	0.048 J	ND	ND	ND	ND	ND	ND	2.1	4.2	18	180	290
Fluoranthene	0.46	1.10	130 J	1.70	0.690 J	0.170 J	ND	2J	ND	0.840 J F2 F1	85	100	100	500	1,000
Fluorene	ND	0.061 J	ND	0.06	ND	ND	ND	0.25 J	ND	ND	30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	0.27	0.42	ND	0.76	0.200 J	ND	ND	0.36 J	ND	0.26 J F2	0.5	0.5	1.4	37	37
Naphthalene	0.11 J	0.12	ND	0.07	ND	ND	ND	ND	ND	ND	12	84	100	500	1,000
Phenanthrene	0.50	1.10	0.86 J	1.10	ND	ND	ND	1.3J	ND	0.39	1.1	1.2	4.9	47	78
Pyrene	0.47	1.30	0.13 J	1.80	ND	0.150 J	ND	1.4J	ND	0.79 J F2 F1	64	100	100	500	1,000

ND Analyte not detected

13.0 Analyte detected

- Not Applicable or sample not tested for this analyte

J Estimated Concentration

B Analyte detected in method blank

K Result is reported as Benzo(b)fluoranthene

E Results exceeded calibration range

F1 MS and or MSD recovery exceeds control limits

F2 MS/MSD RPD exceeds control limits

T Result is Tentatively Identifies Compound and an estimated value

Reported concentration greater than the NYSDEC Restricted Residential SCO

* Reported concentration greater than the NYSDEC Commercial SCO

** Reported concentration greater than the NYSDEC Industrial SCO

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS

Parameter Tested	Phase II Report - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date									NYSDEC Soil Cleanup Objectives (SCOs)					
	BH11 1-2	BH12 1-3ft	BH13 1-3ft	BH14 2-4ft	BH15 1-4ft	BH16 1-4ft	BH17 1-3ft	BH18 2-4ft			Unrestricted	Residential	Restricted Residential	Commerical	Industrial
	7/12/2024														
METALS/INORGANICS															
Arsenic	13.3 F1	17.1**	8.10	45.6**	13.30	26.8**	16.2**	52.6**			13	16	16	16	16
Barium	167.00	297.00	175.00	171.00	131.00	103.00	246.00	116.00			410	410	410	410	10,000
Beryllium	1.00	1.10	0.50	0.91	1.10	1.00	1.20	0.92			4.4	8.8	43	670	750
Cadmium	0.18 J	1.30	0.49	6**	0.13 J	0.42	0.51	0.14 J			2.5	2.5	2.5	3.7	4.4
Chromium	10.60	26.70	10.10	11.60	6.30	13.50	22.70	7.60			30	36	110	1,000	3,900
Copper	22.50	156.00	141.00	78.40	48.10	112.00	48.00	25.90			50	280	280	280	10,000
Lead	163.00	508.00	250.00	3390*	82.00	154.00	491.00	143.00			63	400	400	1,000	3,900
Manganese	520.00	696.00	582.00	675.00	691.00	287.00	568.00	408.00			1,600	2,000	2,000	10,000	10,000
Mercury	0.290	1.4**	6.4**	0.74	0.36	0.17	0.72	0.37			0.18	0.3	0.3	1.1	1.1
Nickel	10.60	25.80	11.50	22.20	10.50	21.20	22.10	9.60			30	87	320	320	5,900
Selenium	ND	1.9J	1.5 J	ND	ND	2.4 J	1.4 J	ND			3.9	22	110	1,700	2,000
Silver	ND	0.56J	0.28 J	0.38 J	ND	ND	0.49 J	ND			2	22	110	1,700	2,000
Zinc	104.00	449.00	194.00	1140.00	72.40	94.80	1140.00	144.00			109	1,300	6,600	10,000	10,000
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)															
Acenaphthene	ND	ND	ND	1.8J	ND	0.200 J	ND	0.390 J			20	100	100	500	1,000
Acenaphthylene	ND	ND	0,260 J	0.77J	0.140 J	0.13 J	0.054 J	ND			100	100	100	500	1,000
Anthracene	ND	ND	ND	4.10	0.270 J	0.51 J	0.059 J	0.81 J			100	100	100	500	1,000
Benzo(a)anthracene	0.5J	0.78	0.690J	8.30	0.94 J	1.20	0.41	2.10			1	1	1.4	37	37
Benzo(a)pyrene	0.55 J	0.96	0.96	7.7**	0.63 J	1.10	0.41	1.90			1	1	1	3.7	3.7
Benzo(b)fluoranthene	0.66 J	1.2J	1.3	8.20	0.360 J	1.40	0.50	2.40			1	1	1.4	37	37
Benzo(g,h,i)perylene	0.4 J	0.820J	0.81 J	4.80	0.41 J	0.76 J	0.26	1.20			0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	ND	0.5J	0.47 J	4.10	0.36 J	0.54 J	0.23	1.00			0.8	1.2	4.9	47	78
Chrysene	ND	0.94J	0.82 J	8.60	0.91	1.40	0.45	2.30			1	1.2	4.9	47	78
Dibenz(a,h)anthracene	ND	ND	0.23 J	1.4 J	ND	0.22 J	0.077 J	0.40 J			0.33	0.33	0.33	3.7	3.7
Dibenzofuran	ND	ND	ND	0.75J	ND	0.19 J	ND	0.34 J			2.1	4.2	18	180	290
Fluoranthene	0.77 J F2	1.3J	0.88 J	18.00	1.90	3.00	0.69	5.10			85	100	100	500	1,000
Fluorene	ND	ND	ND	1.7 J	ND	0.21 J	ND	0.43 J			30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	ND	ND	0.65 J	3.90	0.34 J	0.65 J	0.22	1.10			0.5	0.5	1.4	37	37
Naphthalene	ND	0.61	ND	0.61 J	ND	0.13 J	ND	0.21 J			12	84	100	500	1,000
Phenanthrene	ND	0.47J	0.32 J	20.00	1.0 J	2.70	0.25	4.90			1.1	1.2	4.9	47	78
Pyrene	0.640 J	1.1J	0.80 J	19.00	1.40	2.50	0.61	4.00			64	100	100	500	1,000

ND Analyte not detected

13.0 Analyte detected

- Not Applicable or sample not tested for this analyte

J Estimated Concentration

B Analyte detected in method blank

K Result is reported as Benzo(b)fluoranthene

E Results exceeded calibration range

F1 MS and or MSD recovery exceeds control limits

F2 MS/MSD RPD exceeds control limits

T Result is Tentatively Identifies Compound and an estimated value

Reported concentration greater than the NYSDEC Restricted Residential SCO

*** Reported concentration greater than the NYSDEC Commercial SCO**

**** Reported concentration greater than the NYSDEC Industrial SCO**

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS

Parameter Tested	Phase II Report - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date									NYSDEC Soil Cleanup Objectives (SCOs)					
	BH21 1-3ft	BH22 1-3ft	BH23 1-3ft			BH26 1-3ft	NS1 1ft	NS2 1ft	NS3 1ft		Unrestricted	Residential	Restricted Residential	Commerical	Industrial
	7/12/2024														
METALS/INORGANICS															
Arsenic	11.20	8.90	27.4**			14.60	6.40	33.3**	6.30		13	16	16	16	16
Barium	100.00	88.10	152.00			233.00	108.00	122.00	115.00		410	410	410	410	10,000
Beryllium	1.40	0.69	0.87			0.95	0.80	1.30	0.65		4.4	8.8	43	670	750
Cadmium	0.13 J	0.44	0.56			0.70	0.28	0.33	0.16 J		2.5	2.5	2.5	3.7	4.4
Chromium	6.40	16.80	12.30			23.80	21.60	17.40	16.10		30	30	110	1,700	2,000
Copper	20.50	60.30	93.30			133.00	28.60	249.00	25.50		50	280	280	280	10,000
Lead	161.00	97.30	279.00			193.00	42.90	370.00	27.70		63	400	400	1,000	3,900
Manganese	609.00	501.00	1070.00			865.00	830.00	167.00	1020.00		1,600	2,000	2,000	10,000	10,000
Mercury	0.110	0.150	0.52			0.40	0.053	0.13	0.03		0.18	0.3	0.3	1.1	1.1
Nickel	35.30	22.50	23.40			35.80	30.40	21.70	24.80		30	87	320	320	5,900
Selenium	ND	ND	ND			ND	ND	ND	ND		3.9	22	110	1,700	2,000
Silver	ND	ND	ND			0.46 J	0.33 J	ND	ND		2	22	110	1,700	2,000
Zinc	69.50	126 F1	253.00			250.00	99.80	96.80	89.50		109	1,300	6,600	10,000	10,000
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)															
Acenaphthene	ND	ND	ND			ND	ND	ND	ND		20	100	100	500	1,000
Acenaphthylene	170 J	0.630 J	0.230 J			ND	ND	0.350 J	ND		100	100	100	500	1,000
Anthracene	ND	0.590 J	0.45 J			0.270 J	ND	ND	ND		100	100	100	500	1,000
Benzo(a)anthracene	0.460 J	2.20	1.8			1.00	0.550 J	1.60 J	0.084 J		1	1	1.4	37	37
Benzo(a)pyrene	0.450 J	2.00	1.6			0.920 J	0.670 J	1.60 J	0.084 J		1	1	1	3.7	3.7
Benzo(b)fluoranthene	0.710 J	2.60	1.90			1.20	0.720 J	2.0 J	0.11 J		1	1	1.4	37	37
Benzo(g,h,i)perylene	0.360 J	1.3 J	1			0.560 J	0.550 J	1.30	0.071 J		0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	0.280 J	1.2 J	0.85 J			0.50 J	0.280 J	0.810 J	0.043 J		0.8	1.2	4.9	47	78
Chrysene	0.580 J	2.30	1.8			1.00	0.630 J	1.80 J	0.090		1	1.2	4.9	47	78
Dibenz(a,h)anthracene	ND	0.410 J	0.27 J			ND	ND	ND	ND		0.33	0.33	0.33	3.7	3.7
Dibenzofuran	ND	ND	ND			ND	ND	ND	ND		2.1	4.2	18	180	290
Fluoranthene	0.860 J	4.10	3.9			2.00	1.20 J	3.30	0.150 J		85	100	100	500	1,000
Fluorene	ND	ND	ND			ND	ND	ND	ND		30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	0.290 J	1.10 J	0.890 J			0.520 J	0.390 J	1.0 J	0.054 J		0.5	0.5	1.4	37	37
Naphthalene	ND	ND	ND			ND	ND	ND	ND		12	84	100	500	1,000
Phenanthrene	0.420 J	1.90	2.4			1.10	0.650 J	1.50 J	0.092 J		1.1	1.2	4.9	47	78
Pyrene	0.760 J	3.60	3.1			1.60	1.40 J	3.00	0.160 J		64	100	100	500	1,000

ND Analyte not detected
- Not Applicable or sample not tested for this analyte
J Estimated Concentration
B Analyte detected in method blank
K Result is reported as Benzo(b)fluoranthene
E Results exceeded calibration range
F1 MS and or MSD recovery exceeds control limits
F2 MS/MSD RPD exceeds control limits

13.0 Analyte detected

 Reported concentration greater than the NYSDEC Restricted Residential SCO
* Reported concentration greater than the NYSDEC Commercial SCO
** Reported concentration greater than the NYSDEC Industrial SCO

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Phase II Report - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date										NYSDEC Soil Cleanup Objectives (SCOs)				
	BH27 3-6ft	BH29 2-5ft	BH30 2-5ft	BH31 2-3ft	BH32 2-3ft	BH33 2-4ft	BH34 1-3ft	BH36 2-4ft	BH37 2-4ft	BH38 2-4ft	Unrestricted	Residential	Restricted Residential	Commerical	Industrial
	3-Apr														
METALS/INORGANICS															
Arsenic	12.30	12.40	10.80	10.2 F1 F2	9.70	13.00	17.3**	8.20	12.70	24.9**	13	16	16	16	16
Barium	191.00	68.80	145.00	149 F1	243.00	204.00	840*	127.00	163.00	432*	410	410	410	410	10,000
Beryllium	0.94	1.00	0.98	1.5 F1 F2B	2.2 B	1.20	0.90	0.81	1.20	1.0 B	4.4	8.8	43	670	750
Cadmium	0.47	0.17 J	0.17J	ND	0.60	0.35	1.50	0.24	0.54	0.67 J	2.5	2.5	2.5	3.7	4.4
Chromium	24.90	6.10	9.10	5.3 F1 F2	11.50	10.10	25.70	13.40	13.80	29.90	30	30	110	1,700	2,000
Copper	44.20	12.90	26.50	10.3 F1 F2	28.00	47.10	109.00	29.20	35.00	77.70	50	280	280	280	10,000
Lead	228.00	93.70	181.00	102 F1 F2	350.00	356.00	740.00	112.00	744 F2	225.00	63	400	400	1,000	3,900
Manganese	711.00	323.00	760.00	611 F2	1000.00	665.00	642.00	691.00	455BF1	647.00	1,600	2,000	2,000	10,000	10,000
Mercury	0.230	0.095	0.89	0.21 F1	0.80	0.24	0.60	0.52	0.74 F1 F2	0.40	0.18	0.3	0.3	1.1	1.1
Nickel	19.40	19.80	13.60	102 F1 F2	11.60	3.70	20.80	16.30	16.10	18.6 B	30	87	320	320	5,900
Selenium	1.1 J	ND	ND	ND	ND	1.2 J	ND	ND	ND	ND	3.9	22	110	1,700	2,000
Silver	0.56J	ND	0.26	ND	0.33 J	0.41	0.80 J	0.30 J	ND	ND	2	22	110	1,700	2,000
Zinc	233.00	49.00	73.80	37.8 F1 F2	183.00	194.00	490.00	107.00	254.00	225.00	109	1,300	6,600	10,000	10,000
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)															
Acenaphthene	ND	ND	ND	ND	0.038 J	ND	ND	0.060 J	ND	5.5 F1 F2	20	100	100	500	1,000
Acenaphthylene	0.088 J	0.046 J	0.150 J	0.082 J	0.23	0.036 J	0.220 J	0.42	ND	7.30 F2	100	100	100	500	1,000
Anthracene	ND	ND	0.14 J	ND	0.17 J	ND	0.140 J	0.350 J	ND	16.00 F2	100	100	100	500	1,000
Benzo(a)anthracene	0.10 J	0.220 J	0.7	0.17 J	0.71	0.26	0.47	0.97	0.250 J	28.0 F2	1	1	1.4	37	37
Benzo(a)pyrene	0.16 J	0.210 J	0.81	0.21 J	0.86	0.25	0.55	1.30	0.270 J	36.0 F2**	1	1	1	3.7	3.7
Benzo(b)fluoranthene	0.18 J	0.230 J	1.1	0.27	1.00	0.34	0.88	1.30	0.360 J	34.00 F2	1	1	1.4	37	37
Benzo(g,h,i)perylene	0.29 J	0.110 J	0.61	0.21 J	0.78	0.14 J	0.48	1.00	0.13 J	34.0 F2	0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	0.094 J	0.160 J	0.39	0.12 J	0.54	0.13 J	0.34 J	0.63	0.16 J	13.00	0.8	1.2	4.9	47	78
Chrysene	0.15 J	0.23	0.87	0.21 J	0.87	0.26	0.66	1.20	0.280 J	31F2	1	1.2	4.9	47	78
Dibenz(a,h)anthracene	ND	ND	0.18 J	0.048 J	0.24	0.055 J	0.14 J	0.26 J	ND	6.0 F1 F2**	0.33	0.33	0.33	3.7	3.7
Dibenzofuran	ND	ND	0.069 J	ND	0.052 J	ND	ND	0.058 J	ND	3.7F1F2	2.1	4.2	18	180	290
Fluoranthene	0.30 J	0.30	1.6	0.31	1.30	0.40	1.40	2.10	0.410 J	97.0F2	85	100	100	500	1,000
Fluorene	ND	ND	0.064	ND	0.06	ND	ND	0.17 J	ND	13.0F2	30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	0.16 J	0.098 J	0.54	0.16 J	0.66	0.13 J	0.39 J	0.63	ND	22.0 F2	0.5	0.5	1.4	37	37
Naphthalene	ND	ND	0.68 J	ND	0.086 J	ND	ND	0.098 J	0.120 J	15.0 F2	12	84	100	500	1,000
Phenanthrene	0.24 J	0.160 J	1.2	0.17 J	0.73	0.16 J	0.90	1.90	0.130 J	130.0 F2**	1.1	1.2	4.9	47	78
Pyrene	0.28 J	0.25	1.3	0.30	1.10	0.33	1.10	2.50	0.330 J	110.0 F2	64	100	100	500	1,000

