

**S-WD/WP LLC, REQUESTER
HAMILTON GREEN BCP APPLICATION**

For

200 Hamilton Avenue, White Plains, NY 10601
(A reduced portion of the existing Hamilton Green Site C360177)



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 12*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME S-WD/WP LLC		
ADDRESS c/o Law Office of Denise J. D'Ambrosio, 202 Mamaroneck Avenue, Suite 601		
CITY/TOWN White Plains		ZIP CODE 10601
PHONE 914-393-9578	FAX	E-MAIL denisedambrosiolaw@gmail.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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?	<input checked="" type="checkbox"/> Investigation	<input type="checkbox"/> Remediation
<p>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.</p>		
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Please attach a short description of the overall development project, including:		
<ul style="list-style-type: none"> 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 that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

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

*Please describe: _____

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?*

Yes No

(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input checked="" 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 IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME **Hamilton Green**

ADDRESS/LOCATION **200 Hamilton Avenue**

CITY/TOWN **White Plains** ZIP CODE **10601**

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
City of White Plains

COUNTY **Westchester** SITE SIZE (ACRES) **1.94 acres**

LATITUDE (degrees/minutes/seconds) **41 ° 02 ' 1.6N "** LONGITUDE (degrees/minutes/seconds) **73 ° 46 ' 13.7W "**

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
200 Hamilton Avenue	125.67	5	1..2	1.94

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

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 **Kenndh D. Narva**

ADDRESS **c/o Law Office of Denise J. D'Ambrosio, 202 Mamaroneck Ave., Suite 601**

CITY/TOWN **City of White Plains** ZIP CODE **10601**

PHONE (914) 393-9578	FAX	E-MAIL denisedambrosiolaw@gmail.com
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NAME OF REQUESTOR'S CONSULTANT **SESI Consulting Engineers, DPC**

ADDRESS **12A Maple Avenue**

CITY/TOWN **Pine Brook, New Jersey** ZIP CODE **07058**

PHONE (585) 546-8430	FAX	E-MAIL fd@sesi.org
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NAME OF REQUESTOR'S ATTORNEY **Denise J. D'Ambrosio, Esq.**

ADDRESS **202 Mamaroneck Avenue, Suite 601**

CITY/TOWN **White Plains, New York** ZIP CODE **10601**

PHONE (914) 393-9578	FAX	E-MAIL denisedambrosiolaw@gmail.com
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Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME **W.P. Mall Realty, LLC** OWNERSHIP START DATE: **9/17/2003**

ADDRESS **8 Sunrise Drive**

CITY/TOWN **Monsey** ZIP CODE **10952**

PHONE (914) 522-3256	FAX	E-MAIL juda@emlny.com
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CURRENT OPERATOR'S NAME **Vacant w/ exception of Tenant NYS DMV (See Support Document)**

ADDRESS

CITY/TOWN ZIP CODE

PHONE	FAX	E-MAIL
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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?
If yes, please provide: Site # _____ Class # _____ Yes No
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: _____ Yes No
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? Transit Development Distric

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

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

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 ^{Sole Member of} SWD II, LLC = Member (title) of S-WD/WP LLC (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: 9/22/2022 Signature: _____

Print Name: Kenneth D. Narva

SUBMITTAL INFORMATION:

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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of **ONLY** the application form and a table of contents.

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 11

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input 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 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 type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	
From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and	
(1) the proposed use is at least 75 percent for industrial uses; or	
(2) at which:	
(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;	
(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and	
(iii) one or more of the following conditions exists, as certified by the applicant:	
(a) property tax payments have been in arrears for at least five years immediately prior to the application;	
(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or	
(c) there are no structures.	
"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.	

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: Hamilton Green **Site Address:** 200 Hamilton Avenue
City: White Plains **County:** Westchester **Zip:** 10601

Tax Block & Lot
Section (if applicable): 125.67 **Block:** 5 **Lot:** 1..2

Requestor Name: S-WDWP LLC, c/o Law Office of Denise J. D'Ambrosio **Requestor Address:** 202 Mamaroneck Avenue, Suite 601
City: White Plains **Zip:** 10601 **Email:** denisedambrosio@gmail.com

Requestor's Representative (for billing purposes)
Name: Kenneth D. Narva **Address:** c/o Law Office of Denise J. D'Ambrosio, 202 Mamaroneck Ave., Suite 601
City: City of White Plains **Zip:** 10601 **Email:** denisedambrosio@gmail.com

Requestor's Attorney
Name: Denise J. D'Ambrosio, Esq. **Address:** 202 Mamaroneck Avenue, Suite 601
City: White Plains, New York **Zip:** 10601 **Email:** denisedambrosio@gmail.com

Requestor's Consultant
Name: SESI Consulting Engineers, DPC **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07058 **Email:** fd@sesi.org

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:

**BCP APPLICATION
SUPPORT DOCUMENTS**

EXHIBIT LIST

Exhibit A - NYSDOS Entity Information

Exhibit B - Requestor Corporate Consent

Exhibit C - Owner Deed

Exhibit D - Site Access Agreement

Exhibit E - Previous Owners and Operators

Exhibit F - Site Spider Maps

Exhibit G - Site Tax Map/Site Tax Map Survey

Exhibit H - Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps

Exhibit I - Zoning Map

Exhibit J - Flood Map

Exhibit K - Site Contact List

Exhibit L - Public Repository Letter

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is S-WD/WP LLC, a Delaware limited liability company authorized to do business in the State of New York. S-WD/WP LLC has an address at c/o Law Office of Denise J. D'Ambrosio, 202 Mamaroneck Avenue, Suite 601, White Plains, New York. SWD II, LLC is a member of S-WD/WP LLC. Kenneth D. Narva is the sole member of SWD II, LLC. See Exhibit A, NYSDOS Entity Information.

The Corporate Consent provides SWD II, LLC sole member Kenneth D. Narva with authority to sign all Brownfield Cleanup Program ("BCP") documents on behalf of the Requestor S-WD/WP LLC. See Exhibit B, Corporate Consent.

Requestor is not the owner of the Site. As more fully described below in Section VI, W.P. Mall Realty, LLC, is the owner of the Site. See Exhibit C, Owner Deed. The Requestor has an access agreement with the Owner which allows access to the Site and the adjacent property owned by W.P. Mall Realty, LLC to perform investigation and remediation work required by the BCP. See Exhibit D, Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site except that Requestor is the contract vendee for purchase of the Site from the owner. See

Sections V and VI below, and Exhibit E, Previous Owners and Operators List. Requestor did not cause nor exacerbate any of the contamination of the Site as the contamination predates their involvement with the Site as prospective purchaser.

As further described in Section IV, the Site is located at 200 Hamilton Avenue, White Plains, New York 10601. The Site was recently approved by the City of White Plains and the NYS Attorney General as Condominium Tax Lot 125.67-5-1..2 and designated City of White Plains Tax Map No. 29553 (“Site” or “BCP Site”). See Exhibit G, Site Tax Map/Site Tax Map Survey.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned project for the Site entails the construction of a mixed-use commercial/residential development with retail space located on the ground floor with residential units consisting of studios, one-bedroom units and two- bedroom units above. Parking for the development will be provided in a three-level below grade parking structure. The Site will also include condominium common space and City of White Plains required condominium open space.

Schedule- Commencement through COC

A Remedial Investigation (“RI”) Work Plan (“RIWP”) and Interim Remedial Measure (“IRM”) Work Plan has been submitted collectively with this BCP application as an RI/IRM Work Plan. RI activities are expected to commence in November 2021 along with the IRM. An Initial RI Report is expected to be completed for the Site in early 2022. After the building demolition a Final Remedial Investigation Report will be submitted. The Remedial Action Work Plan (“RAWP”) is expected to be submitted in late January 2022 with implementation of an approved RAWP in July. The Certificate of Completion is anticipated to be issued in late 2022.

Schedule

Activity	Estimated Start Date and Anticipated Time Frame
Remedial Investigation – Soil, Soil Waste Characterization, Groundwater, and Soil Vapor Sampling	November 2021 3 weeks
Initial Remedial Investigation Report Submitted to the NYSDEC	January 2022
Submit RAWP	January 2022
Building Demolition	January 2022 3-4 months

Support of Excavation Installation	February 2022 2 months
Soil Interim Remedial Action	April 2022 2 months
Final Remedial Investigation Report	February 24, 2022
RAWP approval and Decision Document	May 2022
Completion of Soil Excavation under IRM	June 2022
Submit Construction Completion Report (CCR)	July 2022
Implement Remedial Action Per RAWP	July 2022 1 month
Submit FER and SMP if needed	August 2022
Certificate of Completion	December 2022

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports/Work Plans

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

- A. November 2015 GZA GeoEnvironmental of New York (“GZA”) Geotechnical Report prepared for Exclusive Management LLC
- B. May 2017 AKRF, Inc. (“AKRF”) Phase I ESA prepared for SWD II, LLC
- C. August 2017 Delta Geophysics Inc. (“DELTA”) Geophysical Investigation Report prepared for AKRF
- D. September 2017 Spill File # 1706297
- E. October 2017 AKRF Subsurface (Phase II) Investigation prepared for SWD II, LLC
- F. February 2018 NOVA Geophysical Engineering (“NOVA”) Geophysical Engineering Survey Report prepared for AKRF
- G. September 2018 AKRF Remedial Investigation (“RI”) Work Plan (“RIWP”) prepared for S-WD/WP LLC
- H. January – July 2019 SESI Consulting Engineers (“SESI”) Riders to the AKRF RIWP prepared for S-WD/WP LLC

I. March 2021 American Geophysics Inc. Geophysical Investigation Report prepared for SESI

J. September 2021 SESI Phase I ESA prepared for S-WD/WP LLC

K. September 2021 SESI Phase II ESA prepared for S-WD/WP LLC

L. September 2021 SESI RI/IRM Work Plan prepared for S-WD/WP LLC

2. Sampling Data

See Exhibit F, Site Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit F Site Spider Maps.

4. Past Land Uses

Most recently, the Site contained the bulk of the White Plains Mall building. Prior to that use, the Site had a long history of commercial and industrial uses. Specifically, the Site has been used as a gasoline service station and a candy manufacturing facility. A dry cleaner was also located somewhere in the White Plains Mall. The historical owners and uses associated with the Site are described in the Exhibit E Previous Owners and Operators.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary corresponds to the new tax boundary for Condominium Lot 125.67-5-1..2, which is 1.94-acres in size. See Exhibit G, Site Tax Map/Site Tax Map Survey. The Site is a portion of the approximately 3.75-acre Hamilton Green BCP Site C360177, tax lot 125.67-5-1, which was subdivided into two commercial condominium lots in August 2021- condominium lot 125.67-5-1..1 (Unit 1) and 125.67-5-1..2 (Unit 2). See Exhibit G, Survey – New Condo Tax Map showing this Site and both new tax lots.

S-WD/WP, the Volunteer for the 3.75-acre Hamilton Green BCP Site C360177, and also the Requester for this new BCP application, was no longer able to afford to purchase, investigate, remediate and develop the entire 3.75-acre Hamilton Green BCP Site C360177. As a result, the Owner of the Hamilton Green BCP Site C360177 submitted applications to the City of White Plains and the NYS Attorney General's office for the subdivision of BCP Site C360177 into two parcels: 200 Hamilton Avenue (Lot 125.67-5- 1..2) and 250 Hamilton Avenue (Lot 125.67-5-1..1). Once the subdivision was approved S-WD/WP LLC filed an application to amend the Brownfield Cleanup Agreement for BCP Site #360177 but the Department determined that the size of the site reduction compelled a new application to be filed by the Volunteer. S-WD/WP LLC is now proceeding to file this new BCP application for the reduced 1.94 acre condominium

tax Lot 125.67-5-1..2. Another developer is acquiring Lot 125.67-5-1..1 and filing a BCP application for that Lot.

The prospective purchaser/developer for Lot 125.67-5-1..1 while performing due diligence, elected to conduct a Phase II investigation on the entire original BCP Site. After performing this Phase II investigation, it shared the data with both the BCP Site Owner and Volunteer S-WD/WP LLC. Volunteer S-WD/WP LLC elected to pursue the BCP for the reduced 1.94 acre Condominium Lot No. 125.67-5-1..2 and tasked SES with preparing a new Phase I, Phase II, RIWP and IRM.

The legal description for 200 Hamilton Avenue Lot 125-67-5-1..2, which is the subject of this BCP application, is included in Exhibit G. The Site Location Map and Base Property Map are in Exhibit H. The Site is not located in an En-Zone, BOA or Potential Environmental Justice Area. See Exhibit H.

2. Property Map

The Site Location and Base Property Map are in Exhibit H. A Survey map is in Exhibit G.

Please refer to responses to Questions 3-9 on the BCP Application Form.

A. Site Location

See Response to Section IV.1 and IV.2 above. The 1.94-acre Site is located at 200 Hamilton Avenue, White Plains, New York 10601. The Site is located on new tax lot 125.67-5-1..2. The Site is located in a mixed-use commercial and residential neighborhood close to the train station. Barker Avenue, a restaurant, and a hotel are located north of the Site. Cottage Place, a parking lot, a condominium building, and Berkley College student dormitories are located east of the Site. The student dormitories are located approximately 300 feet from the Site and the condominium building is located approximately 413 feet from the Site. Hamilton Avenue and a New York Power Authority Building are located south of the Site. The remaining portion of the White Plains Mall and mall parking lot are located east of the Site.

B. Site Features

Most of the Site is improved with the commercial White Plains Mall. The mall is currently unoccupied except for the New York State Department of Motor Vehicles (“NYS DMV”), which will vacate the Site soon. The Site is located approximately 0.35 miles from the Bronx River. It is not located in a flood zone or otherwise environmentally sensitive. See Exhibit J, Flood Map.

