

48 FBR LLC
Brownfield Cleanup Program Application
48 Freemans Bridge Gas Station Site
48 Freemans Bridge Road, Glenville, NY 12302



Legal & Consulting Team:
Knauf Shaw LLP & C.T. Male.
April 2026

Table of Contents

Section

1. Cover Letter
2. BCP Application
3. BCP Support Document
4. Exhibit A – Site Location Map, Base Map, and Street Map
5. Exhibit B – Tax Map – Before Reapportionment, Tax Map – After Reapportionment, Town Approved Reapportionment Survey, BCP Ste Survey and Metes and Bounds
6. Exhibit C – Brownfield Opportunity Area Map, Disadvantaged Communities Map, Environmental Justice Area Map, and En-Zone Map
7. Exhibit D – Flood Map
8. Exhibit E – Zoning Map
9. Exhibit F – Previous & Current Owners & Operators List
10. Exhibit G – Deed
11. Exhibit H – Site Drawing Spider Maps
12. Exhibit I – NYS DOS Entity Information
13. Exhibit J – Written Consent
14. Exhibit K – Site Contact List
15. Exhibit L – Repository Letter
16. Exhibit M – Areas of Previous Excavation and Areas of Remaining GW Contamination Maps
17. Environmental Reports



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: 48 Freemans Bridge Gas Station Site, and two questions about BCA amendments and incomplete applications with radio button options for Yes/No.



BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 48 Freemans Bridge Gas Station Site						
ADDRESS/LOCATION 48 Freemans Bridge						
CITY/TOWN Glenville				ZIP CODE 12302		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Town of Glenville						
COUNTY Schenectady				SITE SIZE (ACRES) 3.040		
LATITUDE			LONGITUDE			
42	°	50	'	7.9116	"	
				-73	°	
				55	'	
					52.5828	
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column. ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.						
Parcel Address		Section	Block	Lot	Acreage	
Former 48 Freemans Bridge Road		30.19	1	29.1	0.80	
p/o Former ___ Freemans Bridge Road		30.19	1	30.2	2.24	
NEW MERGED LOT - 48 Freemans Bridge Road		30.19	1	TBD	3.040	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)					<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) If yes, identify census tract: <u>N/A</u> Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%					<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.					<input type="radio"/>	<input checked="" 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.					<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"/>

T/B/K/A F/K/A

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. Spill cleanup closed not meeting standards	<input checked="" type="radio"/>	<input 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. <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> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; 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> <tr> <td> </td> <td> </td> <td> </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?	<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.								
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y	N						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<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

1. The project will be starting at: Investigation Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

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

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

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

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 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?
 A FWIA Decision Key will be completed in the RIR N/A

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>Freemans Bridge Road Corridor District</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input 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?	Y <input checked="" type="radio"/>	N <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 checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<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? Please provide a brief explanation. Include additional documentation if necessary.**	<input type="radio"/>	<input checked="" type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

**A residential component to the project will require rezoning.

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER 48 FBR LLC		
CONTACT NAME Bhavik Jariwala		
ADDRESS c/o Matrix Hotels, 646 Plank Road, Unit 208		
CITY Clifton Park	STATE NY	ZIP CODE 12065
PHONE (617) 308-0213	EMAIL bjariwala@matrixhotels.com	
OWNERSHIP START DATE March 26, 2026		
CURRENT OPERATOR Vacant		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE Vacant since approximately 1998		

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" 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?

YES NO

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

<input type="checkbox"/> Coal Gas Manufacturing	<input 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 checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other:

SECTION VII: Requestor Information				
NAME 48 FBR LLC				
ADDRESS c/o Matrix Hotels, 646 Plank Road, Unit 208				
CITY/TOWN Clifton Park		STATE NY	ZIP CODE 12065	
PHONE (617) 308-0213	EMAIL bjariwala@matrixhotels.com			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input 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?			<input checked="" type="radio"/>	<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? N/A <input type="radio"/>			<input checked="" type="radio"/>	<input 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? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Bhavik Jariwala			
ADDRESS 48 FBR LLC c/o Matrix Hotels, 646 Plank Road, Unit 208			
CITY Clifton Park		STATE NY	ZIP CODE 12065
PHONE (617) 308-0213	EMAIL bjariwala@matrixhotels.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Aimee Smith			
COMPANY C.T. Male			
ADDRESS 50 Century Hill Drive			
CITY Latham		STATE NY	ZIP CODE 12110
PHONE (528) 786-7551	EMAIL asmith@ctmale.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14614
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<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?	<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

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.

**Purchased Site just prior to submitting application.

Please see Exhibit G - NOT RECORDED - Deed to 48 FBR LLC (Recorded deed will be provided as soon as it is available.)

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<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. <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<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

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

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)


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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am _____ (title) of _____ (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: _____ Signature:  _____

Print Name: _____

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 17

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

- Project is an Affordable Housing Project – regulatory agreement attached
- Project is planned as Affordable Housing, but agreement is not yet available
- This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

No – not a planned renewable energy facility site

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

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

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

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

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

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

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

No

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

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

**BCP APPLICATION
SUPPORT
DOCUMENT**

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Map – Before Reapportionment, Tax Map – After Reapportionment, Town Approved Reapportionment Survey, BCP Site Survey and Metes and Bounds
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantage Communities Map (“DCM”), Environmental Justice (“EJ”) Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous & Current Owners & Operators List
Exhibit G	Deed
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Sole Member Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letter
Exhibit M	Areas of Previous Excavation and Areas of Remaining GW Contamination Maps

ENVIRONMENTAL REPORTS:

1. July 17, 1998 UST Closure Report for Former Hess Station #32404 48 Freemans Bridge Scotia, New York Prepared by Hydro-Environmental Technologies, Inc. for New York State DEC
2. April 21, 1999 Subsurface Investigation Report (former) Hess Station #32404 48 Freemans Bridge Road Scotia, New York NYSDEC Spill Numbers 98-03831 Prepared by Foster Wheeler Environmental Corporation for Amerada Hess Corporation
3. April 9, 2004 Quarterly Groundwater Status Report (1st Reporting Period of 2004) Former Hess Station #32404 Freeman’s Bridge Road Scotia, New York, NYDEC Spill No. 98-03831 Prepared by Shaw Environmental, Inc. for Amerada Hess Corporation
4. March 2008 Final Remediation Report, 34 Freeman’s Bridge Road Site, Site #4-47-028 Soil Remediation Project, November 2006-October 2007, Prepared for State Superfund Standby Program, NYSDEC by Earth Tech Northeast, Inc.
5. November 12, 2025 Phase I Environmental Site Assessment, Lot 2 of the Freemans Bridge Road Subdivision and Lot Line Adjustment Site 34 and 48 Freemans Bridge Road Prepared by C.T. Male Associates for FBR Lodging LLC and 48 FBR LLC.
6. March 17, 2026 Phase II Environmental Site Assessment Former Hess Station #32404 Prepared by C.T. Male Associates for Matrix Hotels and 48 FBR LLC.
7. Spill No. 9005615 – Spill Incident Report
8. Spill No. 9211933 – Spill Incident Report
9. Spill No. 9312325 – Spill Incident Report
10. Spill No. 9313040 – Spill Incident Report
11. Spill No. 9313850 – Spill Incident Report
12. Spill No. 9803831 – Spill Incident Report
13. Spill No. 2508010 – Spill Incident Report

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
FORMER (F/K/A)		
p/o ___ Freemans Bridge Road	p/o 30.19-1-30.2	2.24
48 Freemans Bridge Road	30.19-1-29.1	0.8
CURRENT (T/B/K/A)		
p/o 48 Freemans Bridge Road	To be Determined	3.04

The Site is a total of 3.04-acres and located in the Town of Glenville, County of Schenectady, State of New York 12302 (“Site” or “BCP Site”). The former tax lots known as ___ Freemans Bridge Road (30.19-1-30.2) and 48 Freemans Bridge Road (30.19-1-29.1) have recently been merged into a single tax lot to be known by the address of 48 Freemans Bridge Road. The Tax Identification Number for the newly merged lot has not yet been assigned by the Town. Please see Exhibit B – Town Approved Reapportionment Survey. The Site Location Map, Base Map and Street Map are included as Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does not correspond to the tax lot boundary of the newly merged tax lot. The land underwater, due to the tributary (creek) that runs along the northern boundary of the former tax lot 30.2, that connects to the Mohawk River, is being excluded from the BCP Site. Please see Exhibit B - Tax Map-Before Reapportionment, Tax Map-After Reapportionment, Town Approved Reapportionment Survey, Survey Map and Metes and Bounds. The Site is a portion of the newly reapportioned 48 Freemans Bridge Road (Tax ID: Not Yet Assigned by Town).

2. Property Map

The Site Location Map, Base Map and Street Map are included as Exhibit A. The Tax Map-Before Reapportionment, Tax Map-After Reapportionment, Town Approved Reapportionment Survey, Survey Map and Metes and Bounds are included as Exhibit B.

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

The Site is not located in a BOA, Disadvantage Community, Environmental Justice Area or an En-Zone. Please see Exhibit C – BOA Map, Disadvantage Communities Map, EJ Map and En-Zone Map.

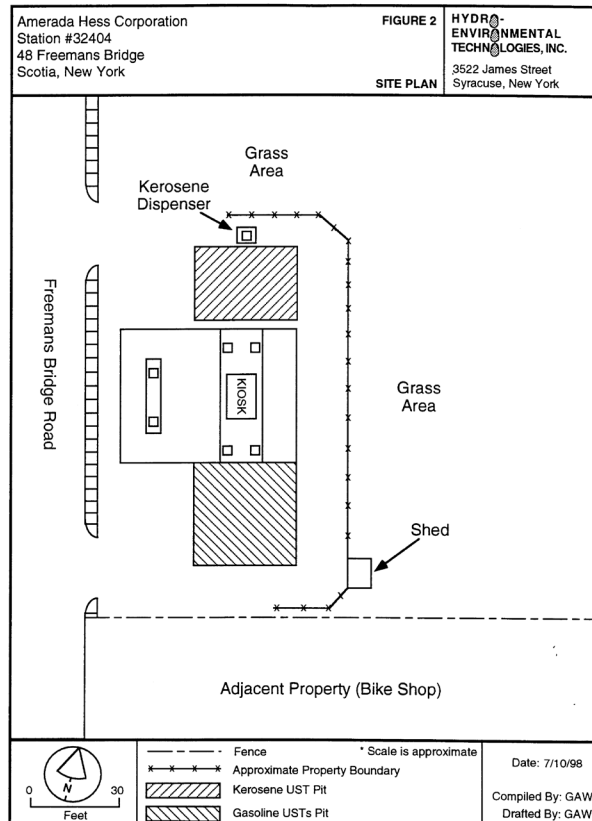
6-7. Please refer to the BCP Application Form.

¹ Acreages were determined using the survey in Exhibit B.

8. Spills

The former tax lot 29.1 has a petroleum bulk storage (PBS) registration under the name Hess Station 32404, which was also registered as Petroleum Bulk Storage (PBS) Site No. 4-163694 and is classified as unregulated/closed.

The Gas Station had a number of Spills, including Spill Nos. 9005615, 9211933, 9312325, 9313040 and 9313850, which were listed due to equipment failure. These spills appear to have been minor incidents, which were issued a closed status soon after reporting. The gas station property does not appear to have been subject to investigations related to these spills; however, Spill No. 9803831 was issued when contaminated soil was discovered during the removal of Underground Storage Tanks (“UST”). As part of the remedial activities relative to the ultimate closure of four 10,000-gallon USTs under Spill No. 9803831, soil was removed from areas adjacent to the north and south of the former pump island on the western side of this lot, but not all contamination was removed as further discussed in this narrative below. See map showing two excavation locations below:



Groundwater monitoring was completed following the removal of the USTs and petroleum impacted soils. Groundwater monitoring continued until 2004, at which time the spill was issued a closed status not meeting standards. Volatile Organic Compounds (“VOCs”), specifically benzene, toluene, ethylbenzene and xylene (BTEX), exceeded groundwater standards at the time the spill was closed; therefore, groundwater contamination was also not fully addressed.

A more detailed summary of the spills listed for the Site, related to the former 48 Freeman's Bridge Road (lot 29.1), before the most recent Phase II investigation resulting in the recent reporting of Spill No. 2508010 appear below:

- Spill No. 9005615 is listed under the name "Hess #32404 Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, a gasoline tank experienced a tank test failure. The spill was opened on August 21, 1990, and closed on October 2, 1992.
- Spill No. 9211933 is listed under the name "Hess Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, a leak was discovered under a fuel pump. The leak was reportedly repaired, the ground surface was not impacted, and the incident was issued a closed status meeting standards on January 20, 1993.
- Spill No. 9312325 is listed under the name "Hess Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, a faulty fuel dispenser released approximately five gallons of gasoline which were contained in the tank pad. The incident was reportedly cleaned, and the incident was issued a closed status meeting standards on February 9, 1994.
- Spill No. 9313040 is listed under the name "Hess Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, a faulty fuel dispenser released approximately five gallons of gasoline to the ground surface. The incident was reportedly cleaned, and the incident was issued a closed status meeting standards on July 18, 1994.
- Spill No. 9313850 is listed under the name "Hess Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, a valve dispenser broke due to ice and released approximately 15 gallons of gasoline on frozen soil. The release was reportedly cleaned, and the incident was issued a closed status meeting standards on June 10, 1994.
- Spill No. 9803831 is listed under the name "Hess #32404 Freeman's Bridge Road", 48 Freeman's Bridge Road. According to the database report, contaminated soil was discovered during the removal of USTs. Contaminated soils and groundwater were reportedly removed, and groundwater monitoring wells were installed. Quarterly groundwater monitoring reports were prepared through 2004 which reportedly indicated a "collapsing contamination plume" with maximum concentration of benzene, toluene, ethylbenzene and xylene (BTEX) over 100 parts per billion (ppb). The incident was issued a closed status not meeting standards on April 27, 2004. Further information related to this spill was provided by NYSDEC and is discussed above.

During the recent Phase II investigation, olfactory evidence of the remaining petroleum contamination was detected, and high a Photoionization Detector ("PID") reading was noted as well as a sheen seen in the groundwater. On the basis of the elevated PID reading, coupled with the petrochemical-related odors and sheen, the NYSDEC spill hotline was called and notified of these findings and a new Spill No. 2508010 was assigned to the site.

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

12. Easements and Existing Right of Ways

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

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
FORMER (F/K/A)	
p/o Freemans Bridge Road	p/o 30.19-1-30.2
48 Freemans Bridge Road	30.19-1-29.1
CURRENT (T/B/K/A)	
p/o 48 Freemans Bridge Road	To be Determined

The Site located in a commercial/industrial, suburban/transitional area of the Town of Glenville, County of Schenectady, and State of New York, 12302. The closest body of water to the BCP Site is an adjacent tributary (creek) to the Mohawk River, on which is located on the former tax lot 30.2, and has approximately 610 feet of creek frontage. The tributary (creek) is being executed from the BCP Site. The Site is located in a flood zone, AE, a high-risk special flood hazard area (SFHA) designated by FEMA, indicating a 1% or greater annual chance of flooding (100-year flood). Please see Exhibit D – Flood Map. The Site’s eastern edge is located roughly 400 feet from the nearest railroad tracks, of the former or current Delaware and Hudson Railroad Company.

B. Site Features

Currently, the parcel is a vacant lot without any on-site structures.

C. Current Zoning and Land Use

The Site is currently located in the Freemans Bridge Road Corridor Zoning District. Please see Exhibit E - Zoning Map. This District allows for a variety of commercial, office and light service uses that serve regional needs without significantly disturbing nearby residential areas. Please also see https://www.townofglenville.gov/sites/g/files/vyhlf3161f/uploads/zone_map_feb_2021.pdf; <https://ecode360.com/696151>.

The Site currently is a vacant lot and has not been occupied since approximately 1998. Since all active tanks were removed in 1998, it appears the Hess Gas Station was closed in 1998. Therefore, the Gas Station portion of the Site has been vacant for the last 28 years. The surrounding properties consist of a variety of residential and commercial uses, with some vacancies. Northwest of the Site down Freemans Bridge Road is a Stewarts Shops convenience store/gasoline filling station. Northwest of the Site on Maple Avenue are vacant commercial space, Tri-City Carpet Cleaning, and residential space. North and South on Freemans Bridge Road is the remaining portion of the 34 Freemans Bridge Road Inactive Hazardous Waste Disposal Site (IHWDS) known as the Lyon Ventures Superfund Site, currently comprised of vacant cleared land. To the east is the railbed, and east opposite the railbed is wooded land and a utility easement. South of the property is vacant commercial space which was formerly Sunnyside Veterinary Hospital, and Freeman’s Bridge

Sport, a currently operated bicycle shop. West of the Site is a vacant commercial space, the former Sky Port Diner, and residential on Sunnyside Road. The nearest residential area is approximately 175 feet north of the Site at 6 Maple Avenue.

D. Past Use of the Site

Past uses of the Site representing the most likely source of contamination include a former Hess Gas Station on the former tax lot 29.1. Hess was also listed as a small quantity generator of ignitable waste and benzene in 1998, which is the year the gas station is suspected to have closed due to the removal of the large USTs. In addition, contamination was discovered on the former tax lot 30.3 from the adjacent Lyons Ventures Superfund Site. Lyon Ventures was a large quantity generator of ignitable waste, corrosive waste, and nonhalogenated and halogenated solvents.

As noted above, most of the USTs have been removed from the Site. A 10,000-gallon fiberglass UST used for the storage of diesel fuel was removed on June 25, 1998. The tank was vented, cleaned and crushed. Three 10,000-gallon steel USTs used for the storage of unleaded gasoline, oriented in an east-west direction, were removed from the Site. Therefore, a total of four USTs, including three gasoline tanks and one kerosene tank, were removed from the Site. The two northernmost gasoline USTs were observed to be intact upon removal. Contractor HETI was not on Site to observe the removal of a kerosene UST and the southern-most gasoline UST. See the location where these removals occurred in Exhibit M.

