

2921 WESTCHESTER AVENUE

BRONX, NEW YORK

Brownfield Cleanup Program Application

Submitted to:

New York State Department of Environmental Conservation

Division of Environmental Remediation

Site Control Section

625 Broadway, 11th Floor

Albany, NY 12233-7020

Prepared for:

Ralford Realty Corp.

330 Fifth Avenue

Pelham, NY 10803

Prepared by:



121 West 27th Street, Suite 702

New York, NY 10001

acarroll@tenen-env.com

(646) 606-2332

July 2020



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance DEC USE ONLY
BCP SITE #:

NAME Ralford Realty Corp. c/o Anthony Scovotti

ADDRESS Eifert French & Ketchum, 330 Fifth Avenue

CITY/TOWN Pelham ZIP CODE 10803

PHONE (718) 824-1700 FAX (718) 824-1930 E-MAIL ascovotti@efk.com

Is the requestor authorized to conduct business in New York State (NYS)? Yes No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State 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 to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, 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. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the 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).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents	X	X	X
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: Chlorinated solvents associated with historic site operations.

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

4. 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 checked="" type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 2921 Westchester Avenue

ADDRESS/LOCATION 2921 Westchester Avenue

CITY/TOWN Bronx ZIP CODE 10461

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Bronx

COUNTY Bronx SITE SIZE (ACRES) 0.0118

LATITUDE (degrees/minutes/seconds) 40 ° 50 ' 48 "	LONGITUDE (degrees/minutes/seconds) 73 ° 49 ' 60 "
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Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, 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 far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
2925 Westchester Avenue		4164	P/O 5	0.012

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? Yes No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes No
If yes, identify census tract : _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. 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? Yes No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. Yes No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

None.

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Yes No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No

13. If you have answered Yes to Question 12, 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? Yes No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, 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 IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Anthony Scovotti		
ADDRESS Eifert French & Ketchum, 330 Fifth Avenue		
CITY/TOWN Pelham	ZIP CODE 10803	
PHONE (718) 824-1700	FAX (718) 824-1930	E-MAIL ascovotti@efk.com
NAME OF REQUESTOR'S CONSULTANT Alana Carroll, PG / Tenen Environmental, LLC		
ADDRESS 121 West 27th Street, Suite 702		
CITY/TOWN New York	ZIP CODE 10001	
PHONE (646) 606-2332	FAX (646) 606-2379	E-MAIL acarroll@tenen-env.com
NAME OF REQUESTOR'S ATTORNEY James Periconi / Periconi, LLC		
ADDRESS 260 Madison Avenue, 15th Floor (change to 8th fl. eff. Aug. 1, 2020)		
CITY/TOWN New York	ZIP CODE 10016	
PHONE (212) 213-5500	FAX (212) 448-0067	E-MAIL jpericoni@periconi.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
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. Yes No

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
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? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? Yes No
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 or made a false statement in connection with any document or application submitted to DEC? Yes No
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? Yes No
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? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS 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 checking this box, 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; 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. 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 easement on the site Is this proof attached?

Yes No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

Section IX. Contact List Information

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 addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. 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.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R7-1 and C2-2

What uses are allowed by the current zoning? (Check boxes, below)

Residential Commercial Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Attach 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.

3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing? Yes No

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

Yes No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

The property will remain as a commercial use building, consistent with applicable zoning laws and maps.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

The proposed use is not inconsistent with any applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans or other adopted land use plans.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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 President (title) of Ralford Realty Corp. (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 7/21/20 Signature: Anthony Scovotti

Print Name: Anthony Scovotti

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions 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 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
From ECL 27-1405(31):	
<p>"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.</p>	
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:	
<p>(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</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(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</p> <p>(c) there are no structures.</p>	
<p>"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.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. 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* (*Checking this box will result in a “pending” status. The Regulatory Agreement 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.);
- 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’ households 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 home owners 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.

BCP Application Summary (for DEC use only)

Site Name: 2921 Westchester Avenue
City: Bronx

Site Address: 2921 Westchester Avenue
County: Bronx **Zip:** 10461

Tax Block & Lot Section (if applicable): **Block:** 4164 **Lot:** P/O 5

Requestor Name: Ralford Realty Corp. c/o Anthony Scovotti **Requestor Address:** Eifert French & Ketchum, 330 Fifth Avenue
City: Pelham **Zip:** 10803 **Email:** ascovotti@efk.com

Requestor's Representative (for billing purposes)
Name: Anthony Scovotti **Address:** Eifert French & Ketchum, 330 Fifth Avenue
City: Pelham **Zip:** 10803 **Email:** ascovotti@efk.com

Requestor's Attorney
Name: James Periconi / Periconi, LLC **Address:** 260 Madison Avenue, 15th Floor (change to 8th fl. eff. Aug.
City: New York **Zip:** 10016 **Email:** jpericoni@periconi.com

Requestor's Consultant
Name: Alana Carroll, PG / Tenen Environmental, LLC **Address:** 121 West 27th Street, Suite 702
City: New York **Zip:** 10001 **Email:** acarroll@tenen-env.com

Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: Yes No

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: Yes No Planned, No Contract

DER/OGC Determination: Agree Disagree Undetermined

Notes:

New York State Department of Environmental Conservation
BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION

For

2921 WESTCHESTER AVENUE
BRONX, NY
RALFORD REALTY CORP.

JULY 2020

Section I. Requestor Information

Ralford Realty Corp. is a NYS business entity. A copy of the New York State Department of State's Corporation & Business Entity Database printout is attached in Exhibit A.

The members of Ralford Realty Corp. are as follows:

- Anthony Scovotti, President
- Chris Scovotti, Vice President
- Donna Smith, Treasurer
- Louise Del Giudice, Member
- Margaret Warren, Member

Section II. Project Description

II.4 - Narrative Description

As part of the project, the property will be remediated and the existing building prepared for future commercial retail use. Additional remedial investigation (RI) will be completed upon entry into the BCP. A Remedial Investigation Work Plan (RIWP), a draft Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) will be completed within approximately twelve months of entry into the program. Following approval of the RAWP, the remedial action (RA) will be implemented, beginning approximately March 1, 2021. The Certificate of Completion is anticipated by the end of 2021. Below is a more detailed estimated project schedule:

Estimated Project Schedule
(Reasonable BCP dates)

Task / Month	June 20 to July 20	Aug 20 to Sept 20	Oct 20	Nov 20 to Feb 21	Mar 21	Apr 21 to Dec 21
BCP Application and RIWP Review and Completeness						
BCP App and RIWP, Public Comment and Approval						
Implement Remedial Investigation						
Prepare RIR and RAWP, Public Comment and Approval						
Implement Remedial Action						
Prepare FER/SMP, Approval, COC						

Section III. Property's Environmental History

III.1 – Environmental Reports

The environmental reports and/or data deliverables prepared for the Site include the following, which are attached in Exhibit B.

1. Phase II Environmental Site Assessment Report with Additional Data Reports, 2925 and 2931 Westchester Avenue, Bronx, NY; prepared by Castleton Environmental, dated August 2019.
2. Due Diligence Investigation Letter Report, 291 Westchester Avenue, Bronx, NY; prepared by Tenen Environmental, LLC, dated May 2020.

III.2 – Sampling Data

The laboratory reports containing sampling data are contained in the investigation reports referenced above.