C. Current Zoning and Land Use

The Site is currently located in a new Transit Development District (TD-1). It was previously located in a Neighborhood Business (B-2) District, but the zoning was recently

changed to allow for dense residential development in close proximity to the train station. See Exhibit I, Zoning Map. Most of the Site is comprised of the White Plains Mall. Surrounding property uses include a condominium complex, a student dormitory, restaurants, retail shops, a church, the Berkeley College White Plains Campus, a water utility company, and a New York Power Authority Office Building. The closest Metro North commuter rail line is located approximately 0.23 miles from the Site, which is within walking distance.

D. Past Use of the Site

The Site contained several private residential dwellings, a candy manufacturer, and a gasoline station with three gasoline tanks at what was formerly 230 Hamilton Avenue located at the southern portion of the Site on the 1930 through 1950s historic maps. Based on these findings, the potential exists for abandoned underground storage tanks (USTs) and petroleum contamination in the Site subsurface associated with the gasoline stations and/or heating oil for the residential dwellings. Based on historic records and interviews, the western adjacent shopping mall was constructed in 1972 and has operated as the White Plains Mall with a variety of tenants since its construction, including a dry cleaners listed in historic City Directories from 2004 through 2011 which may have impacted the Site.

On September 28, 2017, Spill No. 17-06297 was reported to the NYSDEC based on observation of petroleum contaminated soil at the location of the former gasoline station. This gas station and spill is located on the Site.

E. Site Geology and Hydrogeology

Based on database compiled by the U.S. Geological Survey and Westchester County GIS, the Site lies at elevations ranging from approximately 185 to 200 feet above the National Geodetic Vertical Datum of 1983 (an approximation of sea level), with ground sloping down to the west. Based on soil borings conducted during subsurface investigations conducted by AKRF and a preliminary geotechnical investigation conducted by GZA the subsurface soils are characterized as fill material consisting of loose to dense brown fine to coarse sand with varying gravel and silt content and occasional trace vegetation and construction debris (brick, crushed stone fragments) to depths to 8 ft-bgs. The fill material is underlain by clay and silt with varying sand content between 7 and 13 ft-bgs. The clay and silt layer is underlain by a layer of sand encountered at a depth of 13 to 25.5 ft-bgs.

A geotechnical investigation conducted in November 2015 characterized the subsurface soils as fill material consisting of loose to dense brown fine to coarse sand with varying gravel and silt content and occasional trace vegetation and construction debris (brick, crushed stone fragments) to depths to 8 ft-bgs.

F. Environmental Assessment

Multiple environmental investigations have been conducted on the Site from October 2017 to September 2021.

SOILS

Based on the investigations conducted to date, the primary contaminants of concern in soil are SVOCs and metals in soil. Impacts have been identified to depths of 10.5 ft-bgs at concentrations exceeding the RRSCOs as tabulated below. See Exhibit F, Site Drawing Spider Maps.

ANALYTE	Detections > RRSCO	Maximum Detection (ppm)	RRSCO (ppm)	Depth (ft)
Mercury	1	0.83	0.81	3.5-4
Arsenic	1	17.9	16	10-10.5
Benzo[a]anthracene	2	6.1	1	10-10.5
Benzo[a]pyrene	3	6.8	1	10-10.5
Benzo[b]fluoranthene	3	7.4	1	10-10.5
Chrysene	1	5.2	3.9	10-10.5
Dibenz(a,h)anthracene	3	0.92	0.33	10-10.5
Indeno[1,2,3-cd]pyrene	4	3.7	0.5	10-10.5

GROUNDWATER

Based on the investigations conducted to date, the primary contaminants of concern in soil are VOCs at concentrations exceeding the TOGS AWQS as tabulated below. See Exhibit F, Site Drawing Spider Maps.

ANALYTE	Detections >AWQS	Maximum Detection (ppb)	AWQS (ppb)
1,3,5-Trimethylbenzene	1	57	5
Ethylbenzene	1	33	5
Isopropylbenzene	1	44	5
Methyl tert butyl ether (MTBE)	4	2000	10
Naphthalene	1	23	10
n-Butylbenzene	1	36	5
n-Propylbenzene	1	130	5
p-Isopropyltoluene	1	8.3	5
sec-Butylbenzene	1	25	5
Xylenes, Total	1	22	5

SOIL VAPOR

Numerous petroleum hydrocarbon VOCs were detected in soil vapor sitewide. In addition, chlorinated VOC trichloroethene (TCE) was detected in soil vapor as high as 69 ug/m³. See Exhibit F, Site Drawing Spider Maps.

ANALYTE	Total Detections	Maximum Detection (mg/m³)	Type
1,2,4-Trimethylbenzene	1	6.8	Soil Vapor
1,3,5-Trimethylbenzene	1	2.8	Soil Vapor
Acetone	3	270	Soil Vapor
Benzene	1	2.9	Soil Vapor
Ethylbenzene	1	4	Soil Vapor
Methyl Butyl Ketone (2-Hexanone)	2	18	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	2	11	Soil Vapor
Methylene Chloride	1	240	Soil Vapor
Naphthalene	1	9.5	Soil Vapor
n-Heptane	1	8	Soil Vapor
n-Hexane	2	350	Soil Vapor
n-Propylbenzene	1	1.7	Soil Vapor
tert-Butyl alcohol	3	3.8	Soil Vapor
Toluene	2	250	Soil Vapor
Trichloroethene (TCE)	1	69	Soil Vapor
Xylene (total)	1	4.2	Soil Vapor

There are no responses to question 11-13 on the BCP Application Form since this Site is not located in New York City.

PART B
SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site other than the Requestor intends to purchase the Site from W.P. Mall Realty, LLC. See also Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site. The Requestor has also performed all required environmental due diligence in relation to the Site.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

W.P. Mall Realty, LLC is the current owner of the Site and has owned it since 2003. See Exhibit C, Deed.

The Previous Owner and Operator list is attached in Exhibit E. 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 E also includes the prior operators' use of the Site.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-10 on the BCP Application Form.

11. Unregistered bulk storage tanks

Regulatory records do not indicate the presence of any past or present USTs. Three geophysical investigations have been performed on this Site to find tanks by three different companies and no tank anomalies were ever identified. Therefore, while it is possible there are there abandoned unregistered tanks in the Site subsurface associated with gasoline service stations and/or heating oil tanks from former on-Site dwellings, three due diligence investigations have not located tanks. Therefore, the response to Question 11 in this Section of the application is "no".

REQUESTOR CERTIFICATION

The Requestor certifies that it is a Volunteer, since it does not own the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor was it involved with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the Site is eligible for the BCP.

In addition to the responses on the application form, 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 sampling demonstrates the impact of the Site's previous commercial and industrial uses caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit F of data demonstrating exceedances of the cleanup standards for this Site.

SECTION IX - CONTACT LIST INFORMATION

See Exhibit K for the Site Contact List. See Exhibit L, for the Repository Letter.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the Transit Development District. See Exhibit I, Zoning Map. This District allow for dense residential development near the train station.

2. Current Use

This Site currently is predominantly comprised of the White Plains Mall building. The Site is vacant except for the NYS DMV, which is anticipated to be relocating in the near future leaving the Site entirely vacant.

3. Intended Use Post Remediation

The Site will be developed with a multi-story mixed-use building retail and residential building. The building will include a parking garage, residential storage, common and open space.

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

Yes.

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

Yes, the project is consistent with applicable zoning laws/maps. The Site is currently located in a Transit Development District, which encourages residential projects close to the train station. This Site is only .23 miles from the train station and within walking distance.

6. Consistent with the Master Plan?

Yes, the project is consistent with the City of White Plains Comprehensive Plan and recently rezoned Transit Development District for projects which would maximize access to mass transit and increase economic development such as this project. The City of White Plains also just approved the Site as a condominium tax lot.

Exhibit A

September 16, 2021 | 2:35 pm

COVID-19 Vaccines

On August 23, the FDA announced the full approval of the Pfizer-BioNTech vaccine for the prevention of COVID-19 disease in individuals age 16 and older. Read more.

[DETAILS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME:

S-WD/WP LLC

DOS ID:

5342266

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE:

FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW:

802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

05/16/2018

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:

05/16/2018

INACTIVE DATE:

FOREIGN FORMATION DATE:

05/07/2018

STATEMENT STATUS:

PAST DUE DATE

COUNTY:

Westchester

NEXT STATEMENT DUE DATE:

05/31/2020

JURISDICTION:

Delaware, United States

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: KEN NARVA, C/O STREET-WORKS DEVELOPMENT LLC,

Address: 168-A IRVING AVENUE,, SUITE 200K, PORT CHESTER, NY, United States, 10573

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office or Owner Name and Address

Name:

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

September 16, 2021 12:35 pm

COVID-19 Vaccines

On August 23, the FDA announced the full approval of the Pfizer-BioNTech vaccine for the prevention of COVID-19 disease in individuals age 16 and older. [Read more.](#)

[DETAILS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME:

SWD II, LLC

DOS ID:

4484777

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE:

DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW:

203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

11/08/2013

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING:

11/08/2013

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS:

PAST DUE DATE

COUNTY:

Westchester

NEXT STATEMENT DUE DATE:

11/30/2015

JURISDICTION:

New York, United States

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: KLAPPER & FASS, C/O DANIEL A. FASS, ESQ.

Address: 170 HAMILTON AVENUE, WHITE PLAINS, NY, United States, 10601

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

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 B

CONSENT CERTIFICATION

The undersigned, being a Sole Member of SWD II, LLC which is a Member of S-WD/WP LLC, hereby certifies as follows:

1. S-WD/WP LLC is the current Volunteer for the Hamilton Green Brownfield Cleanup Program ("BCP") Site C360177, Index No. C360177-08-03 located at 200 Hamilton Avenue, White Plains, New York 10601 ("BCP Site").
2. S-WD/WP LLC applied to the NYSDEC for a reduction in the size of the BCP Site in response to which the NYSDEC advised that the reduction was too large and a new BCP application was required for a reduced BCP site.
3. Kenneth D. Narva is the sole and managing member of SWD II, LLC.
4. SWD II, LLC is a member of S-WD/WP LLC.
5. Kenneth D. Narva has authorized by SWD II, LLC to execute any documents required by the NYDSEC on behalf of the BCP Volunteer S-WD/WP LLC.

IN WITNESS WHEREOF, the undersigned executes this Certificate of Consent on this 11 day of September 2021.

S-WD/WP LLC by
SWD II, LLC

By: _____

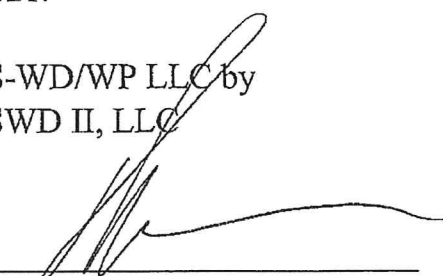

Kenneth D. Narva
Sole and Managing Member

Exhibit C



451020703DEDB

Control Number 451020703	WIID Number 2005102-000343	Instrument Type DED
------------------------------------	--------------------------------------	-------------------------------



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$165.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$207.00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

TRANSFER TAXES

CONSIDERATION	\$14,000,000.00
TAX PAID	\$56,000.00
TRANSFER TAX #	17819

RECORDING DATE 04/15/2005
 TIME 14:26:00

SERIAL NUMBER
DWELLING

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

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to: SUTTON LAND SERVICES LLC 50 VANTAGE POINT DR SUITE 3 ROCHESTER, NY 14624
--

REPLACEMENT DOCUMENT

21652

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

3p

THIS INDENTURE, made ^{as of} the 17th day of September, 2003,

BETWEEN W.P. MALL, LLC, a New York limited liability company with offices at c/o M & D Furtsch, LLC, 1961 Route 6, Unit R3, Carmel, New York 10512,
party of the first part, and

W.P. MALL REALTY, LLC, a New York limited liability company with offices at 40 Robert Pitt Drive, Monsey, New York 10952,
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Fourteen Million and 00/100 (\$14,000,000.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of White Plains, County of Westchester, and State of New York, all as more particularly set forth on Schedule A, annexed hereto and made a part hereof.

DESCRIBING premises conveyed to party of the first part by deed dated February 14, 2000 from W.P. Mall Corp., a New York corporation, and recorded as Instrument No. 401091002.