Soil encountered in the kerosene tank pit was primarily fill material consisting of sand, gravel, as well as building debris, corroded metals, glass, etc. Sand was the only material encountered in the gasoline tank pit. A black, fine gravel lens, six to eight inches thick, emitting a black oily substance as well as gasoline and fuel-oil odors, was encountered in the southwest corner of the kerosene tank pit as well as the northwest corner of the gasoline tank pit at a depth of approximately six-and-a-half feet. Groundwater was encountered in the kerosene tank pit at a depth of approximately eight feet. Globules of separate phase liquid were observed on the water surface. Groundwater was observed running into the excavation at the location of the black, fine gravel layer in the northwest corner of the gasoline tank pit.

Due to the lateral extent of the contamination, no attempts were made to remove all contaminated soil from either of the tank pit excavations. Detectable levels of VOCs were reported in six of the nine soil samples analyzed by EPA Method 8021 TCLP. The levels of VOCs above the MDLs were above the STARS TCLP Extraction Guidance Values for most of the analytes; the highest level of VOCs was found in the west wall of the kerosene tank pit - 1,024.2. Detectable levels of SVOCs were reported in four of the nine soil samples analyzed by EPA Method 8270 TCLP. The levels of SVOCs above the MDLs were above the STARS TCLP Extraction Guidance Values in three of the four samples for naphthalene; the highest level of SVOCs reported was found in the floor of the southern tank pit at 112 ppb. A total of 204.26 tons of contaminated soil was removed from the southern tank pit area and disposed of at Clean Waters of America, Inc. in Athens, New York; however, some contamination was left in place. See Exhibit M where petroleum contamination was left in place and the spill was closed not meeting standards and where contamination is still present in groundwater in the location depicted on the figure.

The adjacent Lyons Ventures Superfund Site was a drum reclamation and recycling facility in operation from the late 1940s until 1972. The contents of the drums processed at this facility were

reportedly disposed of in pits. Construction and demolition debris from various sources were also reportedly located throughout the facility. Prior to remediation of the Superfund Site, the primary contaminants of concern were VOCs, SVOCs, PCBs and metals in groundwater and soil. Remedial actions successfully achieved Soil Cleanup Objectives (“SCOs”) for commercial use and the remediation at that Superfund Site is listed as complete. However, residual contamination was left behind above residential levels. In addition, an area of NAPL contamination was left on this portion of the BCP Site as depicted in Exhibit M.

Since the planned use for this BCP Site is a potential day care center, remediation of the residual contamination left in place after the spill cleanups on the former Hess Gas Station portion of the Site on former tax lot 29.1 and the on the off-site portion of the Lyons Ventures Superfund Site on former tax lot 30.2, require additional remediation to standards appropriate for a day care use.

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

E. Site Geology and Hydrogeology

The on-Site soil is mapped by the United States Department of Agriculture Web Soil Survey as being primarily Wayland soils complex, 0 to 3 percent slopes, frequently flooded. This poorly drained soil is comprised of silt loam and silty clay loam and are commonly found on floodplains. The southeastern portion of the Site is mapped as cut and fill land.

The reported groundwater flow direction on the Site is to the northeast; however, groundwater flow to the south of the Site may be in a southerly direction towards the Mohawk River. Groundwater depth is from 4-13 feet beneath ground surface.

F. Environmental Assessment

During the Phase II some olfactory evidence of residual petroleum contamination was noted to be present. Petrochemical-type odors were noted from approximately 10 to 12 feet below grade surface (bgs) at CTM-GP-3 and CTMGP-5, and a sheen was noted in the groundwater at CTM-GP-5. At CTM-GP-4, brown fine to medium sand was encountered to approximately six (6) feet bgs, followed by brown fine to medium sand and silt to approximately nine (9) feet bgs. Dark brown silt with some fine sand and trace organics were encountered to approximately 11 feet bgs followed by dark brown medium sand to approximately 14.5 feet bgs. Dark gray clay was encountered in the remainder of the boring which was terminated at 16 feet bgs.

Observations for CTM-GP-3, CTM-GP-4 and CTM-GP-5 are summarized as follows:

- CTM-GP-3: A petrochemical-type odor was noted in the interval collected from 10 to 12 feet bgs; however, staining or elevated PID readings were not recorded.
- CTM-GP-4: A PID reading of 15 ppm was recorded in the interval collected from 10 to 12 feet bgs; however, staining or odors were not noted.
- CTM-GP-5: A petrochemical-type odor was noted in the interval collected from 10 to 12 feet bgs and a PID reading of 387 ppm was recorded. Although staining of the soil was not apparent, water from the borehole exhibited a sheen.

On the basis of the elevated PID reading coupled with the petrochemical-related odors and sheen, the NYSDEC spill hotline was called and notified of these findings and a new Spill No. 2508010 was assigned to the site.

In soil, VOCs were detected in exceedance of the Unrestricted Use Soil Cleanup Objectives (UUSCOs) including Total Xylenes (max of 1.92 mg/kg), Acetone (max of 0.44 mg/kg); SVOCs were detected in exceedance of the UUSCOs including Benzo(a)(anthracene) (max of 1.2 mg/kg), Benzo(a)pyrene (max of 1.3 mg/kg), Benzo(b)fluoranthene (max of 1.6 mg/kg), Benzo(ghi)perylene (max of 0.66 mg/kg), Chrysene (max of 1.1 mg/kg), Indeno(1,2,3-cd)pyrene (max of 0.72 mg/kg), and Phenanthrene (max of 2.1 mg/kg); and metals were detected in exceedance of the UUSCOs for Lead (max of 416 mg/kg) and Mercury (max of 0.321 mg/kg). SVOCs and metals were also detected in exceedance of the Restricted Residential Soil Cleanup Objectives (RRSCOs) including SVOCs Benzo(a)pyrene and Benzo(b)fluoranthene, and metals Lead and Mercury.

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including Benzene (max of 17 µg/L), Isopropylbenzene (max of 6.9 µg/L), m&p-Xylene (max of 12 µg/L), Total Xylenes (max of 15 µg/L), and n-Propylbenzene (max of 14 µg/L); SVOCs were detected in exceedance of the AWQS for Benzo(a)anthracene (max of 0.12 µg/L), Benzo(a)pyrene (max of 0.15 µg/L), Benzo(b)fluoranthene (max of 0.14 µg/L), Benzo(k)fluoranthene (max of 0.12 µg/L), Chrysene (max of 0.15 µg/L), and Indeno(1,2,3-cd)pyrene (max of 0.17 µg/L); and Metals were detected in exceedance of the AWQS including Iron (max of 15.1 mg/L), Manganese (max of 0.63 mg/L), and Sodium (max of 33.4 mg/L).

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

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

SECTION II: PROJECT DESCRIPTION

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

4. Short Project Description

The planned redevelopment of the Site entails potentially a mixed-use development including multi-family housing, retail, and a day care facility or a large day care center. The Site will also feature associated parking, amenities and green space and a driveway will traverse the property to access off-site property to the east.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) will be submitted within 30 days of the execution of the Brownfield Cleanup Agreement, which is expected to occur by early summer 2026. In Interim Remedial Measures (IRM) Work Plan will also be submitted to remove the on-

Site tank that was encountered during the Phase II investigation. Therefore, the Remedial Investigation (RI) is expected to be completed on the Site after the RIWP is approved by DEC and the tank is removed so that additional investigation can occur on the Site by fall 2026. While this preliminary work is occurring, the Applicant will also be commencing rezoning and a land use review / SEQRA process with the Town of Glenville.

The RI Report (RIR) will likely be completed by early winter 2026. When the Remedial Action Work Plan (RAWP) will be submitted, is likely depending on the status of the land use review process for the proposed use. The proposed use must be known in order to draft the RAWP; however, this is expected to occur sometime in mid-2027. There will be a 45-day NYSDEC review and comment of the RAWP and then it will be subject to a 45-day public comment period, which should be completed by the end of 2027. In the interim, the Volunteer should have the final local land use approvals by the end of 2027.

Once the land use approvals are received, the remediation will commence based on the approved use. The Certificate of Completion is anticipated to be issued on or before the end of December 2028.

5. Green and Sustainable Remediation (GSR)

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

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

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

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;

- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

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

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

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

Redevelopment: To incorporate green building principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation stage; therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is a tributary (creek) to the Mohawk River located on former tax lot 30.2 and has approximately 610 feet of frontage; however, the tributary (creek) has been excluded from the Site. The Site is located in a flood zone-AE, a high-risk special flood hazard area (SFHA) designated by FEMA, indicating a 1% or greater annual chance of flooding (100-year flood). See Exhibit D – Flood Map. Therefore, special building design considerations will be incorporated into the building design to prevent flooding.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

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

A Fish and Wildlife Impact Analysis (FWIA) Decision Key will be completed in the Remedial Investigation Report (RIR) to determine if a FWIA is needed. Contaminant migration pathways and any fish and wildlife exposure pathways will be identified. This site is located adjacent to a tributary to the Mohawk River.

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

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

Collins Lake appears to discharge into the Mohawk River via Collins Creek. The stream that traverses the Site appears to receive water from two streams from the west, which do not appear to be connected to Collins Lake or Collins Creek; therefore, it is not likely that contamination from the Site could be impacting this off-Site water body containing a rare plant/animal community. The FWIA will further explore this conclusion in the RIR.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Freemans Bridge Road Corridor Zoning District. Please see Exhibit E - Zoning Map.

2. Allowed Uses

The Freemans Bridge Road Corridor zoning district allows for a variety of commercial, office and light service uses that serve regional needs without significantly disturbing nearby residential areas. If there is to be a residential component to the project, rezoning will be required.

3-4. Current Use

This Site is currently vacant and has been since approximate 1998.

5. Intended Use Post Remediation

After the remediation, the Site is planned to be used for a mixed-use development including multi-family housing, retail, and a day care facility or as a large day care center. The Site will also feature associated parking, amenities and green space and a driveway will traverse the property to access off-site property to the east.

6. Post Remediation Use

Post remediation use of the Site entails mixed use development, commercial and residential.

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the proposed use. The area needs more affordable housing and a day care center based on discussions with the municipality and other development patterns in the area.

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

Yes, the project is consistent with the Town of Glenville zoning laws and map, as it allows for a variety of commercial uses, as well as mixed use with a three-acre minimum. A change in zoning may be required if there is a residential component to the project.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Town of Glenville Master Plan, which intends to identify strategic, long-vacant commercial parcels and develop strategies for redevelopment/reoccupation of these properties and structures, as well as ensure flexibility and adaptability to provide for future affordable housing options, and maintain the diversity of the Town's housing stock.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

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

Parcel Address	Owner	Ownership Start Date
Former Freemans Bridge Road (30.2)	48 FBR LLC	3/26/2026
Former 48 Freemans Bridge Road (29.1)	48 FBR LLC	3/26/2026

See Exhibit G - Deed for additional information.

Requestor is now the owner of the site. Requestor purchased the Site from Pasquale Popolizio (Former Lot 30.2) and P&J Glenville, Inc. (Former Lot 29.1) on March 26, 2026. See Exhibits G - Deed. Please note that the former tax lots known as __ Freemans Bridge Road (30.19-1-30.2) and 48 Freemans Bridge Road (30.19-1-29.1) have recently been merged into a single tax lot to be known by the address of 48 Freemans Bridge Road. The Tax Identification Number for the newly merged lot has not yet been assigned by the Town.

The Previous & Current Owners & Operators list is included as Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a. July 17, 1998 UST Closure Report for Former Hess Station #32404 48 Freemans Bridge Scotia, New York Prepared by Hydro-Environmental Technologies, Inc. for New York State DEC
- b. April 21, 1999 Subsurface Investigation Report (former) Hess Station #32404 48 Freemans Bridge Road Scotia, New York NYSDEC Spill Numbers 98-03831 Prepared by Foster Wheeler Environmental Corporation for Amerada Hess Corporation
- c. April 9, 2004 Quarterly Groundwater Status Report (1st Reporting Period of 2004) Former Hess Station #32404 Freeman's Bridge Road Scotia, New York, NYDEC Spill No. 98-03831 Prepared by Shaw Environmental, Inc. for Amerada Hess Corporation
- d. March 2008 Final Remediation Report, 34 Freeman's Bridge Road Site, Site #4-47-028 Soil Remediation Project, November 2006-October 2007, Prepared for State Superfund Standby Program, NYSDEC by Earth Tech Northeast, Inc.
- e. November 12, 2025 Phase I Environmental Site Assessment, Lot 2 of the Freemans Bridge Road Subdivision and Lot Line Adjustment Site 34 and 48 Freemans Bridge Road Prepared by C.T. Male Associates for FBR Lodging LLC and 48 FBR LLC.
- f. January 9, 2026 Phase II Environmental Site Assessment Former Hess Station #32404 Prepared by C.T. Male Associates for Matrix Hotels and 48 FBR LLC.

- g. Spill No. 9005615 – Spill Incident Report
- h. Spill No. 9211933 – Spill Incident Report
- i. Spill No. 9312325 – Spill Incident Report
- j. Spill No. 9313040 – Spill Incident Report
- k. Spill No. 9313850 – Spill Incident Report
- l. Spill No. 9803831 – Spill Incident Report
- m. Spill No. 2508010 – Spill Incident Report

2. Sampling Data

Please see Exhibit H - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Lead and Mercury in soil, and Benzene, Isopropylbenzene, Xylenes, n-Propylbenzene, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene, and Indeno(1,2,3-cd)pyrene in groundwater. See Exhibit H - Site Drawing Spider Map.

Soil:

Analytes > POGW SCOs	Detections > RRSCOs	Detections > POGW SCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	POGW SCOs (mg/kg)	Boring Location	Depth (ft-bgs)
VOCs							
Total Xylenes	0	1	1.92	100	1.6	CTM-GP-5	10-12
Acetone	0	1	0.44	100	0.05	CTM-GP-4	10-12
SVOCs							
Benzo(a)anthracene	0	1	1.2	1.4	1	CTM-GP-2	6-8
Benzo(a)pyrene	1	0	1.3	1	22	CTM-GP-2	6-8
Benzo(b)fluoranthene	1	0	1.6	1.4	1.7	CTM-GP-2	6-8
Chrysene	0	1	1.1	4.9	1	CTM-GP-2	6-8
Metals							
Lead	1	0	416	400	450	CTM-GP-2	6-8
Mercury	1	0	0.321	0.30	0.73	CTM-GP-2	6-8

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)	Sample Location
VOCs				
Benzene	1	17	1	CTM-MW-5
Isopropylbenzene	1	6.9	5	CTM-MW-3
m&p-Xylene	1	12	5	CTM-MW-5
Total Xylenes	1	15	5	CTM-MW-5

n-Propylbenzene	2	14	5	CTM-MW-3
SVOCs				
Benzo(a)anthracene	3	0.12	0.002	CTM-MW-3
Benzo(a)pyrene	3	0.15	ND	CTM-MW-3
Benzo(b)fluoranthene	3	0.14	0.002	CTM-MW-3
Benzo(k)fluoranthene	3	0.12	0.002	CTM-MW-3
Chrysene	3	0.15	0.002	CTM-MW-3
Indeno(1,2,3-cd)pyrene	3	0.17	0.002	CTM-MW-3
Metals				
Iron	1	15.1	0.3	MW-23
Manganese	1	0.63	0.3	MW-23
Sodium	1	33.4	20	MW-23

4. Past Land Use

1. Past Use of the Site

The Site is currently unimproved fallow land, but the western portion of the Site was previously used as a gasoline filling/service station from approximately 1959 to 1998 and has been vacant since. Spill No. 9808381 was listed for this former lot based on impacts to groundwater and soil as a result of the former use of the parcel as a gasoline filling/service station including the use of USTs. Although remedial activities included the closure of the most recent generation of USTs, the removal of impacted soils to the extent practical and the completion of groundwater monitoring activities between 1998 and 2004 lead to the closure of the spill, the spill was issued a closed status not meeting standards allowing impacted media to remain in place, representing a CREC. Some spill cleanup work occurred but was limited to the two tank excavation areas depicted in Exhibit M.

The eastern portion of the Site was an off-site investigation area of the adjacent Lyons Ventures Superfund Site at 34 Freeman's Bridge Road. Kitchton Cooperage reportedly used the Superfund Site as a drum reclamation and recycling facility from the late 1940s until 1972. Lyon Ventures, Inc. reportedly purchased the Superfund Site in 1978 and used the Site to store drummed waste and as a landfill for fill and construction & demolition debris materials until approximately 1996. Some of these activities spilled over onto the eastern portion of this BCP Site, which required some remediation by the Superfund program.

The off-Site area that was remediated and is part of this BCP Site is shown in Exhibit M. Soils exceeding Commercial Use SCOs were left in place. An area where carcinogenic SVOCs were reportedly exceeded and not excavated was noted to be at the edge of the Superfund Site. The sidewall was reportedly draped with plastic sheeting to demarcate the location. The areas where NAPL was left in place on both portions of the BCP Site is depicted in Exhibit M. Therefore, while some remediation has occurred on the BCP Site, contaminated was left in place still requiring remediation for a residential use project.