III.3 – Site Drawings

The site drawings for soil, groundwater and soil vapor are attached as Exhibit C. The data for these drawings are in the reports and laboratory deliverables that are referenced above.

Section IV. Property Information

The following maps have been attached as Exhibit D.

- USGS 7.5 minute quad map, indicating the site's location
- Tax Map
- Surrounding Property Owner Map
- Land Use Map

IV.10 - Property Description and Environmental Assessment

Location

The 2921 Westchester Avenue site is located in an urban area, at 2921 Westchester Avenue, Bronx, NY (Tax Block 4164, portion of Lot 5).

Site Features

The Site feature includes a portion of one two-story building with a partial basement used for commercial purposes. The portion of Lot 5 to be included as the Site is approximately 525 square feet. The Site is currently occupied by an after-school and tutoring program (More Than a Tutor) and was formerly used as a dry cleaner.

Current Zoning and Land Use

The Site is currently zoned R7-1, denoting a medium-density apartment district, with a C2-2 commercial overlay. The surrounding parcels are used for a combination of commercial and residential uses. The nearest residential area is directly to the west, at 1741 Pilgrim Avenue, Bronx, NY 10461.

Past Use of the Site

The subject property was initially developed prior to 1950 and contained the current subject structure. Prior uses that appear to have led to site contamination include the use of chlorinated solvents by a former dry cleaner.

Site Geology and Hydrogeology

The subject property is located at an average elevation of approximately 45 feet above mean sea level (ft-msl). The subject property is located in a relatively flat area that gently slopes to the west. The overburden is composed predominantly of native dense, fine silty sands extending to bedrock (approximately 19 feet below sidewalk grade [ft-bsg]). Bedrock consists of schist and perched water is present above the bedrock at approximately 9 to 10 ft-bsg. A well survey was performed in November 2019 and groundwater was determined to flow to the south-southwest.

Environmental Assessment

Based on investigations conducted to date at the subject property, the primary contaminants of concern for the site are chlorinated volatile organic compounds (cVOCs). A Phase II Environmental Site Assessment (ESA) and Due Diligence Investigation have been completed at the Site. The August 2019 Phase II ESA, conducted by Castleton Environmental (Castleton) included the advancement of five soil borings, the collection of three soil samples, the installation of three temporary monitoring wells, the collection of three groundwater samples, the installation of three temporary soil vapor implants and the collection of three soil vapor samples. More recently, soil, groundwater, and indoor air sampling was completed by Tenen Environmental (Tenen) to further investigate the presence of chlorinated solvents in soil and groundwater at the Site and to determine if a soil vapor intrusion condition existed. Tenen's initial investigation was conducted between September and November 2019 and consisted of the collection of one indoor air sample from each tenant space located within the building on Lot 5 (total of five indoor air samples and one ambient air sample), the advancement of four soil borings, the collection of one soil sample, the installation of three permanent monitoring wells and the collection of three groundwater samples. On February 27, 2020, Tenen returned to the Site to delineate the extent of tetrachloroethene (PCE) contamination identified in soil during the Castleton ESA. A total of seven delineation soil borings were advanced within the Site basement to bedrock (approximately 2.5 to 4 feet below basement grade [ft-bbg]) and 16 soil samples were collected.

Soil:

Castleton Phase II ESA

The chlorinated volatile organic compounds (cVOCs) PCE, trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE) were detected in one of three soil samples at concentrations exceeding NYSDEC Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) and Protection of Groundwater (PGW) SCOs (PCE only).

Tenen Due Diligence

A PCE hotspot in soil was horizontally and vertically delineated to the extent possible within the Site basement. Results of the soil delineation sampling showed concentrations of PCE in exceedance of its UU and PGW SCO at 0-1 ft-bbg at five boring locations, at 1-2 ft-bbg at two boring locations, and at 2-3 ft-bbg at one boring location. In addition, TCE and cis-1,2-DCE were detected in exceedance of UU and PGW SCOs at 0-1 ft-bbg at five boring locations, at 1-2 ft-bbg at two boring locations, and at 2-3 ft-bbg at two boring locations; and vinyl chloride was detected in exceedance of its UU and PGW SCO at 0-1 ft-bbg at one boring location and at 1-2 ft-bbg at one boring location. PCE was detected at a max. concentration of 34 milligrams per kilogram (mg/kg); TCE was detected at a max. concentration of 26 mg/kg; cis-1,2-DCE was detected at a max. concentration of 15 mg/kg; and vinyl chloride was detected at a max. concentration of 0.25 mg/kg.

Based upon the soil delineation sampling results, the hotspot comprises approximately seven cubic yards of chlorinated solvent impacted material. The vertical extent of contamination ranges from 1 ft-bbg along the eastern and southern perimeters of the hotspot, to 2 ft-bbg along the northern perimeter of the hotspot, to bedrock (approximately 3 ft-bbg) along the western perimeter of the hotspot.

No cVOCs were detected in exceedance of UU or PGW SCOs in the soil sample collected from the sidewalk of Pilgrim Avenue, adjacent to the former dry cleaner tenant space.

Groundwater:

Castleton Phase II ESA

Results of the groundwater sampling conducted as part of the Phase II ESA indicated concentrations of cVOCs, specifically PCE, TCE, and cis-1,2-DCE, in exceedance of the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (Class GA Standards) in all three samples collected from the Site basement.

Tenen Due Diligence

Subsequent groundwater sampling conducted indicated PCE, TCE, and cis-1,2-DCE were also detected in exceedance of Class GA Standards in the permanent monitoring well in the basement. PCE was detected at a max. concentration of 470 micrograms per liter (ug/l); TCE was detected at a max. concentration of 79 ug/l; and cis-1,2-DCE was detected at a max. concentration of 210 ug/l. All three analytes have a Class GA Standard of 5 ug/l.

All cVOCs were detected below Class GA Standards in the two offsite, permanent monitoring wells sampled. No other VOCs were detected in any groundwater samples.

Soil Vapor:

Castleton Phase II ESA

Elevated levels of multiple cVOCs, specifically PCE, TCE, and cis-1,2-DCE, were detected in two of three soil vapor samples collected from the Site basement. PCE was detected at a max. concentration of 230 micrograms per cubic meter (ug/m³); TCE was detected at a max. concentration of 33 ug/m³; and cis-1,2-DCE was detected at a max. concentration of 63 ug/m³. A variety of other cVOCs were detected at low concentrations in soil vapor, including carbon tetrachloride, methylene chloride, and vinyl chloride.

Indoor Air:

Tenen Due Diligence

Subsequent to the Phase II ESA, indoor air sampling was conducted in the basement and first floor of the Site. Concentrations of cVOCs were not detected in either indoor air sample in exceedance of the NYSDOH Air Guidance Values (AGVs). PCE was detected at low concentrations in both indoor air samples, with a max. concentration of 10.2 ug/m³ in the sample collected from the basement. In addition, TCE was detected in the indoor air sample collected from the basement (concentration of 0.822 ug/m³), cis-1,2-DCE was detected in both indoor air samples (max. concentration of 2.05 ug/m³ in the sample collected from the basement), vinyl chloride was detected in the indoor air sample collected from the basement (concentration of 0.054 ug/m³), and carbon tetrachloride was detected in both indoor air samples (max. concentration of 0.333 ug/m³ in the sample collected from the first floor). In general, the highest concentrations of cVOCs were detected in the indoor air sample collected from the unoccupied Site basement.