ND Analyte not detected

13.0 Analyte detected

- Not Applicable or sample not tested for this analyte

J Estimated Concentration

B Analyte detected in method blank

K Result is reported as Benzo(b)fluoranthene

E Results exceeded calibration range

F1 MS and or MSD recovery exceeds control limits

F2 MS/MSD RPD exceeds control limits

T Result is Tentatively Identifies Compound and an estimated value

* Reported concentration greater than the NYSDEC Restricted Residential SCO

** Reported concentration greater than the NYSDEC Commercial SCO

*** Reported concentration greater than the NYSDEC Industrial SCO

TABLE 1 - 221-225 Tanners Lane
SUMMARY OF SOIL ANALYTICAL RESULTS

Parameter Tested	Phase II Report - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date										NYSDEC Soil Cleanup Objectives (SCOs)				
	BH19	BH20	BH24	BH25							Unrestricted	Residential	Restricted Residential	Commerical	Industrial
	1-3ft	1-3ft	1-3ft	1-3ft	7/12/2024										
METALS/INORGANICS															
Arsenic	10.00	16**	61.4**	29.3**							13	16	16	16	16
Barium	136.00	117.00	118.00	373.00							410	410	410	410	10,000
Beryllium	1.10	0.69	0.83	0.93							4.4	8.8	43	670	750
Cadmium	0.32	0.40	0.29	0.22J							2.5	2.5	2.5	3.7	4.4
Chromium	21.10	14.10	12.00	23.80							30	30	110	1,700	2,000
Copper	33.20	27.30	33.90	64.10							50	280	280	280	10,000
Lead	76.10	110.00	108.00	42.10							63	400	400	1,000	3,900
Manganese	531.00	187.00	1180.00	2110.00							1,600	2,000	2,000	10,000	10,000
Mercury	0.13	0.097	0.22	0.11							0.18	0.3	0.3	1.1	1.1
Nickel	26.40	21.40	27.90	65.90							30	87	320	320	5,900
Selenium	1.2J	2.4J	1.3J	ND							3.9	22	110	1,700	2,000
Silver	0.33J	ND	ND	0.30J							2	22	110	1,700	2,000
Zinc	82.90	264.00	107.00	107.00							109	1,300	6,600	10,000	10,000
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)															
Acenaphthene	ND	ND	ND	ND							20	100	100	500	1,000
Acenaphthylene	ND	ND	0.710J	ND							100	100	100	500	1,000
Anthracene	ND	ND	ND	ND							100	100	100	500	1,000
Benzo(a)anthracene	0.850J	0.380J	1.30J	0.220J							1	1	1.4	37	37
Benzo(a)pyrene	0.740J	0.440J	1.90	0.170J							1	1	1	3.7	3.7
Benzo(b)fluoranthene	1.1J	0.75J	3.00	0.250J							1	1	1.4	37	37
Benzo(g,h,i)perylene	0.440J	0.40J	1.50J	0.120J							0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	0.48J	0.290J	1.30J	ND							0.8	1.2	4.9	47	78
Chrysene	0.830J	0.68J	2.50	0.280J							1	1.2	4.9	47	78
Dibenz(a,h)anthracene	ND	ND	0.47 J	ND							0.33	0.33	0.33	3.7	3.7
Dibenzofuran	ND	ND	ND	ND							2.1	4.2	18	180	290
Fluoranthene	1.600J	1.10J	5.40	0.30J							85	100	100	500	1,000
Fluorene	ND	ND	ND	ND							30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	0.410J	0.350J	1.40 J	ND							0.5	0.5	1.4	37	37
Naphthalene	ND	ND	ND	ND							12	84	100	500	1,000
Phenanthrene	ND	0.950J	2.80	0.19J							1.1	1.2	4.9	47	78
Pyrene	1.30J	0.810J	3.50	0.270J							64	100	100	500	1,000

ND Analyte not detected
- Not Applicable or sample not tested for this analyte
J Estimated Concentration
B Analyte detected in method blank
K Result is reported as Benzo(b)fluoranthene
E Results exceeded calibration range
F1 MS and or MSD recovery exceeds control limits
T Result is Tentatively Identifies Compound and an estimated value

13.0 Analyte detected

13.0 Reported concentration greater than the NYSDEC Restricted Residential SCO
* Reported concentration greater than the NYSDEC Commercial SCO
** Reported concentration greater than the NYSDEC Industrial SCO

APPENDIX G

Section VII: Requestor Information

Appendix G.

Section VII: Requestor Information

The Requestor, MONTGOMERY STREET PROJECTS LLC, is a Domestic Limited Liability Company authorized by the New York State (NYS) Department of State to conduct business in NYS (refer to the attached entity printout). MONTGOMERY STREET PROJECTS LLC. Managing members of the LLC include: Bruce Greer; Ellis Waldman; and David Serviansky.

Investigation, assessment and remedial workplans, reports and other documents will be prepared for the Requestor by NIAGARA ENGINEERING, D.P.C. NIAGARA ENGINEERING D.P.C. is a New York State Licensed Professional Engineering firm meeting the requirements of Section 7210 of the Education Law to provide professional engineering services in the State of New York (Certification Number is 0022373) and is authorized to practice engineering in New York State. All documents will be certified by a New York State licensed professional engineer. Niagara Engineering DPC certification to provide professional Engineering Services in New York is attached. A copy of the PE License for Norm Abraham, PE. has been attached. Additionally, certifications for Peter Gorton and a detailed description of qualifications has been attached.



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: MONTGOMERY STREET PROJECTS LLC

DOS ID: 6367487

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 01/05/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 01/05/2022

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: COLUMBIA

NEXT STATEMENT DUE DATE: 01/31/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: MONTGOMERY STREET PROJECTS LLC

Address: 550 BILTMORE WAY, SUITE 1110, CORAL GABLES, FL, UNITED STATES, 33134

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share



Department of State

Division of Corporations

Entity Search Results

A total of 1 entities were found. If the entity name you are searching is not displayed please refine the search.

Search

Name	DOS ID #	Assumed Name ID #	Status	Entity Type	Date of First Filing	County
MONTGOMERY STREET PROJECTS LLC	6367487		Active	DOMESTIC LIMITED LIABILITY COMPANY	01/05/2022	COLUMBIA

Rows per page: 5 ▾ 1-1 of 1 < >

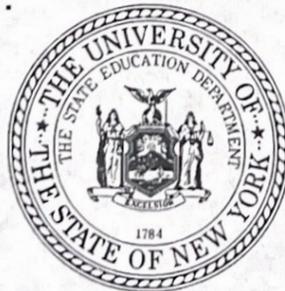
[Return to Search](#)

**THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT**

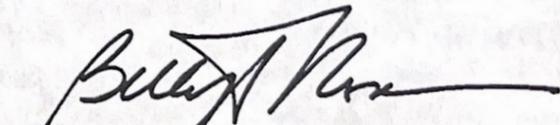
THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION
IS GRANTED WHICH ENTITLES

NIAGARA ENGINEERING DPC
126 ECHOWOOD COURT
EAST AMHERST, NY 14051-0000

TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF NEW YORK FOR
THE PERIOD 08/01/2024 TO 07/31/2027.



CERTIFICATE NUMBER
0022373


BETTY ROSA
COMMISSIONER OF EDUCATION

*The University of the State of New York
Education Department
Office of the Professions
REGISTRATION CERTIFICATE
Do not accept a copy of this certificate*

License Number: 070845-01

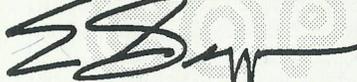
Certificate Number: 2390518



ABRAHAM NORMAN JOHN JR
941 NEW RD
AMHERST NY 14228-1534

is registered to practice in New York State through 05/31/2026 as a(n)
PROFESSIONAL ENGINEER

LICENSEE/REGISTRANT


EXECUTIVE SECRETARY


COMMISSIONER OF EDUCATION


DEPUTY COMMISSIONER
FOR THE PROFESSIONS

This document is valid only if it has not expired, name and address are correct, it has not been tampered with and is an original - not a copy. To verify that this registration certificate is valid or for more information please visit www.op.nysed.gov.

PETER GORTON OVERALL CREDENTIALS/BROWNFIELD CREDENTIALS

EDUCATION

Batchelor of Science (BS) Cum Laude– Environmental Science/Public Health - 1973-1977
– University of Massachusetts – see transcripts

Masters in Public Health (MPH) – Focus – Environmental Health – 1978-1979 - Yale
University Department of Epidemiology and Public Health, School of in Medicine – see transcripts

Fundamentals of Industrial Hygiene – 1982 – Harvard School of Public Health, Department of Environmental Health – See transcript

CERTIFICATION

Certified Hazard Control Manager (CHCM) – Internation Board of Certification Services and Management (IBFCSM) Active 1986-2025

WORK EXPERIENCE FIRMS

Niagara Engineering, DPC – June 2024 – Present – Partner - Emphasis in Brownfields, Due Diligence, Development

Brydges Engineering in Environment and Energy (BE3) – February 2018-2024 – Partner – Emphasis Brownfields, Due Diligence, Forensic Environmental Assessment

Panamerican Environmental – 1997-June 2018 – President – Emphasis in Brownfields, Due Diligence, Environmental Consultation

DAMES & MOORE, 1989-1996 - Project Manager and Group Manager for Facility Assessment/Geotechnical Services at the West Valley Demonstration Project (WVDP), West Valley, New York. Also Spill Response Leader

CAMP, DRESSER & McKEE, 1984-1989 - Field Investigation Manager and Regional Health & Safety Supervisor, Edison, New Jersey; New York, New York; and Western New York Operations.

ECOLOGY AND ENVIRONMENT, INC., 1979-1984 - Assistant Corporate Health and Safety Director and Hazardous Waste Team Member, Cheektowaga, New York.

WORK EXPERIENCE SUPERFUND-BROWNFIELDS

Participated in hundreds of superfund investigations, oil and chemical spill responses and Brownfield remedial activities – list of key Projects below. Mr. Gorton has participated in hundreds of additional projects from Phase I and Phase II ESA and remediation not associated with formal Brownfield projects

Brownfield Investigation/Remediation Projects - BCP Projects – from and including application, investigation, remediation and certificate of completion (COC) including (Note most are completed some at various stages):

Brownfield Cleanup Program (BCP) sites

- Clayton Street Properties - Site No.: C915409, Buffalo, NY
- Hickory Street Apartments project (Site # C915405), Buffalo, Erie County, New York
- Remington Rand/Remington Lofts (Site # C932142) – North Tonawanda, NY
- Former Crescent Puritan Laundry - 1630 Dewey Avenue (Site # C828163) – Rochester, NY
- 600 River Road Apartments (Site #C932161)– North Tonawanda, New York
- 630 River Road Site (Site #C915258)– Tonawanda, New York
- 31 Tonawanda Street (Site #C915299) – Buffalo New York
- 68 Tonawanda Street (Site #C915316) – Buffalo New York
- **57-71** Tonawanda Street (Site #C915024) – Buffalo New York
- Main & Hertel (Site #C915318) – Buffalo New York
- 31 Water Street - Gateway Lofts (Site #C907046) – Jamestown New York
- Hawkeye Site (Site #C828203) Rochester NY
- Former Buffalo Forge Property (Site # C915280) Buffalo New York
- The Crossroads at Genesee (Site #C915338) 19 Doat, Buffalo NY
- 308 Crowley Avenue (Site #C915390) Buffalo NY
- Washington, East Second and Park Streets (Site # C907042), Dunkirk, NY
- Former Pilgrim Village Senior Apartments (C915363), Buffalo, NY
- Former Pilgrim Village Family Apartments (C915362), Buffalo, NY
- Gateway Lofts Supportive Apartments (C907046), Jamestown, NY

Environmental Restoration Projects (ERP Program):

- 90 Hopkins Street (Site Number: E915181) – City of Buffalo
- Bush Industries (Site Number: E905029) – Village of Cattaraugus
- Former Randolph Foundry Site (Site Number: E905030) – Cattaraugus County

USEPA Brownfield Site Program - Phase I and Phase II

- Amadori Project Site Property, City of Lackawanna, New York
- Trinidad Park in the City of Buffalo, New York - City of Buffalo
- Village Farm Site, South Park, Buffalo, New York
- Hazorb Site Property, City of Niagara Falls, New York
- Maryland Ave, Niagara Falls, NY
- Maryland/James Site property in the City of Niagara Falls, New York
- Union Carbide facility at 3625 Highland Avenue, Niagara Falls , New York
- 240 Kensington in the City of Buffalo, Erie County, New York
- Fargo Electric - 487-503 Seneca Street in the City of Buffalo
- 237 Kensington Avenue - Trinidad Park, City of Buffalo
- Former Lakefront Recycling, located at 2 North Steelawanna Street in the City of Lackawanna
- Friendship House - Former Spanish Club and located at 231 Ridge Road City of Lackawanna,

- Friendship House - Main Building, located at 100 Dona Street in the City of Lackawanna
- Former 39th Street Property, City of Niagara Falls
- Six Properties Along Buffalo Ave, Niagara Falls, New York
- Phase Is for 4250 Witmer Road (Satarian Auto), Town of Niagara, New York
- 4010 Lake Avenue (DeeJays), Town of Lockport, NY;
- 2710 Main Street, Newfane, New York
- Phase I/II for Commerce Square in Lockport, NY
- Phase I at Gateway Point in North Tonawanda, NY
- Phase I on the Krug Glazing property, Lockport, NY
- Phase I and II at the Competition Transmission ., North Tonawanda, NY
- Phase I at the City Incinerator Building sites in the City of North Tonawanda NY
- Phase Is and Phase IIs at the 8101 and 7989 State Street properties in Royalton, Niagara County
- Phase I at the 39th Street School property Niagara Falls NY
- A detailed Phase I and II at the Village Farm site, Buffalo, NY
- Phase II at 4435 Military Rd site; Niagara County
- Detailed Phase I on Tonawanda Island, North Tonawanda, New York
- Niagara Strategic Brownfields Waterfront Plan - Niagara County, NY
- Phase I and Phase II Environmental Site Assessments (ESAs) for Brownfields Showcase Community Sites - Niagara County, NY
- Phase II Environmental Site Assessment Village Farm Site, City of Buffalo, New York - Niagara County, NY
- Phase I and Phase II Site Assessment - Triangle Area Site, Tonawanada, New York - Niagara County, NY
- Site Investigation / Remedial Program at the Zurbrick Road Site in Depew, New York - Village of Depew, NY
- Environmental Assessment, Sycamore/Jefferson Block - City of Buffalo

Affordable Housing Projects - New York State Homes and Community Renewal (HCR) state affordable housing projects or other affordable housing projects across New York State:

- Dunkirk Renovation and Ownership Program (SHARS Number: 20166046) for thirty-five (35) scattered properties located in Dunkirk, New York.
- 414 Lake Street, Elmira, Mid South Retirement Services, LLC and the Salvation Army.
- 77 Parcels - La Marketa Project Area, Rochester New York.
- School 57, Buffalo, NY – thirty-four separate (34) separate parcels including School 75 and various separate parcels surrounding the school for Veteran Housing
- AD Price, Buffalo, NY –Buffalo Housing Authority on 35 parcels in the City of Buffalo, New York
- Shoreline Apartments/Waterfront/Niagara Square, Niagara Street, Buffalo, New York
- The Unity Park II Apartments development project - City of Niagara Falls, New York.
- Center Court Hope VI project area , City of Niagara Falls, New York.