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

The July 17, 1998 UST Closure Report determined that there was a total of four former 10,000-gallon USTs on the Gas Station portion of the Site, including three gasoline tanks and one kerosene tank, that were removed from the Site. The two northernmost gasoline USTs were observed to be intact upon removal. The contractor HETI was not on site to observe the removal of the kerosene UST and the southernmost gasoline UST. Soils encountered in the kerosene tank pit were primarily fill material consisting of sand, gravel, as well as building debris, corroded metals, glass, etc. Sand was the only material encountered in the gasoline tank pit. A black, fine gravel lens, six to eight inches thick, emitting a black oily substance as well as gasoline and fuel-oil odors, was encountered in the southwest corner of the kerosene tank pit as well as the northwest corner of the gasoline tank pit at a depth of approximately six-and-a-half feet. Ground water was encountered in the kerosene tank pit at a depth of approximately eight feet. Globules of separate phase liquid were observed on the water surface. Ground water was observed running into the excavation at the location of the black, fine gravel layer in the northwest corner of the gasoline tank pit. Due to the lateral extent of the contamination, no attempts were made to remove all contaminated soils from either of the tank pit excavations.

Detectable levels of VOCs were reported in six of the nine soil samples analyzed by EPA Method 8021 TCLP. The levels of VOCs above the MDLs were above the STARS TCLP Extraction Guidance Values for most of the analytes; the highest level of VOCs was found in the west wall of the kerosene tank pit - 1,024.2. Detectable levels of SVOCs were reported in four of the nine soil samples analyzed by EPA Method 8270 TCLP. The levels of SVOCs above the MDLs were above the STARS TCLP Extraction Guidance Values in three of the four samples for naphthalene; the highest level of SVOCs reported was found in the floor of the southern tank pit - 112 ppb. A total of 204.26 tons of contaminated soils were removed from the southern tank pit area and disposed of at Clean Waters of America, Inc. in Athens, New York.

The April 21, 1999 Subsurface Investigation Report, indicated that during station closure activities, hydrocarbon impacted soil and groundwater was discovered. Subsequently, NYSDEC Spill #98-03831 was issued. On September 15, 1998 and February 11, 1999 seven groundwater monitoring wells were installed. Soil screening by a Photoionization detector (PID) meter indicated vapor phase hydrocarbon concentrations were present in monitoring wells MW-3, MW-4, MW-5, MW-6 and MW-7 with maximum concentrations of 2,500, 1,200, 3.1, 3.9 and 64.3 ppm, respectively. The geologist well logs indicated the subsurface lithology consists of fill material underlain by poorly sorted grey fine sand and gravel. Groundwater was gauged in the monitoring wells between 6.49 and 7.51 feet below casing elevations. Apparent net groundwater flow is toward the west. Results of groundwater samples collected from the seven monitoring wells indicate BTEX, MTBE and Volatile Naphthalene concentrations above applicable NYSDEC Guidance Values.

The April 9, 2004 Quarterly Groundwater Status Report noted that Hess was continuing efforts to recover the small amount of separate phase hydrocarbons (SPH) observed in MW-3 by placing petroleum-absorbing material in the well. A petroleum absorbing material was being placed in the well at the SPH/groundwater interface and was being inspected on a monthly basis. They reported that the material had been free of SPH and demonstrated no further evidence of SPH on the pad. Additionally, dissolved phase concentrations were steadily decreasing in MW-3, which they

claimed at the time may be due to the effect of the absorbing material and/or prior Enhanced Fluid Recovery (EFR) events. The report attached copies of a 1999 and 2002 Hydrocarbon fingerprint analysis and physical characteristics from samples taken from monitoring well MW-3. Torkelson Geochemistry, Inc. interpreted the data as “not entirely gasoline mixed with a smaller amount of a heavier, high boiling point material”.

Additionally, water washing was used to reduce the concentration of BTEX compounds. The report concluded that tar-like NAPL substance that remained present originated from the overburden, which according to a Subsurface Investigative Report (April 23, 1999), consisted of approximately seven feet of fill material, i.e. bricks, coal and cement mixed with fine to coarse sand in the area of monitoring well MW-3. Since the constituents testing showed a stabilizing and decreasing trend, Hess requested the reclassification of NYSDEC spill number 98-03831 as “closed-not meeting state standards”, which status was granted by NYSDEC. Therefore, NAPL was left in place as depicted in Exhibit M despite some on-Site remediation in the tank pits.

The March 2008 Final Remediation Report, 34 Freeman’s Bridge Road Site, Site #4-47-028 Soil Remediation Project, November 2006-October 2007, prepared for DEC by Earth Tech Northeast, Inc. documented construction, excavation, treatment, disposal and backfill activities associated with soil remediation on the adjacent Lyons Ventures Superfund Site, which included some off-Site remediation on the rear former lot portion of the BCP Site, which was beyond the footprint of the Superfund Site as shown in Exhibit M attached hereto, and which depicts the March 2008 Final Remediation Report Figure 1-named Area of Remaining Contamination, dated December 2007 that shows the excavation areas but also two areas where NAPL was left in place.

The November 2025 Phase I investigation included not only the BCP Site but also the remaining portion of the Lyon Ventures Superfund Site being acquired by FBR Lodging LLC, which is owned by the same principal - Bhavik Jariwala - as 48 FBR LLC, which has acquired the BCP Site. The Phase I indicated that the western portion of the BCP Site was previously used as a gasoline filling/service station from approximately 1959 to 1998 and has been vacant since this time. The eastern portion of the BCP Site, which is adjacent to the Lyons Ventures Superfund Site, was first used by Kitchton Cooperage as a drum reclamation and recycling facility from the late 1940s until 1972 and then by Lyon Ventures to store drummed waste and as a landfill for fill and construction & demolition debris materials until approximately 1996 when this portion of the BCP Site became vacant.

The Phase I described the residual contamination that was left on the eastern portion of the BCP Site. Soils exceeding Commercial Use SCOs were left in place and were not further excavated since the location was noted to be at the edge of the Superfund Site. The sidewall was reportedly draped with plastic sheeting to demarcate the location. Despite some remediation as depicted in Exhibit M, two areas of NAPL remained in the alleged remediated area which is part of the BCP Site and some groundwater exceedances have been documented during the most recent sampling event on the BCP Site (MW-23 and MW-23D) where metals have been detected above groundwater standards/guidance values. Exhibit M also depicts the remaining petroleum NAPL that was allowed to be left on the gas station portion of the Site in what were wells MW-2 and MW-3 (see second map in Exhibit M), which are in the same location as MW-3 and MW-5 in the Phase II investigation as shown on the groundwater spider map in Exhibit H. In sum, while some remediation occurred on both historic lots that now make up the consolidated lot BCP Site, NAPL was left above standards which still requires remediation.

One set of monitoring wells (MW-23 and MW-23-D) remain within the footprint of the BCP Site that are part of the groundwater monitoring required for the Superfund Site. In an Amended Consent Order CO 4-20250320-17 signed with bona fide prospective purchaser FBR Lodging LLC, it was agreed that the continued monitoring of these well would be handled by the BCP volunteer for this BCP Site. The other Engineering Control that was left is a demarcation layer where media was left in place exceeding SCGs.

It was C.T. Male's opinion that the information and data collected during this Phase I ESA indicates the presence of hazardous substances or petroleum products within the BCP Site boundary which indicates an existing release, past release or material threat of a release because NAPL was still present following remedial activities. It was also C.T. Male's opinion that Spill No. 9808381, related to impacts to groundwater and soil were also not fully remediated since the spill was closed as "not meeting standards". In addition, no documentation was provided which indicates the former building foundation and pump islands, which were located in between the two UST excavation areas, were assessed or remediated, representing a significant data gap. Also, Sixteen (16) spills were listed for immediately adjoining parcels. According to the database report, the spills have been issued closed status.

Spill #	Spill Name	Address/Direction from Subject Property	Closed Date	Comments from Environmental Database Report
0040003	Cooperage Site Freeman's Bridge Road	34 Freeman's Bridge Road/S	3/22/2001	Contaminated soil and groundwater were reportedly identified related to two USTs at this facility. The USTs were reportedly removed and the spill was issued a closed not meeting standards as significant soil contamination was left in place. The spill was reportedly planned to be addressed under the State hazardous waste listing which includes a portion of the subject property. These USTs are reported to have been located on the southern portion of the 34 Freeman's Bridge Road IHWDS, outside the bounds of the subject property for this assessment.
2308337	Commercial	36 Freeman's Bridge Road/WSW	6/28/2024	Contaminated soils were reportedly identified during the removal of a UST. The impacted soils were removed, soil samples from the tank grave did not exceed standards and the incident was issued a closed status meeting standards.
8802677	Silar Labs Fire	10 Maple Avenue/NW	4/9/1993	A fire reportedly occurred at a chemical supply facility. Remedial information is not listed in the database report; however, the incident was issued a closed status meeting standards.
9107487	Oil On Road	Maple Avenue and Freeman's Bridge Road/NW	10/21/1991	An approximately 2' x 4' patch of oily product was reportedly identified on the road. A response was reportedly deemed not necessary and the incident was issued a closed status meeting standards.

0212828	Truck Maple Ave Stream	Maple Avenue and Freeman's Bridge Road/NW	11/13/2003	A sheen was reportedly identified on a stream. The source was identified to be a trucking company and both the source and spill were reportedly cleaned and the incident was issued a closed status not meeting standards.
0810888	County Truck	Maple Avenue and Freeman's Bridge Road/NW	1/5/2009	A gas tank reportedly fell off of a truck and released approximately 10 gallons of gasoline. The spill was reportedly addressed with an absorbent material and some reached a catch basin. The incident was issued a closed status not meeting standards.
1601939	Larned Truck	Maple Avenue and Freeman's Bridge Road/NW	5/26/2016	A vehicle transmission line reportedly leaked and released less than 5 gallons of oil to the road surface. The incident was reportedly cleaned with an absorbent material and the incident was issued a closed status not meeting standards.
2309679	Mixed Commercial Property	35-37 Freeman's Bridge Road/W	3/15/2024	A subsurface investigation reportedly identified "low-level" contamination in soils and groundwater. No on-site source of the impacts was reportedly identified and the incident was issued a closed status not meeting standards.
9614869	Stewart's Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	4/26/1999	Contaminated soils were reportedly identified near gas pumps at this facility. The source area soils were reportedly removed and this incident was issued a closed status not meeting standards.
9706514	Stewart's Freeman's Bridge	50 Freeman's Bridge Road/NW	8/29/1997	A vehicle reportedly has a leak and released 5 gallons of gasoline to the parking lot. The release was reportedly cleaned and the incident was issued a closed status meeting standards.
0208784	Stewart's Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	2/10/2003	Contaminated soils were reportedly identified during the removal of USTs. The impacts were reportedly limited to a liner area and post-excavation samples reportedly revealed elevated methyl-tert-butyl ether (MtBE) in 2 of 6 samples. The incident was issued a closed status not meeting standards.
0311446	Stewart's Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	1/9/2004	A customer reportedly overfilled their vehicle and released less than 1 gallon of gasoline. The release was reportedly cleaned and the incident was issued a closed status.
0809736	Stewart's Shop #275 Freeman's Bridge	50 Freeman's Bridge Road/NW	2/27/2009	Contaminated soils were reportedly identified near gas pumps at this facility. The soils were reportedly removed and post-excavation samples were below detection limits.

1304270	Stewart's Shop #275 Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	3/10/2014	A historical fuel oil UST was reportedly identified during improvements to the facility. The tank and impacted soils were reportedly removed and post-excavation samples met standards.
1605797	Stewart's Shop #275 Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	9/9/2016	A vehicle reportedly has a leak and released approximately 10 gallons of gasoline to the parking lot. The spill was reportedly addressed with an absorbent material and some reached a storm drain which was vacuumed out. Downstream catch basins were reportedly not impacted and the incident was issued a closed status not meeting standards..
1611022	Stewart's 275 Freeman's Bridge Rd	50 Freeman's Bridge Road/NW	3/10/2017	A fuel dispenser reportedly leaked approximately 5 gallons of gasoline to the ground surface. The release was reportedly cleaned with an absorbent material and the incident was issued a closed status not meeting standards.

A January 2026 Phase II ESA has been conducted at the BCP Site not including any portion of the Lyons Ventures 34 Freemans Bridge Site, which was addressed in the Phase I report. The Phase II ESA included the advancement of six (6) soil borings, three (3) of which were converted to monitoring wells; the collection of soil samples for field vapor screening and laboratory analysis; and the collection of groundwater samples for laboratory analysis.

The soils within the BCP Site and to the depths explored (up to 16 feet bgs) consisted predominately of sand with occurrences of clay, silt and gravel. Evidence of urban fill materials were noted at CTM-GP-1 (4-6± feet bgs) where brick was noted; and CTM-GP-2 (1.75-2.5± feet bgs) where brick was noted, (4-8± feet bgs) where pulverized lime was noted, and (8-12± feet bgs) where brick and wood were noted. Petrochemical-related odors were identified in the soils recovered from soil boring CTM-GP-3 and CTM-GP-5 from 10 to 12 feet bgs. An elevated PID reading for the soil sample from CTM-GP-5 was recorded with a PID reading of 387 ppm. The samples from this depth interval from CTM-GP-3 and CTM-GP-5 were submitted for laboratory analysis.

Groundwater was encountered from approximately 6.46 to 7.03 feet bgs during groundwater sampling activities. A petrochemical-type odor and sheen were noted in the groundwater sample collected from CTM-MW-5 and a petrochemical-type odor was noted in the groundwater sample collected from CTM-MW-3. As a result of these observations, Spill No. 2508010 was reported. VOCs were detected in the soil samples collected from CTM-GP-3 CTM-GP-4 and CTM-GP-5. Twelve SVOCs were identified in the sample collected from CTM-GP-2 with seven (7) of the SVOCs exceeding their respective Unrestricted Use/CP-51 SCOs. The SVOCs Benzo(a)anthracene, Indeno(1,2,3-cd)pyrene and Phenanthrene also exceeded their respective Residential Use SCOs. The SVOCs Benzo(a)pyrene and Benzo(b)fluoranthene exceeded their Restricted Residential SCOs. Lead exceeded its Unrestricted Use SCO in the samples collected from CTM-GP-1 and CTM-GP-2. Mercury exceeded the Unrestricted Use SCO in the sample from

CTM-GP-2. The concentrations of lead and mercury in the sample collected from CTM-GP-2 exceeded their Residential Use SCOs.

VOCs were detected in the samples from CTM-MW-3 and CTM-MW-5. Isopropylbenzene and n-Propylbenzene exceeded their respective groundwater standards in the sample from CTM-MW-3. The VOCs Benzene, m&p-Xylene/total Xylene and n-Propylbenzene exceeded their respective groundwater standards in the sample collected from CTM-MW-5. Six (6) SVOCs (Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Chrysene and Indeno(1,2,3-cd)pyrene) were detected in each of the groundwater samples exceeding their respective groundwater standards/guidance values. Sources of SVOCs can be attributed to both petroleum and fill materials.

The VOCs exceeding regulatory criteria in soil and/or groundwater are noted to have been collected from CTM-MW-3 (groundwater only) and CTM-GP-5/CTM-MW-5 (soil and groundwater) which were advanced to the west and south of the suspect USTs respectively. The SVOCs and metals exceeding SCOs in soils are noted to have been collected from CTM-GP-2 which was advanced proximate to the suspect disposal feature. One metal was also detected in the sample from CTM-GP-1 above its Unrestricted Use SCO. SVOCs were noted to be present in each of the three (3) groundwater samples.

C.T. Male recommended that at a minimum, the anomalies consistent with USTs identified during the GPR survey should be confirmed, and, if USTs exist, the tanks should be closed in accordance with NYSDEC requirements in the BCP.

SECTION VII: REQUESTOR INFORMATION

The Requestor is 48 FBR LLC, a New York limited liability company, located at 646 Plank Road, Unit 208, Clifton Park, New York 12065. 48 FBR LLC is authorized to do business in the State of New York. Please see Exhibit I - NYSDOS Entity Information. Bhavik Jariwala is the sole member of 48 FBR LLC.