Indoor air sampling was also conducted in three other commercial spaces at the property, but outside of the Site boundaries. Concentrations of cVOCs were not detected in any offsite indoor air samples in exceedance of the NYSDOH AGVs. Low concentrations of one or more cVOCs, including PCE, TCE, and cis-1,2-DCE, were detected in all three offsite indoor air samples.

Based upon comparison of the detected concentrations of chlorinated solvents in indoor air to applicable standards and guidance, there is no meaningful soil vapor intrusion condition at the Site that would require immediate action. Additionally, though the subslab soil vapor samples collected by Castleton as part of their Phase II ESA might have predicted otherwise (and thus suggested a need for mitigation), the actual indoor air results indicate that a cVOC vapor intrusion condition does not exist onsite and that no mitigation is required

Data Gaps

- Analysis for non-volatile compounds. While not related to impacts associated with the former usage of the site as a dry cleaner, analysis of semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), metals, and per- and polyfluoroalkyl substances (collectively, PFAS) will be performed to meet the requirements of the BCP.

Section VI – Previous Owners and Operators

The current owner of the Site is Ralford Realty Corp. Ralford Realty Corp. took ownership of the Site on November 23, 1973.

Previous Owners			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Supro Homes Inc.	1717 Crosby Avenue, Bronx, NY 10461	Same entity as Applicant. Different name.	Circa 1950 – 1973

Previous Operators			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
All Seasons Cleaners	2921 Westchester Avenue, Bronx, NY 10461	Previous Tenant	Circa 1988 – Circa 2000
Tristate Interiors Showroom	2921 Westchester Avenue, Bronx, NY 10461	Previous Tenant	Circa 2000 - 2005
More Than a Tutor	2921 Westchester Avenue, Bronx, NY 10461	Current Tenant	2005 – Current

Section IX – Contact List Information

See contact list in Exhibit E.

Section X – Land Use Factors

X.2 – Summary of Current Business Operations or Uses:

The property is developed with a two-story commercial building with a partial basement that occupies the entire property lot. The Site consists of a portion of the partial basement and one tenant space, occupying approximately 525 square feet of the lot. The first floor of the Site is currently occupied by an after-school and tutoring program, but was historically utilized as a dry cleaning facility. The basement of the Site is not used and is unoccupied. The drycleaner operated for approximately 12 years, with operations ending in or around 2000.

X.3 – Reasonably Anticipated Use Post-Remediation:

The anticipated post-remedial use is commercial retail.

Exhibit A
NYS Department of State Registration

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through April 23, 2020.

Selected Entity Name: RALFORD REALTY CORP.

Selected Entity Status Information

Current Entity Name: RALFORD REALTY CORP.

DOS ID #: 61527

Initial DOS Filing Date: FEBRUARY 11, 1949

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

RALFORD REALTY CORP.

8 WEST 40TH ST.

NEW YORK, NEW YORK, 10018

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
5000	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 11, 1949	Actual	RALFORD REALTY CORP.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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[Homepage](#) | [Contact Us](#)

Exhibit B
Environmental Reports (on CD)

Exhibit C
Drawings (Sample Summaries)

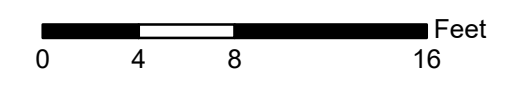
**2921 Westchester Avenue
Bronx, New York
Block 4164, Lot 5**



Analyte	NY-UNRES	NY-PGW
Chlorinated VOCs		
mg/kg		
Tetrachloroethene	1.3	1.3
Trichloroethene	0.47	0.47
cis-1,2-Dichloroethene	0.25	0.25
Methylene Chloride	0.05	0.05
Vinyl Chloride	0.02	0.02

- Notes:**
- 1. Bold and shaded yellow value indicates concentration exceeds NY-UNRES and NY-PGW SCOs**
 - NY-UNRES = 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives
 - NY-PGW = 6 NYCRR Part 375 Restricted Protection of Groundwater Soil Cleanup Objectives
 - D = Concentration is from an analysis that required a dilution
 - J = Estimated value
 - ND = Not detected
 - NS = No standard
 - Soil samples SB01, SB02, and SB05 were collected as part of Castleton's Phase II ESI and sample depths were not indicated

- Legend**
- Soil Delineation Sample Locations
 - ⊕ Soil/Groundwater Sample Location
 - ⊗ Castleton Environmental Soil Sample Locations
 - - - Block 4164, Tax Lot 5
 - ▭ Site Location
2921 Westchester Avenue



Block 4164
Tax Lot 5

Westchester Avenue

Pilgrim Avenue

Sample Location	MW-1
Sample Depth (ft-bg)	16-18
Date	9/27/2019
Chlorinated VOCs	
mg/kg	
Tetrachloroethene	ND
Trichloroethene	ND
cis-1,2-Dichloroethene	ND
Methylene Chloride	ND
Vinyl Chloride	ND

MW-1

Sample Location	SB-5-N		
Sample Depth (ft-bg)	0-1	1-2	2-3
Date	2/27/2020		
Chlorinated VOCs			
mg/kg			
Tetrachloroethene	34	22	0.65
Trichloroethene	8.1	26	0.67
cis-1,2-Dichloroethene	10	12	0.57
Methylene Chloride	ND	0.27 J	ND
Vinyl Chloride	ND	0.084 J	ND

Sample Location	SB05
Sample Depth (ft-bg)	N/A
Date	8/9/2019
Chlorinated VOCs	
mg/kg	
Tetrachloroethene	21 D
Trichloroethene	3.3 D
cis-1,2-Dichloroethene	2.7 D
Methylene Chloride	ND
Vinyl Chloride	ND

Sample Location	SB-5-E
Sample Depth (ft-bg)	0-1
Date	2/27/2020
Chlorinated VOCs	
mg/kg	
Tetrachloroethene	0.17
Trichloroethene	0.031
cis-1,2-Dichloroethene	0.052
Methylene Chloride	ND
Vinyl Chloride	0.0005 J

Sample Location	SB-5-W2	
Sample Depth (ft-bg)	0-1	1-2
Date	2/27/2020	
Chlorinated VOCs		
mg/kg		
Tetrachloroethene	8.1	0.033
Trichloroethene	1.4	0.0089
cis-1,2-Dichloroethene	1.3	0.0099
Methylene Chloride	ND	ND
Vinyl Chloride	ND	ND

Sample Location	SB02
Sample Depth (ft-bg)	N/A
Date	8/9/2019
Chlorinated VOCs	
mg/kg	
Tetrachloroethene	0.13
Trichloroethene	0.015
cis-1,2-Dichloroethene	0.014
Methylene Chloride	ND
Vinyl Chloride	ND

Sample Location	SB-5-W		
Sample Depth (ft-bg)	0-1	1-2	2-3
Date	2/27/2020		
Chlorinated VOCs			
mg/kg			
Tetrachloroethene	20	16	7
Trichloroethene	3.3	3.6	1.7
cis-1,2-Dichloroethene	2.8	4.4	3.7
Methylene Chloride	ND	ND	ND
Vinyl Chloride	ND	ND	ND