USEPA Superfund Sites/High Hazard Sites Including USEPA Hazardous Waste Field Investigation Team (FIT), Technical Assistance Teams (TAT) for Oil and Chemical Spills, and Hazardous Site Remedial Management Program (REM-FIT)

- West Valley Demonstration Project (WVDP), West Valley, New York – Mixed Waste DOE/NYSERDA Facility and RCRA Solid Waste Management Units

- Oil Spill Response and Cleanup – contaminated creek in Orchard Park, New York
- Multiple Truck Derailment Spill Response and Remediation – New York State Thruway
- Lapari Landfill - Pitman, N.J
- Johnston Atoll, Central Pacific
- Southern Pacific Railroad site in Sacramento, California
- Bowers Landfill, Circleville, Ohio
- Chemdyne site, Hamilton, Ohio
- Envirochem site, Indianapolis, Indiana
- Fultz landfill site, Cambridge, Ohio
- Buckeye Landfill site, St. Clarksville, Ohio
- New Lyme site, Ashtabula, Ohio
- Toftdahl-Davis Farm site, Clark County, Washington
- Western Processing Site, Kent, WA
- Petro Processing Site, Baton Rouge, La
- Old Mill Site, Rock Creek, Ohio
- Full Brothers Landfill, Cheektowaga, NY
- Hyde Park Landfill, Niagara Falls, NY
- Love Canal, Niagara Falls, New York

ADDITIONAL COURSES, CERTIFICATION, TRAINING

- Field Investigations of Uncontrolled Hazardous Waste Sites – 40 Hour Hazardous Waste Training – 1980 – see attached Certification
- OVA (Flame Ionization Detector -FID) and HUN (Photoionization Detector – PID) advanced real time organic vapor monitoring training, Denver, Colorado 1982
- Performance of Remedial Response Activities at Uncontrolled Hazardous Waste Sites Certification – 1985 – see attached Certification
- OSHA Safety Management/Supervisor Training – 1987 – see attached Certification
- Conduct of Operations for Managers and Supervisors – 1992 – See attached Certification
- Data Quality Objectives (DQOs) Training For Managers – 1991
- Introduction to ArcView – 1995 – see attached Certification
- ERISnet Environmental Risk Information & Imaging Software Training – 1996
- Lead Inspection Certification – 1997 – See attached Certification
- Clean Air Act, Section 112 (r)(7) Risk Management Programs/Plans training – 1997- See attached Certification
- SEQR Basic and Advanced Topics – 1998 – see attached certification
- Filtrex Stormwater and Erosion Control Design Training/Certification -2010
- SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-08-001) - 2010

Publications Related to Profession

- Author –“ Eggshells of Eagles– The Early Days of the Hazardous Waste Industry” - RPSS Publishing · Aug 30, 2023
- Contributing Author: “Health & Safety for Museum Professionals – 2010 Society for the Preservation of Natural History Collections

- Co-Author: Environmental Forensics for Cost Recovery at Petroleum and Other Contaminated Sites - 2004NYSBA - The New York Environmental Lawyer. Winter 2004, Vol.24; No. 1 · Jan 1, 2004
- Microbiological Standards for Potentially Hazardous Foods Microbiological Standards for Potentially Hazardous Foods - Yale University Thesis · Jan 1, 1979

COLLEGE TRANSCRIPTS

NAME GORTON PETER J CLASS 1977
 HOME ADDRESS 306 ALPINE DRIVE STUDENT NUMBER 3500141
 PARENT/GUARDIAN JOHN GORTON
 ADMITTED FROM WALTER PANAS HS
 BIRTHDATE 03/26/55 * FIRST ENROLLMENT - SEP 4, 1973 F

UNIVERSITY OF MASSACHUSETTS AMHERST
 AT BOSTON
 AWARDED- BACHELOR OF SCIENCE CUM LAUDE DATED- 05/21/77
 MAJOR: PUBLIC HEALTH

ENTRANCE LANGUAGE	UNITS
Spanish	3

DEPT.	NO.	DESCRIPTIVE TITLE	CREDIT	GRADE	DEPT.	NO.	DESCRIPTIVE TITLE	CREDIT	GRADE
FALL SEMESTER - 1973					FALL SEMESTER - 1975				
CHEM	111	GEN CHEM (SCI) (E)	3	B	MICBIO	250	GENERAL MICROBIOLOGY (E)	3	BC
GERMAN	112	ELEM HONO CONV GERM	3	B	PHIL	110	INTRO TO ETHICS (C)	3	A
HIST	150	DEV AMER CIV TO 1876 (C)	3	AB	PHYSIC	142	INTRO PHYSICS II (E)	4	B
MATH	131	CALC WITH PRECALC I (E)	4	AB	PUB HL	340	P H STATISTICS	3	AB
RHET	110	LANGUAGE & SPEAKING (B)	3	AB	PUB HL	361	EN HLTH PRACTICES	3	A
					OHI	C33	PEER SEX ED-BRETT	1	P
3500141		MAJOR- CA S SEM AVE- 3.31	16	53.0	3500141		MAJOR- PUB HL SEM AVE- 3.38	16	54.0
SPRING SEMESTER - 1974					SPRING SEMESTER - 1976				
CHEM	112	GEN CHEM (SCI) (E)	3	C	FS&N	102	WORLD FOOD HABITS	3	A
GERMAN	122	ELEM CONVERSATIONAL	3	P	PUB HL	333	COMM DISEASE EPDMLGY	3	A
PSYCH	101A	ELEMENTARY PSYCH (D)	3	A	PUB HL	390A	OCC HLTH INDUSTRY TOX	4	AB
RHET	100D	RHET OF LANG AND WR (B)	3	A	ZOOL	230	SYST OF HUMAN BODY	4	A
ZOOL	101	INTRO ZOOLOGY (E)	3	B					
3500141		MAJOR- CA S SEM AVE- 3.25	12	39.0	3500141		MAJOR- PUB HL SEM AVE- 3.86	14	54.0
FALL SEMESTER - 1974					FALL SEMESTER - 1976				
CHEM	261A	ORGANIC NON-MAJ (E)	3	C	COINS	122	INTR PRB SCLV W/COMP (E)	4	A
CHEM	262A	ORGANIC LAB NONMAJ	3	B	PUB HL	320	PRIN PUB HLTH PRAC	3	A
MATH	128	CALC LIFE-SOC SCI II (E)	3	A	PUB HL	350	BASIC P H LAB	3	B
OHI	298	DELINQUENT & SOCIETY	3	B	PUB HL	362	PRIN OF AIR POLLUTN	3	A
PHIL	105	INTRO TO PHIL (C)	3	B	PUB HL	363	PRIN OF RADIATN PROT	3	BC
SOCIOL	101B	INTRO-SOC PROBLEMS (D)	3	B					
3500141		MAJOR- PUB HL SEM AVE- 3.00	16	48.0	3500141		MAJOR- PUB HL SEM AVE- 3.53	16	56.5
SPRING SEMESTER - 1975					SPRING SEMESTER - 1977				
ANTH	104	INTRO CULTURAL ANTH (D)	3	A	FS&N	101	STRUGGLE FOR FOOD (E)	3	B
CHEM	262B	ORGANIC (NON-MAJ) (E)	3	C	MGT	201	PRINCIPLES OF MGT	3	A
CHEM	264B	ORGANIC LAB (NONMAJ)	1	B	PUB HL	351	ADV P H LAB PROC	3	AB
EDUC	386	SPECIAL PROBLEMS	3	P	PUB HL	390B	DISEASE PROC ENV HL	3	AB
PHYSIC	141	INTRO PHYSICS I (E)	4	B					
3500141		MAJOR- PUB HL SEM AVE- 3.00	11	33.0	3500141		MAJOR- PUB HL SEM AVE- 3.50	12	42.0
		GRAD CRS- 61 CUM AVE- 3.15	55	173.0			GRAD CRS- 120 CUM AVE- 3.36	113	379.5
SCHOOL OF EDUCATION LEARNING EXPERIENCES - SPRING 1975					APR 29 1986				
LEXAC	CER		LVL	MCD					
LEX35C5	CAT		GRD	CREDS					
3500141		WORKSHOP IN EDUCATIONAL TV	GU P	3.00					
		MODULAR CREDITS							
		SEM MOD CR- 3.00							
		TOTAL MOD CR- 3.00							

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DEPARTMENT OF EPIDEMIOLOGY AND PUBLIC HEALTH

YALE UNIVERSITY, SCHOOL OF MEDICINE

NEW HAVEN, CONNECTICUT

NAME GORTON Peter Joseph
Last First Middle

Major: Environmental Health
 Degree: Master of Public Health
 Awarded: 21 May 1979
 Withdrew:

Birthplace: New York

Date of Birth: March 26, 1955

College(s) University of Massachusetts Degree(s) B.S. Years (Inclusive dates) 1973-1977

COURSES TAKEN	FALL TERM		SPRING TERM	
	Credit Hours	Grade	Credit Hours	Grade
ACADEMIC YEAR: 1977-78 REGISTERED: September 12, 1977				
EPH 510a Introduction to Public Health	7	HP		
Biom 530a Statistical Methods in Public Health	4	P		
EH 551 Seminar in Environmental Control and Management	1	P*	1	P*
*EH 554a Environmental Control in Community Hygiene Modules 512, 514	520			
*EH 512a Water Supply and Waste Water Treatment	2	H		
*EH 514a Food Sanitation	1	H		
*EH 520a Principles of Radiological Health	1	HP		
EPH 510b Core Course Project			6	H
BIOM.535b Statistical Methods in Epidemiology			3	P
EH 500b Introduction to Air Pollution			1	HP
EH 530b Hygiene of Housing & the Residential Environment			1	H
EH 561b Physical Factors in the Environment			3	HP
EH 562b Chemical Factors in the Environment			3	P*
EPID.521b Introduction to Methods in Epidemiology			4	HP
ACADEMIC YEAR 1978-79				
EH 551 Seminar in Environmental Control & Mgt.	1	HP	1	HP
EH 556a Development of Environmental Health Policies & Progs.	2	HP		
EH 563a Biological Factors in the Environment	2	H		
EH 566a Control of Hazardous Chemicals	2	P*		
EH 603a Fieldwork in Environmental Health	4	P*		
EH 613 Research in Environmental Health (Essay)			9	H, HP
EH 513b Solid Waste Management			1	HP
EH 540b Principles of Control of Vectors of Pub.Hlth. Import.			1	HP
EH 603b Fieldwork in Environmental Health			4	P*
HSA 544b Public Health Law			2	HP
Essay Title: A Study on the Establishment of Microbiological Standards for Potentially Hazardous Foods				

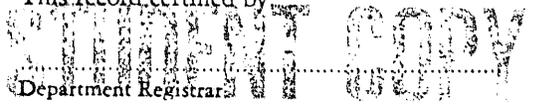
*P= Graded on a Pass/Fail basis

Legend: H = Honors I = Incomplete
 HP = High Pass F = Failure
 P = Pass W = Withdrew

This record certified by:

Department Registrar

Date





HARVARD SCHOOL OF PUBLIC HEALTH
BOSTON, MASSACHUSETTS

THIS CONFIRMS THAT

PETER GORTON

participated in the workshop entitled

FUNDAMENTALS OF INDUSTRIAL HYGIENE

*conducted by the Department of Environmental
Health Sciences of the Harvard School of Public Health from*

MARCH 29 to APRIL 2, 1982

Melvin W. First

Course Director

Dade W. Moeller

Department Head

APRIL 2, 1982

Date

CERTIFICATIONS-TRAINING

Peter Gorton

Full Name:	Gorton Peter
Credential Master acronym:	CHCM
Credential ID:	CHCM#2105
Expiration Status:	Not Expired
Expiration date:	2026-12-31
Original issue date:	1986-12-31
Primary City:	Williamsville
Primary State/Province/Region:	New York
Primary Country:	US

ecology and environment, inc.

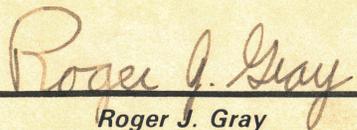
This certifies that

PETER GORTON

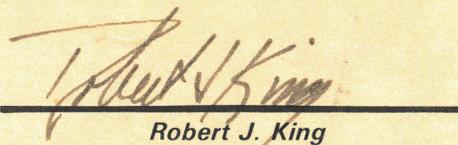
has completed the

5-DAY HAZARDOUS WASTE SITE
INVESTIGATION TRAINING COURSE

Presented by the
NATIONAL PROJECT MANAGEMENT OFFICE
of the
FIELD INVESTIGATIONS OF UNCONTROLLED
HAZARDOUS WASTE SITES PROJECT



Roger J. Gray
National Project Manager



Robert J. King
Assistant National Project Manager
for Training and Safety

October 1980

Date

REM-II

PERFORMANCE OF REMEDIAL RESPONSE ACTIVITIES AT UNCONTROLLED HAZARDOUS WASTE SITES CERTIFICATE OF TRAINING

This Certifies That

PETER J. GORTON

Has Successfully Completed

Advanced Field Monitoring & Sampling of Hazardous Materials (course 150.3)

Seminar Date April 15-19, 1985

Prepared by

CAMP DRESSER & MCKEE INC.

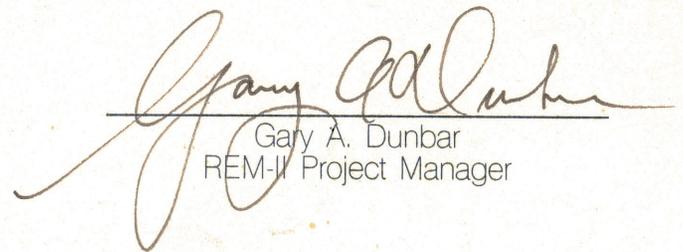
Roy F. Weston, Inc.

Woodward-Clyde Consultants

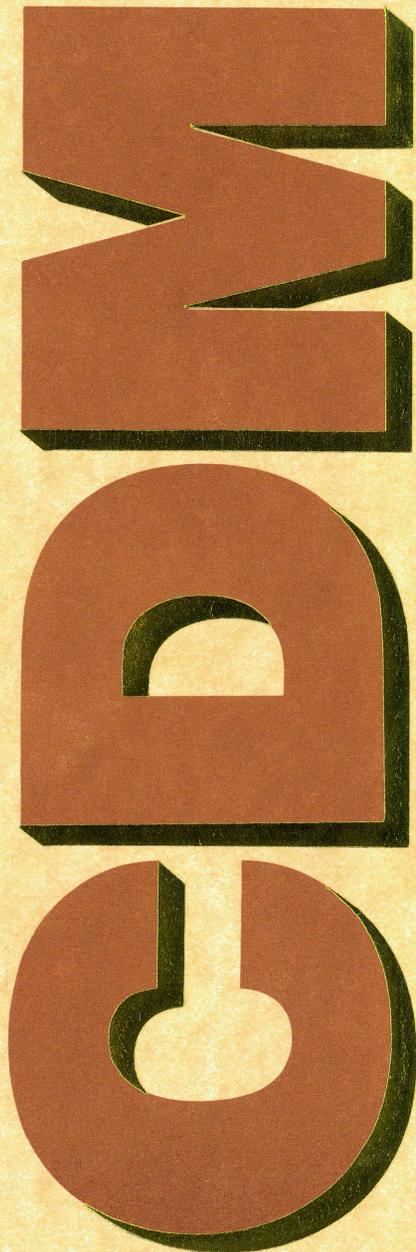
Clement Associates, Inc.

ICF Incorporated

C.C. Johnson & Associates, Inc.



Gary A. Dunbar
REM-II Project Manager



CERTIFICATE OF TRAINING

This Certifies That

Pete Gorton

Has Successfully Completed

CDM 150.7 OSHA Safety Management Training

Springfield, Virginia

Date **March 10-12, 1987**

Presented by

CDM Federal Programs Corporation

Martin S. Mathamel

Martin S. Mathamel, CIH
Health and Safety Manager

CERTIFICATE OF MERIT

BE IT KNOWN, the undersigned has successfully completed the intensive
business course

Conducting Employee Performance Evaluations

THEREBY, demonstrating a commitment to personal development
and company growth;

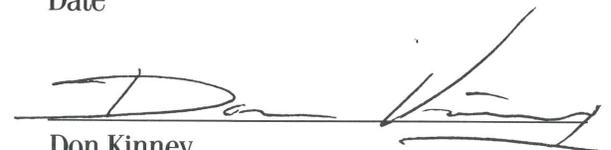
AND, has learned powerful skills that can be used to achieve higher levels of
personal and professional excellence.