The Sole Member Written Consent provides Bhavik Jariwala with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor 48 FBR LLC. Please see Exhibit J - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered Bulk Storage Tanks Which Require Registration

There were registered bulk storage tanks on the Site registered as Petroleum Bulk Storage (PBS) Site No. 4-163694, but the Site is now classified as unregulated/closed. The following USTs were listed on the registration:

Tank #	Type (AST/UST)	Capacity (Gallons)	Date Installed	Status	Content	Comments
1	UST	10,000	9/1/1983	Closed - Removed	Gasoline	Closed by removal 7/1/1998 Reference Spill No. 9803831
2	UST	10,000	5/1/1983	Closed - Removed	Gasoline	
3	UST	10,000	5/1/1983	Closed - Removed	Gasoline	
4	UST	10,000	5/1/1983	Closed - Removed	Gasoline	

The Phase II GPR survey identified either remaining suspect underground storage tanks (USTs) or just the filled in vault that held the former USTs to the east of the former gasoline filling/service station building. A test pit investigation was performed and the anomalies did not confirm USTs are still present within test pits. Therefore, there are no known unregistered tanks but it is possible that unregistered USTs exist. Once the Site is admitted into the program, further investigation will be performed to determine if any tanks are still present, and if present, an Interim Remedial Measure (IRM) Work Plan will be submitted to remove any discovered tanks in accordance with NYSDEC requirements.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it purchased the Site from previous owners (which also did not cause the contamination). Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site. As noted above, Requestor performed both a Phase I and II investigation and a GRP Survey to identify if any tanks are present and tanks may in fact be present. Therefore, the first step upon entry into the program will be to remove any potential tanks that are still present.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

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

SECTION XII: SITE CONTACT LIST

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

EXHIBIT A

Number	Property Owner(s) Name(s)	Former Property Address	Former Section-Block-Lot
1	Pasquale Popolizio	Portion of Freemans Bridge Road	p/o 30.19-1-30.2
2	P & J Glenville, Inc.	48 Freemans Bridge Road	30.19-1-29.1

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	P & J Glenville Corp.	34 Freemans Bridge Road	30.19-1-26.11
B	Pan Am Southern LLC	Maple Avenue	30.-1-8.11
C	Thomas Potoski	46 Maple Avenue	30.19-1-26.12
D	Alphonso De Arroyo	10 Maple Avenue	30.19-1-34.1
E	Derek A. Foti	8 Maple Avenue	30.19-1-33.1
F	Hall Creek LLC	6 Maple Avenue	30.19-1-32.1
G	Ricky J. Bourst	4 Maple Avenue	30.19-1-31.1
H	P & J Glenville Corp.	2 Maple Avenue	30.19-1-30.11
I	Stewarts Shops Corp.	50 Freemans Bridge Road	30.19-1-39.4
J	National Trustco Bank Associates	1-3 Sarnowski Drive	30.19-1-12.11
K	Jacob Davey	213 Sunnyside Road	30.19-1-18.21
L	LMB Properties LLC	35 Freemans Bridge Road	30.19-1-14.111
M	Erwin C. Grant	38 Freemans Bridge Road	30.19-1-28.1
N	Jeannine Camp	36 Freemans Bridge Road	30.19-1-27.1

Street Map

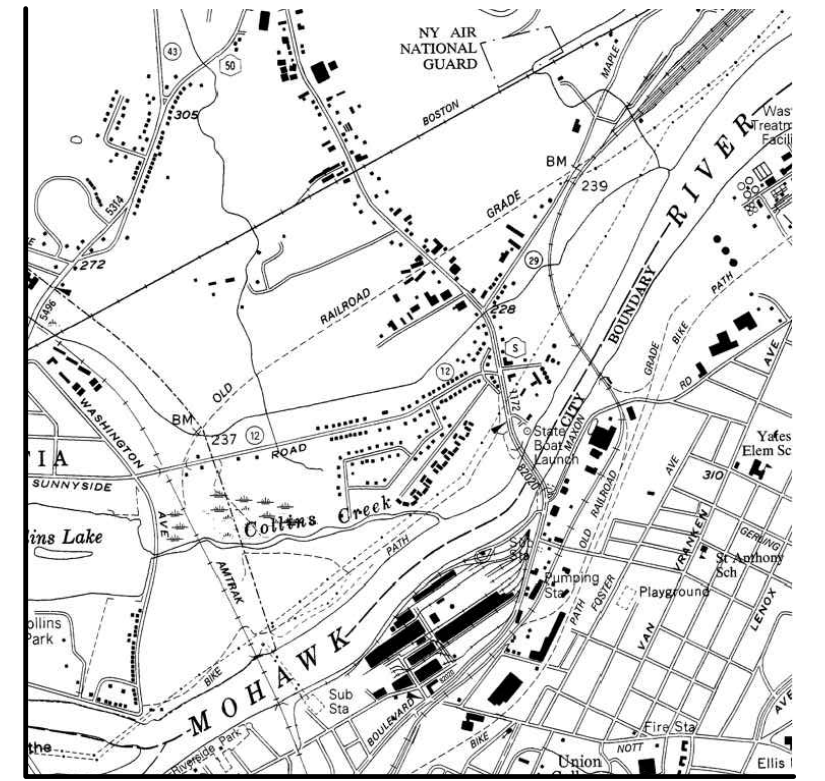
48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302



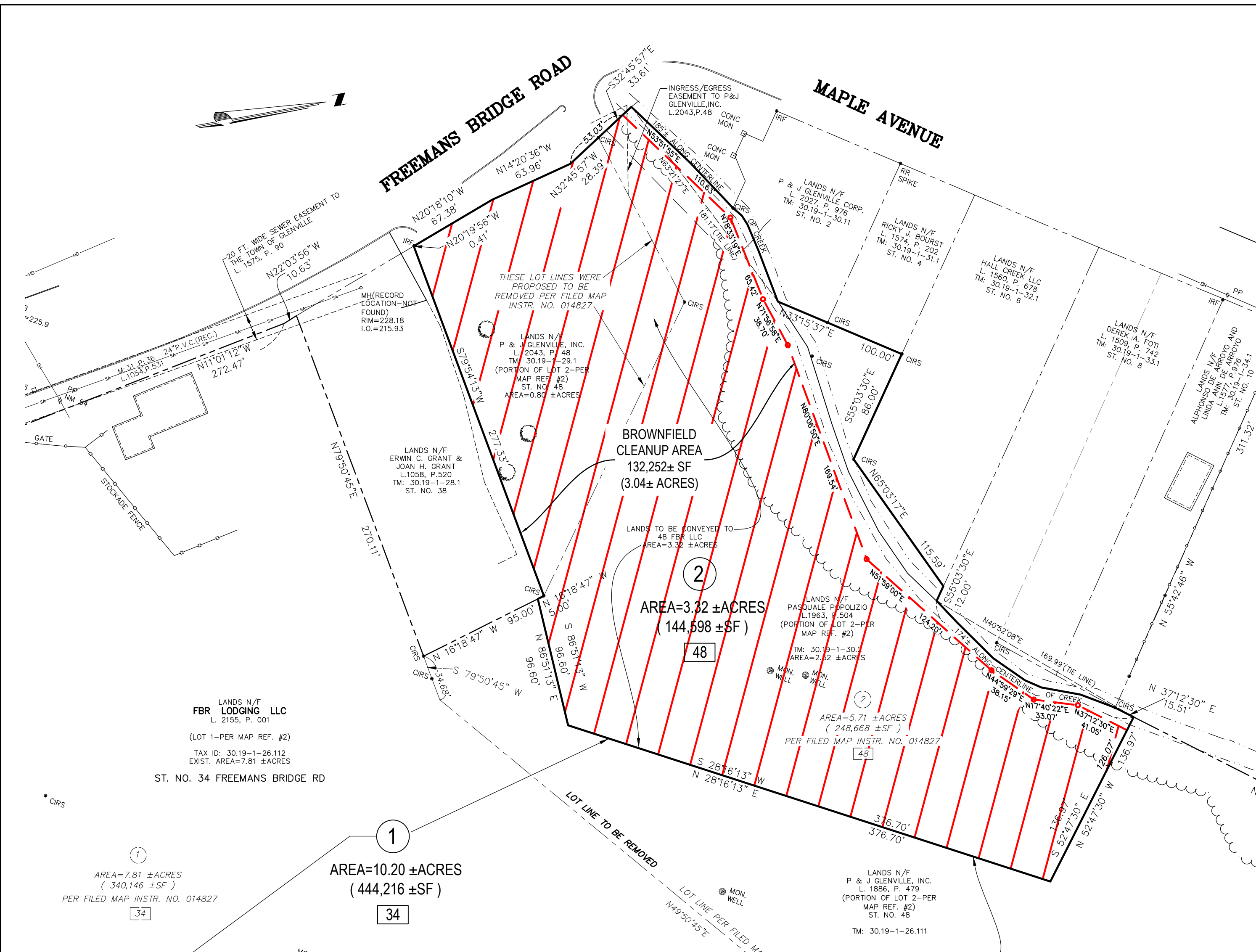
Legend:

 Site Property Boundary

EXHIBIT B



SITE LOCATION MAP



SURVEY NOTES:

- BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ABD ENGINEERS & SURVEYORS LLP ON JUNE 30, 2016 AND UPDATED AUGUST 2024 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
- TAX MAP DESIGNATIONS: 30.19 - 1 - 29.1, 30.2, 26.11 & 27.1.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- NORTH ORIENTATION BASED ON THE MAP REF.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.

MAP REFERENCES:

- 2-LOT SUBDIVISION PLAN 34 FREEMANS BRIDGE ROAD, TOWN OF GLENVILLE, COUNTY OF SCHENECTADY, STATE OF NEW YORK, DATED JULY 20, 2023, LAST REVISED DECEMBER 11, 2023, AS PREPARED BY ABD ENGINEERS & SURVEYORS AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON JANUARY 12, 2024 AS MAP NO. P-297.
- LOT LINE ADJUSTMENT PLAN BETWEEN LANDS NOW OR FORMERLY FBR LODGING LLC, P&J GLENVILLE, INC., PASQUALE POPOLIZIO & P&J GLENVILLE CORPORATION, ST. NO.'S 34, 36 & 48 FREEMANS BRIDGE RD., TOWN OF GLENVILLE, COUNTY OF SCHENECTADY, STATE OF NEW YORK, DATED DECEMBER 16, 2024, AS PREPARED BY ABD ENGINEERS & SURVEYORS AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON JUNE 4, 2025 AS INSTR. NO. 014827, MAP NO. Q-4.

NO.	REVISION	BY	DATE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES.
 CERTIFICATIONS INDICATED OR APPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED, & ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

ROBERT D. DAVIS, JR., P.L.S.
 N.Y.S. LICENSE NO. 51060

**48 FREEMANS BRIDGE ROAD
 BROWNFIELD CLEANUP AREA
 ST. NO. 48 FREEMANS BRIDGE RD.**

TOWN OF GLENVILLE COUNTY OF SCHENECTADY

STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
 411 Union Street Schenectady, N.Y. 12305
 518-377-0315 Fax 518-377-0379
 www.abdeng.com

DATE: JANUARY 23, 2026 SCALE: 1" = 60' DWG. 4748A-GPS4 SHEET OF 1 1

DESCRIPTION

BROWNFIELD CLEANUP AREA

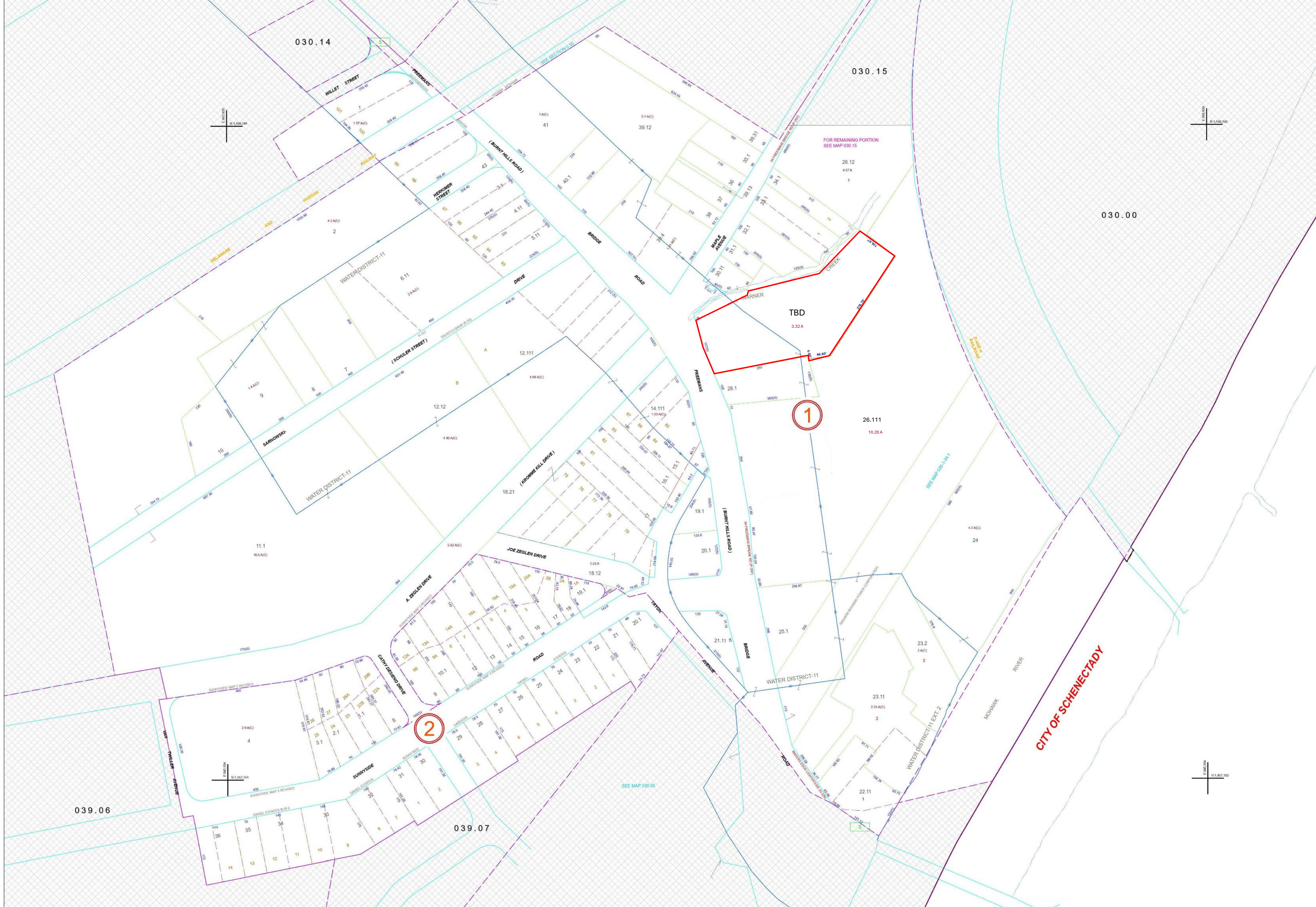
ST. NO. 48 FREEMANS BRIDGE ROAD

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Glenville, County of Schenectady and State of New York, being along the easterly side of Freemans Bridge Road, also being a portion of Lot 2, as shown and laid out on a map titled "*Lot Line Adjustment Plan between lands now or formerly of FBR Lodging LLC, P&J Glenville, Inc. & Pasquale Popolizio, St. No.'s 34 & 48 Freemans Bridge Road*", Town of Glenville, County of Schenectady, State of New York, dated January 23, 2026, as prepared by ABD Engineers & Surveyors and filed in the Schenectady County Clerk's Office on _____, 2026 as map no. _____ and being more particularly bounded and described as follows:

BEGINNING at a point in the easterly road boundary of Freemans Bridge Road at its intersection with the division line between lands now or formerly Erwin C. Grant & Joan H. Grant as described in Liber 1058 of deeds at page 520 on the south and lands now or formerly P & J Glenville Inc. as described in Liber 2043 of deeds at page 48 on the north; thence from said point of beginning along said easterly road boundary of Freemans Bridge Road the following four (4) courses and distances:

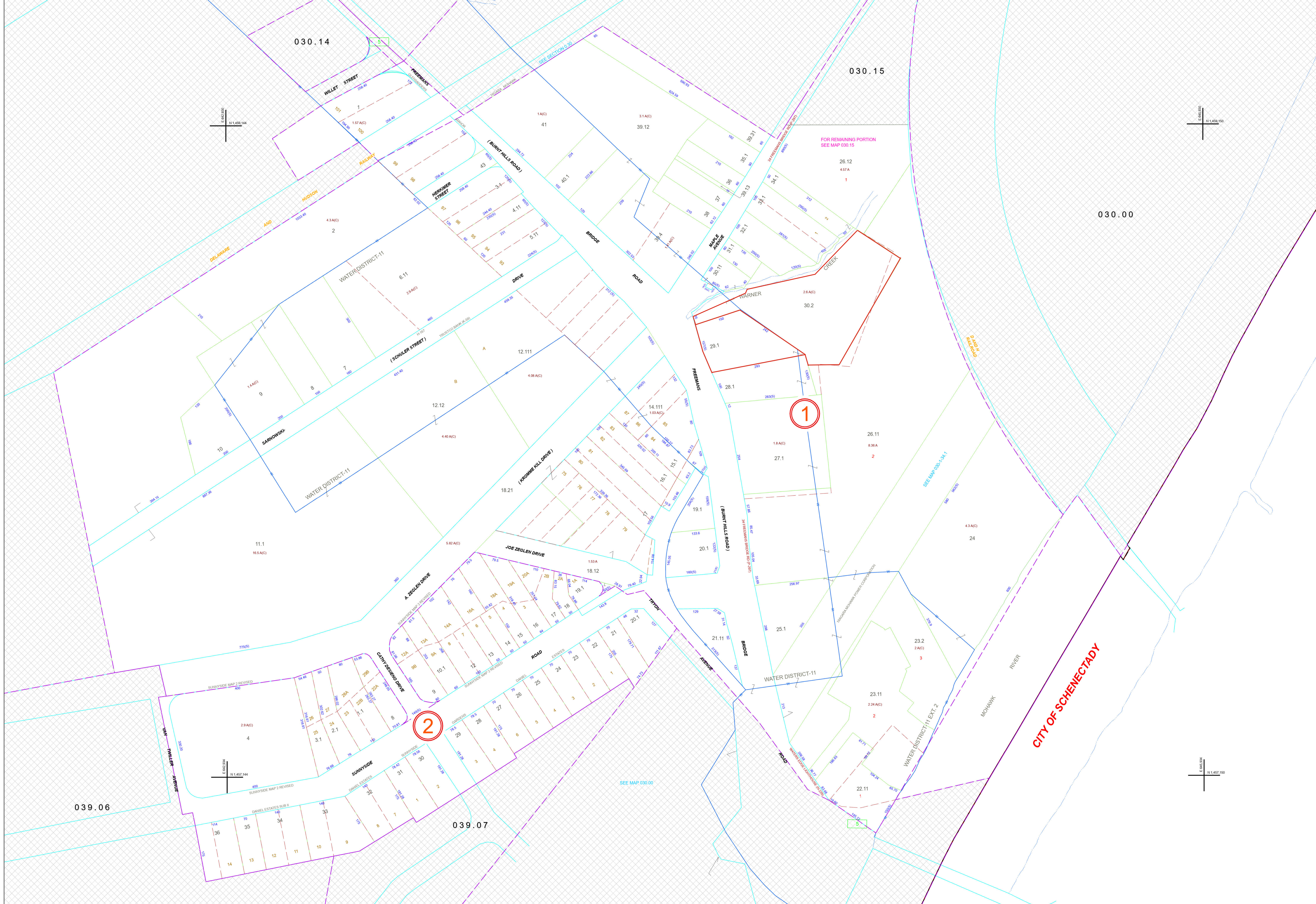
- 1) north 20°19'56" West, 0.41 feet to a point; thence
- 2) north 20°18'10" West, 67.38 feet to a point; thence
- 3) north 14°20'36" West, 63.96 feet to a point; thence
- 4) north 32°45'57" West, 53.03 feet to a point therein; thence through lands now or formerly Pasquale Popolizio as described in Liber 1963 of deeds at page 504 the following eight (8) courses and distances:
 - 1) north 53°51'55" East, 110.63 feet to a point; thence
 - 2) north 78°33'19" East, 65.42 feet to a point; thence
 - 3) north 71°56'58" East, 38.70 feet to a point; thence
 - 4) north 80°06'50" East, 169.54 feet to a point; thence
 - 5) north 51°59'00" East, 124.20 feet to a point; thence
 - 6) north 44°59'29" East, 38.15 feet to a point; thence
 - 7) north 17°40'22" East, 33.07 feet to a point; thence
 - 8) north 37°12'30" East, 41.05 feet to a point in the division line between Lot no. 2 on the west and Lot no. 1 (also shown on the above referenced map) on the east; thence along said division the following three (3) courses and distances:
 - 1) south 52°47'30" East, 126.07 feet to a point; thence
 - 2) south 28°16'13" West, 376.70 feet to a point; thence
 - 3) south 86°51'13" West, 96.60 feet to a point in the aforementioned division line between lands of P & J Glenville Inc. and lands of Grant; thence along said division line the following two (2) courses and distances:
 - 1) north 16°18'47" West, 5.00 feet to a point; thence
 - 2) south 79°54'13" West, 277.33 feet to the point and place of beginning and containing 3.04 acres of land more or less.