Sample Location	SB-5			
Sample Depth (ft-bg)	0-1	1-2	2-3	3-4
Date	2/27/2020			
Chlorinated VOCs				
mg/kg				
Tetrachloroethene	3.2	0.0014	0.0012	0.0013
Trichloroethene	1.8	0.0002 J	ND	0.00013 J
cis-1,2-Dichloroethene	1.5	0.0013	0.00038 J	0.00016 J
Methylene Chloride	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND

Sample Location	SB-5-S		
Sample Depth (ft-bg)	0-1	1-2	2-3
Date	2/27/2020		
Chlorinated VOCs			
mg/kg			
Tetrachloroethene	1.7	0.0014	ND
Trichloroethene	1.3	0.00025 J	ND
cis-1,2-Dichloroethene	15	0.021	0.0074
Methylene Chloride	ND	ND	ND
Vinyl Chloride	0.25	0.0015	0.0042 J

Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM

Checked By AC

Date June 2020

Scale As Noted

Chlorinated VOCs in Soil

Figure 5

Drawing Title

Drawing No

**2921 Westchester Avenue
Bronx, New York
Block 4164, Lot 5**

Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM

Checked By AC

Date June 2020

Scale As Noted

**Chlorinated VOCs
in Groundwater**

Drawing Title

Figure 6

Drawing No

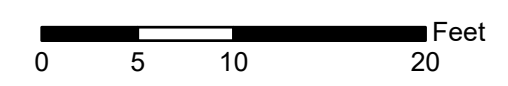


Analyte	NY-AWQS
Chlorinated VOCs	µg/l
Tetrachloroethene	5
Trichloroethene	5
cis-1,2-Dichloroethene	5

- Notes:**
- 1. Bold and shaded yellow value indicates concentration exceeds NY-AWQS**
 2. NY-AWQS = NYSDEC Division of Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS)
 3. J = Estimated value
 4. ND = Not detected
 5. D = Concentration is from an analysis that required a dilution
 6. Groundwater samples GW01, GW02, and GW03 were collected as part of Castleton's Phase II ESI

Legend

- Soil/Groundwater Sample Location
- Castleton Environmental Groundwater Sample Locations
- Block 4164, Tax Lot 5
- Site Location 2921 Westchester Avenue



Block 4164
Tax Lot 5

Pilgrim Avenue

Westchester Avenue

Sample ID	MW-1
Date	10/4/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	1.2
Trichloroethene	ND
cis-1,2-Dichloroethene	ND

MW-1

Sample ID	GW03
Date	8/9/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	67 D
Trichloroethene	18 D
cis-1,2-Dichloroethene	93 D

GW03

Sample ID	MW-3
Date	11/12/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	470
Trichloroethene	79
cis-1,2-Dichloroethene	210

GW02

Sample ID	GW02
Date	8/9/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	72 D
Trichloroethene	18 D
cis-1,2-Dichloroethene	96 D

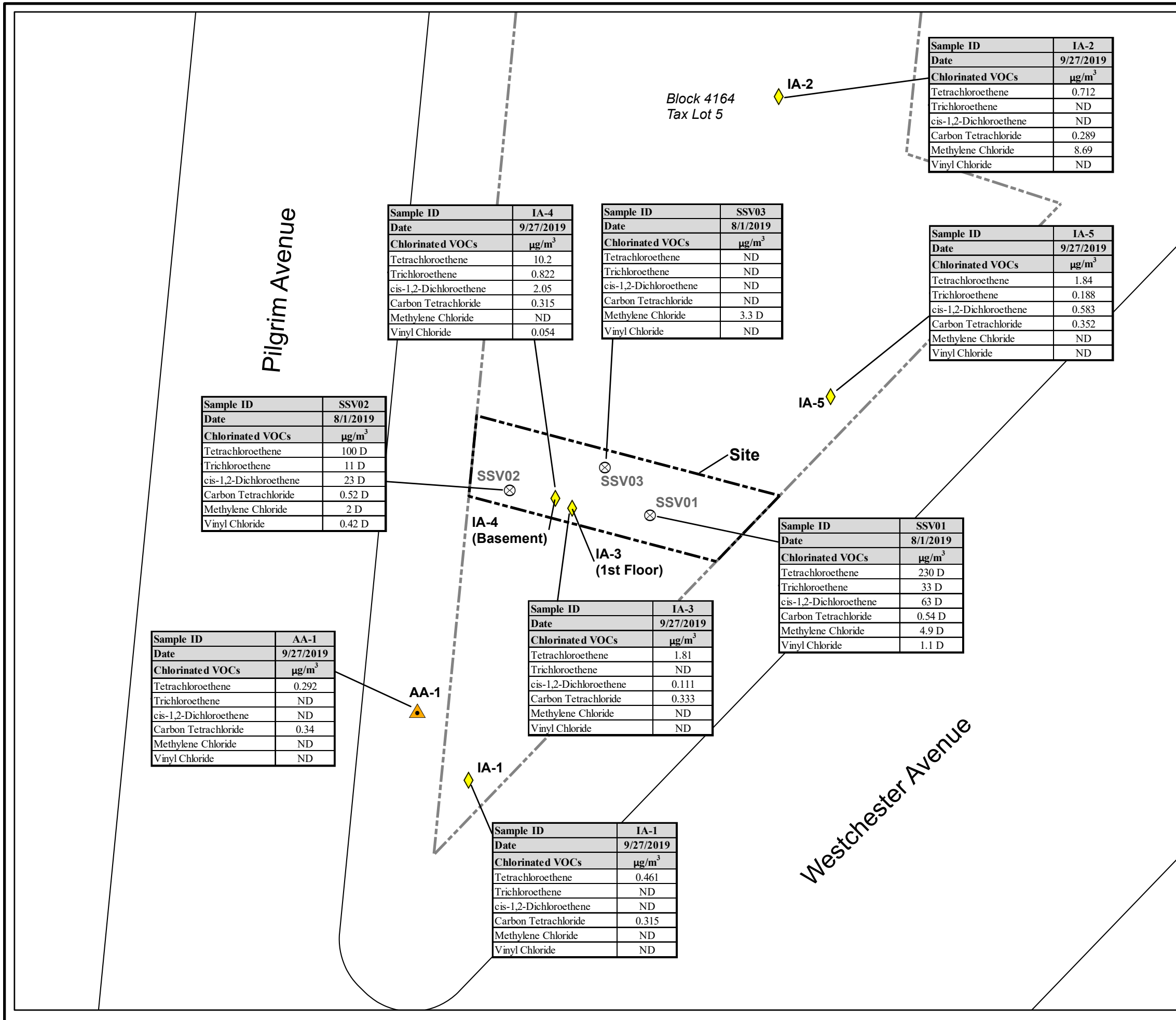
GW01

MW-3

Sample ID	GW01
Date	8/9/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	130 D
Trichloroethene	9.8 D
cis-1,2-Dichloroethene	32 D

Sample ID	MW-2
Date	10/4/2019
Chlorinated VOCs	µg/l
Tetrachloroethene	ND
Trichloroethene	ND
cis-1,2-Dichloroethene	ND

MW-2



Sample ID	IA-2
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	0.712
Trichloroethene	ND
cis-1,2-Dichloroethene	ND
Carbon Tetrachloride	0.289
Methylene Chloride	8.69
Vinyl Chloride	ND