Signature of Seminar Participant

DEC. 6, 1991
Date


Bernard P. Erdman
President and Chief Executive Officer

 Padgett Thompson®


Don Kinney
Vice President of Marketing & Creative Services

West Valley Nuclear Services Company

This certifies that

Peter J. Gorton

Has successfully completed the course

**Conduct of Operations
For Managers/Supervisors**

This 15th day of May, 1992



Mark E. Jones
Instructor

[Signature]
Manager,
Training & Development





CERTIFICATE

Environmental Systems Research Institute, Inc.

hereby certifies that

Peter Gorton

has satisfactorily completed

Introduction to ArcView®

September 29, 1995

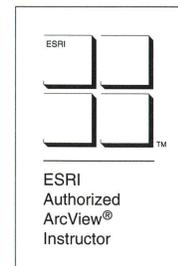
Date

Dames & Moore

Organization

Lamy Snelman

ESRI Authorized ArcView® Instructor



**Niagara Frontier Section
Air & Waste Management Association**

CERTIFICATION OF COMPLETION

This is to certify that

Peter Gorton

**Completed the One Day Annual Spring Seminar
Environmental Issues in Western New York
A Practical Perspective
March 27, 1996**

**Presented by the
Niagara Frontier Section of the
Air & Waste Management Association**



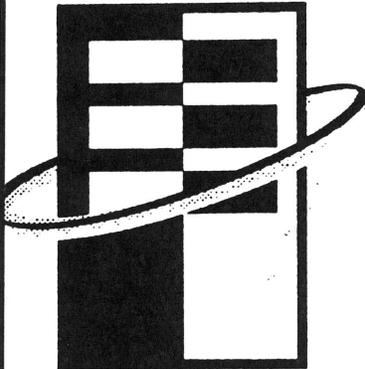
John Kolaga, Co-Chairmen



Paul McGarvey, Co-Chairmen

**ENVIRONMENTAL EDUCATION
ASSOCIATES, INC.**

2495 Main Street, Buffalo New York 14214
(716) 838-9034 Fax (716) 838 0080



This Certifies That

Peter J. Gorton

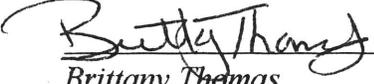
Attended and Successfully Completed the
LEAD INSPECTOR CERTIFICATION
Training Program

This Course is approved by the State of Illinois
April 14 - 16, 1997

Certification Number:
LIC - 97/04/14-02

Expiration Date:
04/14/98

Issue Date:
04/14/97


Brittany Thomas
Training Coordinator


Andrew McLellan
President

U.S. ENVIRONMENTAL PROTECTION AGENCY

This certifies that

PETER J. GORTON

has completed the

RISK MANAGEMENT PROGRAMS

Training Course

0.6 Continuing Education Units

Cheektowaga, New York

September 30, 1997

Presented by the

OFFICE OF EMERGENCY AND REMEDIAL RESPONSE


A handwritten signature in cursive script, reading "Bill Banett", positioned above a horizontal line.

Course Director
Halliburton NUS Corporation


A handwritten signature in cursive script, reading "Bruce Potoka", positioned above a horizontal line.

U.S. EPA Training Coordinator

Erie County Department of Environment and Planning

Certifies That

Peter Gorton

has participated in the

State Environmental Quality Review Workshop

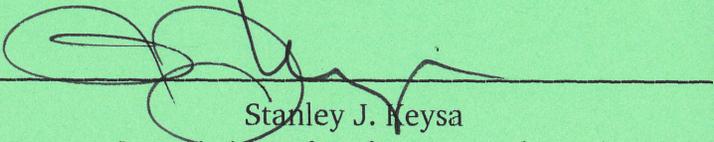
Session I: "S.E.Q.R. Basics" & Session II: "Some Advanced Topics of S.E.Q.R."

held

October 6, 1998

Sponsored by the
Erie County Planning Division

In cooperation with
New York State Department of State
Erie Community College - South Campus
Niagara County Department of Planning, Development and Tourism
American Planning Association - Western New York Section


Stanley J. Keysa
Deputy Commissioner for Planning and Development

APPENDIX H

Section VIII: Requestor Contact Information

Appendix H.

Section VIII: Requestor Contact Information

The requestor, MONTGOMERY STREET PROJECTS LLC, owns the two parcels that forms the subject Brownfields property.

The requestor contact person for the BCP project is:

Mr. Ben Fain
Nice & Weird LLC
335 Main Street, Suite 13, Catskill, NY 12414
email: ben@niceandweirdgroup.com
mobile: 786-302-3246

The Requestors Consultant is:

Niagara Engineering (NYS Department of State ID Number - 7396315)
Mr. Norm Abraham, P.E. (Professional Engineering license number 070845)
Mr. Peter J. Gorton, MPH, CHCM (CHCM # 2105; Expiration Date 12-31-2026)
255 Great Arrow Avenue
Buffalo, New York, 14207
716-308-8220 (Gorton)
pgorton@niagaraengg.com

The Requestors Attorney is:

Lauren Gannon
Partner
Cannon Heyman & Weiss, LLP
726 Exchange Street, Suite 500
Buffalo, NY 14210
716-800-8721
LGannon@chwattys.com

APPENDIX I

Section IX: Program Fee

Appendix I.

Appendix I. Section IX: Request for Fee Waiver - Brownfield Cleanup Program

The requester does not request a waiver of the \$50,000 fee associated with the Brownfield Cleanup Program (BCP) application for our project located at 14-17 Montgomery Street, Hudson, New York.

APPENDIX J

Section X: Requestor Eligibility

Appendix J.

Section X: Requestor Eligibility

The requestor, MONTGOMERY STREETPROJECTS LLC , qualifies as a “Volunteer” in accordance with NY ECL27-1405(1)(b) and 6 NYCRR 375.2(b)(2). The volunteer requestor or associated LLCs that had ownership since 2022 has no relationship to the past series of owners and operators and has never utilized the premises other than developing re-development concepts for the property.

The requestor currently owns the two parcels that make up the property and has owned them for about three years or less. Prior to ownership a Phase I and Phase II ESA were completed for due diligence purposes on a small portion of the project area which did not suggest significant environmental impact. Over the last eight months the owner has carried out additional investigations of the entire property which suggested it qualifies as a brownfield based on elevated metals and PAHs in soil. Once the property was identified as a potential Brownfields the applicant took measures to limit human, environmental, and natural resource exposure to any previously released contaminants by limiting access to the site, including removing tenants at the one occupied home and commercial tenants from the warehouses, and erecting a fence along the perimeter. Additionally, the requestor has maintained site cover over that time.

The applicant is a Volunteer because they did not cause or contribute to the contamination and merely acquired the property after contamination occurred and did not own or control the property at the time of contamination.

Based on ECL Section 27-1405 and relevant case law, the requestor qualifies as a volunteer in the BCP because:

- They owned the property for a relatively short period of time and did not own the property at the time of contamination.
- Their liability arises solely from subsequent ownership.
- They acted responsibly by conducting environmental due diligence. Once the property was identified as a potential Brownfields the applicant took measures to limit human, environmental, and natural resource exposure to any previously released contaminants by limiting access to the site, including removing tenants at the one occupied residential unit at the site, and commercial tenants from the warehouses, and erecting a fence along the perimeter.
- They did not contribute to or exacerbate contamination.
- They are seeking brownfield tax credits to support the remedial activities to be completed prior to and during re-development of this inactive underutilized property.

- Their actions demonstrate due diligence, good faith, and compliance with regulatory requirements, which are the key factors in qualifying as a **volunteer** under the NYS DEC Brownfield program.

Given the above facts, the development team should be designated as a volunteer in the NYS DEC Brownfield Cleanup Program. The team has taken proactive steps to identify, mitigate, and remediate environmental issues without contributing to contamination during their short time as owners.

There reportedly was a UST associated with the 221-227 Tanner Lane parcel. It is unknown whether this UST still exists and if it does what its registration status is currently. The remedial investigation (RI) will assess the status of this reported historic tank and if found a formal registration procedure will be completed during removal/remediation under the BCP process.

APPENDIX K

Section XI: Property Eligibility Information

Appendix K.

Section XI: Property Eligibility Information

CERCLA/NPL Listing – The property nor any portion of the property has **never been** listed on the NPL.

Registry Listing – The property nor any portion **has never** been listed on the NYS registry of Hazardous Waste Disposal Sites.

Registry/RCRA Sites Owned by Volunteers – the property **has never been associated** with Registry/RCRA Sites and the **is not owned by a volunteer** as defined under ECL 27-1405(1)(b)

The property **is not** subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL. Additionally, the property **is not** subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to contamination which is at or emanating from the property.

APPENDIX L

**Section XII : Site Contact List
& Repository Letter**

Appendix L

SECTION XII – Site Contact List and Repository Letter

Site Contact List

The following is the contact list for the subject property. Each contact will be sent fact sheets throughout the project's duration

New York State

Senate, District 41
Michelle Hinchey
160 Fairview Avenue, Suite 92(Located next to the Bank of Greene County)
Hudson, NY 12534
Phone: 845-331-3810
hinchey@nysenate.gov

New York State Assembly – 106th District
Didi Barrett
420 Warren Street
Hudson, NY 12534
Phone: 518-828-1961
barrettd@nyassembly.gov

Columbia County Contacts:

Chairman:

Matt B. Murell
401 State Street
Hudson, NY 12534
Phone: 518-828-1527
Email: matt.murell@columbiacountyny.com

Commissioner Engineering
Raymond Jurkowski
178Route 23B
Hudson, NY 12534

Mailing:

PO Box 324
Hudson, NY 12534
Tel: 518-828-7011
Email: raymond.jurkowski@columbiacountyny.com

Director Planning
Patrice Perry
401 State Street
Hudson, NY 12534
Phone: 518-828-3375
Email: patrice.perry@columbiacountyny.com

County Clerk
Holly Tanner
560 Warren Street
Hudson, NY 12534
Phone: 518-828-3339
Emails: holly.tanner@columbiacountyny.com

Director of Health
Victoria McGahan
325 Columbia Street
Hudson, NY 12534
Phone 518-828-3358

Columbia Economic Development Corporation
F. Michael Tucker – President & CEO
One Hudson City Centre, Suite 301
Hudson, N.Y. 12534
Phone: 518.828.4718

City of Hudson Contacts:

Mayor - Kamal Johnson
520 Warren Street
Hudson, New York 12534
Phone: 518-828-7217
Mayor@cityofhudson.org

Common Council President - Tom DePietro
520 Warren Street
Hudson, New York 12534
Phone: 518-828-1030
councilpres@cityofhudson.org

Public Works
Rob Perry – Supervisor
520 Warren Street
Hudson, New York 12534
Phone: 518-828-9458
dpwsuperintendent@cityofhudson.org

President Hudson Development Corporation
Christine Jones
1 North Front Street
Hudson, NY 12534
Phone: 646-256-4797
cjones@hudsonfirst.com

City of Hudson Planning Board
Theresa Joyner, Chair

520 Warren Street
Hudson, NY 12534
tjoyner@cityofhudson.org

Local News/Media

Daily Voice
PO Box 464, Norwalk, 06856
HUDSON-NY@DAILYVOICE.COM

News 12 Hudson Valley
235 W. Nyack Road W.
Nyack, NY 10994
Phone: 845-624-8780
Email: news12hv@news12.com

Hudson Valley Post
Townsquare Media
2 Pendell Road
Poughkeepsie, NY 12601
Phone: 845-471-1500
jason.finkelberg@townsquaremedia.com

The Daily Gazette
2345 Maxon Rd. Ext.
Schenectady, NY 12308
Phone: 518-374-4141
dailygazette.com

WNYT-TV
715 N. Pearl St.
Albany, NY 12204
Phone: 1-800-999-WNYT
Email: newstips@wnyt.com

The Columbia Paper
PO Box 482 Ghent, NY
Phone: 518-642-4122
Email: news@columbiapaper.com

Register Star
127 Warren Street Hudson, NY 12534
editorial@registerstar.com
Phone: 518-828-1616
Email: circulation@registerstar.com

WRGB 6
1400 Balltown Rd

Schenectady, NY 12309
Phone: 518-346-6666

WTEN/ABC-10
341 Northern Blvd,
Albany, NY 12204
Phone: 518-436-4822

WXXA - Fox 23
28 Corporate Cir
Albany, NY 12203
Phone: [\(518\) 862-2323](tel:5188622323)

Nearby Schools & Day Cares

Hudson Junior/Senior High School
215 Harry Howard Ave
Hudson, NY 12534

MC Smith Elementary School
102 Harry Howard Ave
Hudson, NY 12534

School Life Media
330 Allen St
Hudson, NY 12534

Children's Community Circle
63 N 6th St
Hudson, NY 12534

Coarc
65 Prospect Ave
Hudson, NY 12534

Adjacent Property Owners

Adjacent Property -Transportation Prop. #314
New York Central Lines-7
500 Water St C910
Jacksonville FL 33202

Adjacent Property -60 S Front St
South Front Street Holding LLC
David Serviansky
550 Biltmore Way Ste 1110
Coral Gables FL 33134

Adjacent Property -72 S Front St

Montgomery Street Project LLC
550 Biltmore Way Ste 1110
Coral Gables FL 33134

Adjacent Property -29 Cross St
Salih Sabri
Kristina Lopez-Bernal
130 W 30TH St Apt 7C
New York NY 10001

Adjacent Property -41 Cross St
Wick Hotel
41 Cross St. Hospitality, LLC
Thomas Rossi
204 Lafayette St
Schenectady NY 12305

Adjacent Property -68 S Second St
68 South 2nd Street, LLC
Jade Cancel
335 Main St
Catskill NY 12414

Adjacent Property -Deer Aly
68 South 2nd Street, LLC
550 Biltmore way #1110 St
Coral Gables FL 33133

Adjacent Property -45 Tanners Ln
Elizabeth Kanaga
45 Tanners Ln
Hudson NY 12534

Adjacent Property -212-214 Tanners Ln
Robert Pough, Jr
123 Fairview Ave
Hudson NY 12534

Adjacent Property -24 Tanners Ln
Robert Pough, Jr
123 Fairview Ave
Hudson NY 12534

Adjacent Property -218 Tanners Ln
Anna Sophia Newberry
Robert Newberry
218 Tanners Ln
Hudson NY 12534

Adjacent Property -2 South St
Kirsten Price

Antonia M Iannucci
197 Liberty St
Newburgh NY 12550

Adjacent Property -14 Tanners Ln
Antonia Iannucci
Kirsten Price
14 Tanners Ln
Hudson NY 12534

Adjacent Property -4 Tanners Ln
Colleen Hamm
4 Tanners Ln
Hudson NY 12534

Adjacent Property -83 S Third St
Rosemary Doty
83 S Third St
Hudson NY 12534

Adjacent Property -7 Willard Pl
John Merola
Barbara Ponkos-Merola
7 Willard Pl
Hudson NY 12534

Adjacent Property -Transportation Prop
72 South Front Street, LLC
650 Biltmore Way Ste 1110
Coral Gables FL 33314

Adjacent Property - S Front St
Basilica Hudson LLC
110 S Front St
Hudson NY 12534

Adjacent Property - S Front St
City Of Hudson
520 Warren St
Hudson NY 12534

Document Repository

Hudson Area Library
51 N. 5th ST
Hudson, NY 12534
Phone: 518-828-1792
Email - info@hudsonarealibrary.org

See attached document repository correspondence

From: [Emily Chameides](#)
To: [Peter Gorton](#)
Subject: Re: Request to be document repository
Date: Monday, August 11, 2025 12:32:29 PM

Please accept this email as formal acknowledgment that we will serve as the document repository for the project noted in your letter for the duration of the project.

Emily

Emily Chameides

Library Director

Hudson Area Library

518-828-1792 x102

hudsonarealibrary.org

she/her/they/them

On Mon, Aug 11, 2025 at 11:39 AM Peter Gorton <pgorton@niagaraengg.com> wrote:

Emily,

Thank you for your email acknowledging that the Hudson Area Library will act as a document repository for the Hudson Street Projects Brownfield Cleanup Site. I have updated the attached letter to include our contact information.