Subject to any enforceable easements, rights, restrictions and/or covenants of record.



<p>PREPARED FOR REAL PROPERTY TAX SERVICE AGENCY SCHENECTADY, NEW YORK</p> <p>PREPARED BY AERO SERVICE PHILADELPHIA, PENNSYLVANIA 19135 CONVERTED TO DIGITAL FORMAT BY THE SANBORN MAP COMPANY, INC. (JAN 2022) CONVERTED TO ESRI GEODATABASE FORMAT BY FOUNTAINS SPATIAL, INC. (2009) CONVERTED TO ESRI ARCGIS PRO FORMAT BY VHB, INC. (2024)</p>	<p>REVISION TABLE</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>MADE BY</th> <th>CHANGES OR ADDITIONS</th> </tr> </thead> <tbody> <tr> <td>03/20/2024</td> <td>DEF</td> <td>1-4 REV 4 FT AS PER TOWN OF GLENVILLE APPROPRIATION</td> </tr> <tr> <td>03/20/2024</td> <td>DEF</td> <td>1-5 REV 7 FT 1.5" TO 7 FT 6" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION</td> </tr> <tr> <td>03/20/2024</td> <td>DEF</td> <td>1-14 REV 10' AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION</td> </tr> <tr> <td>04/20/2024</td> <td>DEF</td> <td>1-21 REV 21' 11" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION</td> </tr> <tr> <td>11/7/2024</td> <td>DEF</td> <td>1-25 REV 25' 11" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION</td> </tr> <tr> <td>11/7/2024</td> <td>DEF</td> <td>1-27 1/2" TO 2' 0" AS PER ADJUDICATED SUBDIVISION</td> </tr> <tr> <td>04/26/2024</td> <td>DEF</td> <td>1-27 REV 27' 6" TO 27' 11" AS PER ADJUDICATED SUBDIVISION</td> </tr> <tr> <td>04/26/2024</td> <td>DEF</td> <td>085 (008) REV 27' 11" PER NEW YORK STATE LIGHTHOUSE</td> </tr> </tbody> </table>	DATE	MADE BY	CHANGES OR ADDITIONS	03/20/2024	DEF	1-4 REV 4 FT AS PER TOWN OF GLENVILLE APPROPRIATION	03/20/2024	DEF	1-5 REV 7 FT 1.5" TO 7 FT 6" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION	03/20/2024	DEF	1-14 REV 10' AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION	04/20/2024	DEF	1-21 REV 21' 11" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION	11/7/2024	DEF	1-25 REV 25' 11" AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION	11/7/2024	DEF	1-27 1/2" TO 2' 0" AS PER ADJUDICATED SUBDIVISION	04/26/2024	DEF	1-27 REV 27' 6" TO 27' 11" AS PER ADJUDICATED SUBDIVISION	04/26/2024	DEF	085 (008) REV 27' 11" PER NEW YORK STATE LIGHTHOUSE	<p>SPECIAL DISTRICTS</p> <p>SCHOOL: 42202 SCOTIA-GLENVILLE</p> <p>FIRE: 7007 FIRE DISTRICT 7</p> <p>WATER: WATER DISTRICT 11</p>	<p>PROPERTY LINE</p> <p>ORIGINAL SUB-DIV LINE</p> <p>RAILROAD</p> <p>STREAM OR DITCH</p> <p>ROAD OR RAILWAY BNDY</p> <p>COUNTY LINE</p>	<p>TOWN LINE</p> <p>VILLAGE LINE</p> <p>BLOCK LIMIT</p> <p>GREAT LOT LINE</p> <p>SCHOOL DISTRICT LINE</p> <p>WATER DISTRICT</p> <p>SEWER DISTRICT</p>	<p>LEGEND</p> <p>FIRE DISTRICT LINE</p> <p>DENOTES COMMON OWNER</p> <p>TAX MAP BLOCK NUMBER</p> <p>TAX MAP PARCEL NUMBER</p> <p>FILED PLAN LOT NUMBER</p> <p>GREAT LOT NO.</p>	<table border="1"> <tr> <td>CALCULATED ACREAGE</td> <td>17.5 (AC)</td> </tr> <tr> <td>DEED ACREAGE</td> <td>17.5 A</td> </tr> <tr> <td>SCALED OVERSIGHT</td> <td>225 (R)</td> </tr> <tr> <td>FIELD UNLIMBISH</td> <td>173.33</td> </tr> </table> <p>ALL PARCEL DIMENSIONS ARE IN FEET</p>	CALCULATED ACREAGE	17.5 (AC)	DEED ACREAGE	17.5 A	SCALED OVERSIGHT	225 (R)	FIELD UNLIMBISH	173.33	<p>Scale: 1 inch = 100 feet</p>	<p>TAX MAP</p> <p>TOWN OF GLENVILLE</p> <p>SCHENECTADY, NEW YORK</p> <p>Date Printed: Mar 13, 2024</p>	<p>030.19</p> <p>030.14 030.15 030.00</p> <p>030.06 039.07 030.00</p> <p>SHEET INDEX</p>
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THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.



PREPARED FOR
REAL PROPERTY TAX SERVICE AGENCY
 SCHENECTADY, NEW YORK
 PREPARED BY
 AERO SERVICE PHILADELPHIA, PENNSYLVANIA 19135
 CONVERTED TO DIGITAL FORMAT BY THE SANBORN MAP COMPANY, INC. (JAN 2002)
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REVISION TABLE	
DATE	MADE BY / CHANGES OR ADDITIONS
03/02/2024	DEF 1-4 REV 4.11 AS PER TOWN OF GLENVILLE APPROPRIATION
01/20/2024	DEF 1-5 REV 3.11 1-12-11 REV 12-11 BOTH PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION
03/03/2024	DEF 1-10 REV 10.1 AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION
01/17/2024	DEF 1-14 REV 14.11 AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION
04/02/2024	DEF 1-21 REV 21.11 AS PER TOWN OF GLENVILLE HIGHWAY APPROPRIATION
11/17/2024	DEF 1-23 REV 23.11 PER S/D PER ADJUDICATING SUB-DIVISION
01/17/2024	DEF 1-27 REV 27.11 PER S/D PER ADJUDICATING SUB-DIVISION
04/02/2024	DEF 1-22 REV 22.11 PER S/D PER ADJUDICATING SUB-DIVISION
01/17/2024	DEF 1-23 REV 23.11 PER S/D PER ADJUDICATING SUB-DIVISION
01/17/2024	DEF 1-23 REV 23.11 PER S/D PER ADJUDICATING SUB-DIVISION

SPECIAL DISTRICTS	
SCHOOL:	422202 SCOTIA-GLENVILLE FIRE
WATER:	F0007 FIRE DISTRICT 7

PROPERTY LINE		TOWNSHIP LINE		LEGEND	
ORIGINAL SUBLOT LINE	--- (dashed)	VILLAGE LINE	--- (dashed)	FIRE DISTRICT LINE	--- (dashed)
RAILROAD	--- (dashed)	BLOCK LIMIT	--- (dashed)	INDICATES COMMON OWNER	--- (dashed)
STREAM OR DITCH	--- (dashed)	GREAT LOT LINE	--- (dashed)	TAX MAP BLOCK NUMBER	--- (dashed)
ROAD OR RAILWAY BNDY	--- (dashed)	SCHOOL DISTRICT LINE	--- (dashed)	TAX MAP PARCEL NUMBER	--- (dashed)
COUNTY LINE	--- (dashed)	WATER DISTRICT	--- (dashed)	FILED PLAN LOT NUMBER	--- (dashed)
		SEWER DISTRICT	--- (dashed)	GREAT LOT NO.	--- (dashed)

CALCULATED ACREAGE	
DEED ACREAGE	17.5 A
SCALED DIMENSION	226.89
DEED DIMENSION	173.33

ALL PARCEL DIMENSIONS ARE IN FEET

SHEET INDEX		
030.14	030.15	030.00
030.00	030.00	030.00
039.06	039.07	030.00

TAX MAP
TOWN OF GLENVILLE
 SCHENECTADY, NEW YORK
 030.19
 Date Printed: Mar 13, 2024

THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY AND IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.

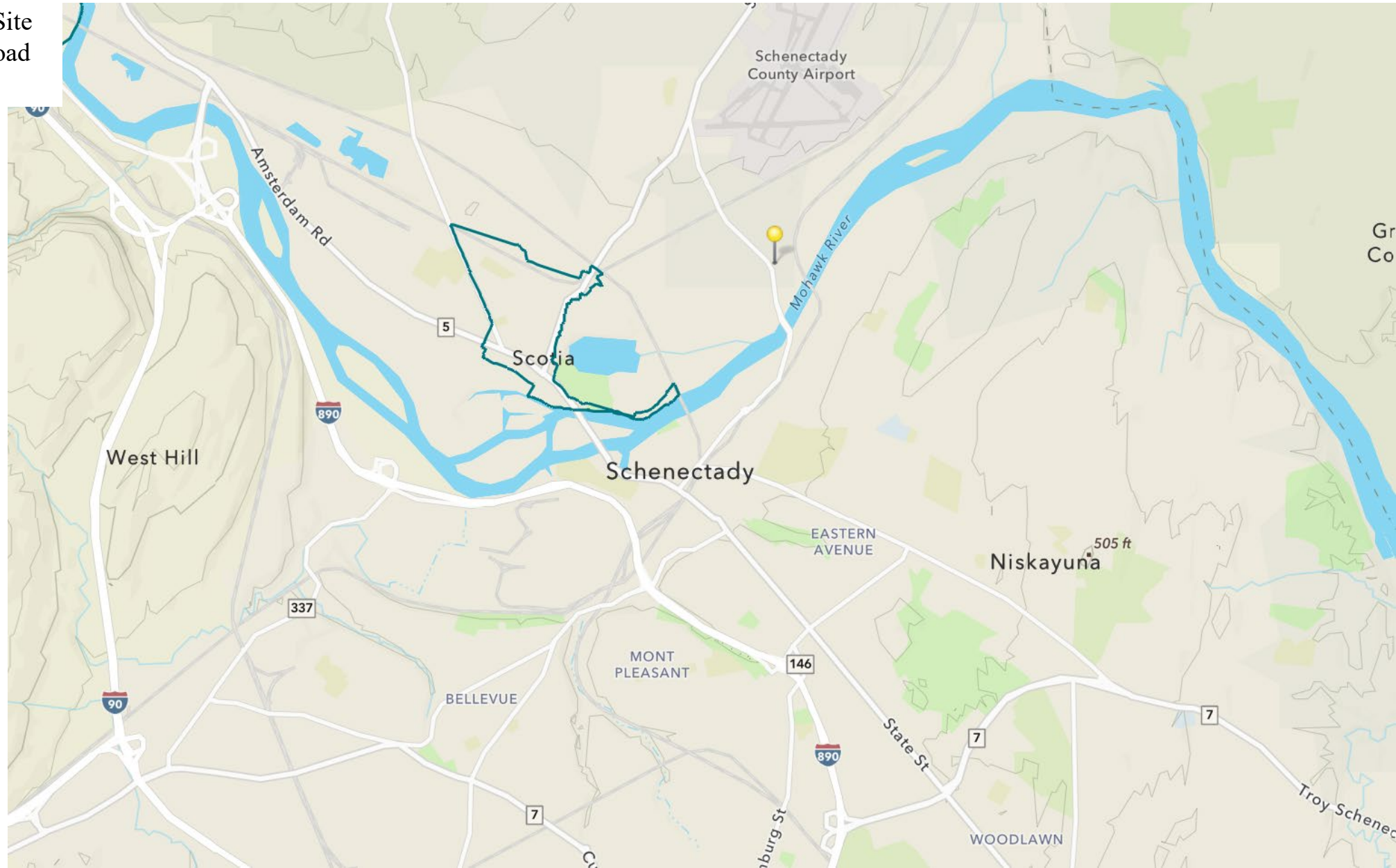
EXHIBIT C

BOA Map

48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302

Legend:

 Site Location

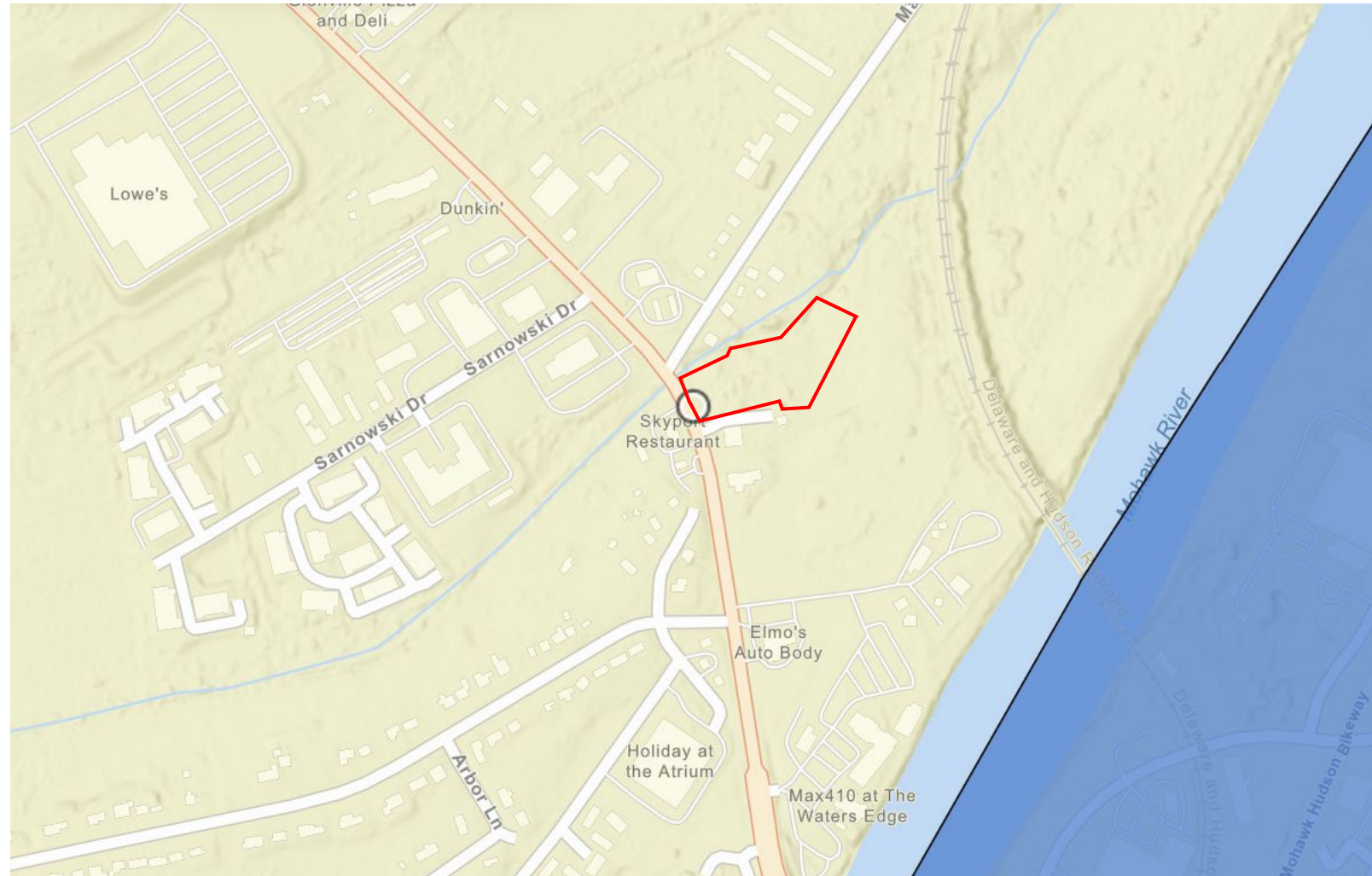


February 2026

Source: NYS Department of State – Geographic Information Gateway

Disadvantaged Communities Map

48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302



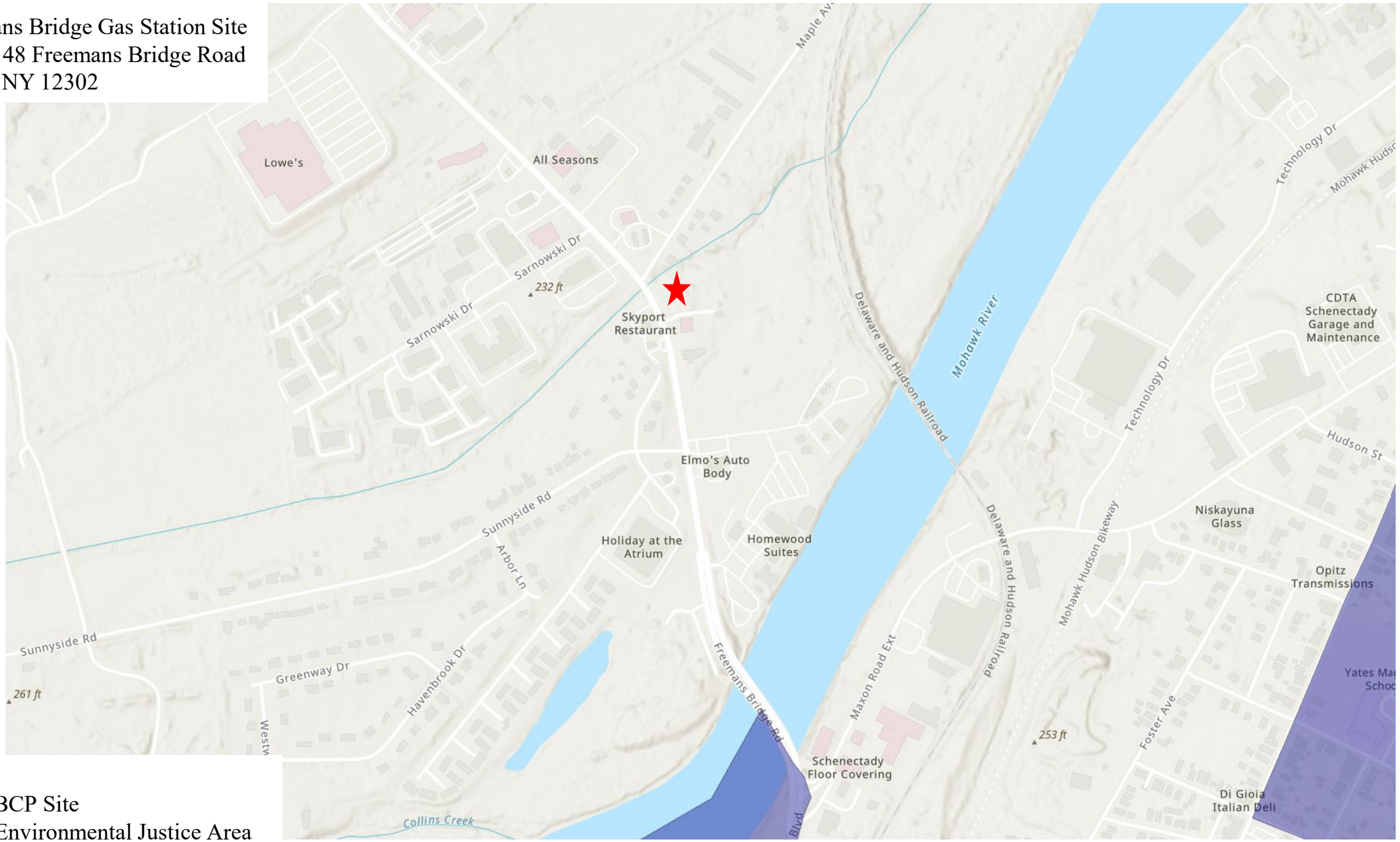
Legend:

 Site Property Boundary

 Disadvantaged Community

EJ MAP

48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302



Legend:



BCP Site



Environmental Justice Area

En-Zone Map

48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302

Legend:

 Site Property
Boundary



February 2026
Source: Google Earth

Google Earth

EXHIBIT D

FLOOD MAP

48 Freemans Bridge Gas Station Site
Portion of 48 Freemans Bridge Road
Glenville, NY 12302

Legend:



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

February 2026
Source: FEMA Flood Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program (NFIP). It does not constitute a warranty of any kind. The community and responsible should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodway Data are shown, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Floodway Data on labels contained within the Flood Insurance Study (FIS) Report file accompanying this FIRM. Users should be aware that BFEs shown on this FIRM represent rounded whole foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used for the site-specific flood elevation information. Floodway data presented in the FIS Report should be viewed in conjunction with the FIS Report for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to coastal areas of 0.1 North American Vertical Datum of 1988 (NAVD 88) elevation. Floodway data shown for coastal areas are also provided in the Summary of Floodway Data in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Floodway Data should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2 of "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was NAD 83 Transverse Mercator (UTM) zone 18. The horizontal datum was NAD 83 CRS 1983 spheroid. Differences in datum, projection or UTM zone may exist in the production of FIRM's for adjacent jurisdictions or may result in a positional difference of between 0.1 and 0.2 feet at boundaries. These differences do not affect the accuracy of this FIRM.

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

NGS Information Services
NOAA, NVD811
National Geodetic Survey
5815 Central Expressway
Sewerside, Maryland 20686-1282
(301) 713-3342

To obtain current elevation data for a specific location information to beach marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3342, or visit a website at <http://www.ngs.noaa.gov>.

Base Map Information Shown on this FIRM was provided by the New York State Office of General Services and Office of General Services. The digital imagery data from 2007, and was produced at a average pixel size of 1" = 500' ground surface distance.

The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved hydraulic data the profile baselines, in some cases, may deviate significantly from the channel centerline or appear outside the DFWM.

This map reflects more detailed and up-to-date stream channel configurations from those shown on the previous FIS for this jurisdiction. The floodlines and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data labels for multiple streams in the Flood Insurance Study Report reflect the updated, authoritative hydrologic data and reflect stream channel locations that differ from what is shown on the map.

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

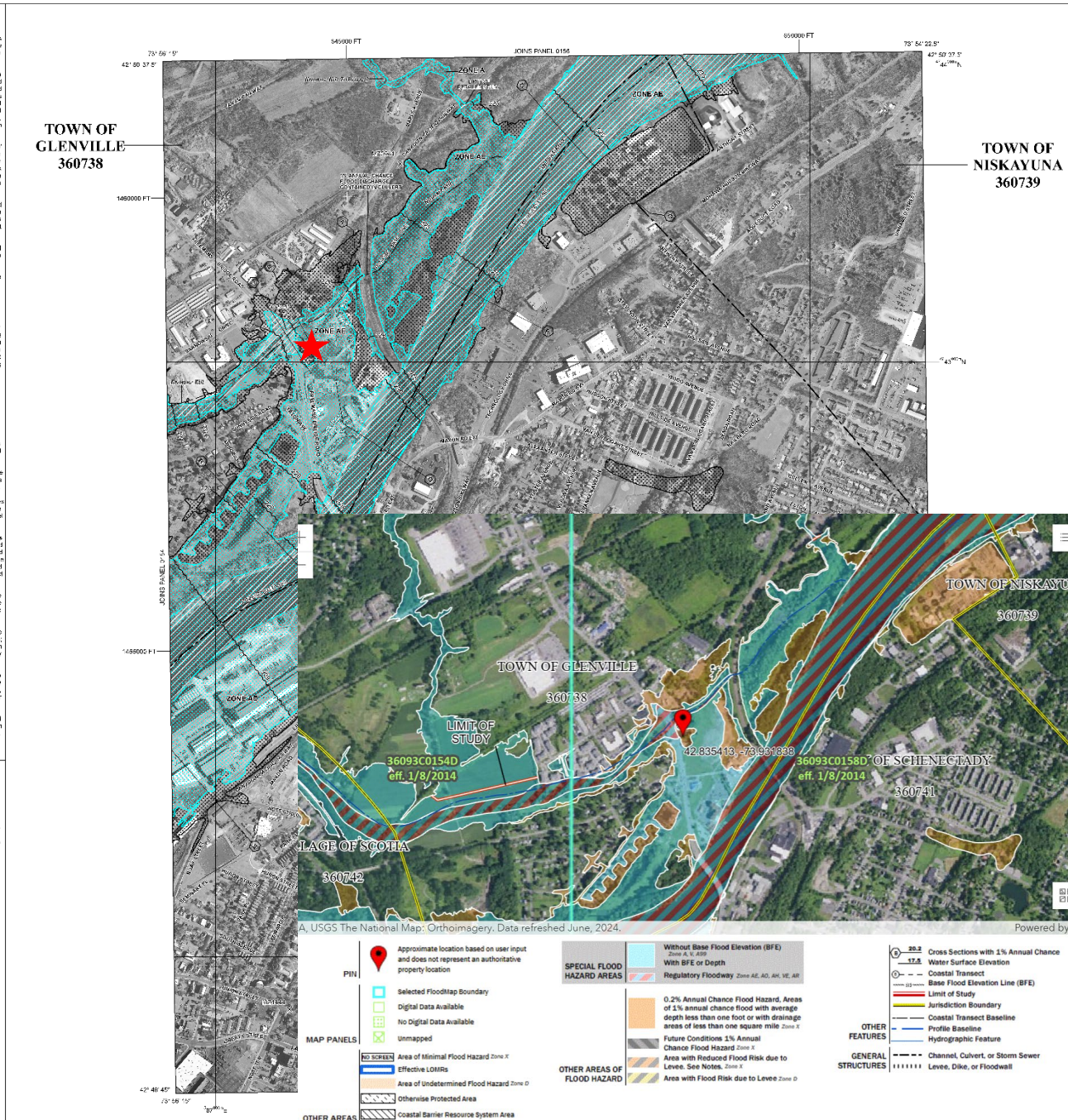
Please refer to the separately printed Map Index for an overview map of the county showing the levels of map detail, community map sheets by address, and a Listing of Communities table containing National Flood Insurance Program status for each community as well as a listing of the counties in which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at mapscenter.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or viewed directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program, please call the FEMA Map Information Exchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



This digital FIRM was produced through a unique cooperative partnership between the New York State Department of General Services, Cooperative NYS/USACE, and FEMA. As part of the effort, NYS/USACE has joined in a Cooperative Technical Partnership agreement to produce and maintain digital data.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING OF THE FLOOD INSURANCE PROGRAM

Zone AE: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone AE are shown in light blue. Areas of Zone AE are shown in light blue. Areas of Zone AE are shown in light blue.

Zone A: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone A are shown in light blue.

Zone B: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone B are shown in light blue.

Zone C: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone C are shown in light blue.

Zone D: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone D are shown in light blue.

Zone X: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone X are shown in light blue.

OTHER FLOOD AREAS

Zone X: Areas of Special Flood Hazard (SFHA) subject to flooding of the Flood Insurance Program (FIP) by a 1% Annual Chance Flood. Areas of Zone X are shown in light blue.

OTHER FEATURES

Map Panel Boundary: Dashed line.

Digital Data Available: Green outline.

No Digital Data Available: Yellow outline.

Unmapped: Red outline.

Area of Minimal Flood Hazard Zone X: Light blue area.

Effective LOMRs: Blue area.

Area of Undetermined Flood Hazard Zone D: Yellow area.

Otherwise Protected Area: Green area.

Coastal Barrier Resource System Area: Red area.

OTHER AREAS

Without Base Flood Elevation (BFE) Zone AE, AD, AH, AE, AO, AR: Light blue area.

With BFE or Depth Regulatory Floodway Zone AE, AD, AH, AE, AO, AR: Blue area.

0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X: Yellow area.

Future Conditions 1% Annual Chance Flood Hazard Zone X: Orange area.

Area with Reduced Flood Risk due to Levee, See Notes, Zone X: Green area.

Area with Flood Risk due to Levee Zone D: Red area.

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

Coastal Transect: Dashed line.

Base Flood Elevation Line (BFE): Solid line.

Limit of Study: Dotted line.

Jurisdiction Boundary: Dashed line.

Coastal Transect Baseline: Dashed line.

Profile Baseline: Solid line.

Hydrographic Feature: Dashed line.

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer: Dashed line.

Levee, Dike, or Floodwall: Dashed line.

MAP SCALE 1" = 600'

MAP NUMBER 36093C0158D

EFFECTIVE DATE JANUARY 8, 2014

Federal Emergency Management Agency

PANEL 0158D

FIRM FLOOD INSURANCE RATE MAP

FOR SCHENECTADY COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY NUMBER
GLENVILLE, TOWN OF 360738
NISKAYUNA, TOWN OF 360739
SCHENECTADY, CITY OF 360741

PANEL 158 OF 257

MAP SUFFIX: D
(SUFFIX: D - SPECIAL FLOOD HAZARD AREAS)

FOR MORE INFORMATION ON THIS MAP NUMBER, VISIT www.fema.gov OR CALL 1-877-FEMA-MAP (1-877-336-2627).

Federal Emergency Management Agency

EXHIBIT E

ZONING MAP

48 Freemans Bridge Gas Station Site
 Portion of 48 Freemans Bridge Road
 Glenville, NY 12302

OFFICIAL ZONING MAP Town of Glenville Schenectady County, New York

ADOPTED: April 4, 2001
 AMENDMENTS:
 March 5, 2003
 April 16, 2003
 ADOPTED: April 4, 2001
 Revised: March 17, 2001
 Revised: February 16, 2005
 Revised: August 17, 2005
 Revised: September 29, 2008
 Revised: April 15, 2010
 Revised: February 28, 2011
 Revised: September 6, 2012
 Revised: September 4, 2013
 Revised: September 5, 2014
 Revised: October 16, 2014
 Revised: May 28, 2015
 Revised: August 19, 2015
 Revised: October 21, 2015
 Revised: January 20, 2016
 Revised: October 5, 2017
 Revised: January 16, 2018
 Revised: December 13, 2018
 Revised: June 21, 2019
 Revised: March 1, 2020
 Revised: February 5, 2021

Legend:



BCP Site Location

Zoning Districts: Freemans Bridge Road Corridor

- ZONING DISTRICTS**
- AIRPORT ZONING
 - COMMUNITY BUSINESS
 - GENERAL BUSINESS
 - FREEMANS BRIDGE ROAD CORRIDOR
 - COMMERCIAL PLANNED DEVELOPMENT
 - HIGHWAY COMMERCIAL
 - LAND CONSERVATION
 - MULTI-FAMILY RESIDENTIAL
 - PLANNED DEVELOPMENT
 - MIXED USE PLANNED DEVELOPMENT
 - PROFESSIONAL/RESIDENTIAL
 - PUBLIC PARK LANDS
 - RESEARCH/DEVELOPMENT/TECHNOLOGY
 - RIVERFRONT RECREATION/COMMERCIAL
 - RURAL RESIDENTIAL/AGRICULTURAL
 - SUBURBAN RESIDENTIAL
 - TOWN CENTER OVERLAY DISTRICT

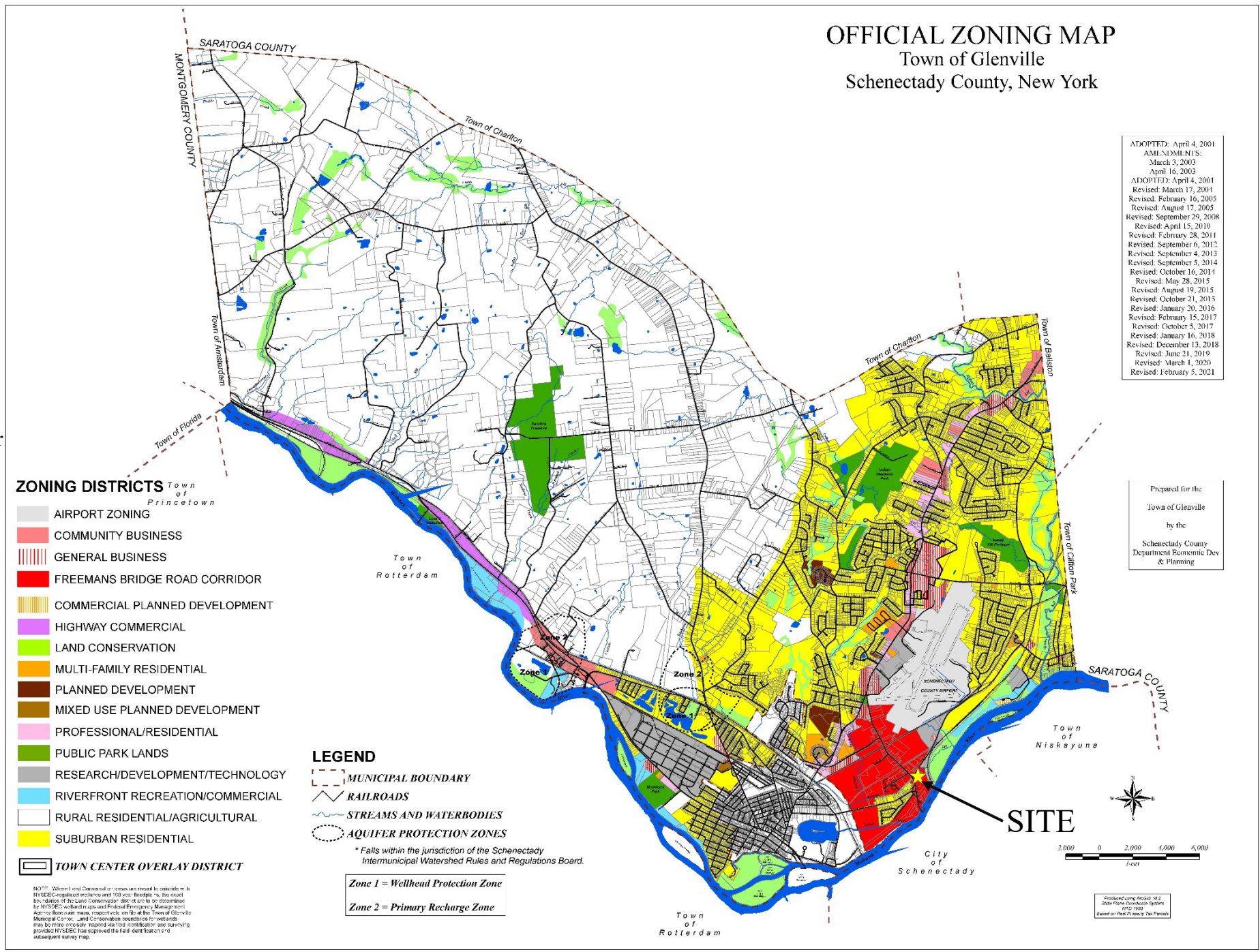
LEGEND

- MUNICIPAL BOUNDARY
- RAILROADS
- STREAMS AND WATERBODIES
- AQUIFER PROTECTION ZONES

* Falls within the jurisdiction of the Schenectady Intermunicipal Watershed Rules and Regulations Board.