Sample ID	IA-4
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	10.2
Trichloroethene	0.822
cis-1,2-Dichloroethene	2.05
Carbon Tetrachloride	0.315
Methylene Chloride	ND
Vinyl Chloride	0.054

Sample ID	SSV03
Date	8/1/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	ND
Trichloroethene	ND
cis-1,2-Dichloroethene	ND
Carbon Tetrachloride	ND
Methylene Chloride	3.3 D
Vinyl Chloride	ND

Sample ID	IA-5
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	1.84
Trichloroethene	0.188
cis-1,2-Dichloroethene	0.583
Carbon Tetrachloride	0.352
Methylene Chloride	ND
Vinyl Chloride	ND

Sample ID	SSV02
Date	8/1/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	100 D
Trichloroethene	11 D
cis-1,2-Dichloroethene	23 D
Carbon Tetrachloride	0.52 D
Methylene Chloride	2 D
Vinyl Chloride	0.42 D

Sample ID	SSV01
Date	8/1/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	230 D
Trichloroethene	33 D
cis-1,2-Dichloroethene	63 D
Carbon Tetrachloride	0.54 D
Methylene Chloride	4.9 D
Vinyl Chloride	1.1 D

Sample ID	IA-3
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	1.81
Trichloroethene	ND
cis-1,2-Dichloroethene	0.111
Carbon Tetrachloride	0.333
Methylene Chloride	ND
Vinyl Chloride	ND

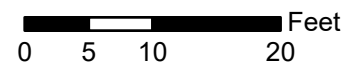
Sample ID	AA-1
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	0.292
Trichloroethene	ND
cis-1,2-Dichloroethene	ND
Carbon Tetrachloride	0.34
Methylene Chloride	ND
Vinyl Chloride	ND

Sample ID	IA-1
Date	9/27/2019
Chlorinated VOCs	µg/m ³
Tetrachloroethene	0.461
Trichloroethene	ND
cis-1,2-Dichloroethene	ND
Carbon Tetrachloride	0.315
Methylene Chloride	ND
Vinyl Chloride	ND



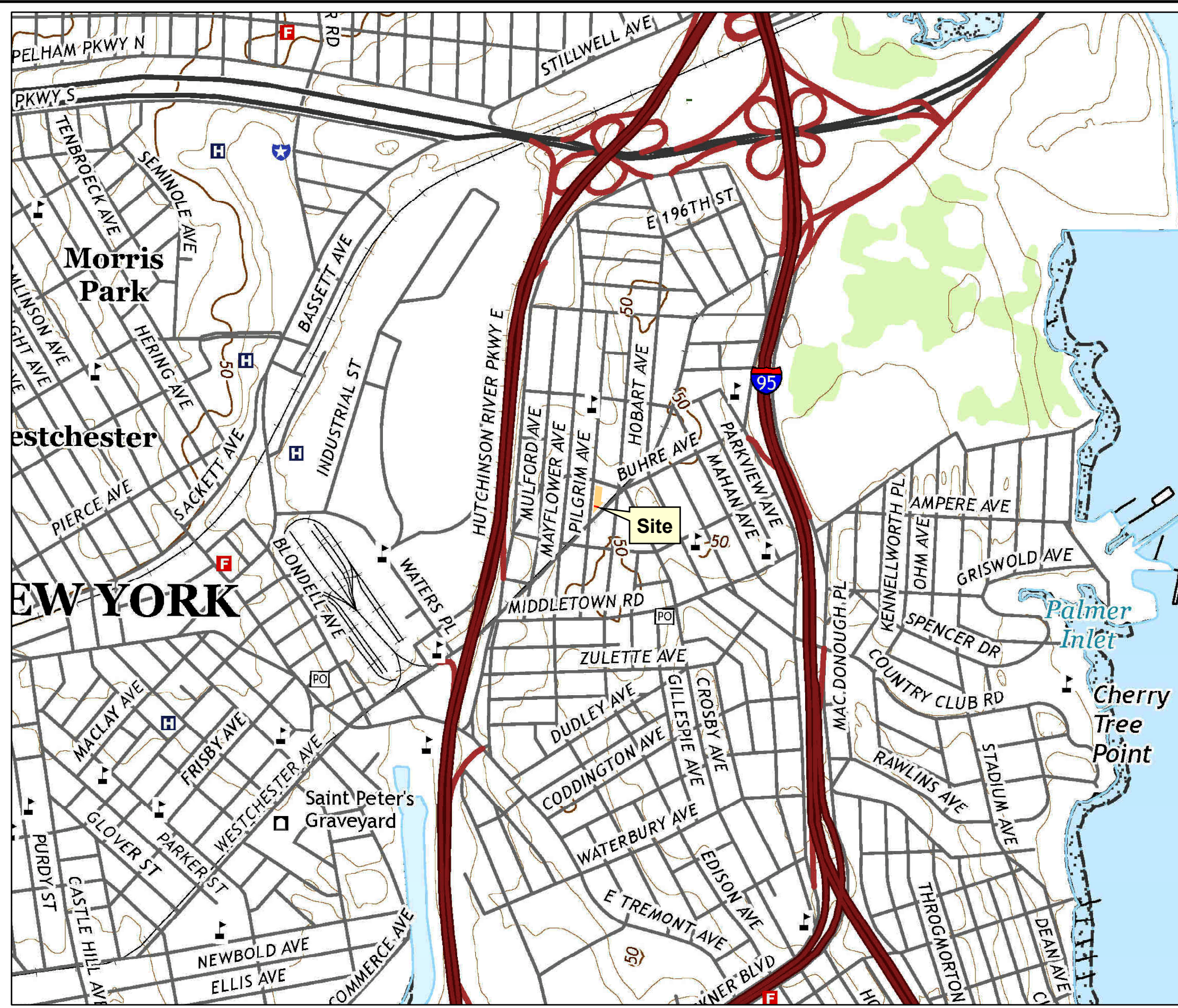
Notes:
 1. ND = Not detected
 2. D = Concentration is from an analysis that required a dilution
 3. All soil vapor samples were collected from the basement as part of Castleton's Phase II ESI

- Legend**
- ◆ Indoor Air Sampling Location
 - ▲ Ambient Air Sampling Location
 - ⊗ Castleton Environmental Soil Vapor Locations
 - ⊞ Site Location
 - ⊞ 2921 Westchester Avenue
 - Block 4164, Tax Lot 5



2921 Westchester Avenue Bronx, New York Block 4164, Lot 5			
<small>Site</small>			
TENEN ENVIRONMENTAL			
<small>Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379</small>			
<small>Drawn By</small> LM	<small>Checked By</small> AC	<small>Date</small> June 2020	<small>Scale</small> As Noted
Chlorinated VOCs in Soil Vapor & Indoor Air		Figure 7	
<small>Drawing Title</small>	<small>Drawing No</small>		

Exhibit D
Drawings (Property Information)

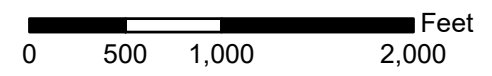


Basemap: USGS Topographic Map, 7.5 Minute Quadrangle, Flushing, NY, 2016



Legend

- Site Location
2921 Westchester Avenue
- Block 4164, Tax Lot 5



**2921 Westchester Avenue
Bronx, New York
Block 4164, Lot 5**

Site



Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By	LM
Checked By	AP
Date	April 2020
Scale	As Noted