As I mentioned, I represent a group that is in the process of applying to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for a project located at [14-17 Montgomery Street, Hudson, New York](#) (BCP#C411023). On behalf of the BCP requestor, I am requesting that the Hudson Area Library function as the document repository for the public documents associated with the duration of this project. The project documentation may include the BCP application, work plans, management plans, and reports. During the project, please feel free to contact me at 716-308-8220 or pgorton@niagaraengg.com. At the completion of the project, we will inform you that the project has concluded so you can manage the project documents accordingly.

The BCP requires that we receive formal acknowledgement that the Public Library agrees to function as a document repository for this project. Your acceptance of the use of the library as a document repository for the project may be indicated by signing the bottom of the attached letter or sending back a formal email acknowledgement. The application process requires me to include your formal acknowledgement.

Thank you again and sorry for the back and forth on this.

Pete

Peter J. Gorton, MPH, CHCM

Niagara Engineering, DPC

[255 Great Arrow Avenue, Suite 102](#)

[Buffalo, New York 14207](#)

Phone: 716-308-8220

Email: pgorton@niagaraengg.com



APPENDIX M

Section XIII : Statement of Certification and Signature

Appendix M.

Section XIII: Statement of Certification and Signature

The Requestor and owner of MONTGOMERY STREET PROJECTS LLC, Mr. Ben Fain, has signed the application.

APPENDIX N

Letters of Support for the Project



Kamal Johnson
Mayor, City of Hudson
City Hall, 520 Warren St
Hudson, NY 12534
(518) 828-7217 | mayor@cityofhudson.org
cityofhudson.org

September 23, 2025

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7020

RE: Letter of Support for Montgomery Street Projects Brownfield Cleanup Program Application - Hudson, New York

Dear Chief and Application Review Committee:

As Mayor of the City of Hudson, I fully support the Montgomery Street Projects Brownfield Cleanup Program application and enthusiastically endorse this transformative redevelopment initiative. This project represents a critical opportunity to revitalize a derelict portion of our community while advancing our municipal planning goals.

The Montgomery Street Projects directly supports Hudson's key initiatives:

- **Downtown Revitalization Initiative:** Enhances the DRI Bridge district with complementary mixed-use development
- **Waterfront Development:** Maximizes our valuable waterfront location's economic and community potential
- **Housing Needs:** Addresses critical residential housing demand with multiple residential units
- **Economic Development:** Will reverse decades of manufacturing decline and job loss in Hudson

This mixed-use, transit-oriented development will generate significant municipal benefits:

- Construction jobs during remediation and development phases
- Permanent employment in retail, hospitality, and food service sectors
- Increased property tax revenue for the City of Hudson
- Year-round farmers market supporting regional agriculture
- Community gathering spaces and cultural event venues
- Commercial kitchen facilities supporting local food entrepreneurs

The project's commitment to carbon neutrality through all-electric systems aligns perfectly with New York State's climate goals and demonstrates how brownfield remediation can advance both environmental cleanup and carbon reduction objectives.

The City of Hudson commits to continued cooperation throughout the brownfield cleanup process and subsequent development phases. We recognize the importance of collaboration between property owners, regulatory agencies, and municipal stakeholders for successful brownfield remediation. The Montgomery Street Projects represents exactly the type of innovative, community-focused development that will



Kamal Johnson
Mayor, City of Hudson
City Hall, 520 Warren St
Hudson, NY 12534
(518) 828-7217 | mayor@cityofhudson.org
cityofhudson.org

strengthen Hudson's position as a regional destination while eliminating public health risks and transforming an underutilized site into a community asset.

We strongly urge the Department of Environmental Conservation to approve this application.

Sincerely,

Kamal Johnson
Mayor, City of Hudson



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Energy

COMMITTEES
Agriculture
Environmental Conservation
Tourism, Parks, Arts and
Sports Development

Didi Barrett

Assemblymember 106th District
Columbia County
Dutchess County

August 18, 2025

Andrew Guglielmi
Division Director
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Dear Mr. Guglielmi,

I write in support of Montgomery Street Projects LLC's application for the Department of Environmental Conservation's Brownfield Cleanup Program Tax Credit. Montgomery Street Projects will use these tax credits to transform the Kaz Warehouse in the City of Hudson into a carbon-neutral, mixed-use development with a focus on community, arts and cultural inclusivity.

The Kaz Warehouse, located in Hudson's waterfront downtown revitalization (DRI) district, sat vacant for many years after ceasing operation in 2008. Last year, the property was purchased by Montgomery Street Partners, a local developer with existing investments in nearby properties and ventures. The developer is reimagining this former industrial site into a diverse community space for artists and creatives, a home for local fairs and festivals, a location for the weekly farmer's market, and a site for offices and public restrooms.

The Kaz Warehouse is located in a designated brownfield area and it requires significant environmental remediation to get the site ready for redevelopment. This project is planned with a climate-smart, energy-efficient approach to economic development that could serve as a model for repurposing other brownfields and industrial sites across the region and state.

I support Montgomery Street Partners' application and thank you for your consideration. Please don't hesitate to reach out to my office with any questions.

Sincerely,

Didi Barrett
Member of Assembly, 106th District



Choose Columbia
Columbia Economic Development Corporation

August 13, 2025

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7020

RE: Letter of Support for Montgomery Street Projects Brownfield Cleanup Program Application - Hudson, New York

Dear Chief and Application Review Committee:

Columbia Economic Development Corporation (CEDC) is a local development corporation that facilitates business success by providing loans, technical assistance, and leadership on confronting issues that impact economic and community progress.

CEDC fully supports the Montgomery Street Projects Brownfield Cleanup Program application and enthusiastically endorses this transformative redevelopment initiative in the heart of Hudson, New York. We believe that the Montgomery Street Project represents a visionary approach to community revitalization. This creative redevelopment plan will transform a much-underutilized and derelict portion of Hudson into a dynamic mixed-use, transit-oriented development strategically located in Hudson's waterfront and Downtown Revitalization Initiative (DRI) Bridge district.

We are excited about the concepts presented to us regarding this development. The proposed multi-use development will create a vibrant year-round destination featuring:

- **Residential Component:** Multiple residential units addressing Hudson's housing needs
- **Community Gathering Spaces:** Year-round Farmers Market providing direct support to regional agriculture
- **Cultural and Economic Hub:** Dedicated spaces for local agricultural and artisan festivals, art installations, and community events
- **Commercial Kitchen Facilities:** Commissary kitchen and café supporting local food entrepreneurs
- **Mixed-Use Commercial:** Extensive storefront spaces for retail, hospitality, and other commercial activities
- **Community Infrastructure:** Both interior and exterior gathering spaces designed for flexible, year-round community use

This project demonstrates exceptional commitment to environmental stewardship and climate action. The development will achieve carbon neutrality through all-electric mechanical and energy systems, representing innovative green design that transforms a former industrial and rail site into a model of



Choose Columbia

Columbia Economic Development Corporation

sustainable development. This approach aligns perfectly with New York State's climate goals and demonstrates how brownfield remediation can advance both environmental cleanup and carbon reduction objectives.

For many decades, Hudson experienced the decline of manufacturing and the attendant loss of jobs throughout the community. The Montgomery Street Projects is a large concept and will help reverse this trend by creating sustainable economic opportunities and generating positive long-term economic impacts. The mixed-use development will:

- Create construction jobs during the remediation and development phases
- Generate permanent employment opportunities in retail, hospitality, food service, and property management
- Support local agricultural producers through the farmers market component
- Attract visitors and economic activity to the waterfront and DRI Bridge district
- Increase property tax revenue for the City of Hudson

This project directly supports Hudson's multiple planning initiatives and community development goals:

- **Downtown Revitalization Initiative:** Enhances the DRI Bridge district with complementary mixed-use development
- **Waterfront Development:** Maximizes the economic and community potential of Hudson's valuable waterfront location
- **Transit-Oriented Development:** Promotes sustainable transportation patterns and walkable community design
- **Historic Preservation and Adaptive Reuse:** Demonstrates how environmental remediation can preserve community character while enabling modern uses

CEDC commits to continued cooperation and support throughout the brownfield cleanup process and subsequent development phases. We recognize that successful brownfield remediation requires ongoing collaboration between property owners, regulatory agencies, and community stakeholders, and we pledge our full participation in this process.

The Montgomery Street Projects represents exactly the type of innovative, community-focused brownfield redevelopment that the New York State Brownfield Cleanup Program was designed to encourage. This project will:

- Remediate environmental contamination and eliminate public health risks
- Transform an underutilized site into a community and economic asset
- Create sustainable jobs and economic opportunities
- Advance climate goals through carbon-neutral design
- Strengthen Hudson's position as a regional destination
- Demonstrate best practices for sustainable brownfield redevelopment



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Columbia Economic Development Corporation

CEDC strongly urges the Department of Environmental Conservation to approve this Brownfield Cleanup Program application and support the Montgomery Street Projects' commitment to environmental remediation and community revitalization. We believe it will have a meaningful and sustainable impact on Columbia County.

Sincerely,

F. Michael Tucker
President & CEO

Common Council



THOMAS DePIETRO, PRESIDENT

COUNCILMEMBERS

MARGARET MORRIS
MAJORITY LEADER
GARY PURNHAGEN
DEWAN SAROWAR
LOLA ROBERTS
RICH "TRIXIE" VOLO

DOMINIC MERANTE
MINORITY LEADER
MOHAMMED RONY
SHERSHAH MIZAN
JENNIFER BELTON
VICKY DASKALOUDI

CITY HALL, 520 WARREN STREET
HUDSON, NEW YORK 12534

LETTER OF SUPPORT

New York State Brownfield Cleanup Program Application Montgomery Street Projects BCP # C411023 - Hudson, New York

August 18, 2025
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7020

RE: Letter of Support for Montgomery Street Projects Brownfield Cleanup Program Application - Hudson, New York

Dear Chief and Application Review Committee:

As Common Council President of the City of Hudson, I fully support the Montgomery Street Projects Brownfield Cleanup Program application and enthusiastically endorse this transformative redevelopment initiative. This project represents a critical opportunity to revitalize a derelict portion of our community while advancing our municipal planning goals.

The Montgomery Street Projects directly supports Hudson's key initiatives:

- **Downtown Revitalization Initiative:** Enhances the DRI Bridge district with complementary mixed-use development
- **Waterfront Development:** Maximizes our valuable waterfront location's economic and community potential
- **Housing Needs:** Addresses critical residential housing demand with multiple residential units
- **Economic Development:** Will reverse decades of manufacturing decline and job loss in Hudson

This mixed-use, transit-oriented development will generate significant municipal benefits:

- Construction jobs during remediation and development phases
- Permanent employment in retail, hospitality, and food service sectors
- Increased property tax revenue for the City of Hudson

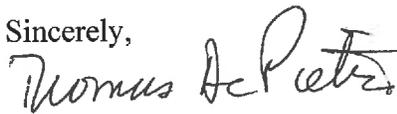
- Year-round farmers market supporting regional agriculture
- Community gathering spaces and cultural event venues
- Commercial kitchen facilities supporting local food entrepreneurs

The project's commitment to carbon neutrality through all-electric systems aligns perfectly with New York State's climate goals and demonstrates how brownfield remediation can advance both environmental cleanup and carbon reduction objectives.

The City of Hudson commits to continued cooperation throughout the brownfield cleanup process and subsequent development phases. We recognize the importance of collaboration between property owners, regulatory agencies, and municipal stakeholders for successful brownfield remediation. The Montgomery Street Projects represents exactly the type of innovative, community-focused development that will strengthen Hudson's position as a regional destination while eliminating public health risks and transforming an underutilized site into a community asset.

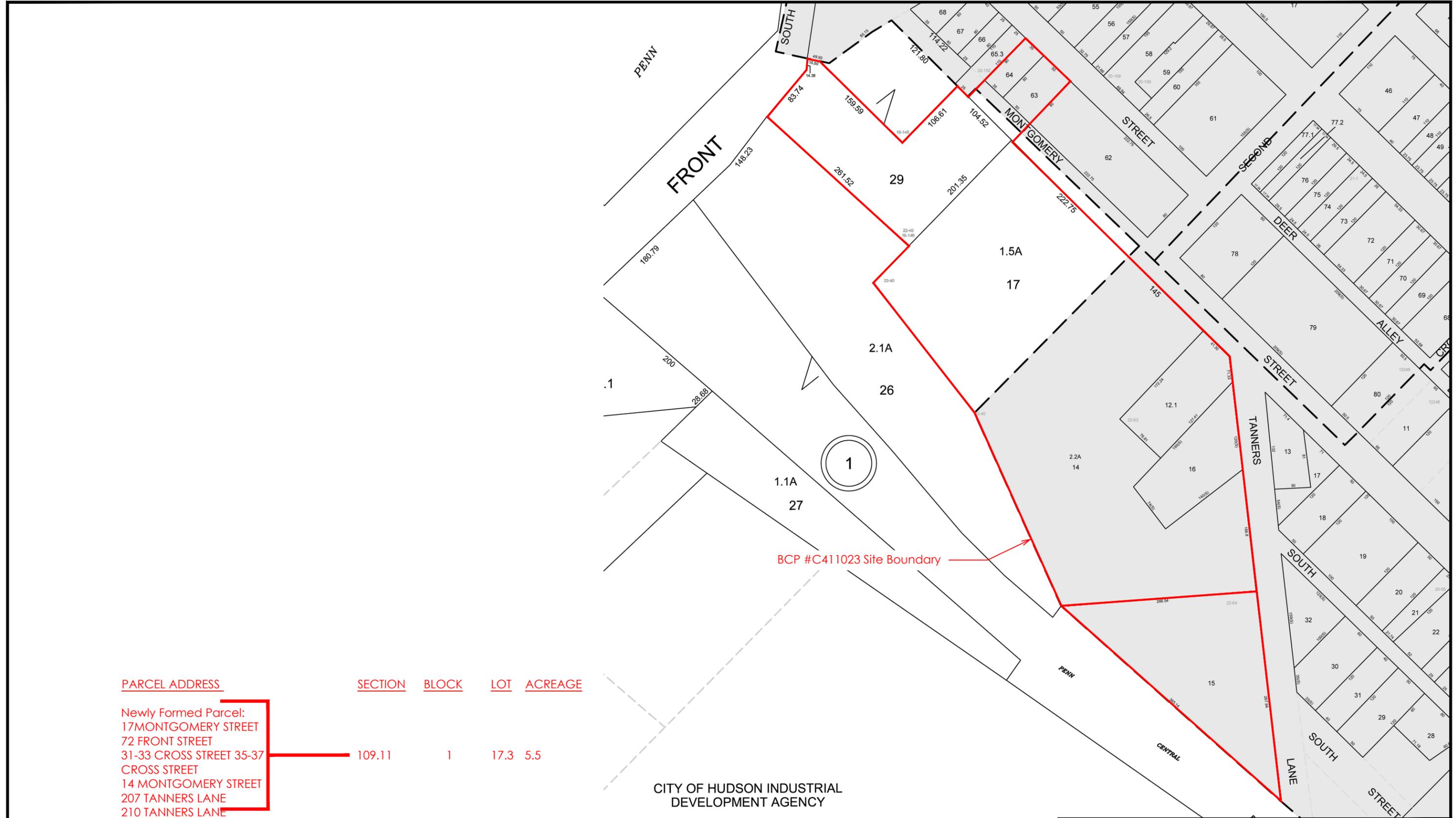
We strongly urge the Department of Environmental Conservation to approve this application.