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

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

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

IN PRESENCE OF:

Antia L. Prete

W.P. MALL, LLC, by:
M & D Furtsch, LLC, manager, by:

Stephanie B. Furtsch

Stephanie B. Furtsch,
Member and Manager

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 28th day of ~~September~~ ^{JANUARY} in the year ~~2003~~ ²⁰⁰⁵, before me, the undersigned, personally appeared Stephanie B. Furtsch, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Patricia Guardino
Notary Public

PATRICIA GUARDINO
Notary Public, State of New York
No. 01GU6016637
Qualified in Westchester County
Commission Expires November 23, 2006

SL #: 21652
District: _____ Block: 5
Section: 125.67 Lot: 1

Bargain and Sale deed
Without covenants

Title No. SL 21652

W.P. Mall, LLC
TO
W.P. Mall Realty, LLC

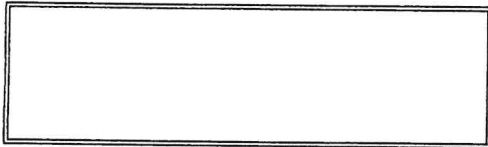
ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

SECTION 125.67
BLOCK 5
LOT 1 CITY OF WHITE PLAINS
COUNTY OF WESTCHESTER

RETURN BY MAIL TO:



Record & Return:
Sutton Land Services, LLC
50 Vantage Point Drive, Suite 3
Rochester, NY 14624

Title No.: SL 21652 / 331-W-00385

SCHEDULE A

ALL THAT CERTAIN PLOT, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the Easterly side of Northern Arterial at the Northerly end of a curve having a radius of 20 feet, a central angle of 88 degrees 53' 19" and a length of 31.028 feet which curve connects the Northerly side of Hamilton Avenue with the Easterly side of Northern Arterial as shown on a certain map entitled, "Map Showing Lands to Be Acquired By The City of White Plains for the Laying Out and Widening Of The Northern Arterial----" which map is filed in the Westchester County Clerk's Office, Division of Land Records, as Map No. 16810;

RUNNING THENCE from said point of beginning in a Southeasterly direction along the arc of a curve to the left having a radius of 20 feet, a central angle of 88 degrees 53 minutes 19 seconds a distance of 31.028 feet to a point on the Northerly side of Hamilton Avenue;

THENCE Easterly along the Northerly side of Hamilton Avenue and along the arc of a curve to the left having a radius of 4627.386 feet, a central angle of 4 degrees 29 minutes 13 seconds a distance of 362.381 feet to a point at the Westerly end of a curve connecting the Northerly side of Hamilton Avenue with the Westerly line of Cottage Place as shown on said Map No. 16810;

THENCE Northwesterly along the said curve to the left which has a radius of 10 feet, a central angle of 89 degrees 38 minutes 28 seconds for a distance of 15.645 feet to a point on the Westerly side of Cottage Place;

THENCE along the Westerly side of Cottage Place North 27 degrees 01 minutes 19 seconds West 384.52 feet to a point at the Southerly end of a curve connecting the westerly side of Cottage Place with the Southerly side of Barker Avenue as shown on said Map No. 16810;

THENCE Northwesterly along said curve to the left which has a radius of 25 feet, a central angle of 91 degrees 10 minutes 00 seconds for a distance of 39.78 feet to a point on the Southerly side of Barker Avenue;

THENCE along the Southerly side of Barker Avenue, South 61 degrees 48 minutes 41 seconds West 372.107 feet to the Easterly end of a curve connecting the Southerly side of Barker Avenue with the Easterly side of Northern Arterial as shown on said Map No. 16810;

THENCE Southerly along said curve to the left which has a radius of 20 feet, a central angle, of 100 degrees 16 minutes 52.9 seconds for a distance of 35 feet to a point on the Easterly side of Northern Arterial;

THENCE Southerly along said Easterly side of Northern Arterial and along the arc of a curve to the right which has a radius of 1414 feet, a central angle of 14 degrees 27 minutes 52.8 seconds for a distance of 356.97 feet to the Northerly end of a curve connecting the Easterly side of Northern Arterial with the Northerly side of Hamilton Avenue, at the point or place of BEGINNING.

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

Sutton Land Services, LLC

Exhibit D

**HAMILTON GREEN
BROWNFIELD CLEANUP APPLICATION
ACCESS AND CONSENT AGREEMENT**

ACCESS AGREEMENT made as of this __ day of September 2021, by and between **W.P. Mall Realty, LLC (“Grantor”)**, having an address at Exclusive Management, 35 West Street, Suite 202, Spring Valley, New York, and **S-WD/WP LLC (“Grantee”)**, having an address at c/o Law Office of Denise J. D’Ambrosio, 202 Mamaroneck Avenue, Suite 601, White Plains, New York 10601.

WHEREAS, Grantor owns the real property located at 200 Hamilton Avenue, White Plains, New York, designated Section 125.67, Block 5, Lot 1..2 and the adjacent real property located at 250 Hamilton Avenue, designated Section 125.67, Block 5, Lot 1..1 (**“Grantor’s Property”**), together with the building and improvements thereon (**“Grantor’s Building”**) (Grantor’s Property and Grantor’s Building shall be referred to collectively as **Grantor’s Property**); and

WHEREAS, Grantee is submitting an application to the NYS Brownfield Cleanup Program (“BCP”) to investigate and remediate the 200 Hamilton Avenue Property for the purpose of obtaining a Certificate of Completion under the BCP (the “Work”); and

WHEREAS, Grantee requires access to Grantor’s Property to perform the Work; and

WHEREAS, Grantor has agreed to grant access to Grantor’s Property and permit the performance of the Work, subject to the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants access and a license upon, into, under and through Grantor’s Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants, successors or assigns (collectively, the “Grantee Related Parties” and each a “Grantee Related Party”), vehicles, equipment and materials required by Grantee in order to perform all tasks reasonable and necessary in connection with the Work, including the demolition of the Grantor Building to the filing by the Grantee of an Environmental Easement on the Grantor’s Property as may be required for the issuance of the Certificate of Completion.
2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants during their tenancy will have full authority to access to Grantor’s Property during the performance of the Work, until otherwise agreed by the parties in writing. The performance of

the Work will not interfere unreasonably with the quiet enjoyment of Grantor's Building by the tenants thereof. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. All of the foregoing activities shall be performed at Grantee's sole cost and expense.
4. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to Grantor's Property to perform the Work.
5. Grantee shall be responsible for obtaining all federal, state or local governmental approvals in relation to the Work. Grantor agrees to execute all reasonable, necessary and customary documents, including an Environmental Easement if required, and provide any permission required, during the course of performing the Work to obtain any federal, state and/or local governmental or other approval required to perform the Work.
6. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the state or federal court in Westchester County, New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

Grantor:
W.P. Mall Realty, LLC

By: _____ (sign)
Name: Juda Klein
Title: Managing Member

Grantee:
S-WD/WP LLC
By: SWD II, LLC

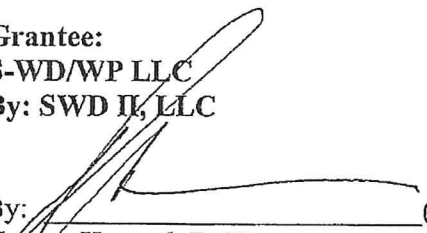
By:  _____ (sign)
Name: Kenneth D. Narva
Title: Managing Member

Exhibit E

PREVIOUS OWNERS & OPERATORS LIST
WP Mall Cleaners & Gas Station Site
250 Hamilton Avenue, White Plains, NY 10601

Year	Contact Information	Status	Relation to Requestor
Unknown – 6/10/1971	White Plains Urban Renewal Agency 255 Main Street White Plains, New York 10601 Phone: (914) 422-1300	Active	None
6/10/1971 – 2/14/2000	W.P. Mall Corp. 20 Barker Avenue White Plains, New York 10601 Phone: Unknown	Inactive	None
2/14/2000 – 9/17/2003	W.P. Mall, LLC c/o Benerofe Properties Corporation 10 New King Street, Suite 209 White Plains, New York 10604 Phone: (914) 681-5100	Active	None
9/17/2003 – Present	W.P. Mall Realty, LLC 8 Sunrise Drive Monsey, New York 10952 Phone: (914) 522-3256	Active	Current Owner
Operators			
Unknown - 1894	Vacant (Possibly dwellings scattered on property)	N/A	None
1894 – 1950	Numerous private dwellings (Possible contamination due to use of heating oil)	N/A	None
1905 – 1980	Empire Apartments 1514 Genesee Street Utica, New York 13502 Phone: (315) 797-4600	Active	None
1930 - 1970	Candy Manufacturing	Inactive	None
1930	Structure labeled "Paints"	Unknown	None
1930 – 1980	Plumbing Shop, Gypsum Partitions Business, and Electric Motors Building	Inactive	None
1950 – 1980	Filling Station (3 Tanks) with Greasing Operations	Inactive	None
1987 – Present	White Plains Mall/ Parking Lot 200 Hamilton Avenue White Plains, New York 10601 Phone: (914) 422-0921	Active	Current Operator

Exhibit F

dwg by: aas
chk by: PP
scale: AS NOTED
date: 08/31/2021

SESI
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
ENGINEERS
12A MAPLE AVE, PINE BROOK, NJ 07038 PH: 873-808-9050

Project: UNT 2 - HAMILTON GREEN CONDOMINIUM (BCP #360177)
200 HAMILTON AVENUE
WHITE PLAINS, NY
Boring Location & Results Plan

job no: 10440
drawing no: **FIG-2.2**

- LEGEND:**
- PROPERTY BOUNDARY
 - B-1 BORING NUMBER AND APPROX. LOCATION BY SEBI (COMPLETED 4/1/2021)
 - B-2 BORING NUMBER AND APPROX. LOCATION BY SEBI (COMPLETED 4/1/2021)
 - B-3 BORING NUMBER AND APPROX. LOCATION BY SEBI (COMPLETED 4/1/2021)
 - B-4 BORING LOCATION (2016 SPILL INVESTIGATION)
 - B-5 SOIL BORING LOCATION (2017 PHASE II INVESTIGATION)
 - B-6 SOIL BORING/TEMPORARY WELL (2017 PHASE II INVESTIGATION)
 - B-7 ANALYTE WAS DETECTED ABOVE NYSDEC PART 375 TRACK ONE UNRESTRICTED SOIL CLEANUP OBJECTIVE (RESTRICTED RESIDENTIAL)
 - B-8 ANALYTE WAS DETECTED ABOVE NYSDEC PART 375 TRACK TWO RESTRICTED SOIL CLEANUP OBJECTIVE (RESTRICTED RESIDENTIAL)
 - B-9 ANALYTE WAS DETECTED ABOVE NYSDEC PART 375 TRACK TWO RESTRICTED SOIL CLEANUP OBJECTIVE (RESTRICTED RESIDENTIAL)

NOTE:

1. THE PLANTS FOR LOCATING SOIL SAMPLES ONLY. OTHER SITE WORK SHOWN IN PINK.
2. IF RESULTS LESS THAN RI, BUT GREATER THAN OR EQUAL TO THE IRL AND THE IRL CONCENTRATIONS AN APPROPRIATE VALUE.
3. RI, IRL AND ILLS ARE LISTED IN THE TABLES.
4. COMPOUND WAS FOUND IN THE BLANK AND SAMPLE.



REFERENCE
PREVIOUS INVESTIGATION & SITE INFORMATION TAKEN FROM "SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC SCOS"
PREPARED BY ARKF, DATED MAY 2, 2018.

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this drawing and all information contained hereon is proprietary to Sesi Consulting Engineers and may not be copied or used in any way without written permission of Sesi Consulting Engineers.

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dwg by: aas
 chk by: FL
 scale: AS NOTED
 date: 08/31/2021

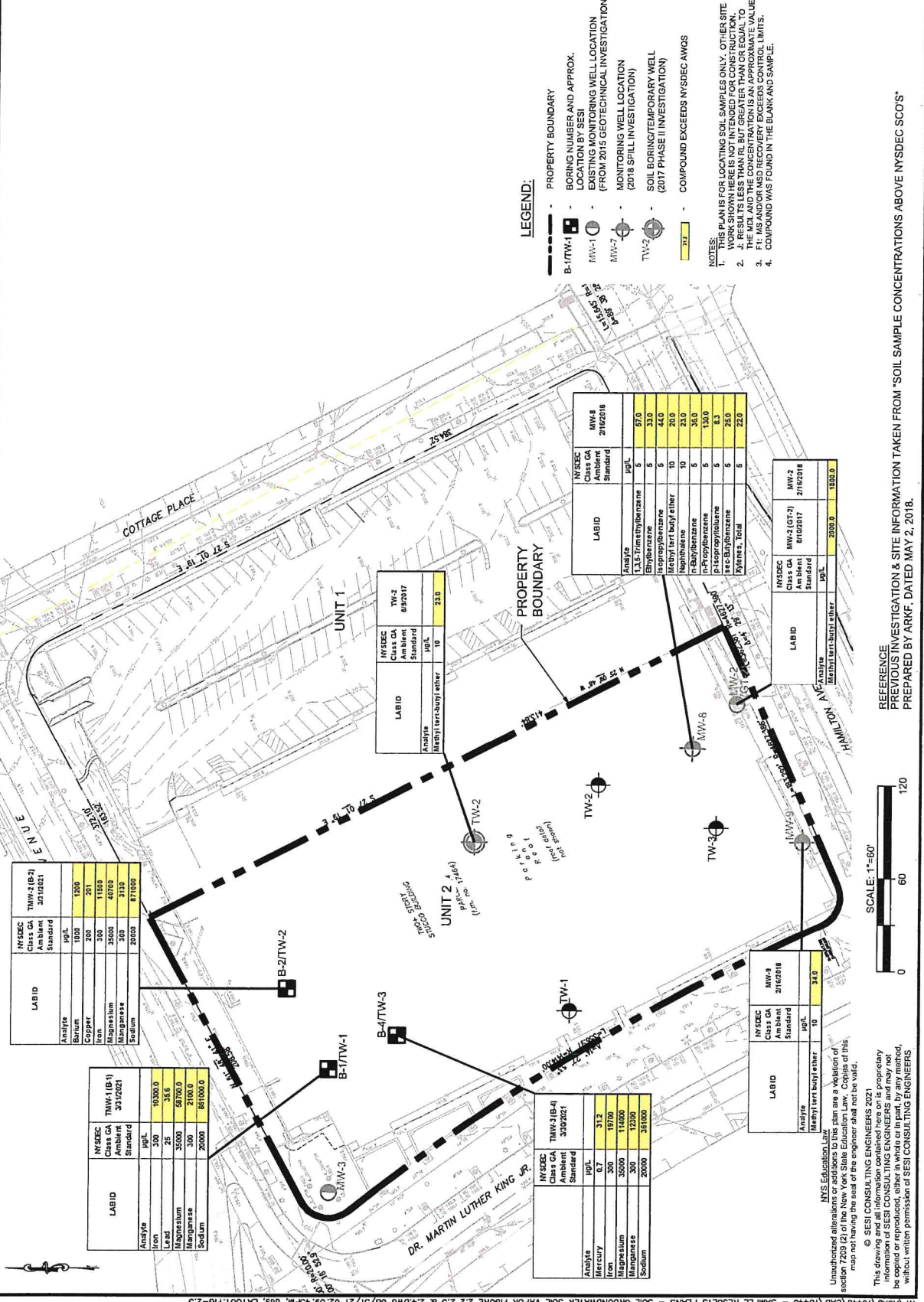
SESI
 CONSULTING ENGINEERS
 ENVIRONMENTAL
 SITE DESIGN
 SOILS / FOUNDATIONS

174 MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050

Project: UNIT 2 - HAMILTON GREEN CONDOMINIUM
 (BCP #C3601777)
 200 HAMILTON AVENUE
 WHITE PLAINS, NY

drawing title: GROUNDWATER SAMPLE LOCATION & RESULTS PLAN

job no: 10440
 drawing no: FIG-2.3



REFERENCE PREVIOUS INVESTIGATION & SITE INFORMATION TAKEN FROM "SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC SCOS" PREPARED BY ARKF, DATED MAY 2, 2018.