Site Location Map

Figure 1

Drawing Title

Drawing No



Copyright 2020 The City of New York

<http://gis.nyc.gov/taxmap/map.htm>



- Legend**
- Site Location
2921 Westchester Avenue
 - Block 4164, Tax Lot 5

NYC Department of Finance Digital Tax Map

**2921 Westchester Avenue
Bronx, New York
Block 4164, Lot 5**

Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM

Checked By AC

Date June 2020

Scale As Noted

Tax Map

Figure 2

Drawing Title

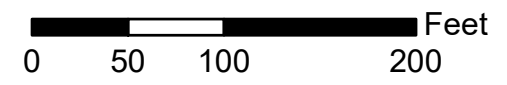
Drawing No



Adjacent Property Owners		
ID	OWNER	ADDRESS
A	Albert & Elisa Neira	2927 Westchester Avenue
B	Ralford Realty Corp.	2931 Westchester Avenue
C	Irene Nienstedt	2881 Buhre Avenue
D	Lawrence F Keane Post Inc	2879 Buhre Avenue
E	Ana M. Narvaez	2877 Buhre Avenue
F	Salvatore Allegra	2875 Buhre Avenue
G	E Plus A Realty LLC	2865 Buhre Avenue
H	Buhre Realty Corp	2860 Buhre Avenue
I	1741 Pilgrim Avenue, LLC	1741 Pilgrim Avenue
J	Tered Realty 1737-39 Pilgrim LLC	1737 Pilgrim Avenue
K	D and N Properties LLC	2914 Westchester Avenue
L	Esther Mancuso	2910 Westchester Avenue
M	Multiple Owners - Condos	1725 Edison Avenue
N	2930 Westchester Ave LLC	2924 Westchester Avenue
O	1827 Hobart Corp.	1733 Edison Avenue
P	5068 Associates, LLC	1736 Edison Avenue
Q	5068 Associates, LLC	1765 Crosby Avenue
R	Ralford Realty Corp.	2925 Westchester Avenue

Legend

- Site Location
2921 Westchester Avenue
- Adjacent Properties



**2921 Westchester Avenue
Bronx, New York
Block 4164, Lot 5**

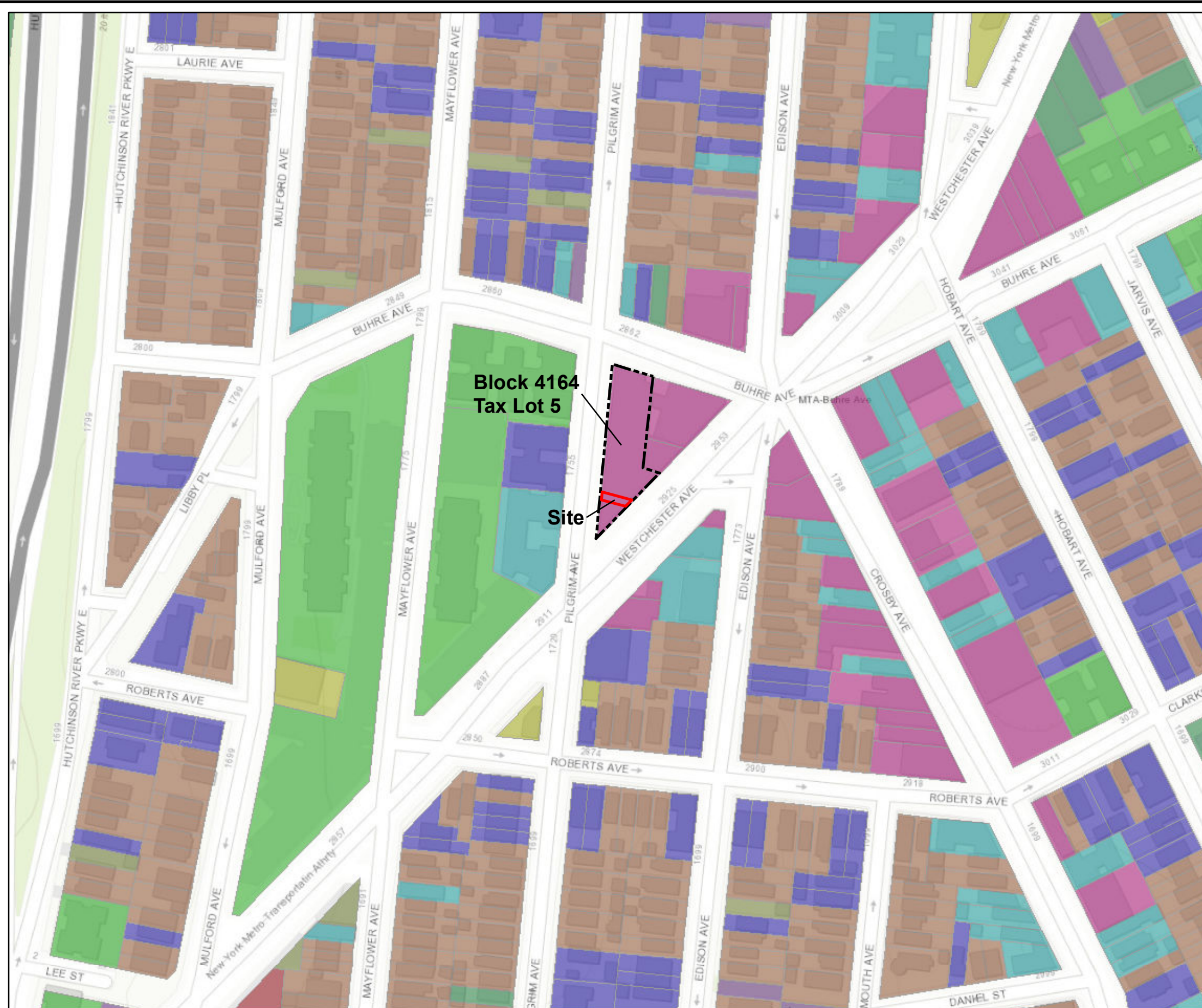
Site



Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By	LM
Checked By	AP
Date	April 2020
Scale	As Noted

Drawing Title	Adjacent Property Owners
	Figure 3
Drawing No	



Legend

- Site - 2921 Westchester Avenue
- Block 4164, Tax Lot 5

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

Department of City Planning
MapPLUTO - 20v1



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division

2921 Westchester Avenue Bronx, New York Block 4164, Lot 5	
TENEN ENVIRONMENTAL	Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379
Drawing Title	Figure 4
Drawing No	
Drawn By LM	Checked By AC
Date June 2020	Scale As Noted
Site	

Exhibit E
Contact List

Contact List Information

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

Marisa Lago, Commissioner
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Mark McIntyre, Esq., Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
New York City Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

Ruben Diaz Jr.
Bronx Borough President
Bronx Borough Hall
851 Grand Concourse #301
Bronx, NY 10451

Department of City Planning
Bronx Borough Office
1775 Grand Concourse
Bronx, NY 10453

Mark Gjonaj
Council Member, District 13
1478 Williamsbridge Road
Bronx, NY 10461

Karines Reyes
Assembly Member, District 87
1973 Westchester Avenue
Bronx, NY 10462

Alessandra Biaggi
State Senator, District 34
3190 Riverdale Avenue, Suite 2
Bronx, NY 10463