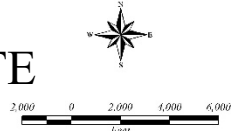
- Zone 1 = Wellhead Protection Zone
- Zone 2 = Primary Recharge Zone

NOTE: Where formal easements or other interests are required to coincide with NYSDEC-regulated wetlands and 100 year floodplains, the usual jurisdiction of the State Conservation Department is in accordance with NYSDEC wetland maps and Federal Emergency Management Agency floodplain maps, respectively, on file with the Town of Glenville Municipal Clerk. Land Conservation boundaries for wetlands may be more precisely located via field confirmation and surveying provided NYSDEC has approved the field identification and subsequent survey map.



Prepared for the
 Town of Glenville
 by the
 Schenectady County
 Department of Economic Dev
 & Planning

SITE



Produced using ArcGIS 10.2
 State Plane NAD 83 System
 NAD 83 1983
 Based on PNY County Tax Parcels

February 2026

Zoning District: Section 270-24.2 Freemans Bridge Road Corridor Distirct

A. Purpose. The purpose of the Freemans Bridge Road Corridor District is as follows:

- (1) To provide a destination gateway to Glenville, consistent with the Freemans Bridge Road Complete Streets Concept Plan, safely connecting the riverfront to Thomas Corners and the Town Center while providing accommodations for all users, including pedestrians, bicyclists, and vehicles.
- (2) Economic development will be encouraged through mixed use, research and technology, retail, and office development.

B. Objectives. The following are objectives for the Freemans Bridge Road Corridor District:

- (1) The size and scale of buildings in the Freemans Bridge Road Corridor should be complementary to a pedestrian- and bicycle-friendly environment.
- (2) The architectural character of new and renovated buildings should be harmonious with the surrounding area.
- (3) Improve pedestrian and bicycling infrastructure and conditions along the Corridor. Amenities shall be provided to promote pedestrian and bicycling usage.
- (4) Improve safety, better manage congestion, and implement access management along the Corridor.
- (5) Increase the potential for transit service to destinations along the Corridor.
- (6) Incorporate green infrastructure and sustainability into future development along the Corridor.
- (7) Provide streetscape amenities that give Freemans Bridge Road an identity.
- (8) Accommodate retail development, research and development, medical and office uses and foster economic development.

C. Uses permitted by site plan review.

- (1) Offices and professional offices.
- (2) Bed-and-breakfast establishments.
- (3) Hotels and motels.
- (4) Microbreweries, microwineries, and microdistilleries.
- (5) Sidepaths and bike paths.
- (6) Roadside produce stands.
- (7) Restaurants, food services, taverns, and nightclubs.
- (8) Restaurants.
- (9) Retail businesses.
- (10) Medical offices.
- (11) Personal wireless service facilities.
- (12) Personal and general services.
- (13) Indoor, outdoor, and not-for-profit recreation facilities.
- (14) Shopping centers.
- (15) (Reserved) Editor's Note: Former Subsection C(15), Attached dwellings, was repealed 11-16-2022 by L.L. No. 8-2022.
- (16) Publicly owned parks, recreation areas, and open spaces.

D. Uses permitted by conditional use permit which also require site plan review

- (1) Veterinary clinics, animal training facilities and animal hospitals with completely enclosed pens or kennels.
- (2) Research and development facilities.
- (3) Hospital.
- (4) Craft production.
- (5) Marinas.

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
48 Freemans Bridge Gas Station Site
48 Freemans Bridge Road
Glenville, New York 12303

Year	Contact Information Freemans Bridge Road (30.19-1-30.2) Owners	Status	Relation to Requestor
Unknown – 1923	Mary Ellis Yelverton Address: N/A Phone: N/A	Deceased 1938	None
1923 – 1964	Konstanty Sarnowski (Deceased 1970) and Cecilia Sarnowski (Deceased 1965) Address: N/A Phone: N/A	Deceased	None
1964 – 1976	Sarnowski Farms Dairy Inc. Last Known Address: 52 Freemans Bridge Road Scotia, New York 12302 Phone: Unknown	Inactive 1993	None
1976 – 1990	Cheryl K. Van Patten Address: N/A Phone: N/A	Deceased 2011	None
1990 – 1990	Lyons Ventures Inc. – William and Berry Lyons Last Known Address: 34 Freemans Bridge Road Scotia, New York 12302 Phone: Unknown	Inactive 2012	None
1990 – 2014	Dominick R. Mangino Address: N/A Phone: N/A	Deceased 2014	None
2014 – 2017	Mangino Family Irrevocable Trust Robert Mangino and Linda Dicrescenzo (Deceased 2016), as Trustees Address: 7840 Canterbury Lane Plantation, Florida 33324 Phone: Unknown	Active	None
5/25/2017 – 3/26/2026	Pasquale Popolizio Address: c/o Attorney Mary E. Slevin, Esq. 1826 Western Avenue Albany, New York 12203 Phone: (518) 449-3125	Active	Parties to a Real Estate Transaction
3/26/2026 – Present	48 FBR LLC Address: c/o Matric Hotels 646 Plan Road, Unit 208 Clifton Park, New York 12065 Phone: (617) 308-0213	Active	Requestor
Operators			
1800s – Present	Vacant/Undeveloped	N/A	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
48 Freemans Bridge Gas Station Site
48 Freemans Bridge Road
Glenville, New York 12303

Year	Contact Information 48 Freemans Bridge Road (30.19-1-29.1) Owners	Status	Relation to Requestor
Unknown – 1923	Mary Ellis Yelverton Address: N/A Phone: N/A	Deceased 1938	None
1923 – 1957	Konstanty Swrnowski (Deceased 1970) and Cecilia Sarnowski (Deceased 1965) Address: N/A Phone: N/A	Deceased	None
1957 - 1963	Paul H. Nelson Address: N/A Phone: N/A	Deceased 2019	None
1963 - 1989	Florence E. Nelson Address: N/A Phone: N/A	Deceased 2015	None
1989 - 1988	Merge Corp. Address: N/A Phone: N/A	Inactive 1999	None
1998 – 2015	Florence E. Nelson Address: N/A Phone: N/A	Deceased 2015	None
2015 - 2020	Nelson Family Revocable Trust – Paul and Florence Nelson, as Trustees Linda A. Apsey, as Successor Trustee Address: Unknown Phone: Unknown	Unknown	None
9/4/2020 – 3/26/2026	P&J Glenville, Inc. – Pasquale Popolizio Address: c/o Attorney Mary E. Slevin, Esq. 1826 Western Avenue Albany, New York 12203 Phone: (518) 449-3125	Active	Parties to a Real Estate Transaction
3/26/2026 – Present	48 FBR LLC Address: c/o Matric Hotels 646 Plan Road, Unit 208 Clifton Park, New York 12065 Phone: (617) 308-0213	Active	Requestor
Operators			
1957 – 1980s	Gulf Oil Corporation – 15-year Lease Agreement (Liber 750, Page 552) Address: 492 Old Connecticut Path, Suite 600 Framingham, MA 01701 Phone: (800) 774-4853	Active	None
1980s – 1998	Hess Corporation Address: c/o Chevron Corporation 1400 Smith Street Houston, Tx 770022 Phone: (832) 854-1000	Active	None
1998 – Present	Vacant	N/A	None

EXHIBIT G



SCHENECTADY COUNTY – STATE OF NEW YORK
CARA M. ACKERLEY, COUNTY CLERK
620 STATE STREET, 3RD FLOOR
SCHENECTADY, NEW YORK 12305

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



BOOK/PAGE: 2170 / 8
 INSTRUMENT #: 202608094

Receipt#: 2026096684
 Clerk: RH
 Rec Date: 04/09/2026 09:31:10 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: LEMERY GREISLER LLC

Party1: P&J GLENVILLE INC
 POPOLIZIO PASQUALE
 Party2: 48 FBR LLC
 Town: GLENVILLE
 30.19-1-29.1
 30.19-1-30.2

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
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax
 Transfer Tax 424.00

Sub Total: 424.00

Total: 749.00

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

***** Transfer Tax *****
 Transfer Tax #: 2933
 Transfer Tax
 Consideration: 105735.00

Transfer Tax 424.00

Total: 424.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT,
 AS REQUIRED BY SECTIONS 315, 316-a(5) & 319 OF THE
 REAL PROPERTY LAW OF THE STATE OF NEW YORK

Record and Return To:

LEMERY GREISLER LLC
 677 BROADWAY 8TH FLR
 ALBANY NY 12207-

Cara M. Ackerley
 Schenectady County Clerk

Record & Return To:
Lemery Greisler LLC
677 Broadway, 8th Floor
Albany, New York 12207
Att: Pme

WARRANTY DEED

THIS INDENTURE, made this 26th day of March, 2026 BETWEEN

Pasquale Popolizio, with an address of 1101 Rugby Road, Schenectady, New York 12308, and
P&J Glenville, Inc. a/k/a P&J Glenville Corporation, a New York corporation with an
address of 1101 Rugby Road, Schenectady, New York 12308,

collectively, *party of the first part, and*

48 FBR LLC a New York limited liability company with a principal mailing address of PO Box
380, Halfmoon, New York 12065

party of the second part,

WITNESSETH that the party of the first part, 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
party of the second part, do hereby grant and release unto the party of the second part, their
successors and assigns forever,

ALL THAT LOT, PIECE OR PARCEL OF LAND, as more fully described in Schedule "A" attached
hereto and made a part hereof.

BEING the same premises conveyed by deed from Mangino Family Irrevocable Trust by
Robert V. Mangino to Pasquale Popolizio dated May 25, 2017 and recorded in the Schenectady
County Clerk's Office May 31, 2017 in Book 1963 of Deeds at Page 504; and by deed from Nelson
Family Revocable Trust by Linda A. Apsey, Successor Trustee, to P&J Glenville, Inc. dated
September 4, 2020 and recorded in the Schenectady County Clerk's Office on October 8, 2020 in
Book 2043 of Deeds at Page 48;

THIS CONVEYANCE is made in the ordinary course of business of the party of the first part
and is not all or substantially all of the assets of the party of the first part.

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
successors and assigns forever.

AND the party of the first part covenant as follows:

FIRST, that the party of the second part shall quietly enjoy the same premises;

SECOND, that the party of the first part will forever Warrant the title to said
premises.

THIRD, that, in Compliance with §13 of the Lien Law, 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

30.19 P.P.T.S.A. 29.1 + 30.2
INDEPENDENT LOT

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SCHEDULE A

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Glenville, County of Schenectady and State of New York, being along the easterly side of Freemans Bridge Road, also being Lot 2, as shown and laid out on a map titled "*Lot Line Adjustment Plan between lands now or formerly of FBR Lodging LLC, P&J Glenville, Inc. & Pasquale Popolizio, St. No.'s 34 & 48 Freemans Bridge Road*", Town of Glenville, County of Schenectady, State of New York, dated January 23, 2026, as prepared by ABD Engineers & Surveyors and filed in the Schenectady County Clerk's Office on March 24, 2026 as map no. Q-57, Instrument #:014881 and being more particularly bounded and described as follows:

BEGINNING at a point in the easterly road boundary of Freemans Bridge Road at its intersection with the division line between lands now or formerly Pasquale Popolizio as described in Liber 1963 of deeds at page 504 on the southeast, said point being in the centerline of a stream; thence from said point of beginning northeasterly along the center of stream approximately 185 feet, the tie for this course being North 63°21'27" East, 181.17 feet to a point therein; thence along the division line between the aforementioned lands of Popolizio on the southeast and lands now or formerly P & J Glenville Corp. as described in Liber 2027 of deeds at page 976 and lands now or formerly Ricky J. Bourst as described in Liber 1574 of deeds at page 202 on the north North 33°15'37" East, 100.00 feet to a point in the division line between the aforementioned lands of Popolizio on the south and lands now or formerly Hall Creek LLC as described in Liber 1560 of deeds at page 678 on the north; thence along said division line the following two (2) courses and distances:

- 1) South 55°03'30" East, 86.00 feet to a point; thence
- 2) North 65°03'17" East, 115.59 feet to a point in the division line between the aforementioned lands of Popolizio on the south and lands now or formerly Derek A. Foti as described in Liber 1509 of deeds at page 742 on the north; thence along said division line and along the division line with lands of DeArroyo the following two (2) courses and distances:
 - 1) South 55°03'30" East, 12.00 feet to a point in the center of the aforementioned stream; thence
 - 2) northeasterly along the center of stream approximately 174 feet, the tie for this course being North 40°52'08" East, 169.99 feet to a point at its intersection with the division line between the herein described parcel on the south and lands now or formerly Workshop at Glenville, LLC as described in Liber 2142 of deeds at page 241 on the north; thence along said division line North 37°12'30" East, 15.51 feet to a point in the proposed division line between Lot No. 1 on the east and Lot No. 2 on the west; thence along said proposed division line the following three (3) courses and distances:
 - 1) south 52°47'30" East, 136.97 feet to a point; thence
 - 2) south 28°16'13" West, 376.70 feet to a point; thence
 - 3) south 86°51'13" West, 96.60 feet to a point in the division line between the aforementioned Lot No. 2 on the east and lands now or formerly Erwin C. Grant & Joan

H. Grant as described in Liber 1058 of deeds at page 520 on the west; thence along said division line the following two (2) courses and distances:

- 1) north $16^{\circ}18'47''$ West, 5.00 feet to a point; thence
- 2) south $79^{\circ}54'13''$ West, 277.33 feet to a point in the aforementioned easterly road boundary of Freemans Bridge Road; thence along said easterly road boundary of Freemans Bridge Road the following four (4) courses and distances:
 - 1) north $20^{\circ}19'56''$ West, 0.41 feet to a point; thence
 - 2) north $20^{\circ}18'10''$ West, 67.38 feet to a point; thence
 - 3) north $14^{\circ}20'36''$ West, 63.96 feet to a point; thence
 - 4) north $32^{\circ}45'57''$ West, 62.00 feet to the point and place of beginning and containing 3.32 acres of land more or less.

EXHIBIT H

LOCATION:		CTM-MW-2		
LAB SAMPLE ID:		CV02192		
COLLECTION DATE:		12/23/2025		
ANALYTE	GW STANDARD	Units	Result	RL
SEMI-VOLATILE ORGANICS				
Benzo(a)anthracene	0.002	ug/L	0.08	0.02
Benzo(a)pyrene	ND*	ug/L	0.05	0.02
Benzo(b)fluoranthene	0.002	ug/L	0.08	0.02
Benzo(k)fluoranthene	0.002	ug/L	0.06	0.02
Chrysene	0.002	ug/L	0.07	0.02
Indeno(1,2,3-cd)pyrene	0.002	ug/L	0.08	0.02

LOCATION:		MW-23		
SAMPLE ID:		MW-23-20240716		
LAB SAMPLE ID:		480-221729-5		
COLLECTION DATE:		7/16/2024		
ANALYTE	NY-UNRES	UNIT	Result	Q
METALS				
Iron	0.3	mg/L	15.1	
Manganese	0.3	mg/L	0.63	
Sodium	20	mg/L	33.4	

LOCATION:		CTM-MW-3		
LAB SAMPLE ID:		CV02193		
COLLECTION DATE:		12/24/2025		
ANALYTE	GW STANDARD	Units	Result	RL
VOLATILE ORGANICS				
Isopropylbenzene	5	ug/L	6.9	1.0
n-Propylbenzene	5	ug/L	14	1.0
SEMI-VOLATILE ORGANICS				
Benzo(a)anthracene	0.002	ug/L	0.12	0.02
Benzo(a)pyrene	ND*	ug/L	0.15	0.02
Benzo(b)fluoranthene	0.002	ug/L	0.14	0.02
Benzo(k)fluoranthene	0.002	ug/L	0.12	0.02
Chrysene	0.002	ug/L	0.15	0.02
Indeno(1,2,3-cd)pyrene	0.002	ug/L	0.17	0.02

LOCATION:		CTM-MW-5		
LAB SAMPLE ID:		CV02194		
COLLECTION DATE:		12/25/2025		
ANALYTE	GW STANDARD	Units	Result	RL
VOLATILE ORGANICS				
Benzene	1	ug/L	17	0.70
m&p-Xylene	5	ug/L	12	2.0
n-Propylbenzene	5	ug/L	6.8	1.0
Total Xylenes	5	ug/L	15	2.0
SEMI-VOLATILE ORGANICS				
Benzo(a)anthracene	0.002	ug/L	0.04	0.02
Benzo(a)pyrene	ND*	ug/L	0.05	0.02
Benzo(b)fluoranthene	0.002	ug/L	0.05	0.02
Benzo(k)fluoranthene	0.002	ug/L	0.04	0.02
Chrysene	0.002	ug/L	0.04	0.02
Indeno(1,2,3-cd)pyrene	0.002	ug/L	0.06	0.02

Project Number: 24.4275
 Data Source: NYSGIS Clearinghouse
 Lot Line Adjustment Plan
 (ABD Engineers Surveyors, 2024)
 Projection: NAD 1983 StatePlane
 New York East FIPS 3101 (US Feet)
 Date: January 12, 2026
 File: 244275_48_Freemans_Bridge_Rd.aprx
 GIS: C Bondi