Sincerely,



Thomas DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, NY 12534
councilpres@cityofhudson.org

FIGURE 1A – TAX MAP



BCP #C41 1023 Site Boundary

<u>PARCEL ADDRESS</u>	<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACREAGE</u>
Newly Formed Parcel: 17 MONTGOMERY STREET 72 FRONT STREET 31-33 CROSS STREET 35-37 CROSS STREET 14 MONTGOMERY STREET 207 TANNERS LANE 210 TANNERS LANE	109.11	1	17.3	5.5
221-227 TANNERS LANE	109.51	1	15	0.81

CITY OF HUDSON INDUSTRIAL
DEVELOPMENT AGENCY

<p>Niagara Engineering</p> <p>255 Great Arrow Ave # 102 Buffalo, NY 14207</p>	<p>Figure 1A - Tax Map Section 109.11</p> <p>Montgomery Street Projects LLC Montgomery Street Project 14-17 Montgomery Street Hudson, New York 12534</p>		<p>Revisions</p> <table border="1"> <tr><td>#</td><td>###/##/##</td></tr> <tr><td>#</td><td>###/##/##</td></tr> <tr><td>#</td><td>###/##/##</td></tr> <tr><td>#</td><td>###/##/##</td></tr> <tr><td>#</td><td>###/##/##</td></tr> </table>	#	###/##/##	#	###/##/##	#	###/##/##	#	###/##/##	#	###/##/##
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<p>4/17/2025</p>	<p>SCALE: N.T.S.</p>	<p>SHEET 1 OF 12</p>											

FIGURE 1B – SITE SURVEY

CITY OF HUDSON, COLUMBIA COUNTY, NY

MAP REFERENCES:

1. PROPERTY TO BE CONVEYED TO FRANK MELTZ, SR. BY THE NEW YORK CENTRAL RAILROAD, FIRST WARD, CITY OF HUDSON, COLUMBIA COUNTY, NY, PREPARED BY WILLIAM M. ARMSTRONG, DATED APRIL 9, 1960, FILED MAP NUMBER 1096.
2. SUBDIVISION OF PROPERTY OF CSX TRANSPORTATION, INC. PARCEL 1 TO BE CONVEYED TO HUDSON DEVELOPMENT CORPORATION, CITY OF HUDSON, COLUMBIA COUNTY, NEW YORK, PREPARED BY SARDO LAND SURVEYING, DATED NOV. 10, 2019, FILED MAP NUMBER 20190148.
3. RIGHT OF WAY AND TRACK MAP, LAND MAP, BOSTON AND ALBANY RAILROAD, OPERATED BY THE NEW YORK CENTRAL RAILROAD, HUDSON BRANCH, SHEET V2A/18, DATED JUNE 15, 2022.
4. LANDS OF STEPHANIE MONSEU AND KEITH S. NELSON, 210 TANNERS LANE, HUDSON NY, PREPARED BY FRED HUEHNEL, DATED JUNE 12, 2012. (MAP NOT FILED).

DASHED LINES BETWEEN POINTS E, F AND G ARE SHOWN AS REPRODUCED FROM FILED MAP 20190148. THE SURVEYED LINE SHOWN HEREON WAS ESTABLISHED IN ACCORDANCE WITH FILED MAP 1096 AND LATER SURVEYS DONE BY THIS FIRM AND ITS PREDECESSOR FIRM, ALVIN B. HUEHNEL LAND SURVEYING (SEE MAP REFERENCES).

SOUTH FRONT ST.

HATCHED AREA INDICATES A 30 FT. WIDE EASEMENT RESERVED BY CSX TRANSPORTATION, INC. IN BK. 893 PG. 2129 AND AS SHOWN ON FILED MAP 20190148

SOUTH FRONT STREET HOLDINGS, LLC
BOOK 870 PAGE 1512
FILED MAP 1096

72 SOUTH FRONT STREET
TAX MAP PARCEL 109.11-1-29
AREA = 0.865 ACRES

14 MONTGOMERY STREET
TAX MAP PARCEL 109.11-1-17
AREA = 1.457 ACRES

LANDS OF THE
CITY OF HUDSON
LIBER 658 PAGE 53

17 MONTGOMERY STREET
TAX MAP PARCEL 109.51-1-14
AREA = 2.194 ACRES

SECOND STREET

DASHED LINES BETWEEN POINTS A, B, C AND D. GENERALLY ALONG WOOD AND WIRE FENCE AND SHOWN FROM A SURVEY PREPARED FOR MONSEU NELSON BY FRED HALEY, PLS DATED JUNE 7, 2012. MAP IS NOT FILED. IT WAS OBTAINED FROM FRED SURVEYED BOUNDARIES ALONG MONSEU AND NELSON SHOWN FROM THE DEED DESCRIPTION IN BOOK 61640 AND AS MONUMENTED. DUE TO THE DIFFERENCE BETWEEN THE RECORD DESCRIPTION OF THE SURVEYED PROPERTY AND THE HALEY SURVEY OF THE MONSEU PROPERTY A BOUNDARY LINE AGREEMENT IS REQUIRED.

BEARING DATUM IS APPROX. TRUE NORTH AS DERIVED FROM FILED MAP NO. 1096

BCP #C411023 Site Boundary

NOTES:

1. SOURCES OF TITLE: (PARCEL NUMBERS REFER TO THEIR DESIGNATION IN TITLE COMMITMENT ONLY, THIS IS NOT A SUBDIVISION):
PARCEL 1 - 72 SOUTH FRONT STREET, LANDS OF HUDSON DEVELOPMENT CORPORATION, LDC (TAX MAP PARCEL 109.11-1-29) BOOK 893, PAGE 2129.
PARCEL 2 - 14 MONTGOMERY STREET, LANDS OF HUDSON DEVELOPMENT CORPORATION (TAX MAP PARCEL 109.11-1-17) BOOK 897, PAGE 1640.
PARCEL 3 - 17 MONTGOMERY STREET, LANDS OF HUDSON DEVELOPMENT CORPORATION (TAX MAP PARCEL 109.51-1-14) BOOK 897, PAGE 1640.
2. MONTGOMERY STREET IS SHOWN ON HUDSON TAX MAPS AS A 30 FOOT WIDE CITY STREET. PORTIONS OF MONTGOMERY STREET ARE NOT DEVELOPED.
3. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE INKED OR EMBOSSED SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
5. UNDERGROUND UTILITIES ARE NOT SHOWN.
6. 72 SOUTH FRONT STREET, FORMERLY LANDS OF CSX TRANSPORTATION, INC. MAY BE SUBJECT TO A TELEPHONE EASEMENT GRANTED IN BK. 591, PG. 637. THE EASEMENT DOCUMENT DOES NOT GIVE A DESCRIPTION OF THE EASEMENT AND AS SUCH IT CANNOT BE PLOTTED ON THE SURVEY.
7. PORTIONS OF THE SURVEYED PROPERTY MAY BE SUBJECT TO THE TERMS OF A FUTURE SERVICE EASEMENT AGREEMENT MADE BY AND BETWEEN CONSOLIDATED RAIL CORPORATION AND METRO NORTH COMMUTER RAILROAD COMPANY RECORDED IN BOOK 591, PAGE 902. THE EASEMENT DOCUMENT (SCHEDULE A, PARAGRAPH 2) DESCRIBES THE AFFECTED PORTION OF THE RAILROAD. THE CURRENT AND FORMER LOCATION OF THE AFFECTED RAIL LINE WAS REPRODUCED BY OVERLAY OF THE RAILROAD MAP (RIGHT OF WAY AND TRACK LAND MAP, BOSTON AND ALBANY RAILROAD SECTION V2A/18) AND IT WAS OBSERVED THAT PORTIONS OF THE SURVEYED PREMISES WERE FORMERLY CROSSED BY SIDE TRACKS, NO LONGER USED OR VISIBLE, RUNNING FROM THE MAIN LINE TO COAL STORAGE AND OTHER BUILDINGS NO LONGER IN EXISTENCE. LEGAL STATUS OF THE 1986 AGREEMENT IS NOT KNOWN BUT NO RAILROAD FACILITIES CURRENTLY CROSS THE SURVEYED PROPERTY.
8. PORTIONS OF THE SURVEYED PROPERTY MAY BE SUBJECT TO A UTILITY EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION IN BK. 749 PG. 1. NO DESCRIPTION OF THE AREA ENCUMBERED BY THE EASEMENT IS GIVEN IN THE DOCUMENT, IT CANNOT BE PLOTTED ON THE SURVEY.
9. EXCHANGE OF EASEMENT RIGHTS BETWEEN CONSOLIDATED RAIL CORP. AND ST. LAWRENCE CEMENT, INC. DOES NOT AFFECT THE SURVEYED PROPERTY.
10. PARCEL 1 (72 SOUTH FRONT STREET) IS SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS RESERVATIONS AND EXCEPTIONS AS RECITED IN BK. 893, PG. 2129.
11. THIS SURVEY IS CERTIFIED TO MONTGOMERY STREET PROJECTS LLC, CHICAGO TITLE INSURANCE COMPANY (TITLE NUMBER CT21-73346), HUDSON DEVELOPMENT CORPORATION, LDC AND HUDSON DEVELOPMENT CORPORATION AS MEETING THE STANDARDS SET FORTH IN "CODE OF PRACTICE FOR LAND SURVEYS" AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (AS LAST REVISED).



SURVEY BY:
DANIEL J. RUSSELL, PLS
NY LICENSE NUMBER 050639
FOR ALVIN B. HUEHNEL, PROFESSIONAL LAND SURVEYOR
A DIVISION OF CRAWFORD & ASSOCIATES ENGINEERING, P.C.
4411 ROUTE 9, SUITE 200, HUDSON, NY 12534
TELEPHONE: (518) 828-2700
DATED: FEBRUARY 16, 2022

Niagara
Engineering

255 Great Arrow Ave # 102
Buffalo, NY 14207

4/17/2025

Figure 1B - Site Survey

Montgomery Street Projects LLC
Montgomery Street Project
14-17 Montgomery Street
Hudson, New York 12534

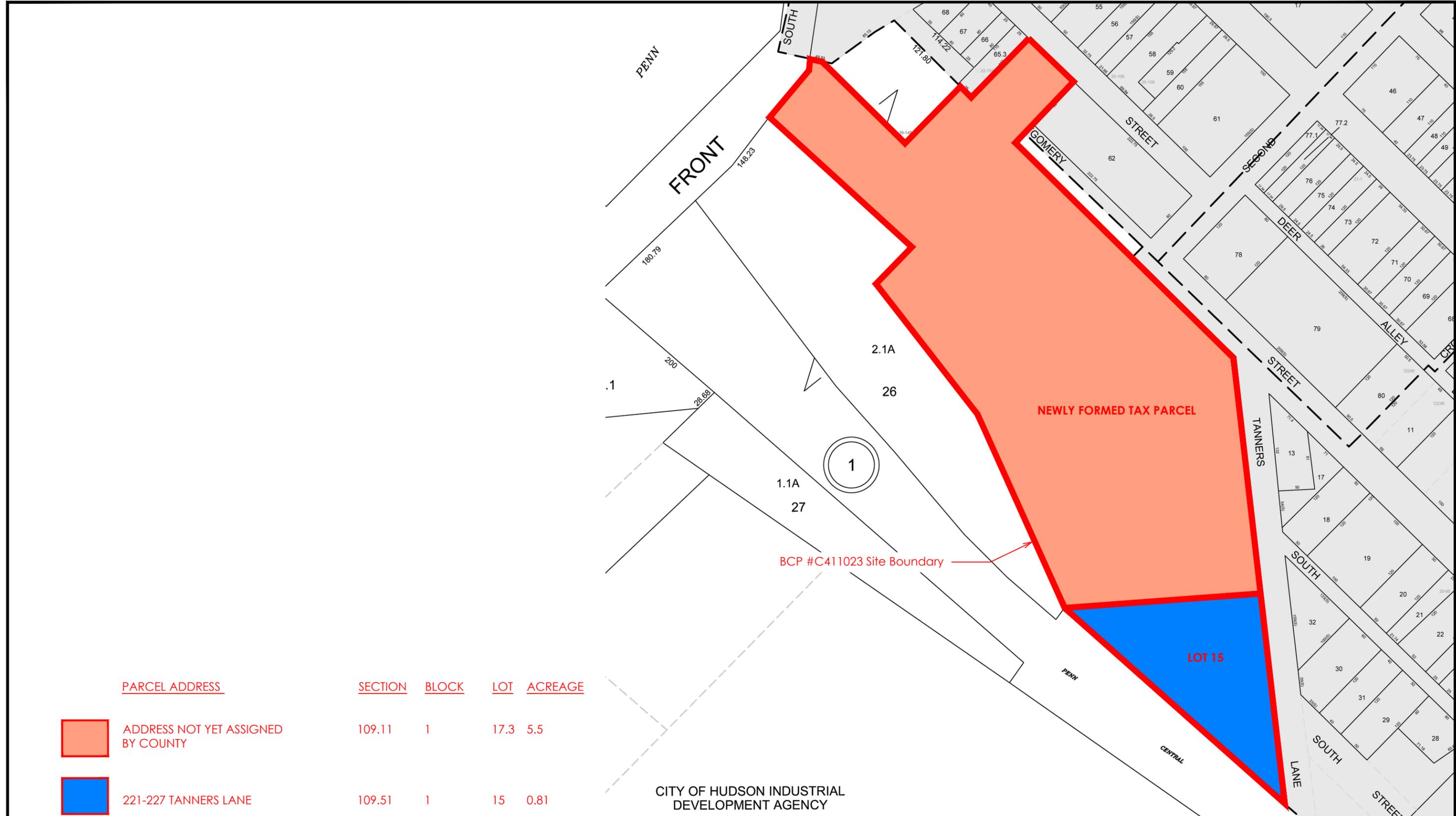
SCALE: 1" = 100'

SHEET 2 OF 12

Revisions

No.	Description

FIGURE 1C – CURRENT TAX PARCELS WITHIN SITE BOUNDARY



CITY OF HUDSON INDUSTRIAL
DEVELOPMENT AGENCY

PARCEL ADDRESS

SECTION BLOCK LOT ACREAGE

 ADDRESS NOT YET ASSIGNED
BY COUNTY

109.11 1 17.3 5.5

 221-227 TANNERS LANE

109.51 1 15 0.81



255 Great Arrow Ave # 102
Buffalo, NY 14207

Figure 1C - Current Tax
Parcels within Site Boundary

Montgomery Street Projects LLC
Montgomery Street Project
14-17 Montgomery Street
Hudson, New York 12534

Revisions

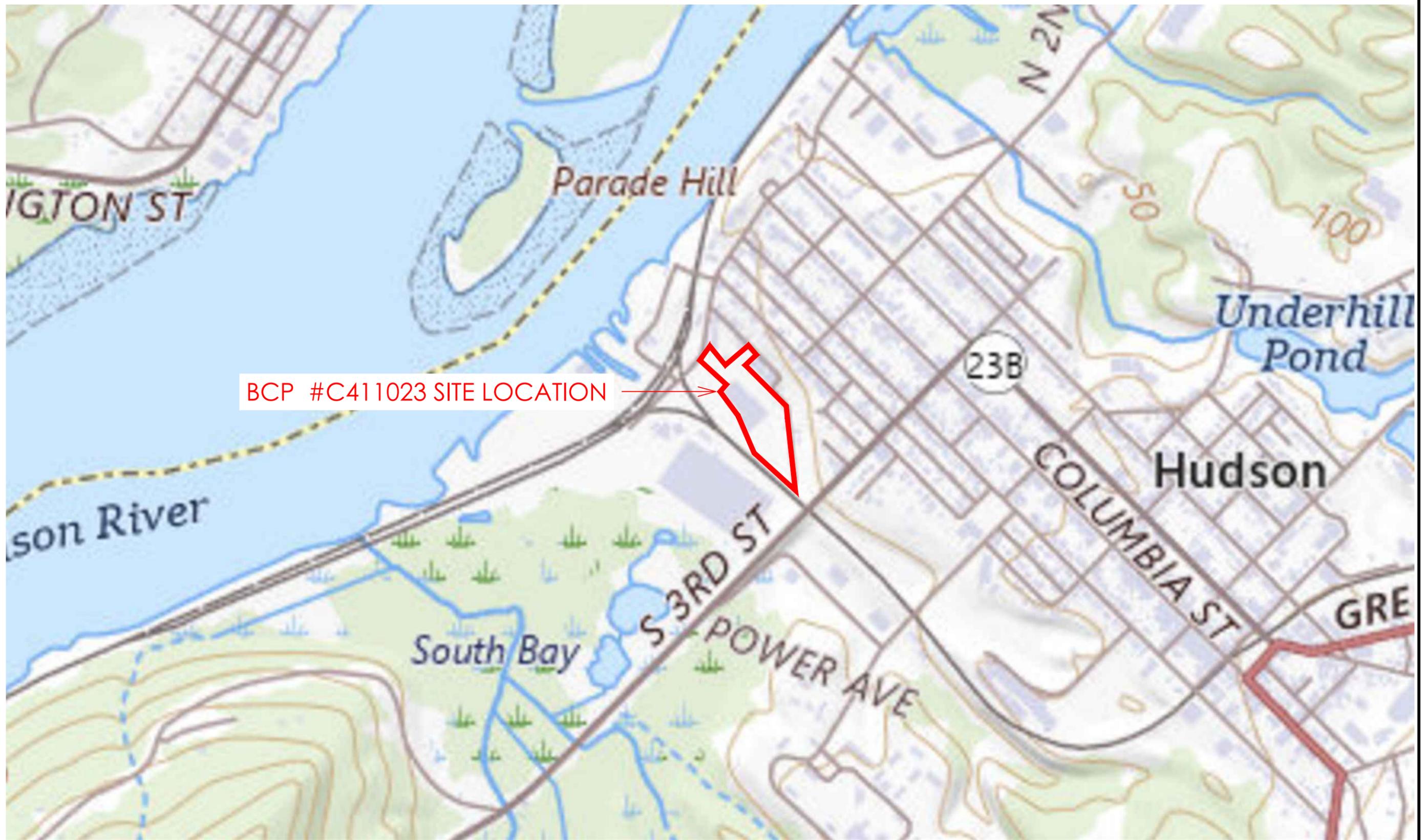
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#	##/##/##
#	##/##/##
#	##/##/##

4/17/2025

SCALE: N.T.S.