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

2925 Westchester Avenue

Commercial building owned by: Ralford Realty Corp.
Owner address: 8 West 40th Street, New York, NY 10018
Occupied by: Osvaldo #16 Barber Shop
Occupant address: 2919 Westchester Avenue, Bronx, NY 10461
Occupied by: More Than A Tutor
Occupant address: 2921 Westchester Avenue, Bronx, NY 10461
Occupied by: Boost Mobile
Occupant address: 2923 Westchester Avenue, Bronx, NY 10461
Occupied by: Tristate Interiors
Occupant address: 2925 Westchester Avenue, Bronx, NY 10461

2927 Westchester Avenue

Commercial building owned by: Albert & Elisa Neira
Owner address: 65 Park Avenue, Eastchester, NY 10709
Occupied by: Lehigh Wines & Liquors
Occupant address: 2929 Westchester Avenue, Bronx, NY 10461

2931 Westchester Avenue

Commercial building owned by: Ralford Realty Corp.
Owner address: 8 West 40th Street, New York, NY 10018
Occupied by: Madison Security Group, Inc.
Occupant address: 2931 Westchester Avenue, Bronx, NY 10461
Occupied by: Pruzzo's Supermarket
Occupant address: 2937 Westchester Avenue, Bronx, NY 10461
Occupied by: Pilgrim Pharmacy
Occupant address: 2941 Westchester Avenue, Bronx, NY 10461

2881 Buhre Avenue

Residential building owned/occupied by: Irene Nienstedt

2879 Buhre Avenue

Commercial building owned/occupied by: Lawrence F Keane Post Inc.

2877 Buhre Avenue

Residential building owned/occupied by: Ana M. Narvaez

2875 Buhre Avenue

Mixed Residential and Commercial building owned by: Salvatore Allegra
Owner address: 1608 Mulford Avenue, Bronx, NY 10461
Occupied by: Pavan NY Inc. Convenience Store
Occupant address: 2875 Buhre Avenue, Bronx, NY 10461

2865 Buhre Avenue

Mixed Residential and Commercial building owned by: E Plus A Realty LLC
Owner address: 1229 White Plains Road, Bronx, NY 10472
Occupied by: E Plus A Realty LLC or Current Resident

2860 Buhre Avenue

Residential building owned by: Buhre Realty Corp
Owner address: 300 Cadman Plaza West, 8th Floor, Brooklyn, NY 11201
Occupied by: Buhre Realty Corp or Current Resident

1741 Pilgrim Avenue

Residential building owned by: 1741 Pilgrim Avenue, LLC
Owner address: 2919 Middletown Road, Bronx, NY 10461
Occupied by: 1741 Pilgrim Avenue, LLC or Current Resident

1737 Pilgrim Avenue

Mixed Residential and Commercial building owned by: Tered Realty 1737-39 Pilgrim LLC
Owner address: 93 Fordham Street, Bronx, NY 10464
Occupied by: Pilgrim Laundry
Occupant address: 2903 Westchester Avenue, Bronx, NY 10461
Occupied by: Printwell Printing
Occupant address: 1735 Pilgrim Avenue, Bronx, NY 10461

2914 Westchester Avenue

Commercial building owned/occupied by: D and N Properties LLC
Owner address: 2914 Westchester Avenue, Bronx, NY 10461
Occupied by: Bronx Design Group
Occupant address: 2914 Westchester Avenue, Bronx, NY 10461

2910 Westchester Avenue

Commercial building owned by: Esther Manusco
Owner address: 2910 Westchester Avenue, Bronx, NY 10461
Occupied by: Toro Exterminator
Occupant address: 2918 Westchester Avenue, Bronx, NY 10461

2924 Westchester Avenue

Commercial building owned by: 2930 Westchester Ave LLC
Owner address: 51 Pine Lane, Irvington, NY 10469
Occupied by: Carmelinda Boutique
Occupant address: 2922 Westchester Avenue, Bronx, NY 10461
Occupied by: Lola's Hair and Beauty Boutique
Occupant address: 2928 Westchester Avenue, Bronx, NY 10461
Occupied by: Law Office of Puma & Puma
Occupant address: 2930 Westchester Avenue, Bronx, NY 10461
Occupied by: Family Nail & Spa
Occupant address: 2930 Westchester Avenue, Bronx, NY 10461
Occupied by: Jovian Management
Occupant address: 2930 Westchester Avenue, Bronx, NY 10461
Occupied by: Able Body
Occupant address: 2930 Westchester Avenue, Bronx, NY 10461

1725 Edison Avenue Unit Lob A

Condo owned/occupied by: Stephen Molinaro or Current Resident

1725 Edison Avenue Unit Lob B

Condo owned/occupied by: Stephen Molinaro or Current Resident

1725 Edison Avenue Unit Lob C

Condo owned/occupied by: Peter Healy or Current Resident

1725 Edison Avenue Unit 1A

Condo owned/occupied by: Ellen T. Galvin or Current Resident

1725 Edison Avenue Unit 1B

Condo owned/occupied by: Linda A. Filchev or Current Resident

1725 Edison Avenue Unit 1C

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 1D

Condo owned/occupied by: Thanh Hoang or Current Resident

1725 Edison Avenue Unit 1E

Condo owned/occupied by: Vincent P. Manfred III or Current Resident

1725 Edison Avenue Unit 2A

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 2B

Condo owned/occupied by: Frank Denicola or Current Resident

1725 Edison Avenue Unit 2C

Condo owned/occupied by: Zhong Wei Gao or Current Resident

1725 Edison Avenue Unit 2D

Condo owned/occupied by: Joseph M. Aragonesi or Current Resident

1725 Edison Avenue Unit 2E

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 2F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 3A

Condo owned/occupied by: Gerald Shapiro or Current Resident

1725 Edison Avenue Unit 3B

Condo owned/occupied by: Joseph M. Kocovic or Current Resident

1725 Edison Avenue Unit 3C

Condo owned/occupied by: Bei Wang or Current Resident

1725 Edison Avenue Unit 3D

Condo owned/occupied by: Lee Orabona Irrevocable Trust or Current Resident

1725 Edison Avenue Unit 3E

Condo owned/occupied by: Lash Kocovic or Current Resident

1725 Edison Avenue Unit 3F

Condo owned/occupied by: Gerald Shapiro or Current Resident

1725 Edison Avenue Unit 4A

Condo owned/occupied by: Thomas A. Cassese or Current Resident

1725 Edison Avenue Unit 4B

Condo owned/occupied by: Marie Antoinette Lynch or Current Resident

1725 Edison Avenue Unit 4C

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 4D

Condo owned/occupied by: Andrea Tierney, Trustee or Current Resident

1725 Edison Avenue Unit 4E

Condo owned/occupied by: Celia Johnson or Current Resident

1725 Edison Avenue Unit 4F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 5A

Condo owned/occupied by: Mary F. Porco or Current Resident

1725 Edison Avenue Unit 5B

Condo owned/occupied by: Mary F. Porco or Current Resident

1725 Edison Avenue Unit 5C

Condo owned/occupied by: Joseph M. Aragonese or Current Resident

1725 Edison Avenue Unit 5D

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 5E

Condo owned/occupied by: Bill Li or Current Resident

1725 Edison Avenue Unit 5F

Condo owned/occupied by: Guillaume U. Takahashi or Current Resident

1725 Edison Avenue Unit 6A

Condo owned/occupied by: Joseph M. Aragonese or Current Resident

1725 Edison Avenue Unit 6B

Condo owned/occupied by: Iris Martinez or Current Resident

1725 Edison Avenue Unit 6C

Condo owned/occupied by: Louis Pagnotta or Current Resident

1725 Edison Avenue Unit 6D

Condo owned/occupied by: Robert Bigone, Trustee or Current Resident

1725 Edison Avenue Unit 6E

Condo owned/occupied by: Cesar Acosta or Current Resident

1725 Edison Avenue Unit 6F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1733 Edison Avenue

Commercial building owned by: 1827 Hobart Corp.