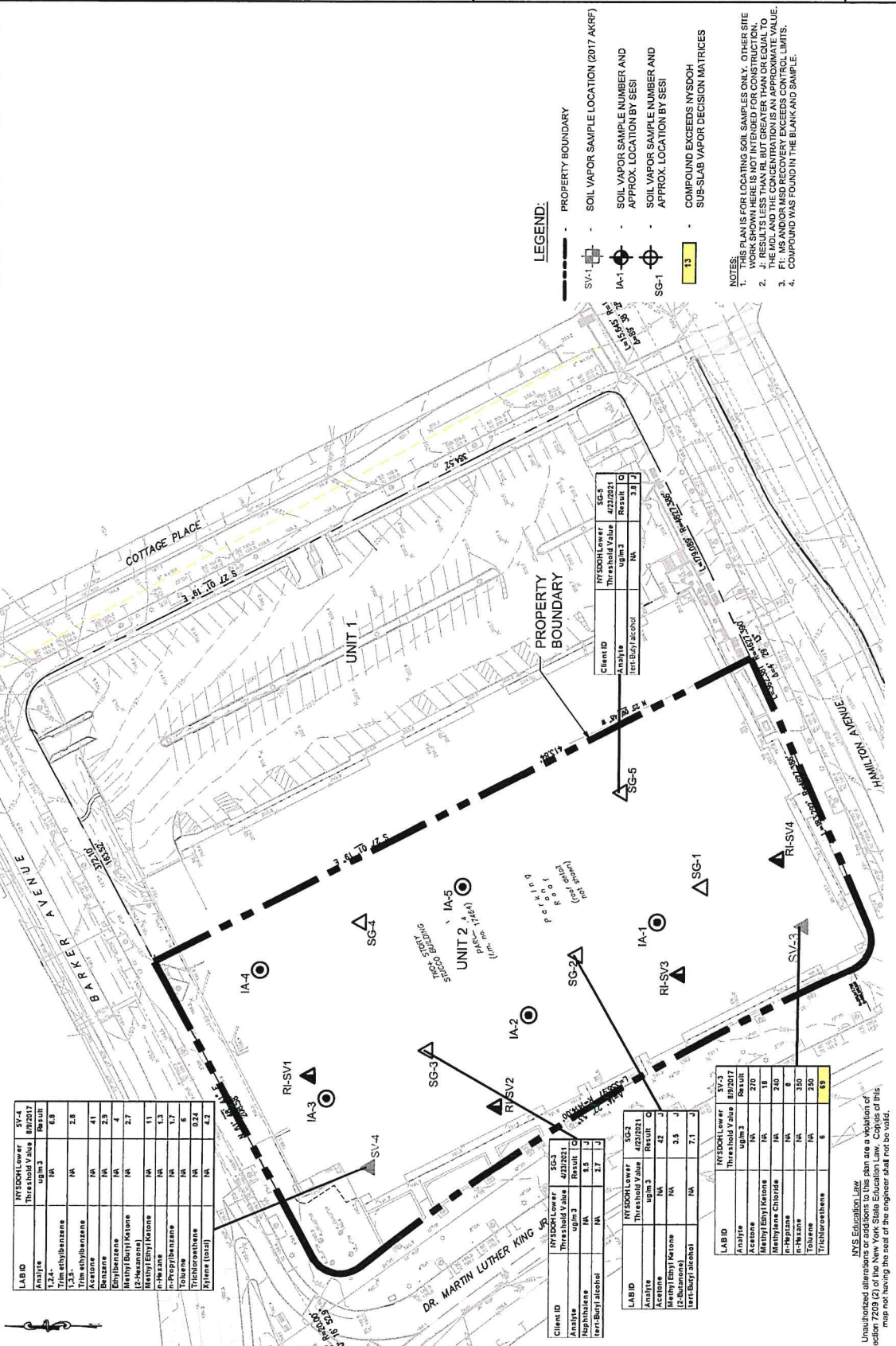
dwg by: aas
 chk by: FL
 scale: AS NOTED
 date: 08/31/2021

SESI
 CONSULTING ENGINEERS
 ENVIRONMENTAL
 SITE DESIGN
 SOILS / FOUNDATIONS

173 MAPLE AVE. PINE BROOK, N.J. 07058 PH: 873-608-9050

project: UNIT 2 - HAMILTON GREEN CONDOMINIUM
 200 HAMILTON AVENUE
 WHITE PLAINS, NY
 (BCF #G360177)
 drawing title: SOIL VAPOR SAMPLE LOCATION & RESULTS PLAN

job no: 10440
 drawing no: FIG-2.4

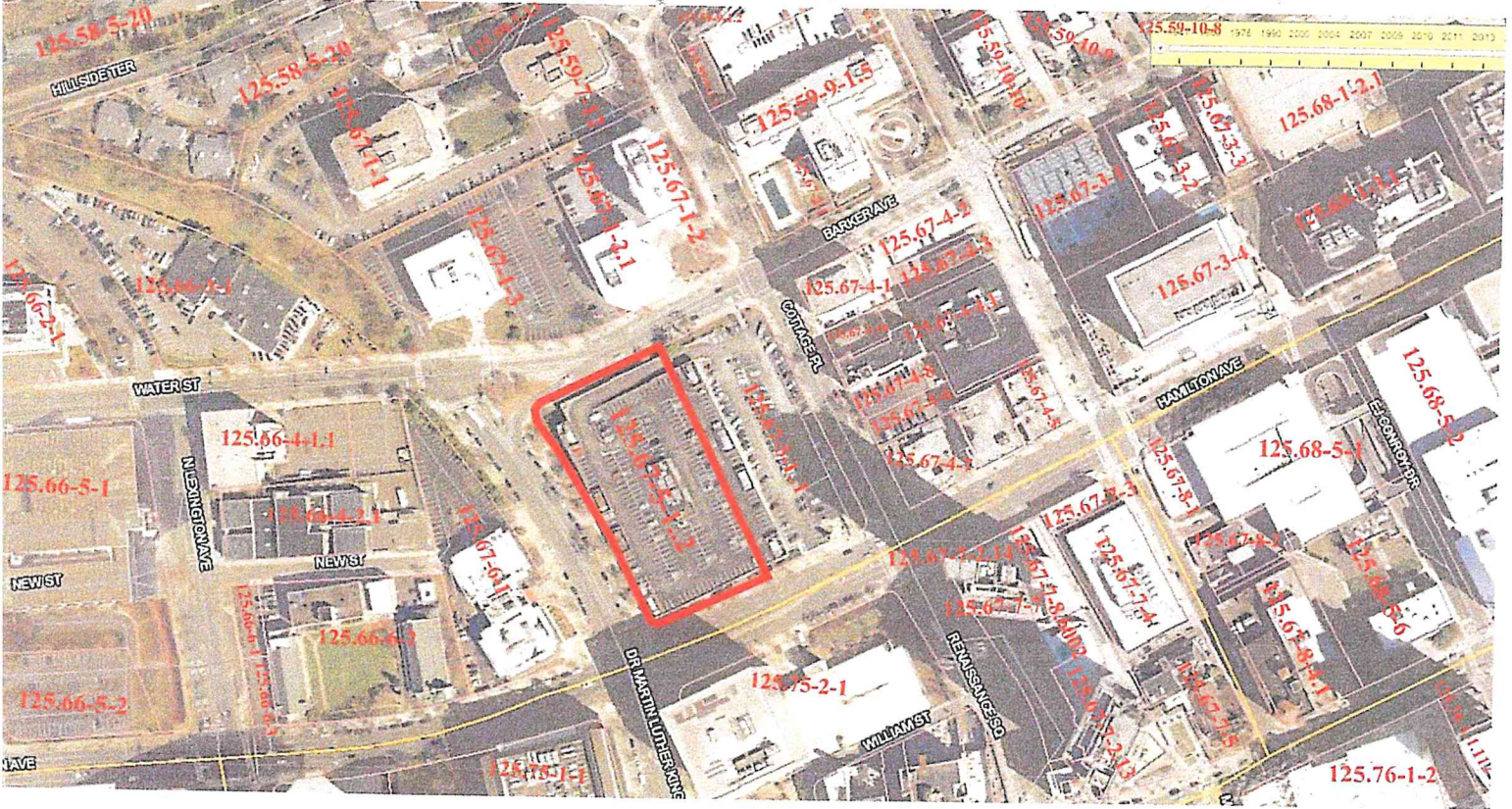
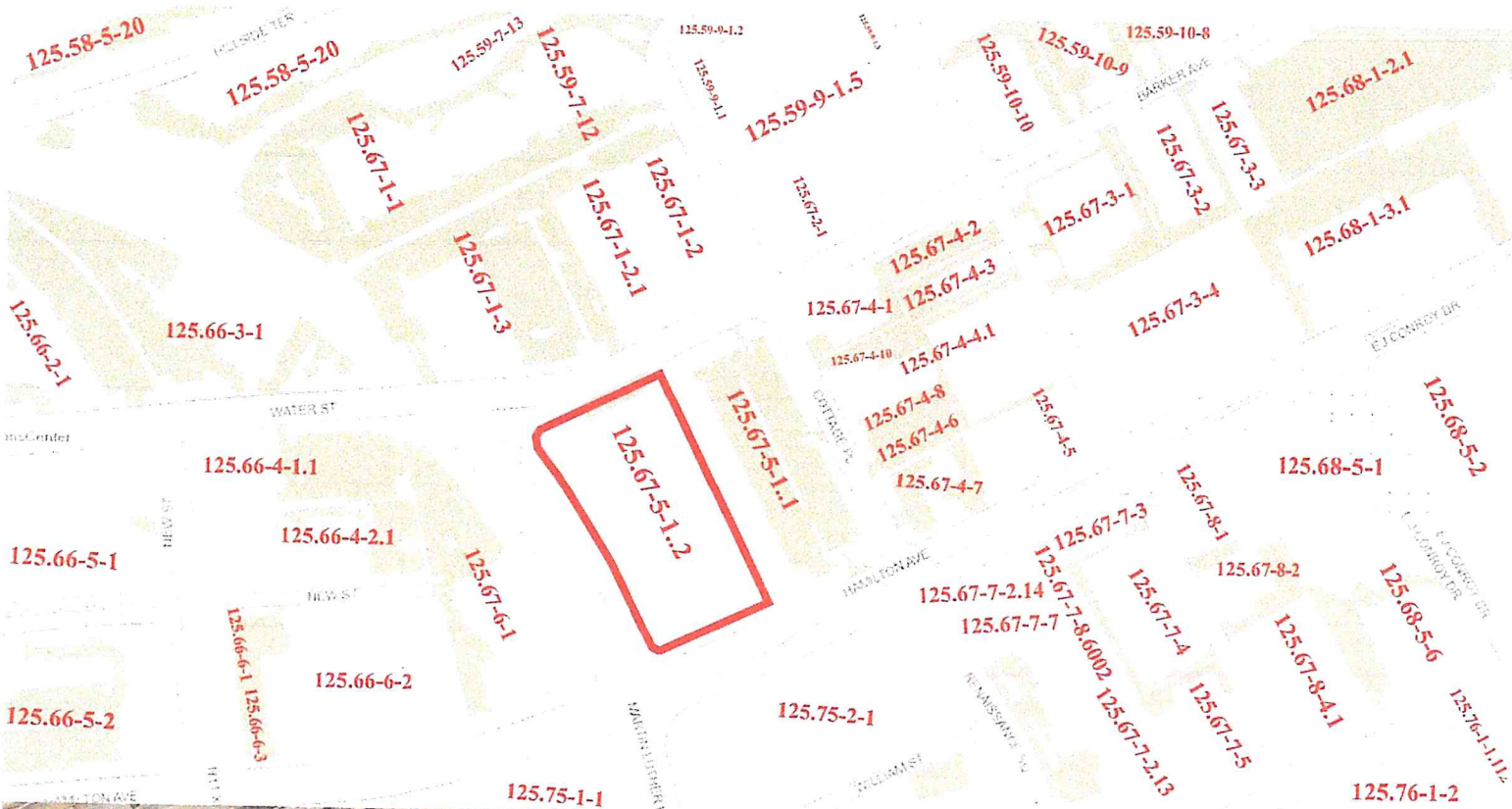


REFERENCE PREVIOUS INVESTIGATION & SITE INFORMATION TAKEN FROM 'SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC SCOS' PREPARED BY ARKF, DATED MAY 2, 2018.



Exhibit G

TAX MAP



Disclaimer:
 This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information, please contact the assessor's office of the municipality.

From: [Mark P. Weingarten](#)
To: [Ann F. Carlson](#)
Cc: [Bruce Berg](#)
Subject: Re: [EXTERNAL] NA21-0101 - Hamilton Green Condominium
Date: Friday, August 20, 2021 6:19:02 PM
Attachments: [image001.png](#)

Awesome

Sent from my iPhone

On Aug 20, 2021, at 6:11 PM, Ann F. Carlson <AFC@ddw-law.com> wrote:

No Action Letter has been granted.

Get [Outlook for iOS](#)

From: Lewis, Lori <Lori.Lewis@ag.ny.gov>
Sent: Friday, August 20, 2021 6:09:31 PM
To: Ann F. Carlson <AFC@ddw-law.com>
Subject: [EXTERNAL] NA21-0101 - Hamilton Green Condominium

Dear Ms. Carlson:

The Department of Law ("DOL") has granted the issuance of a no-action letter pursuant to the above-referenced no-action letter application ("NAL Application") as of August 20, 2021. The DOL will not take enforcement action based on the transaction(s) described in the NAL Application.