SHEET 3 OF 12

FIGURE 2 – PROJECT LOCATION TOPO



BCP #C411023 SITE LOCATION

 Niagara Engineering 255 Great Arrow Ave # 102 Buffalo, NY 14207	Figure 2 - BCP Site Vicinity Topographic Map		Revisions
			# ###/##/##
			# ###/##/##
			# ###/##/##
			# ###/##/##
		# ###/##/##	# ###/##/##
4/17/2025	SCALE: 1" = 1000'	SHEET 4 OF 12	

FIGURE 3 – PROPERTY-PROJECT STREET/PARCEL MAP

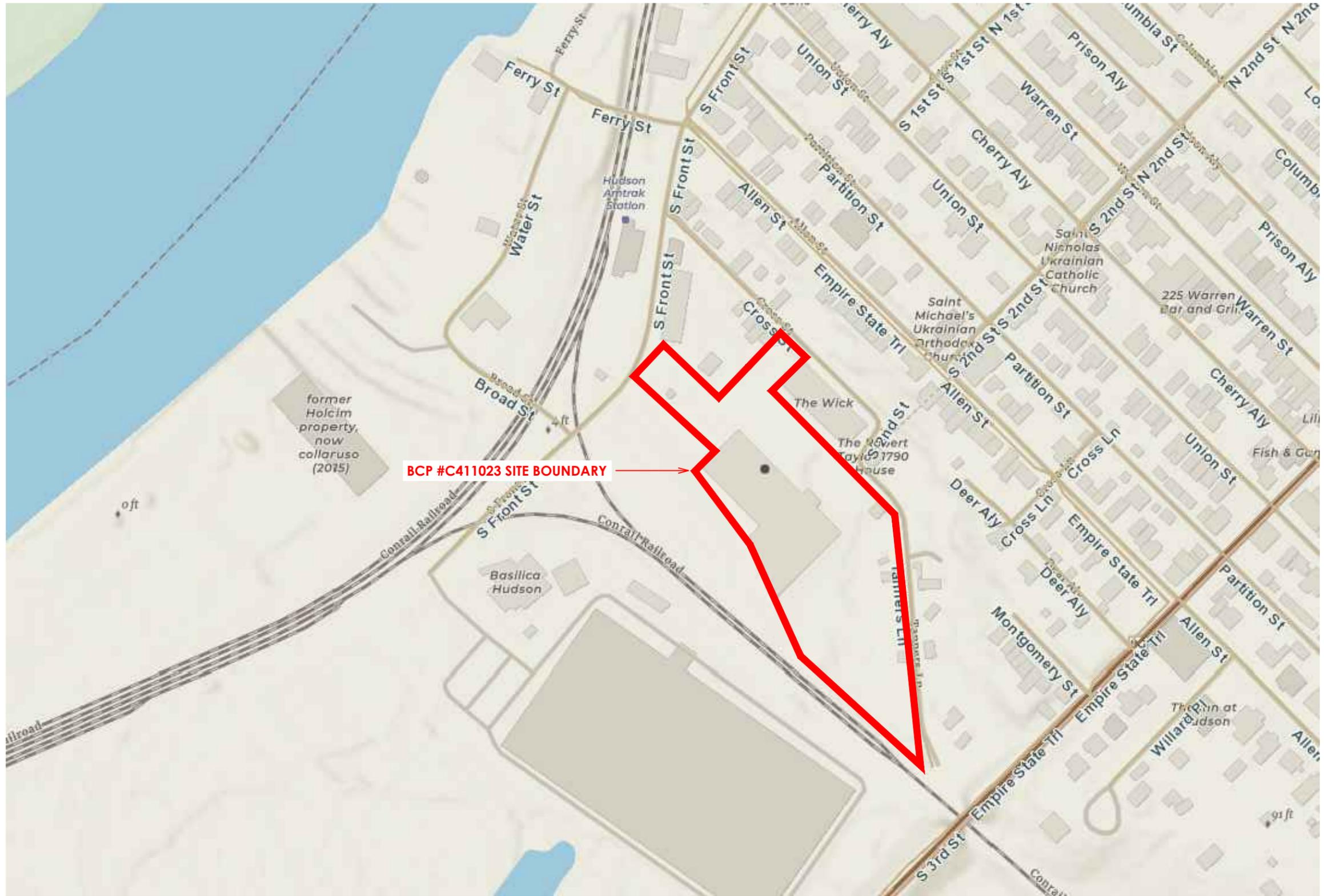


FIGURE 4 – SITE MAP & PROPERTY LOCATION



LEGEND

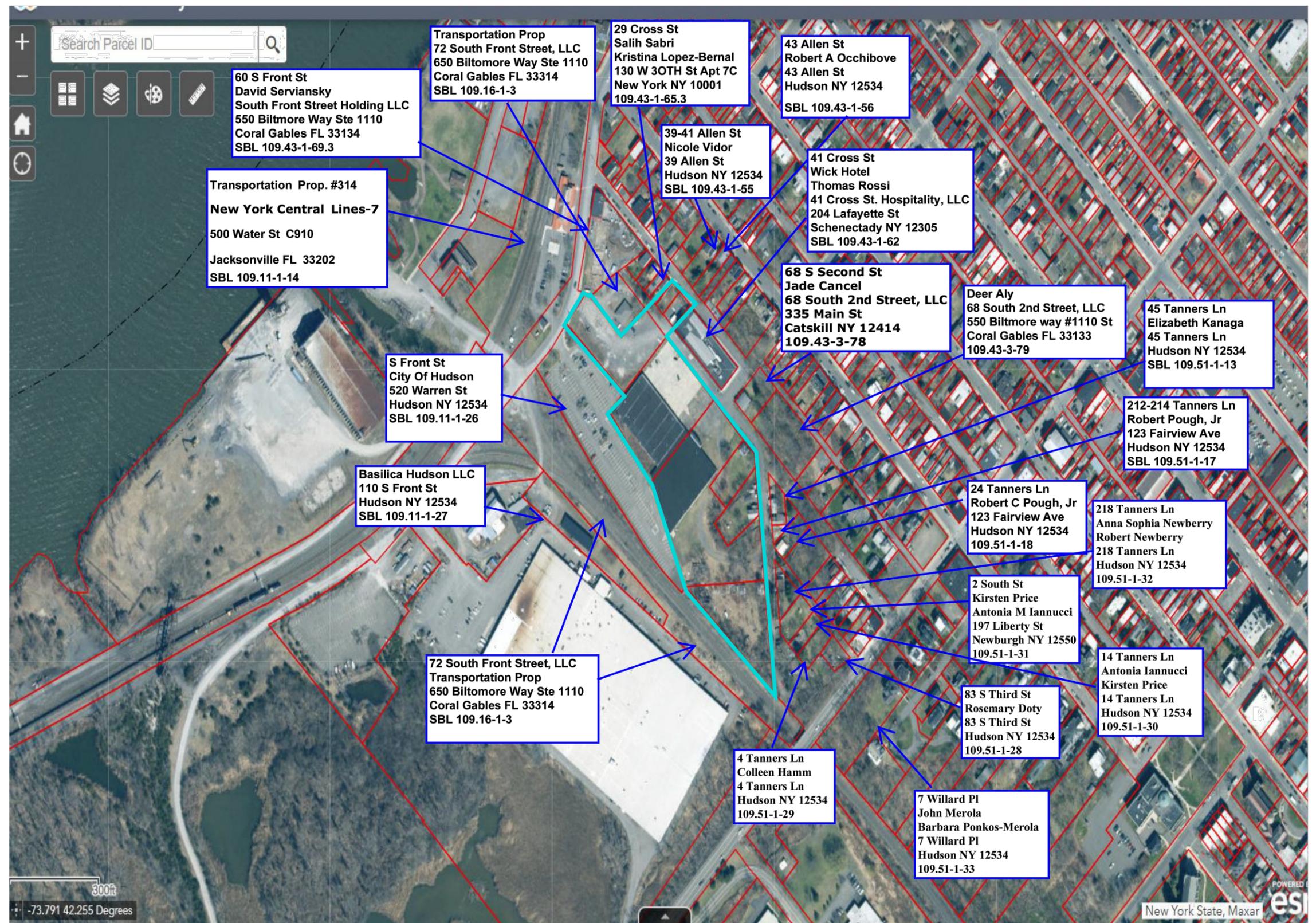
- ▬ BCP #C411023 Parcel Boundary
- Potential Location of Former UST
- BH# Approximate Historic Phase II Boring Locations
- NS# Hand Shoveled Sample Locations

NOTES:

- 1) Base map was adapted from Columbia County GIS
- 2) Borings denoted BH# represent samples collected on December 4-5, 2024 & April 3, 2025

<p style="font-size: small; margin-top: 5px;">255 Great Arrow Ave # 102 Buffalo, NY 14207</p>	<p>Figure 4 - Site Map & Property Location</p> <p style="font-size: x-small;">Montgomery Street Projects LLC Montgomery Street Project 14-17 Montgomery Street Hudson, New York 12534</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Revisions</th> </tr> </thead> <tbody> <tr><td style="width: 20px;">#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> </tbody> </table>	Revisions		#	###/###/###	#	###/###/###	#	###/###/###	#	###/###/###	#	###/###/###
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<p>4/17/2025</p>	<p>SCALE: 1" = 150'-0"</p>	<p>SHEET 6 OF 12</p>												

FIGURE 5 – SITE MAP & ADJACENT PROPERTY OWNERS



— TAX PARCEL BOUNDARIES

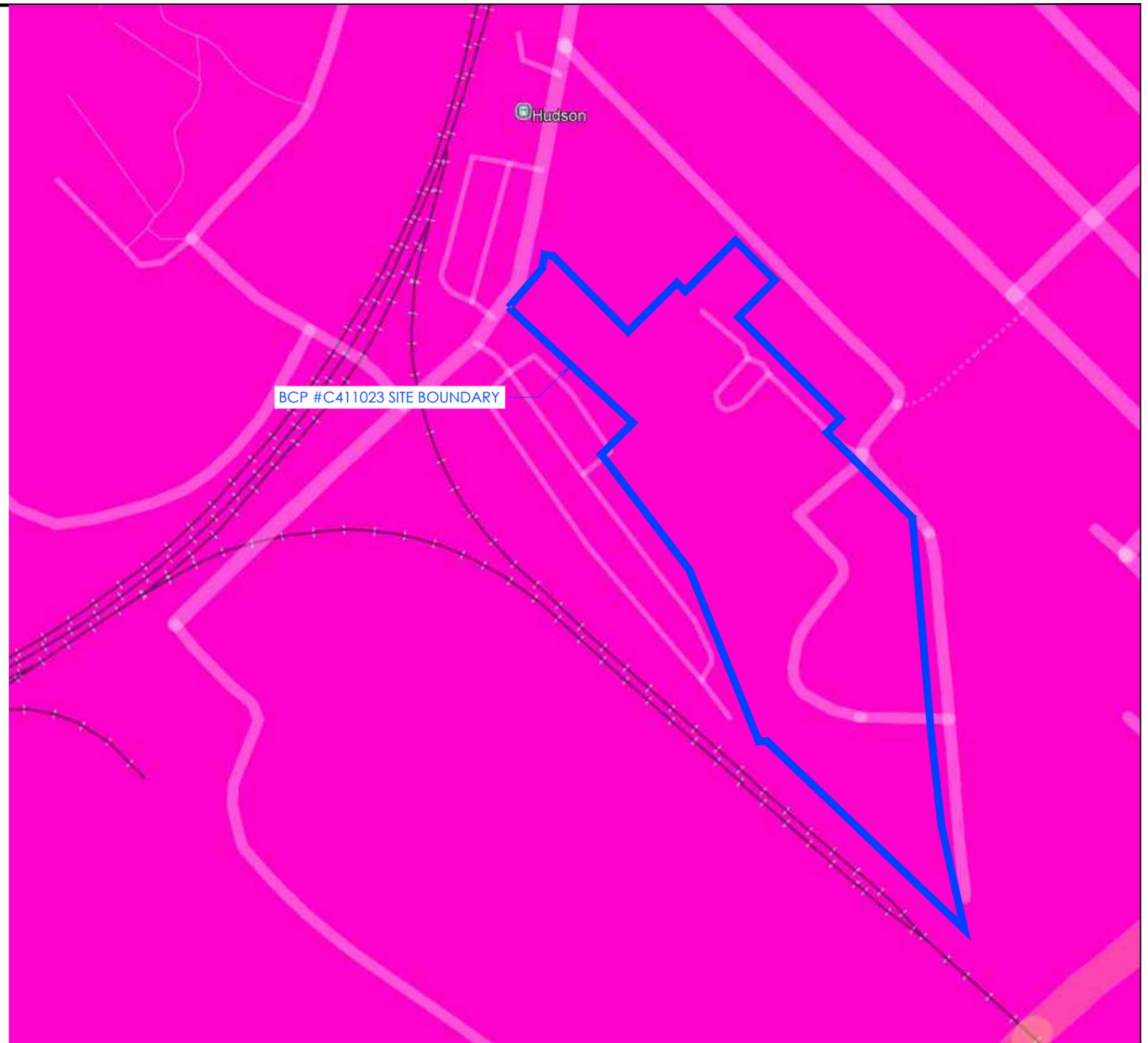
— BCP #C411023 SITE BOUNDARY

<p>Niagara Engineering</p> <p>255 Great Arrow Ave # 102 Buffalo, NY 14207</p>	<p>Figure 5 - Site Map & Adjacent Property Owners</p> <p>Montgomery Street Projects LLC Montgomery Street Project 14-17 Montgomery Street Hudson, New York 12534</p>	<p>Revisions</p> <table border="1"> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> <tr><td>#</td><td>###/###/###</td></tr> </table>	#	###/###/###	#	###/###/###	#	###/###/###	#	###/###/###	#	###/###/###
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FIGURE 6 – EN ZONE MAP