Owner address: 1825 Hobart Avenue, Bronx, NY 10461

Occupied by: Car Service

Occupant address: 1733 Edison Avenue, Bronx, NY 10461

1736 Edison Avenue

Commercial building owned by: 5068 Associates, LLC

Owner address: 1736-1738 Edison Avenue, Bronx, NY 10461

Occupied by: Pelham Bay Café

Occupant address: 1738 Edison Avenue, Bronx, NY 10461

1765 Crosby Avenue

Commercial building owned by: 5068 Associates, LLC

Owner address: 1736-1738 Edison Avenue, Bronx, NY 10461

Occupied by: TD Bank

Occupant address: 1765 Crosby Avenue, Bronx, NY 10461

B3. Local News Media From Which The Community Typically Obtains Information.

Bronx Times

3602 East Tremont Avenue, Suite 205

Bronx, NY 10465

New York Daily News

4 New York Plaza

New York, NY 10004

New York Post

1211 Avenue of the Americas

New York, NY 10036

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

We are unaware of any requests for inclusion on the contact list.

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

More Than A Tutor
Owner: Rosabelle Del Campo
2921 Westchester Avenue
Bronx, NY 10461

B7. Locations of the Document Repositories

New York Public Library – Pelham Bay Branch
3060 Middletown Road
Bronx, NY 10461

Community Board #10 Bronx
3165 East Tremont Avenue
Bronx, NY 10461

B8. In Cities With A Population of One Million or More, The Local Community Board If The Proposed Site Is Located Within Such Community Board's Boundaries

Community Board #10 Bronx
3165 East Tremont Avenue
Bronx, NY 10461



Ashley Platt <aplatt@tenen-env.com>

Brownfield Cleanup

Maribel Lugo <maribelramoslugo@nypl.org>

Tue, Apr 28, 2020 at 8:58 AM

To: kmalnati@tenen-env.com

Cc: Courtney McGee <courtneymcgee@nypl.org>, Jean Pamphile <jeanpamphile@nypl.org>, aplatt@tenen-env.com

Good morning Kenneth and Ashley,

Thank you for reaching out. The request for the public repository needs to be a link to digital files. Also, so we can upload the data; each PDF file should not exceed 50 MB.

Once we receive the digital files in the requested format, they will be uploaded and posted to our website.

Please let me know if there are any questions.

Best,

Maribel Lugo

Library Manager

Pelham Bay Library

The New York Public Library

[3060 Middletown Road, Bronx, NY 10461](#)

718.792.6744

[nypl.org](#) Good morning Kenneth,

Thank you for reaching out. The request for the public repository needs to be a link to digital files. Also, so we can upload the data; each PDF file should not exceed 50 MB.

Once we receive the digital files in the requested format, they will be uploaded and posted to our website.

Please let me know if there are any questions.

Best,

Maribel Lugo

Library Manager

Pelham Bay Library

The New York Public Library

[3060 Middletown Road, Bronx, NY 10461](#)

718.792.6744

[nypl.org](#)

Maribel Lugo

Library Manager



Ashley Platt <aplatt@tenen-env.com>

Fwd: FW: 2925 Westchester Ave Document Repository - UPDATE

BX10@cb.nyc.gov (CB) <BX10@cb.nyc.gov>
To: Ashley Platt <aplatt@tenen-env.com>
Cc: Kenny Malnati <kmalnati@tenen-env.com>

Thu, Apr 30, 2020 at 11:19 AM

Ms. Platt:

Bronx CB #10 will act as a repository for this project.

Susan Duffy

Community Assistant

Bronx Community Board #10

3165 East Tremont Avenue

Bronx, New York 10465

718-892-1161

bx10@cb.nyc.gov

From: Ashley Platt <aplatt@tenen-env.com>
Sent: Thursday, April 30, 2020 9:29 AM
To: BX10@cb.nyc.gov (CB) <BX10@cb.nyc.gov>
Cc: Kenny Malnati <kmalnati@tenen-env.com>
Subject: Re: FW: 2925 Westchester Ave Document Repository - UPDATE

Good Morning,

I am following up on my previous email below. Please advise if Bronx Community Board #10 will act as a repository for this project, as detailed in previous correspondence, or contact me if you need any additional information.

Thank you, and stay safe,

Ashley

Exhibit F
Corporate Resolution

**MINUTES OF A SPECIAL MEETING
OF THE SHAREHOLDERS OF RALFORD REALTY CORP.**

HELD JULY 13, 1989

A special meeting of the Shareholders of Ralford Realty Corp. was held on the 13th day of July, 1989 at 11 o'clock in the forenoon at the offices of the corporation, 1717 Crosby Avenue, Bronx, New York.

The Vice-President called the meeting to order and designated Louise Scovotti DelJuidice as Secretary of the meeting. The Secretary called the roll of Stockholders.

The following persons answered "Present":

Margaret Warren

Louise DelJuidice

Clementina Scovotti, Anthony R. Scovotti and Christopher Scovotti as trustees under the Trust created under the Last Will and Testament of Anthony C. Scovotti, deceased.

The Vice-President announced that this meeting was called for the purpose of filling a vacancy for a director, the election of officers and to effectuate a transfer of stock from the Estate of Louis M. Scovotti to Margaret Warren and Louise DelJuidice.

Upon motion duly made, seconded and carried, the following resolutions were unanimously adopted:

RESOLVED, that the director vacancy be filled by Margaret Warren.

RESOLVED, that the following will serve as officers until the next annual meeting of the Board or until their successors

are elected and qualified:

<u>OFFICE</u>	<u>NAME</u>
President	Anthony R. Scovotti
Vice-President (and Director)	Margaret Warren
Secretary	Louise DelJuidice
Treasurer	Christopher Scovotti
Director	Clementina Scovotti

RESOLVED, that the 50 per cent interest owned by the Estate of Louis M. Scovotti be transferred to Margaret Warren and to Louise DelJuidice.

The President and the Secretary of the corporation are hereby authorized and empowered to issue said certificates as stated above.

RESOLVED that the President and all other officers of the corporation are authorized and directed to take all steps necessary in connection with the business of the corporation.

The foregoing Minutes are hereby ratified and approved and this approval also constitutes a Waiver of Notice of said meeting.

There being no further business before the meeting, on motion duly made and carried, the meeting adjourned.


Louise DelJuidice

Louise DelJuidice, Secretary

The foregoing Minutes are hereby ratified and approved and this approval also constitutes a Waiver of Notice of said meeting.



Anthony Scovotti



Clementina Scovotti



Louise DelJuidice



Christopher Scovotti



Margaret Warren