This email shall serve as the DOL's official issuance letter for this NAL Application; no other issuance letter will be issued by the DOL for this NAL Application. This email constitutes a public record and any alteration to this email may constitute a criminal offense.

Any material change of fact or circumstance affecting the property or information provided in the NAL Application will require the applicant(s) to obtain an amended no-action letter. Any misstatement or concealment of material fact in the materials submitted as part of the NAL Application renders the no-action letter void ab initio. The DOL has relied on the truth of the affidavit(s), expert opinion letter(s), supporting documentation, and the transmittal letter of the submitting attorney provided as part of the NAL Application.

The issuance of this no-action letter shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, nor shall it act as a waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law, except as expressly stated in such letter. The issuance of this letter is conditioned upon the collection of all fees imposed by law. It is the responsibility of the sponsor to ensure that correct fee amounts have been paid.

Please note that the DOL may issue administrative deficiencies while processing this no-action letter's issuance. It is the sponsor's responsibility to cure all such deficiencies in an expeditious manner. If there are any outstanding deficiencies at the time of submission of the next amendment to this no-action letter, the DOL reserves the right to reject the submission of such amendment until all outstanding deficiencies are cured. **Notwithstanding, this will not impact the date of issuance set forth above.**

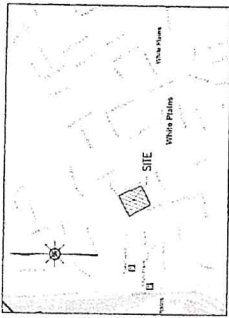
If you have any questions or comments, please feel free to contact me. Thank you.

Very truly yours,
Lori Lewis

Lori P. Lewis | Assistant Attorney General
Real Estate Finance Bureau
Office of the New York State Attorney General
28 Liberty Street, New York, NY 10005
☎ 212-416-8111 | 📠 212-416-8179
✉ Lori.Lewis@ag.ny.gov
(She/Her/Hers)
<http://www.ag.ny.gov/bureau/real-estate-finance-bureau>
To receive updates from the Bureau, click [HERE](#).
[<image001.png>](#)

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29553



VICINITY MAP

TAX LOT SCHEDULE

OLD TAX LOT PARCEL	OLD AREA	NEW TAX LOT PARCEL	NEW AREA
12541-5-1	18,333.58 S.F.	12541-5-1.1	8,254.52 S.F.
		12541-5-1.2	10,079.06 S.F.

ACRAGE SCHEDULE

UNIT	AREA	PERCENT
UNIT "1"	8,254.52 S.F.	44.52%
UNIT "2"	10,079.06 S.F.	55.48%
TOTAL	18,333.58 S.F.	100.00%

COUNTY INDEX
SHEET 1A, BOOK 661, LOT 17
SHEET 1B, BOOK 671, LOT 17

CERTIFICATION OF ASSESSOR

I, the undersigned, being a duly qualified and sworn Assessor of the City of White Plains, County of Westchester, State of New York, do hereby certify that the above described parcel is situated in the City of White Plains, County of Westchester, State of New York, and is subject to the City of White Plains, County of Westchester, State of New York, and is subject to the City of White Plains, County of Westchester, State of New York.

OWNER OF RECORD

Name of Person: Hamilton Green Condominium
Date: August 2, 2011

29553

CONDOMINIUM MAP
PREPARED FOR
HAMILTON GREEN CONDOMINIUM
LOCATED AT 202 & 250 HAMILTON AVE., WHITE PLAINS, NY 10601
AND
W.P. MALL REALTY LLC
PROPERTY SITUATE IN THE
CITY OF WHITE PLAINS
COUNTY OF WESTCHESTER
STATE OF NEW YORK



DATE: AUGUST 24, 2011

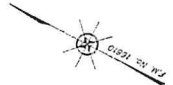
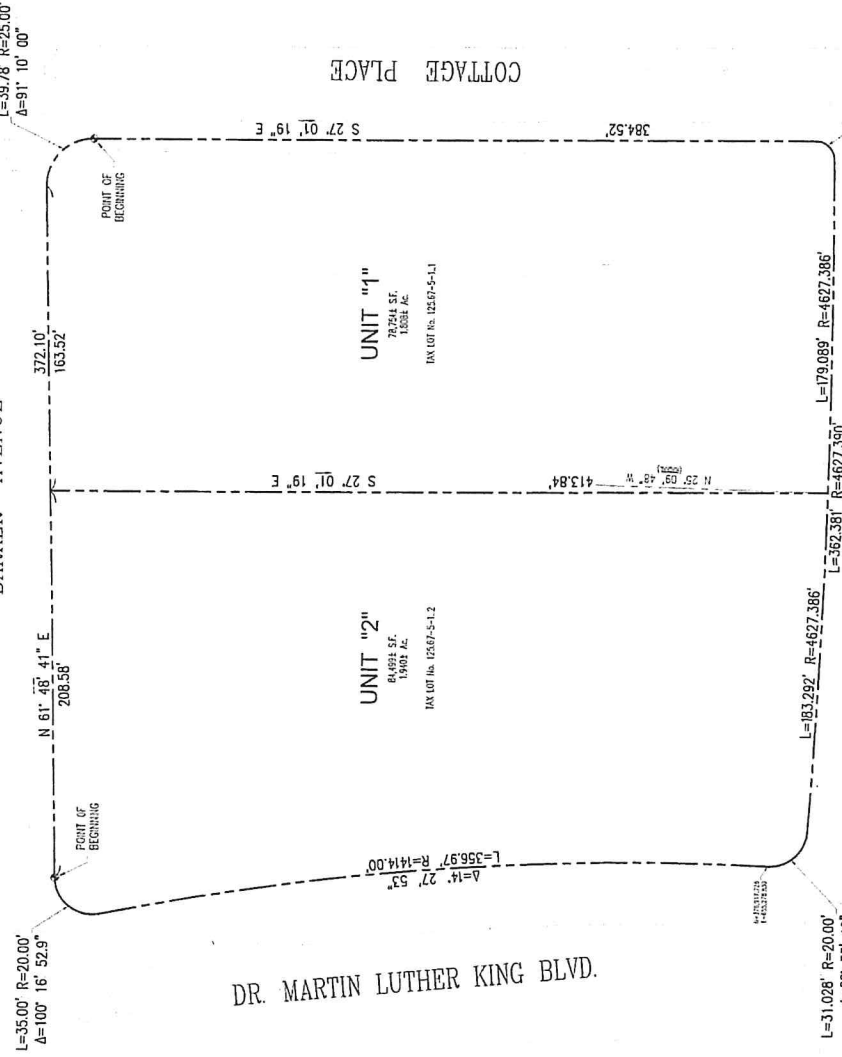
500 THE PENNSYLVANIA AVENUE, 4TH FLOOR, PHILADELPHIA, PA 19106

BARKER AVENUE

HAMILTON AVENUE

COTTAGE PLACE

DR. MARTIN LUTHER KING BLVD.



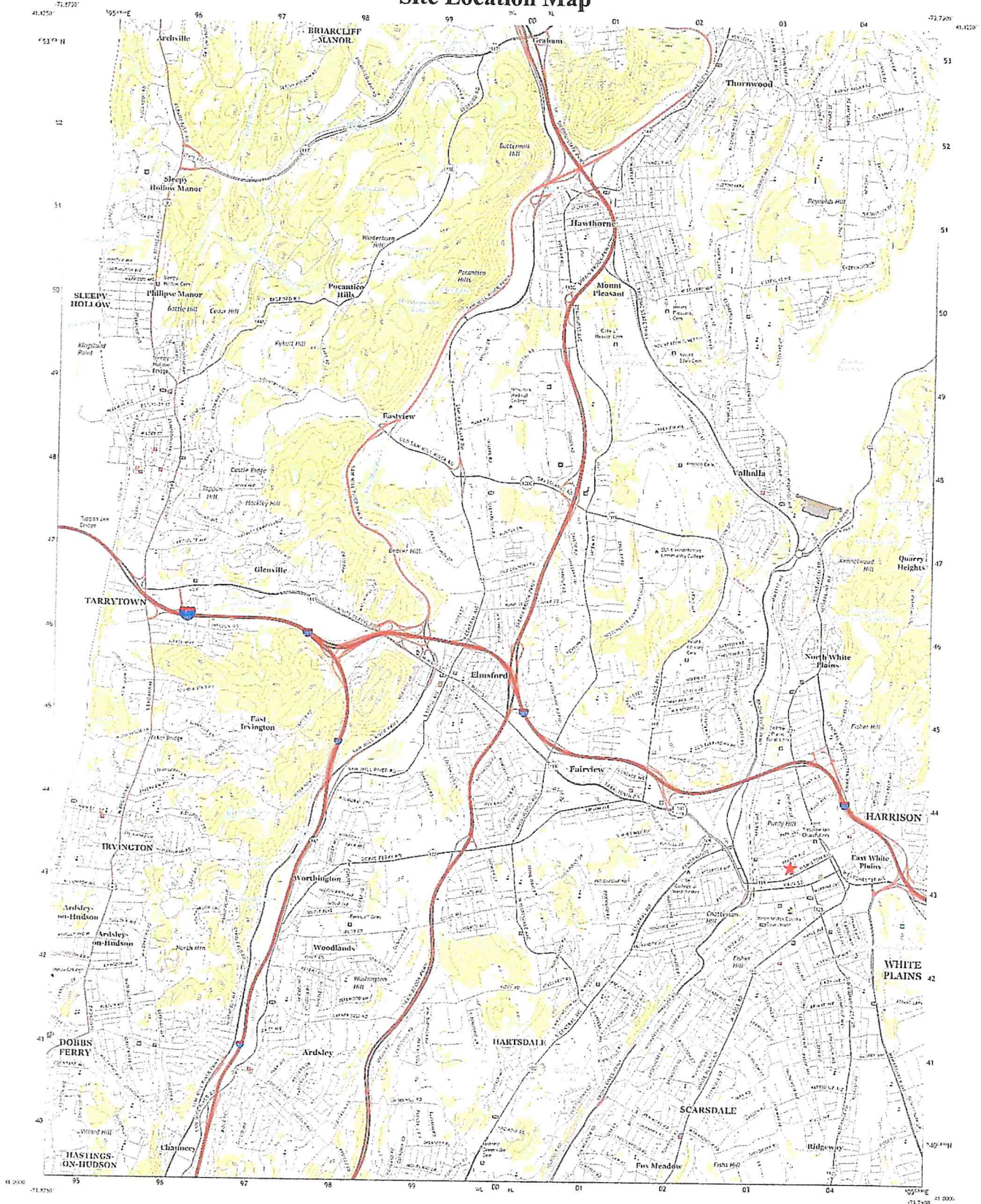
THIS MAP, AREA, AND DISTANCE OF (UNIT 1 & 2) ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSEQUENTIAL DAMAGES OR FOR ANY LOSS OF PROFITS OR BUSINESS INTERRUPTION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSEQUENTIAL DAMAGES OR FOR ANY LOSS OF PROFITS OR BUSINESS INTERRUPTION.



LINE & GRADE SURVEYORS D.P.C.
23 Westchester Avenue
Elmwood Park, NY 10523
Phone: (914) 372-1147
email: office@lineandgrade.net
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Exhibit H

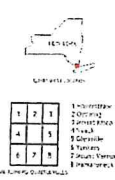
Site Location Map



Produced by the United States Geological Survey
 with support from the State of New York
 under a cooperative agreement with the
 State of New York, Office of General Services,
 Office of Information Systems, and the
 Office of the State Comptroller. The map
 was prepared as part of the Statewide
 Geographic Information System (GIS) project.
 The map is a derivative of the Statewide
 Geographic Information System (GIS) data
 and is not to be used for navigation or
 other purposes without the permission
 of the State of New York.