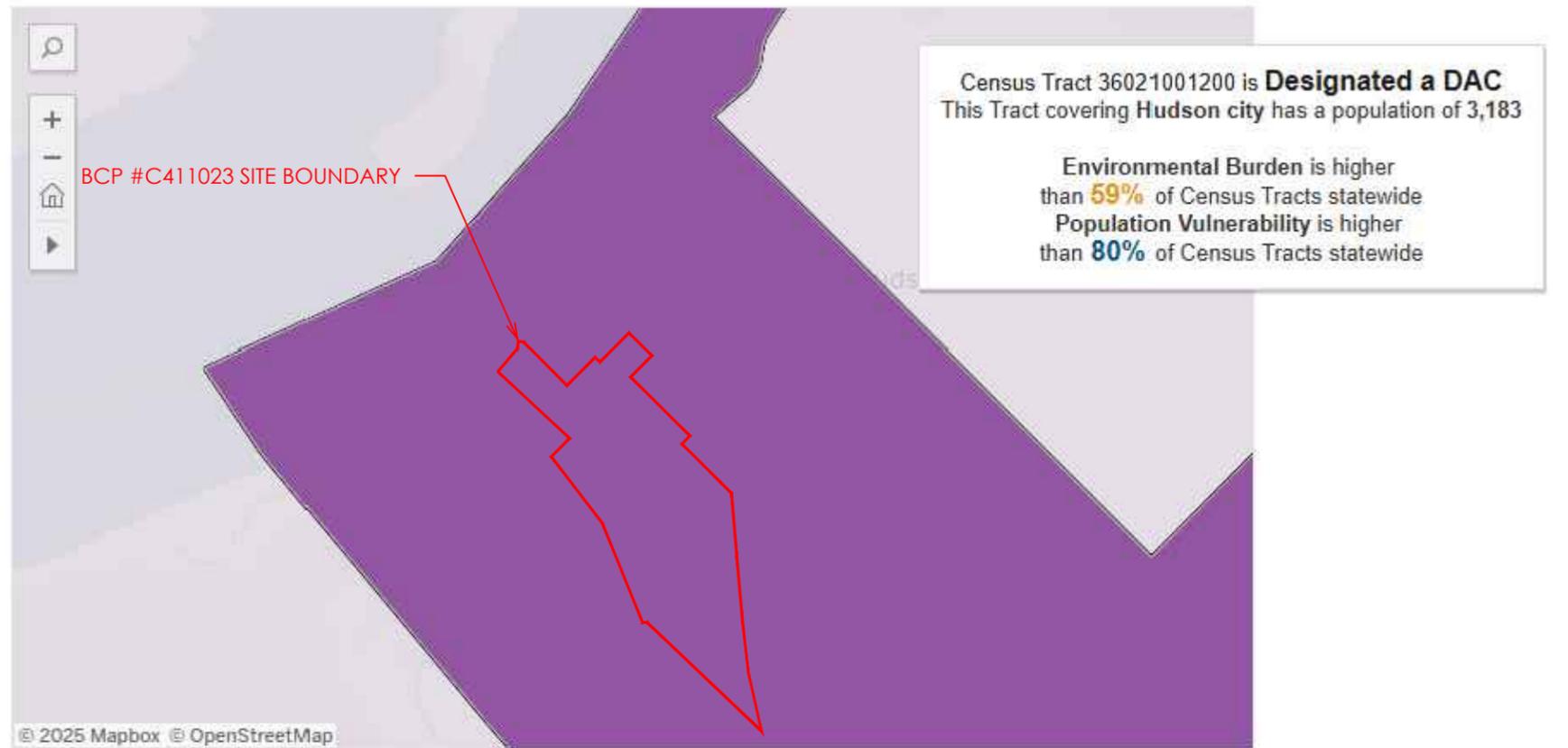
13

	13
STATEFP	36
COUNTYFP	021
TRACTCE	001300
GEOID	36021001300
NAME	13
NAMLSAD	Census Tract 13
MTFCC	G5020
FUNCSTAT	S
ALAND	3269352
AWATER	316272
INTPTLAT	+42.2473867
INTPTLON	-073.7882806
FIPS	36021001300
County_FIPS	36021
Geography	Census Tract 13
County	Columbia County
UnempRate	4.5
NYS_UR	7.1
Pov_Rate	29.1
County_PR	10.2
CountyRateX2	20.4
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B



 Niagara Engineering 255 Great Arrow Ave # 102 Buffalo, NY 14207	Figure 6 - EN Zone Map	Revisions
	Montgomery Street Projects LLC Montgomery Street Project 14-17 Montgomery Street Hudson, New York 12534	# ##/##/## # ##/##/## # ##/##/## # ##/##/## # ##/##/##
4/17/2025	SCALE: N/A	SHEET 8 OF 12

FIGURE 7 – DISADVANTAGED COMMUNITIES MAP



Click a Single Census Tract on the Map to View Indicator Details

Population Characteristics & Vulnerability ...

Health Impacts & Burdens		
Asthma ED visits		62%
COPD ED visits		82%
Heart attack (MI) Hospitalization		73%
Low Birthweight		60%
Pct Adults Age 65+		24%
Pct w/ Disabilities		63%
Pct w/o Health Insurance		42%
Premature Deaths		44%
Housing, Mobility, Communications		
Energy Poverty / Cost Burden		58%
Homes Built Before 1960		69%
Housing Cost Burden (Rental C..		72%
Manufactured Homes		0%
Pct Renter-Occupied Homes		71%
Pct w/o Internet (home or cellul..		59%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination		
Active Landfills		0%
Housing Vacancy Rate		88%
Industrial/Manufacturing/Mining La..		72%
Major Oil Storage Facilities		0%
Municipal Waste Combustors		0%
Power Generation Facilities		0%
Regulated Management Plan (Ch..		2%
Remediation Sites		79%
Scrap Metal Processing		0%
Potential Climate Change Risk		
Agricultural Land Use		43%
Coastal Flooding and Storm Risk...		66%
Driving Time to Urgent/Critical Care		14%
Extreme Heat Projections (>90? d..		51%
Inland Flooding Risk Areas		20%

 255 Great Arrow Ave # 102 Buffalo, NY 14207	Figure 7 - Disadvantages Communities Map	Revisions
	Montgomery Street Projects LLC	# ###/##/##
	Montgomery Street Project	# ###/##/##
	14-17 Montgomery Street	# ###/##/##
	Hudson, New York 12534	# ###/##/##
4/17/2025	SCALE: N/A	SHEET 9 OF 12

FIGURE 8 – ZONING MAP

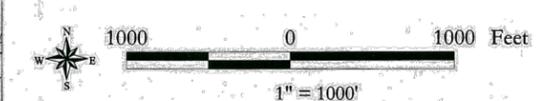
**COMPREHENSIVE PLAN
2000 UPDATE**

CITY OF HUDSON, NEW YORK

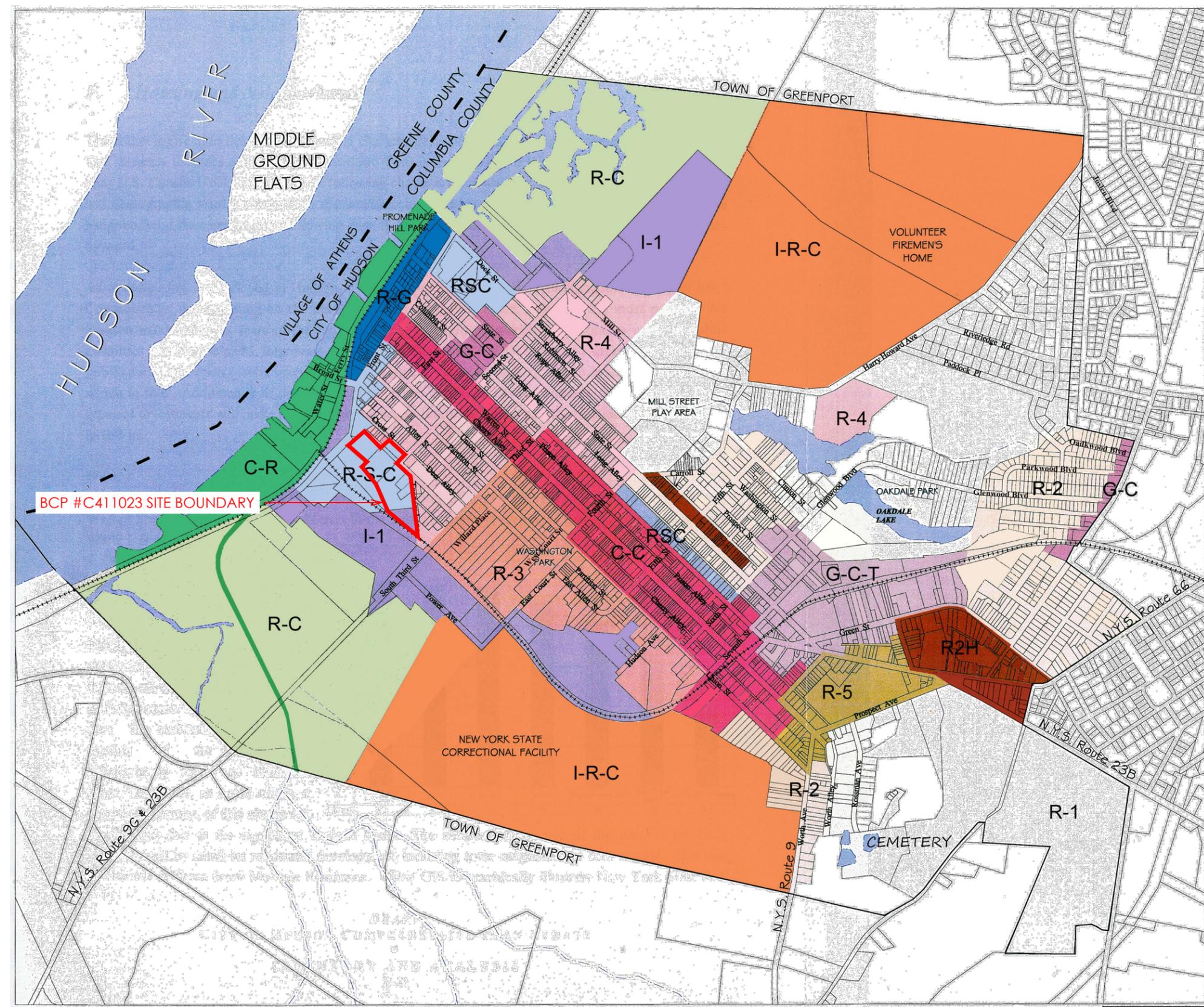
Existing Zoning

-  R-1 One-Family Residence
-  R-2 One and Two-Family Residence
-  R-3 Multiple-Residence
-  R-4 Three Story Multiple Residence
-  R-5 Residential Transitional Service
-  RSC Residential Special Commercial
-  R2H One and Two-Family and Conditional Office
-  C-C Central Commercial
-  G-C General Commercial
-  G-C-T General Commercial Transitional
-  I-1 Industrial
-  I-R-C Institutional-Residential Conservation District
-  R-C Recreational Conservation District
-  R-G Riverfront Gateway District
-  C-R Core Riverfront District

-  County Boundary
-  Railroad
-  Rivers, Streams
-  Lakes, Ponds



OCTOBER 2001
THE SARATOGA ASSOCIATES
 LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
 SARATOGA SPRINGS / NEW YORK CITY / BUFFALO / BOSTON
 UPDATED FEBRUARY 2013
BFJ Planning



 255 Great Arrow Ave # 102 Buffalo, NY 14207	Figure 8 - Zoning Map		Revisions
	Montgomery Street Projects LLC		# #/#/#
	Montgomery Street Project		# #/#/#
	14-17 Montgomery Street		# #/#/#
	Hudson, New York 12534		# #/#/#
4/17/2025	SCALE: N/A	SHEET 10 OF 12	

FIGURE 9 – PHASE II RESULTS & EXCEEDANCES MAP



LEGEND

- █ BCP #C411023 Parcel Boundaries
- Potential Location of Former UST
- BH# Approximate Historic Phase II Boring Locations
- Reported Concentration Greater/Equal to Restricted Residential SCO

NOTES:

- 1) Base map was adapted from Columbia County GIS
- 2) Borings denoted BH# represent samples collected on December 4-5, 2024 & April 3, 2025
- 3) * Above Commercial SCO
- 4) ** Above Industrial SCO



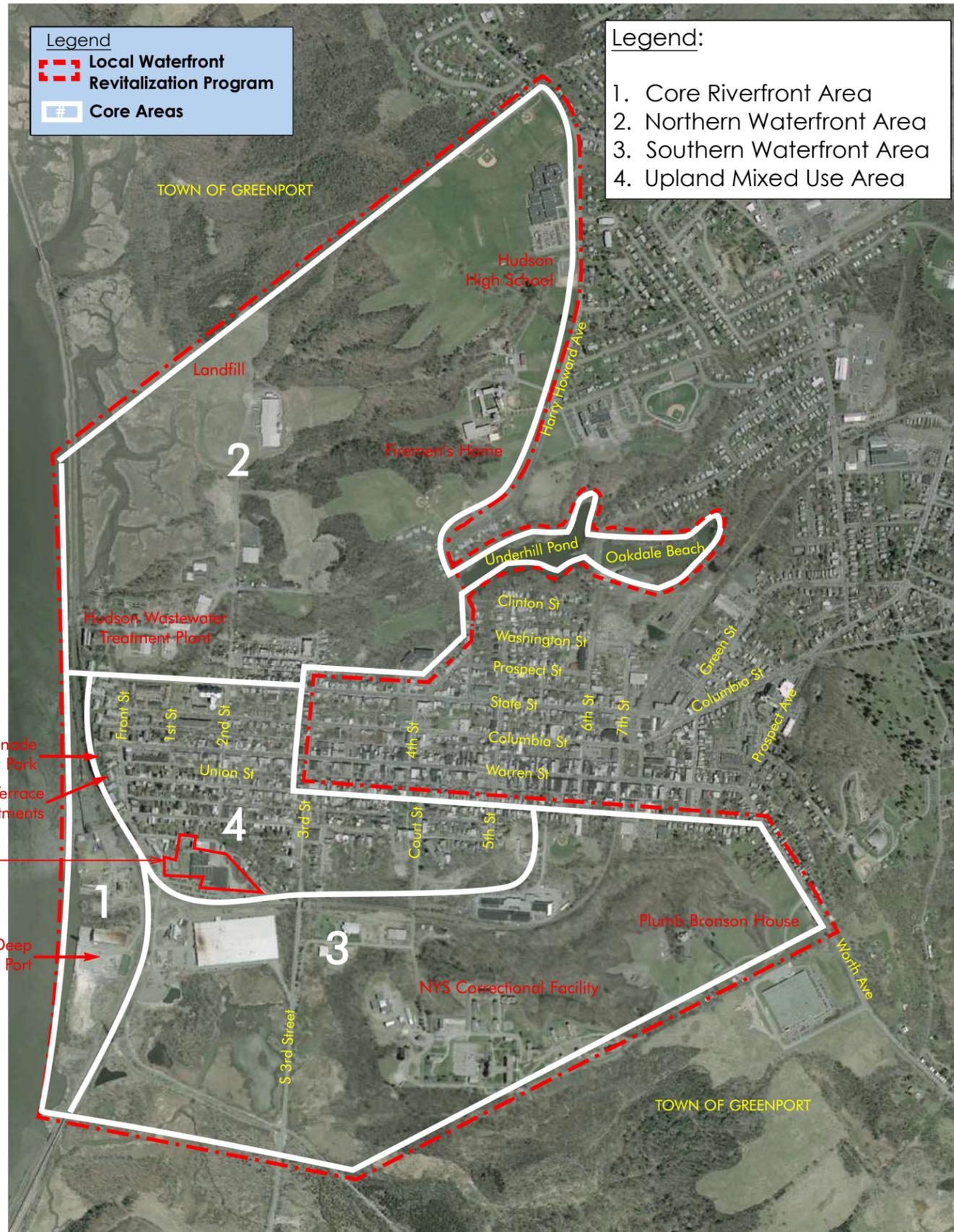
Niagara Engineering
 255 Great Arrow Ave # 102
 Buffalo, NY 14207

Figure 9 - Soil Sample SCO Exceedances

Montgomery Street Projects LLC
 Montgomery Street Project
 14-17 Montgomery Street
 Hudson, New York 12534

Revisions	
#	###/###/###
#	###/###/###
#	###/###/###
#	###/###/###
#	###/###/###

FIGURE 10 – CITY OF HUDSON BOA MAPS



Legend
 - Local Waterfront Revitalization Program (Red dashed line)
 - Core Areas (White dashed line)

Legend:
 1. Core Riverfront Area
 2. Northern Waterfront Area
 3. Southern Waterfront Area
 4. Upland Mixed Use Area

Promenade Hill Park
 Hudson Terrace Apartments
 BCP #C411023 SITE BOUNDARY
 Holcim Deep Water Port

HUDSON LWRP DRAFT GEIS

HUDSON, NEW YORK

SOURCE: NY STATE GIS

FIGURE 2-3: CORE AREAS



 255 Great Arrow Ave # 102 Buffalo, NY 14207	Figure 10 - City of Hudson BOA Maps	Revisions # ###/##/## # ###/##/## # ###/##/## # ###/##/## # ###/##/##
	Montgomery Street Projects LLC Montgomery Street Project 14-17 Montgomery Street Hudson, New York 12534	
	4/17/2025	SCALE: N/A
	SHEET 12 OF 12	