Legend

- Approximate Geoprobe Soil Boring Location
- ⊙ Approximate Monitoring Well Location
- Approximate Tax Parcel Boundary
- ▭ Approximate Site Boundary

0 30 60 120 180 Feet
 1 in = 60 Feet

FIGURE 1
 GROUNDWATER RESULTS EXCEEDING SCGs
 48 FREEMANS BRIDGE ROAD

Town of Glenville Schenectady County, NY

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 50 CENTURY HILL DRIVE, LATHAM, NY 12110
 518.786.7400 * FAX 518.786.7299

LOCATION: CTM-GP-2_6-8						
LAB SAMPLE ID: CV02197						
COLLECTION DATE: 12/22/2025						
SAMPLE DEPTH (ft bgs): 6-8						
ANALYTE	NY-UNRES	NY-RESR	NY-RESRR	Units	Result	RL
METALS						
Lead	63	400	400	mg/Kg	416	0.40
Mercury	0.18	0.30	0.30	mg/Kg	0.321	0.09
SEMIVOLATILE ORGANICS						
Benzo(a)anthracene	1	1	1.4	mg/Kg	1.2	0.28
Benzo(a)pyrene	1	1	1	mg/Kg	1.3	0.28
Benzo(b)fluoranthene	1	1	1.4	mg/Kg	1.6	0.28
Benzo(ghi)perylene	0.64	1.2	4.9	mg/Kg	0.66	0.28
Chrysene	1	4.9	4.9	mg/Kg	1.1	0.28
Indeno(1,2,3-cd)pyrene	0.5	1.4	1.4	mg/Kg	0.72	0.28
Phenanthrene	1.1	1.2	4.9	mg/Kg	2.1	0.28



LOCATION: D17			
SAMPLE ID: VER D17 SW 050407			
LAB SAMPLE ID: 480-185211-5			
COLLECTION DATE: 5/4/2007			
ANALYTE	SCG	UNIT	Result
Total C.SVOC	10,000	µg/KG-dry	10,300

LOCATION: CTM-GP-1_6-8						
LAB SAMPLE ID: CV02196						
COLLECTION DATE: 12/22/2025						
SAMPLE DEPTH (ft bgs): 6-8						
ANALYTE	NY-UNRES	NY-RESR	NY-RESRR	Units	Result	RL
METALS						
Lead	63	400	400	mg/Kg	104	0.36

LOCATION: CTM-GP-5_10-12						
LAB SAMPLE ID: CV02200						
COLLECTION DATE: 12/22/2025						
SAMPLE DEPTH (ft bgs): 10-12						
ANALYTE	NY-UNRES	NY-RESR	NY-RESRR	Units	Result	RL
VOLATILE ORGANICS						
Total Xylenes	0.26	100	100	mg/Kg	1.92	0.0023

LOCATION: CTM-GP-4_10-12						
LAB SAMPLE ID: CV02199						
COLLECTION DATE: 12/22/2025						
SAMPLE DEPTH (ft bgs): 10-12						
ANALYTE	NY-UNRES	NY-RESR	NY-RESRR	Units	Result	RL
VOLATILE ORGANICS						
Acetone	0.03	100	100	mg/Kg	0.44	0.086

Project Number: 24.4275
 Data Source: NYSGIS Clearinghouse
 Lot Line Adjustment Plan
 (ABD Engineers Surveyors, 2024)
 Projection: NAD 1983 StatePlane
 New York East FIPS 3101 (US Feet)
 Date: January 12, 2026
 File: 244275_48_Freemans_Bridge_Rd.aprx
 GIS: C Bondi

Legend

- Approximate Geoprobe Soil Boring Location
- Approximate Sidewall Sample Location
- ⊕ Approximate Monitoring Well Location
- Approximate Location of Sidewall Excavation Extent
- Approximate Tax Parcel Boundary
- ▭ Approximate Site Boundary

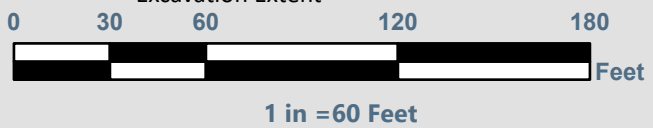


FIGURE 2
 SOIL RESULTS EXCEEDING SCGs
 48 FREEMANS BRIDGE ROAD

Town of Glenville Schenectady County, NY

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 50 CENTURY HILL DRIVE, LATHAM, NY 12110
 518.786.7400 * FAX 518.786.7299

Exhibit I



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: 48 FBR LLC

DOS ID: 7780772

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: 12/11/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/11/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: SCHENECTADY

NEXT STATEMENT DUE DATE: 12/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[<](#) [ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: 48 FBR LLC

Address: PO BOX 380, HALFMOON, NY, UNITED STATES, 12065

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Exhibit J


SOLE MEMBER WRITTEN CONSENT

The undersigned, being the Sole Member of 48 FBR LLC, does hereby certify as follows:

1. 48 FBR LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 48 Freemans Bridge Road (30.19-1-29.1) and ___ Freemans Bridge Road (30.19-1-30.2), Schenectady, New York 12302, which is now officially one lot based on a recent lot line adjustment merger for which a signed lot line adjustment map has been filed and approved by the Town of Glenville (collectively the “BCP Site”).

2. Bhavik Jariwala, as the sole member of 48 FBR LLC, is authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 48 FBR LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 27th day of March, 2026.



Bhavik Jariwala
Sole Member

Exhibit K

Site Contact List

48 Freemans Bridge Gas Station Site

Prtion of 48 Freemans Bridge Road, Glenville, New York 12302

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	11A Clinton Avenue, Room 827	Albany	NY	12207
Kirsten Gilibrand	U.S. Senator	11A Clinton Avenue, Room 821	Albany	NY	12207
Paul Tonko	U.S. House of Representatives	19 Dove Street, Suite 302	Albany	NY	12210
Patricia Fahy	New York State Senator	198 State Street, Room 708	Albany	NY	12247
Robert C. Lawton	Schenectady County Manager	620 State Street	Schenectady	NY	12305
Keith Brown	Schenectady County Department of Public Health	107 Nott Terrace	Schenectady	NY	12308
To Whom It May Concern	Schenectady County Department of Economic Development and Planning	107 Nott Terrace	Schenectady	NY	12308
Gary R. McCarthy	Mayor of City of Schenectady	105 Jay Street, Room 111	Schenectady	NY	12305
Alexandria Carver	City of Schenectady, Director of Development	105 Jay Street	Schenectady	NY	12305
To Whom It May Concern	City of Schenectady Water Department	105 Jay Street, Room 206	Schenectady	NY	12305
Robert J. Kirkham, Jr.	Town of Glenville, Supervisor	18 Glenridge Road	Glenville	NY	12302
Michael Carr	Town of Glenville, Planning and Zoning Commission	18 Glenridge Road	Glenville	NY	12302
Thomas Coppola	Town of Glenville, Department of Public Works	18 Glenridge Road	Glenville	NY	12302
The Daily Gazette	Media	2345 Maxon Road	Schenectady	NY	12308
Charity Thorne	Hon. Karen B. Johnson Main Library	99 Clinton Street	Schenectady	NY	12305
Andrea Polikoski	Glen-Worden Elementary School	30 Worden Road	Scotia	NY	12302
John J. Geniti	Lincoln Elementary School	40 Albion Street	Scotia	NY	12302
Samantha Eichele	Yates Magnet Elementary School	725 Salina Street	Schenectady	NY	12308
Tony Farina	Oneida Middle School	1629 Oneida Street	Schenectady	NY	12308
Desmond O'Connor	Jessie T. Zoller Elementary School	1880 Lancaster Street	Schenectady	NY	12308
Dr. William Anders	Craig Elementary School	2566 Balltown Road	Schenectady	NY	12309
David Zadoorian	Glencliff Elementary School	961 Riverview Road	Rexford	NY	12148
Chris Leggieri	Mayfair Nursery School	51 Glenridge Road	Schenectady	NY	12302
Latizza Douglas	TSL Kids Crew	3 Hortsman Drive	Scotia	NY	12302
Xiomara Gonzalez	Melanie Group Famuly Daycare	821 Hillside Avenue	Schenectady	NY	12308
To Whom It May Concern	Little Hands and Feet Daycare	2151 Van Vranken Avenue	Schenectady	NY	12308
To Whom It May Concern	St. Anthony's Daycare	1840 Van Vranken Avenue	Schenectady	NY	12308
Funso L. Abiola	Kids Smart Care Daycare	1609 Avenue A	Schenectady	NY	12308
P & J Glenville Corp.	Adjacent Property Owner of 34 Freenmans Bridge Rd & 2 Maple Ave	1101 Rugby Road	Schenectady	NY	12308
Pan Am Southern LLC	Adjacent Property Owner of Maple Avenue	200 Meridan Centre Blvd. Suite 300	Rochester	NY	14618
Thomas Potoski	Adjacent Property Onwer of 46 Maple Avenue	10 Owasco Court	Niskayuna	NY	12309
Alphonso De Arroyo	Adjacent Property Owner/Operator of 10 Maple Avenue	10 Maple Avenue	Glenville	NY	12302
Derek A. Foti	Adjacent Property Owner/Operator of 8 Maple Avenue	8 Maple Avenue	Glenville	NY	12303
Hall Creek LLC	Adjacent Property Owner of 6 Maple Avenue	328 Butterfield Avenue	Alpaus	NY	12008
Ricky J. Bourst	Adjacent Property Owner/Operator of 4 Maple Avenue	4 Maple Avenue	Glenville	NY	12302
Stewarts Shops Corp.	Adjacent Property Owner/Operator of 50 Freemans Bridge Road	PO Box 435	Saratoga Springs	NY	12866
National Assoc Trustco Bank	Adjacent Property Owner/Operator of 1-3 Sarnowski Drive	3 Sarnowski Drive	Glenville	NY	12302
Jacob Davey	Adjacent Property Owner/Operator of 213 Sunnyside Road	213 Sunnyside Road	Glenville	NY	12302

LMB Properties LLC	Adjacent Property Owner of 35 Freemans Bridge Road	12 Statestone Drive	Glenville	NY	12302
Erwin Grant	Adjacent Property Owner of 38 Freemans Bridge Road	209 Spring Road	Glenville	NY	12302
Jeannine Camp	Adjacent Property Owner of 36 Freemans Bridge Road	616 Mohawk Avenue	Glenville	NY	12302
Duell Plumbing & Heating	Adjacent Property Operator of 46 Maple Avenue	46 Maple Avenue, Unit 1	Schenectady	NY	12302
Glenville Glass	Adjacent Property Operator of 8 Maple Avenue	8 Maple Avenue	Scotia	NY	12302
Tri-City Carpet Cleaning	Adjacent Property Operator of 4 Maple Avenue	4 Maple Avenue	Schenectady	NY	12302
Freemans Bridge Sports	Adjacent Property Operator of 38 Freemans Bridge Road	38 Freemans Bridge Road	Scotia	NY	12302

Exhibit L



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Hon. Karen B. Johnson Main Library
Schenectady County Public Library
99 Clinton Street
Schenectady, New York 12305

RE: Brownfield Cleanup Program Application
Applicant: 48 FBR LLC
Site Name: 48 Freemans Bridge Gas Station Site
Site Address: 48 Freemans Bride Rd., Schenectady, NY 12302

To Whom It May Concern:

We represent 48 FBR LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 48 Freemans Briede Road, Schenectady, NY 12302. We respectfully request that the Hon. Karen B. Johnson Main Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

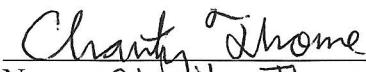
Please sign below and return the executed letter as an attachment to an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com, if you are able to certify that the Hon. Karen B. Johnson Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program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

Sincerely,

KNAUF SHAW LLP


LINDA R. SHAW, ESQ.

The Hon. Karen B. Johnson Main Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 48 Freemans Bridge Road, Schenectady, New York 12302.


Name: Charity Thorne
Title: Executive Director

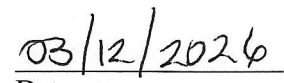
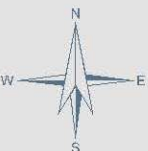

Date

Exhibit M



Scale 1:1,450

Project Number: 24.4275
 Data Source: NYSGIS Clearinghouse
 Date: March 18, 2026
 Drafter: A. Rogers

Legend

- Approximate Property Boundary
- Former Tax Map Boundary

The locations and features depicted on this map are approximate and do not represent an actual survey

48 Freeman's Bridge Road Gas Station Site
Areas of Previous Excavation

Town of GlenvilleSchenectady County, NY

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 50 CENTURY HILL DRIVE, LATHAM, NY 12110
 518.786.7400 * FAX 518.786.7299

DRAWING NUMBER
32404-1B-04

GW LAYER
GW-1B-04

CHECKED BY

DRAWN BY
SSH/PS/LR 04/09/04

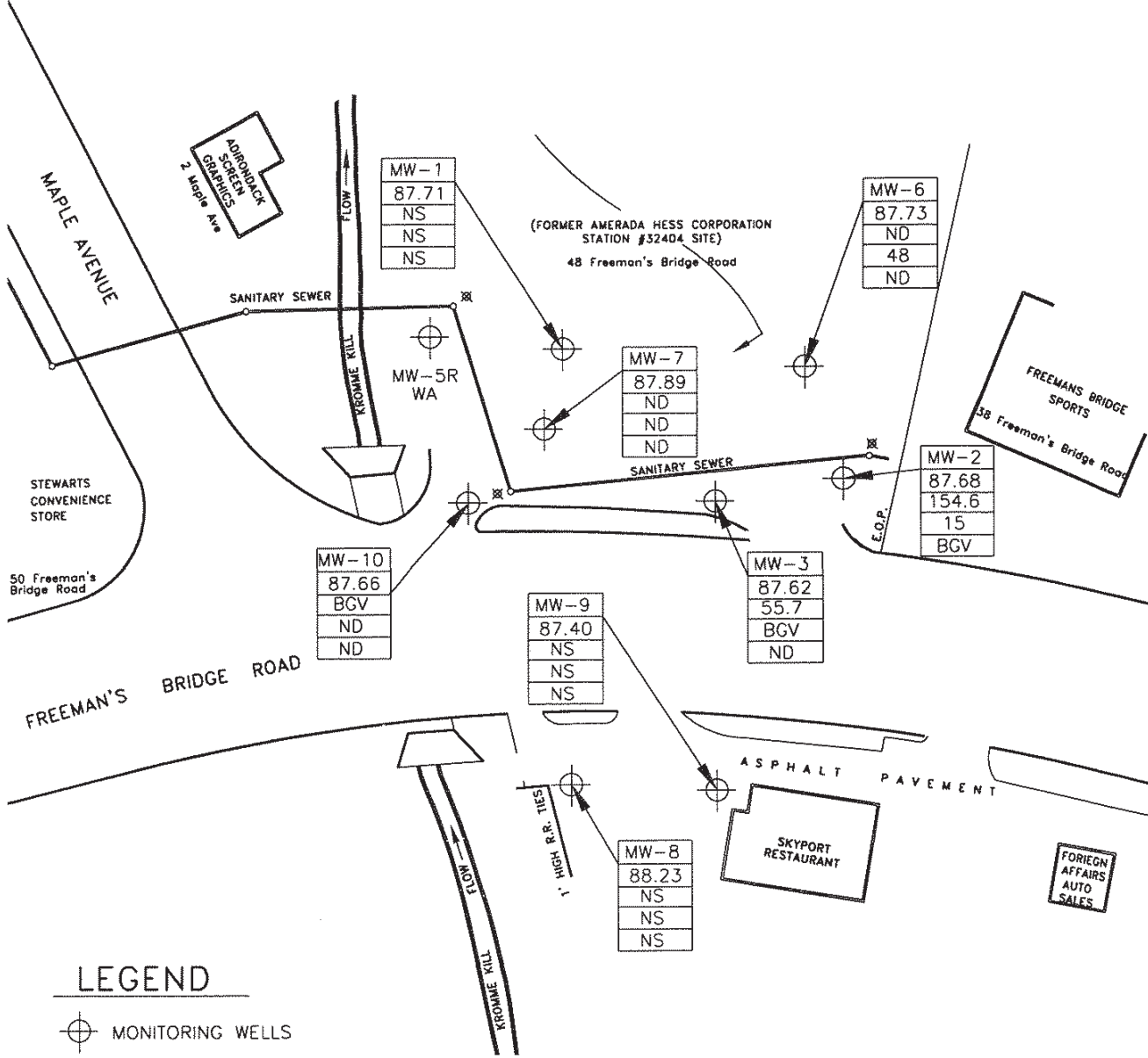
OFFICE
ED/ALB

X-REF

IMAGE

Format Revised: 12/15/99

APPARENT GROUNDWATER FLOW DIRECTION



LEGEND

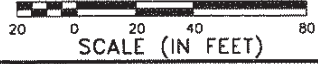
- MONITORING WELLS
- SEWER ACCESS MANHOLE
- TRENCH DE-WATERING POINT
- WA WELL ABANDONED

MW-1	MONITORING WELL
87.71	GROUNDWATER ELEVATION IN FEET
NS	DISSOLVED BTEX CONCENTRATION (ug/L)
NS	DISSOLVED MTBE CONCENTRATION (ug/L)
NS	DISSOLVED NAPHTHALENE CONCENTRATION (ug/L)

- BGV BELOW NYSDEC GUIDANCE VALUE
- ND NOT DETECTED AT REPORTING DETECTION LIMIT
- NS NOT SAMPLED PER NYSDEC APPROVAL

REFERENCE:

BASE MAP SOURCE:
ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.



AMERADA HESS CORPORATION
FORMER HESS STATION #32404
48 FREEMANS BRIDGE ROAD
SCOTIA, NEW YORK

FIGURE 1
GROUNDWATER CONCENTRATION
MAP
MARCH 4, 2004