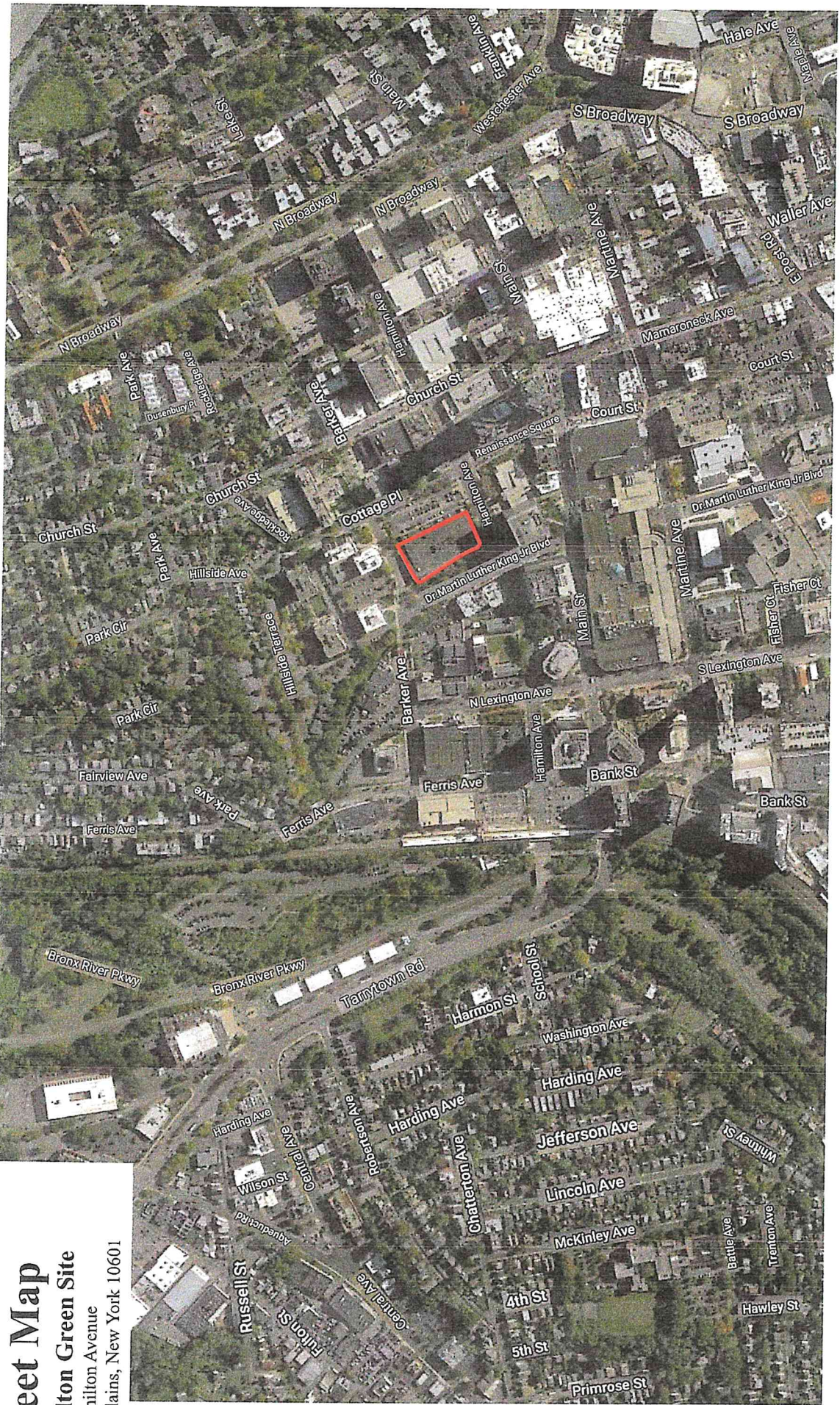


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★ BCP Site Location

Street Map
Hamilton Green Site
200 Hamilton Avenue
White Plains, New York 10601



BASE MAP

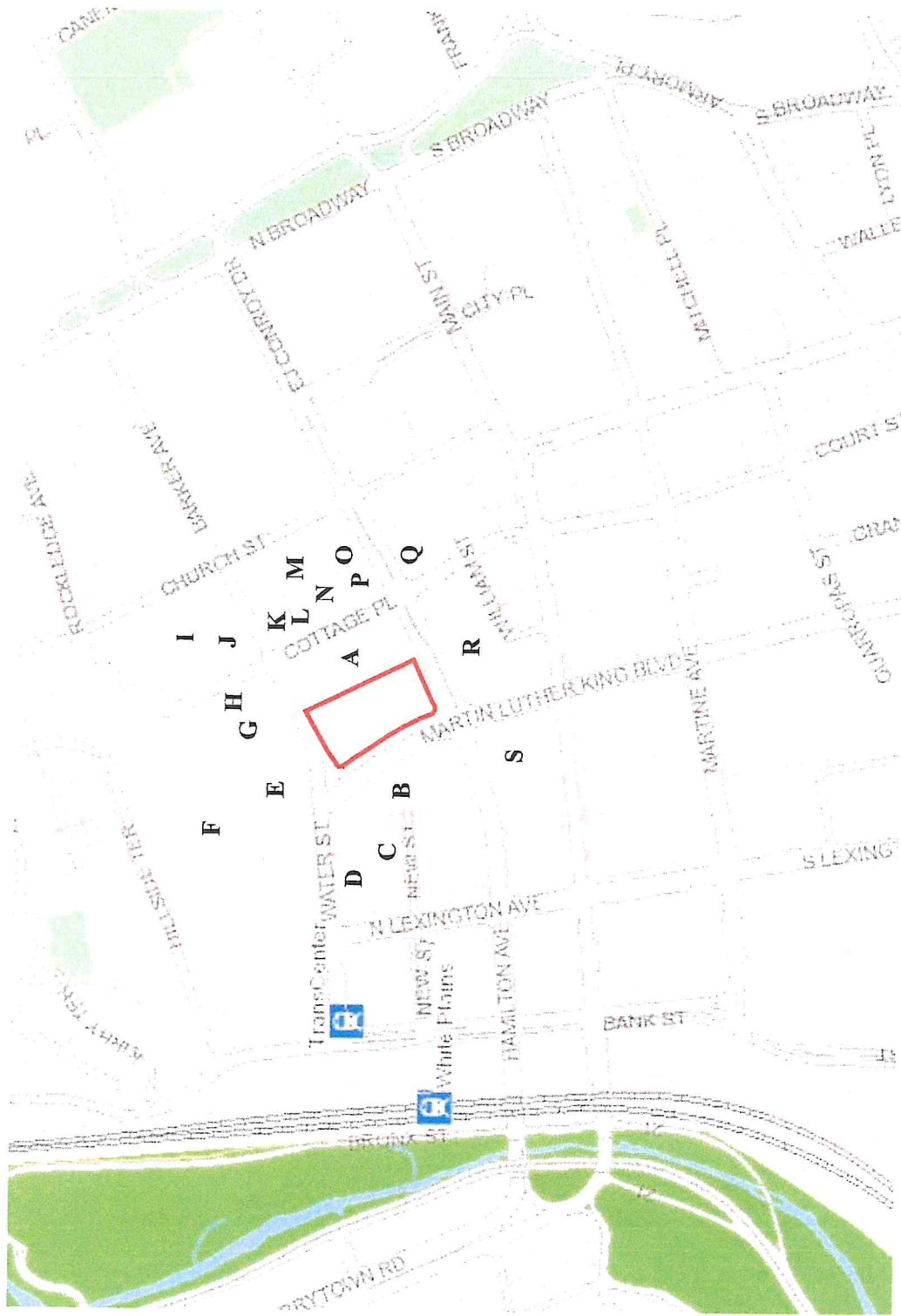
Hamilton Green Site
200 Hamilton Avenue
White Plains, New York 10601

Legend: — Site Property Boundary

Corresponding page lists adjacent property owners by letter A — S



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



August 2021
Source: Westchester County GIS
Scale: 1" = 100', approximately

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	WP Mall Realty, LLC	250 Hamilton Avenue	125.67-5-1..1
B	GHP Hamilton, LLC	170 Hamilton Avenue	125.67-6-1
C	Con Edison Co of NY Inc	9 New Street	125.66-4-2.1
D	12 Water Street Association LLC	12 Water Street	125.66-4-1.1
E	1 Barker Ave LLC	1 Barker Avenue	125.67-1-3
F	Stillman Property Management (Condo)	25 Rockledge Avenue	125.67-1-1
G	3 Barker Ave LLC	3 Barker Avenue	125.67-1-2.1
H	Marriott International, Inc.	5 Barker Avenue	125.67-1-2
I	Avalon WP I, LLC	27 Barker Avenue	125.59-9-1.5
J	Avalon WP VI, LLC	21 Barker Avenue	125.67-2-1
K	Pavilion Condos	10 Cottage Place	125.67-4-1
L	Matthew's Cottage, Inc.	8 Cottage Place	125.67-4-10
M	Berkeley 99 Church St LLC	97-109 Church Street	125.67-4-4.1
N	Amcott Associates	4 Cottage Place	125.67-4-8
O	Amcott Associates	300 Hamilton Avenue	125.67-4-6

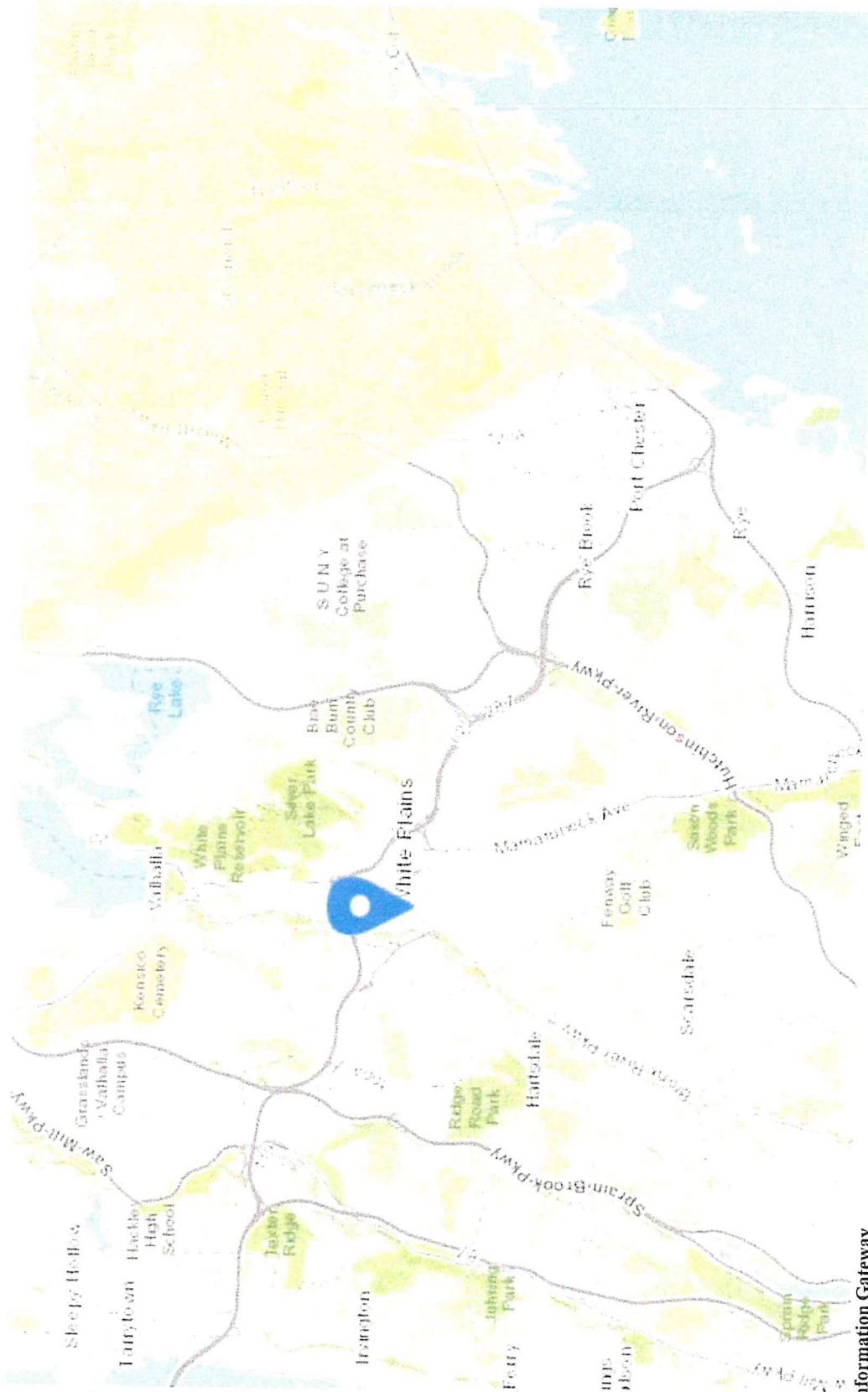
Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
P	274 SNK Hamilton Ave LLC	274 Hamilton Avenue	125.67-4-7
Q	Epic Renaissance LLC	7 Renaissance Square	125.67-7-2.14
R	Power Authority of the Sate of New York	123 Main Street	125.75-2-1

BOA Map

Hamilton Green Site

200 Hamilton Avenue

White Plains, New York 10601



 BCP Site

 BOA Designation

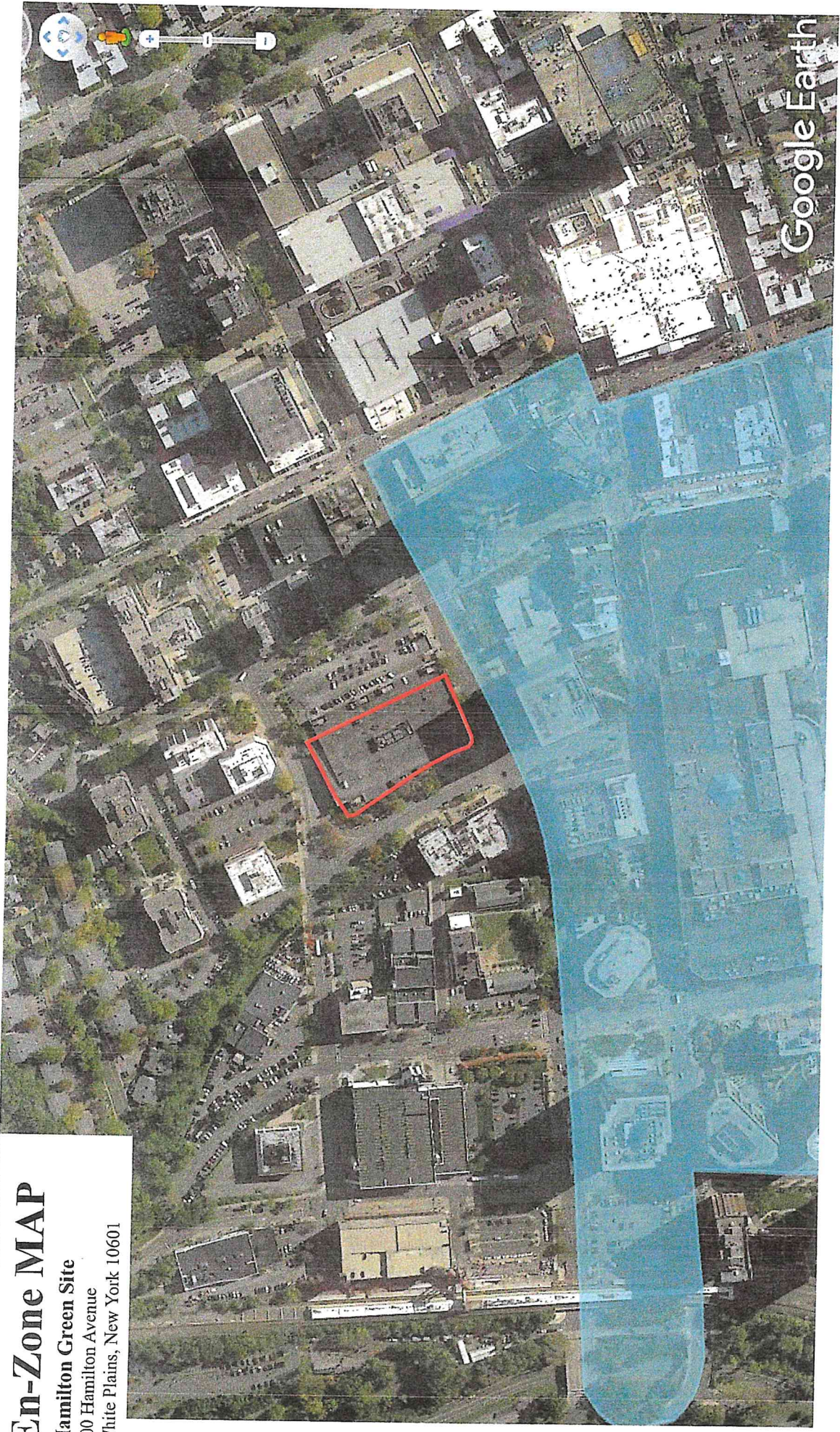
August 2021

Source: NYS DOS Geographic Information Gateway

Scale: 1" = 100' approximately

En-Zone MAP

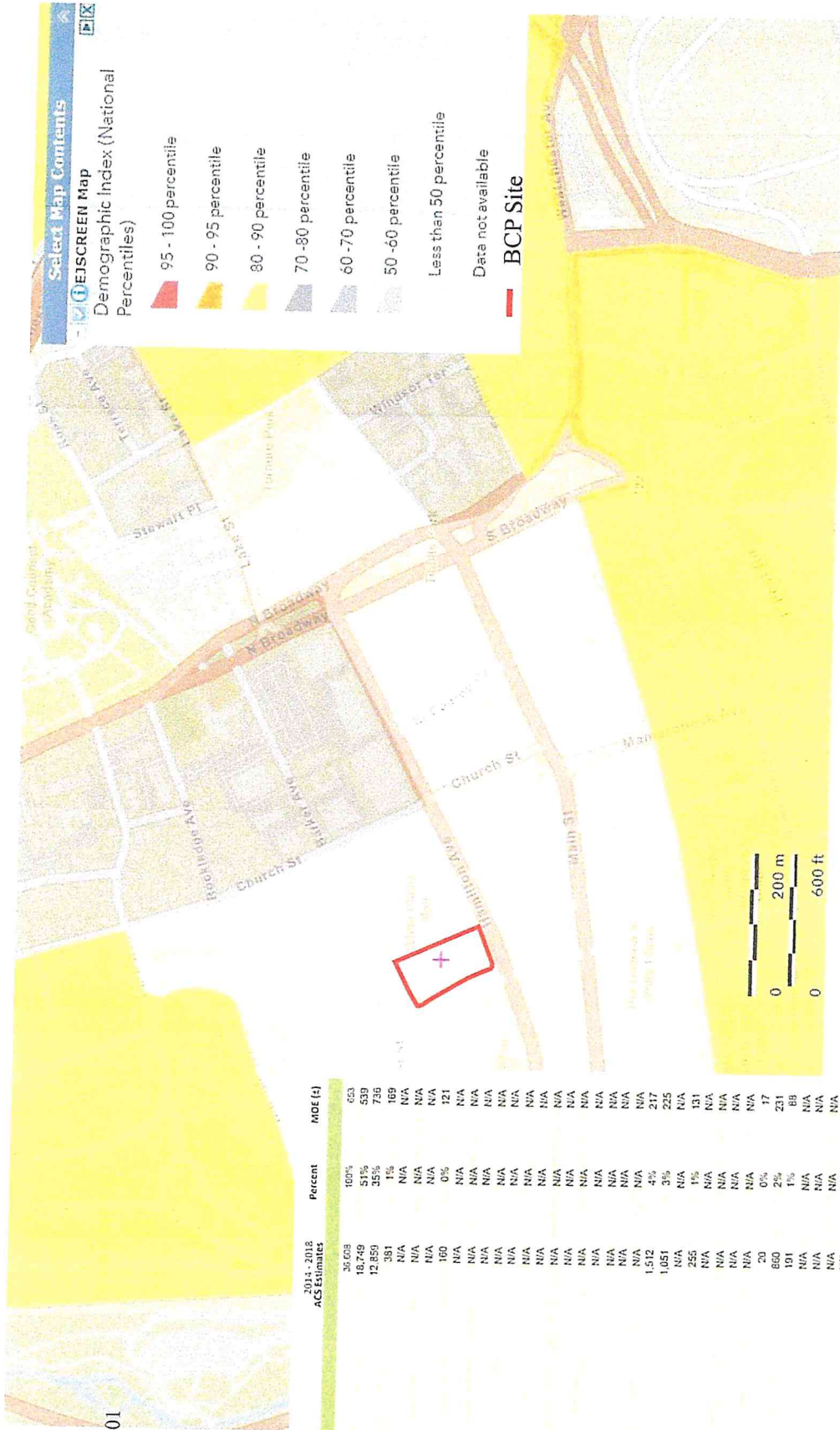
Hamilton Green Site
200 Hamilton Avenue
White Plains, New York 10601



Google Earth

EJ MAP

Hamilton Green Site
 200 Hamilton Avenue
 White Plains, New York 10601



Linguistically Isolated Population: 12%

Population by Language Spoken at Home*		2014 - 2018 ACS Estimates		MOE (±)
Language	Total (four years age 3 and above)	Percent	MOE (±)	
English	36,008	100%	653	
Spanish	18,749	51%	539	
French	12,859	35%	736	
French Creole	381	1%	159	
Italian	N/A	N/A	N/A	
Portuguese	N/A	N/A	N/A	
German	N/A	N/A	N/A	
Jiddish	160	0%	121	
Other West Germanic	N/A	N/A	N/A	
Scandinavian	N/A	N/A	N/A	
Greek	N/A	N/A	N/A	
Russian	N/A	N/A	N/A	
Polish	N/A	N/A	N/A	
Serbo-Croatian	N/A	N/A	N/A	
Other Slavic	N/A	N/A	N/A	
Armenian	N/A	N/A	N/A	
Persian	N/A	N/A	N/A	
Gujarathi	N/A	N/A	N/A	
Hindi	N/A	N/A	N/A	
Urdu	N/A	N/A	N/A	
Other Indic	N/A	N/A	N/A	
Other Indo European	1,512	4%	217	
Chinese	1,051	3%	225	
Japanese	N/A	N/A	N/A	
Korean	N/A	N/A	N/A	
Mon-Khmer, Cambodian	255	1%	131	
Hmong	N/A	N/A	N/A	
Thai	N/A	N/A	N/A	
Laotian	N/A	N/A	N/A	
Vietnamese	N/A	N/A	N/A	
Other Asian	860	2%	17	
Tibetan	101	1%	88	
Other Pacific Island	N/A	N/A	N/A	
Nesapo	N/A	N/A	N/A	
Other Native American	N/A	N/A	N/A	
Hungarian	N/A	N/A	N/A	
Arabic	249	1%	134	
Hebrew	N/A	N/A	N/A	
African	N/A	N/A	N/A	
Other and non-specified	126	0%	105	
Total Non-English	17,859	49%	847	

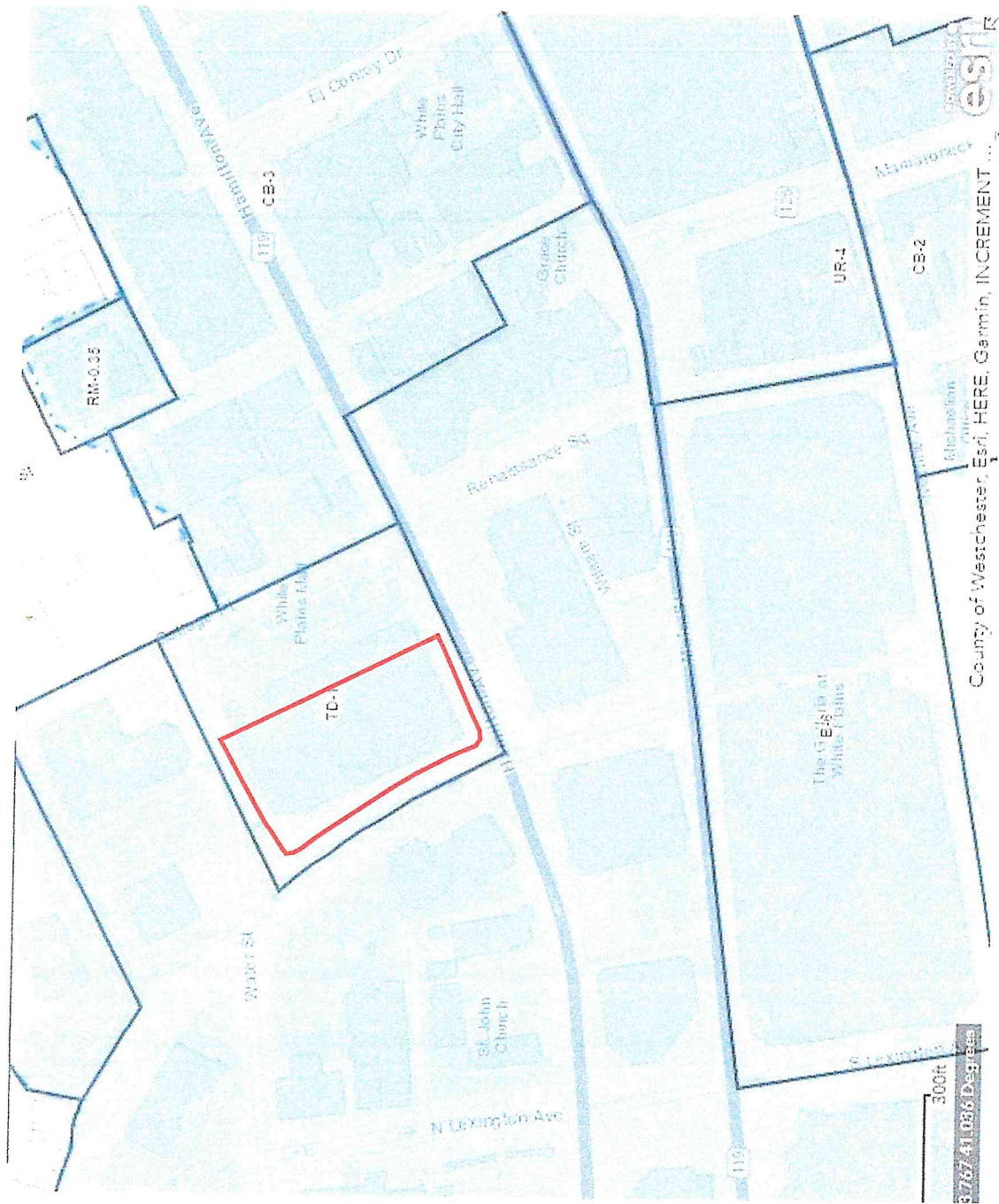
Exhibit I

ZONING MAP
Hamilton Green Site
 200 Hamilton Avenue
 White Plains, New York 10601

Legend:
 Site property boundary
 Zoning District: TD-1



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.



Zoning District: TD-1 (Transit Development District) White Plains Zoning Ordinance Section 5.10

A TD-1 District application for designation and mapping shall include a Conceptual Development Plan ("CDP") as described in Section 5.10.2, which shall be reviewed and approved by the Common Council in accordance with the mandatory Design Standards and recommended Design Guidelines stated below.

- TD-1 Design Standards require the following:
 - "Building Coverage"
 - "Building coverage" shall not exceed 85% of the "lot area," except that such "building coverage" may be increased to 100% if an area totaling at least 15% of such "lot area" is improved as exterior open space, which is open during reasonable times of the day and is publicly accessible from the "street" at a height not more than 15 feet above "grade."
 - The total "building coverage" for any portion of a "building" or "buildings" above 150 feet shall be no more than 40% of the "lot area."
 - "Building" "Height"
 - The maximum "height" of any "building" shall not exceed 150 feet, except that the maximum "height" of any "building" adjacent to a State or County Road, and extending 225 feet therefrom, may extend up to, but shall not exceed 280 feet.
 - Any portion of a "building" rising above 150 feet shall:
 - Not have a "street wall" length in excess of 225 feet.
 - Be separated by a minimum of 60 feet from any other portion of a "building" above 150 feet.
 - "Street walls" at ground floor level shall extend no more than 15 feet in length without incorporating windows, transparent glazing, or pedestrian or vehicular entry(ies) with views into a "building," or other architectural treatment to provide pedestrian interest.
 - No "dwelling units" shall be located at the street level. Entry lobbies and residential amenity space shall be permitted at the street level.
 - Onsite bicycle facilities must be provided and may include secure short and long-term bicycle parking/storage, lockers, changing rooms, bike repair/workshop area, rentals/sales, and public bikeway information.
 - TD-1 Design Guidelines should be incorporated into a CDP to substantially achieve the purpose of the TD-1 District stated in Section 5.5.1.13.
 - Substantial public amenities, such as on-site plazas, patios, courtyards, terraces, gardens, cafes, information kiosks, landscaping planters, architectural fountains, street trees, seating tables, bicycle racks, awnings, and umbrellas within the private and/or public portions of the site, as well as usable open space, should be encouraged, subject to approvals and licensing, as applicable, by City agencies.
 - "Buildings" located on corners should be positioned to activate the public space and add visual interest to the pedestrian environment. Entrances at the corners of buildings should be oriented to create a seamless transition to capture pedestrian activity from both street frontages.
 - The design of the "street wall" of any "building" should implement architectural features and facade treatments that segment the structure so that it relates to pedestrian scale.
 - Parking facilities should incorporate screening to the extent reasonably practicable to minimize the visibility of the structures, as well as lighting therein, from pedestrian views.
 - Roof-top amenities, such as private and/or public open space, public art displays, gardens, venues for public assembly, and cafes/restaurants, as well as improvements that provide stormwater management and/or facilitate energy conservation or generation, are encouraged.
 - If a TD-1 development is proposed to be constructed in phases, then the completion of any such public amenities, including but not limited to sidewalks and streetscape features, should be phased in a manner proportional to the number of dwelling units or nonresidential floor area to be occupied during any given phase of such development.

- Review Procedures for TD-1 District Designation and Mapping: An application for designation and mapping of the TD-1 District shall be submitted to the Common Council and shall include a Conceptual Development Plan ("CDP"). The application then shall be processed in accordance with the procedures for amending the Zoning Ordinance. The application must include the following, among other things:
 - A statement of the objectives to be achieved by the proposed project, including evaluation of its consistency with the City's Comprehensive Plan and TD-1 Design Standards and Guidelines.
 - A legal description of the property(ies) involved, including a survey signed and sealed by a licensed New York State surveyor or professional engineer. Minimum requirements shall include property lines and measurements, tax lot designation(s), street designations, easements, existing "structures," locations of utility lines and connection points, curb cuts, site topography, and a north arrow.
 - Submission of a CDP to the City Council must include the following elements, and any other information determined necessary or appropriate by the approving agency in order to provide for the proper administration and enforcement of this Ordinance. A zoning compliance table, including parking and loading data, area of proposed public and/or private open space, and area devoted to nonresidential uses;
 - Conceptual site plan drawings, including:
 - The location and dimensions (length, width, and "height" in feet and in "stories") of proposed "structures," with floor plan diagrams depicting use by floor level;
 - Conceptual architectural renderings of proposed "buildings";
 - A description of on-site open space areas (public, semipublic, and private), including the location of all points of access to public and semi-public areas;
 - Proposed vehicular circulation for access to off-street parking and loading, as well as emergency access;
 - Proposed design and "uses" of sidewalks and paths;
 - A conceptual landscape plan; and
 - A plan showing the proposed development and surrounding land uses, traffic circulation, and public facilities, etc.
 - An analysis of the existing water and sanitary sewer infrastructure and a statement of the capacity to support the proposed CDP.
 - A preliminary stormwater management report with details of existing drainage system(s), catch basins, drywells, retention basins, and other related facilities, and a statement of the capacity to support the proposed CDP.
 - A traffic impact report including an existing conditions survey and an analysis of the potential impacts and mitigation measures to address impacts from the proposed development on the traffic and transportation systems.
- The Common Council, in its review of the application and its consideration of the request to map a property in the TD-1 District, shall determine whether the CDP meets the goals and objectives of the District as stated in Section 5.5.1.13.
- After approval of a Conceptual Development Plan (CDP) and designation of a property as TD-1, a "site plan" shall be submitted to the Common Council for review in accordance with Sections 7.4 and 7.5 hereof, and Chapter 3-6 of the City of White Plains Municipal Code – Stormwater Management and Erosion and Sediment Control. If the Common Council determines that the proposed "site plan" does not substantially conform to the approved CDP, the Common Council may require additional documentation detailing whether the inconsistent aspects of the "site plan" nevertheless meet the goals and objectives of the TD-1 District and are compatible with the initial TD-1 District determination and approval of the CDP. If the "site plan" is not consistent therewith, then the Common Council may require the "site plan" to be modified, and if it is not so modified, may deny the "site plan" application.
- Amendments: The Common Council may approve minor amendments to the CDP and/or "site plan," consistent with the requirements of Section 7.7 hereof.

Exhibit J

FLOOD MAP
 Hamilton Green Site
 200 Hamilton Avenue
 White Plains, New York 10601

Legend:
 Site Location

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

August 2021
Source: FEMA Flood Map
 Scale: 1" = 100' approximately

NOTES TO USERS

This map was prepared by the author from the information provided by FEMA and other sources. The author assumes no responsibility for any errors or omissions in this map. The user of this map is advised to verify the accuracy of the information shown on this map before relying on it for any purpose. The user of this map is advised to consult the associated report for more information.

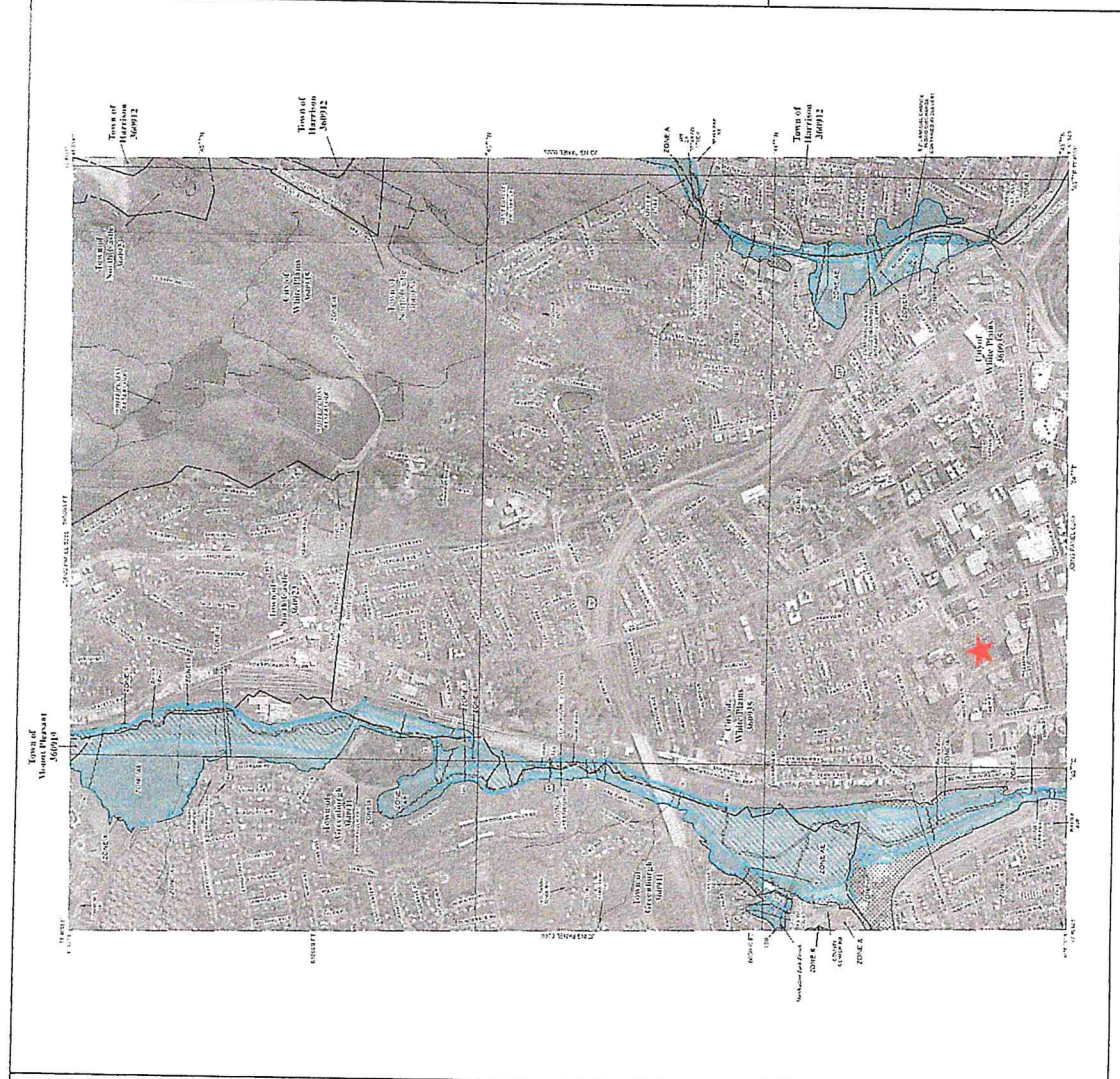
The information shown on this map is for informational purposes only and should not be used as a basis for any legal or financial decisions. The user of this map is advised to consult with a professional before making any such decisions.

The author reserves the right to modify or update this map at any time without notice. The user of this map is advised to check for updates before using it.

The author warrants that the information shown on this map was obtained from reliable sources and that it is true and accurate to the best of the author's knowledge.

The author disclaims any liability for any damages, including consequential damages, arising from the use of this map.

The author's contact information is as follows: [Contact Information]



LEGEND

GENERAL NOTES:

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The author's contact information is as follows: [Contact Information]

PANEL GROUP

FIRM

NOVEMBER 2021

MAP NUMBER

EFFECTIVE DATE

SEPTEMBER 21, 2021

Exhibit K

Site Contact List

HAMILTON GREEN SITE

200 Hamilton Avenue, White Plains, New York 10601

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	11A Clinton Avenue, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	11A Clinton Avenue, Room 821	Albany	NY	12207
Sarah Crowell, AICP	NYS Dept. State - Office of Planning and Development, Director	One Commerce Plaza, 99 Washington Ave, Suite 1010	Albany	NY	12231
Mondraire Jones	U.S. House of Representatives, 17th District	222 Mamaroneck Avenue	White Plains	NY	10605
Andrea Stewart-Cousins	New York State Senator, 35th District	188 State Street, Room 907	Albany	NY	12247
Chris Burdick	NYS Assembly Member, 93rd District	LOB 326	Albany	NY	12248
George Latimer	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chair	148 Martine Avenue	White Plains	NY	10601
Thomas M. Roach	Mayor of White Plains	255 Main Street	White Plains	NY	10601
John J. Ioris	White Plains Planning Board, Chair	255 Main Street	White Plains	NY	10601
Damon Amadio, P.E.	White Plains Building Department, Commissioner	70 Church Street	White Plains	NY	10601
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Richard G. Hope	White Plains Dept of Public Works, Bureau of Water & Wastewater	255 Main Street	White Plains	NY	10601
Brian Kenney	White Plains Public Library, Library Director	100 Martine Avenue	White Plains	NY	10601
Myra Castillo	Church Street School, Principal	295 Church Street	White Plains	NY	10603
Leroy Dixon	Eastview Campus, White Plains Public School, Principal	350 Main Street	White Plains	NY	10601
Ryan Monk	Fusion Academy Westchester, Head of School	1 N Broadway, Suite 120	White Plains	NY	10601
Paul Bratcher	Rochambeau Alternative High School, Director	228 Fisher Avenue	White Plains	NY	10606
Paul M. Pizzutello	Reach Academy, Principal	45 Gainsborg Avenue E	West Harrison	NY	10604
Anatolia Torres	Sunny Day Care	52 West Prospect Avenue	White Plains	NY	10607
Patricia Diez-Canseco	Patricia's Day Care	58 Lincoln Avenue	White Plains	NY	10606
Hope J. Pierce	Lil Explorers Day Care	39 Trenton Avenue	White Plains	NY	10606
Adagui G. Marchena	Mini City Daycare	66 Concord Avenue	White Plains	NY	10606
Stephanie Aromando	Children's Corner Learning Center, Director	120 Bloomingdale Road	White Plains	NY	10605
Gandy and Consuelo Camacho	My Sister's Daycare	3 Ridgeview Avenue	White Plains	NY	10606
Lia Cirjau	Lia's Day Care	236 S Lexington Avenue	White Plains	NY	10606
Barbara Dann	Kiddie Academy of White Plains, Director	222 Bloomingdale Road, Suite 108	White Plains	NY	10605
WP Mail Realty, LLC	Adjacent Property Owner of 250 Hamilton Avenue	35 West Street, Suite 202	Spring Valley	NY	10977
GHP Hamilton, LLC	Adjacent Property Owner of 170 Hamilton Avenue	4 West Red Oak Lane, Suite 200	White Plains	NY	10604
Con Edison Co of NY Inc	Adjacent Property Owner of 9 New Street	4 Irving Place, Room 1875	New York	NY	10003
12 Water Street Associates LLC	Adjacent Property Owner of 12 Water Street	89 Edison Avenue, Attn: Jackie Monaco	Mt. Vernon	NY	10550
1 Barker Ave LLC	Adjacent Property Owner of 1 Barker Avenue	35 West Street, Suite 202	Spring Valley	NY	10977
Stullman Property Management (Condo)	Adjacent Property Owner of 25 Rockledge Avenue	440 Mamaroneck Ave, Suite S512	Harrison	NY	10528
3 Barker Ave LLC	Adjacent Property Owner of 3 Barker Avenue	35 West Street	Spring Valley	NY	10977
Marriott International, Inc.	Adjacent Property Owner of 5 Barker Avenue	5 Barker Street	White Plains	NY	10601
Avalon WP I, LLC (Apartment Building)	Adjacent Property Owner of 27 Barker Avenue	28 Liberty Street	New York	NY	10005
Avalon WP VI, LLC	Adjacent Property Owner of 21 Barker Avenue	28 Liberty Street	New York	NY	10005
Pavilion Condos	Adjacent Property Owner of 10 Cottage Place	Management Office, 10 Cottage Place	White Plains	NY	10601

Matthew's Cottage, Inc.	Adjacent Property Owner of 8 Cottage Place	8 Cottage Place	White Plains	NY	10601
Berkeley 99 Church St LLC	Adjacent Property Owner of 97-109 Church Street	99 Church Street	White Plains	NY	10601
Ancott Associates	Adjacent Property Owner of 4 Cottage Place and 300 Hamilton	60 Morrow Avenue	Scarsdale	NY	10583
274 SNK Hamilton Ave LLC	Adjacent Property Owner of 247 Hamilton Avenue	1983 Route 52, Suite 1A	Hopewell Junction	NY	12533
Epic Renaissance LLC	Adjacent Property Owner of 7 Renaissance Square	7 Renaissance Square	White Plains	NY	10601
Power Authority of the State of New York	Adjacent Property Owner of 123 Main Street	123 Main Street, Mail Stop 10B	White Plains	NY	10601
The Original Pancake House	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue	White Plains	NY	10601
Silverson Pareres & Lombardi LLP	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 310	White Plains	NY	10601
The Breton Group	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue	White Plains	NY	10601
Securitas Security Services USA	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 218	White Plains	NY	10601
McCarthy Associates	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 315	White Plains	NY	10601
Big Apple Training	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue	White Plains	NY	10601
Westchester Philharmonic	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 350	White Plains	NY	10601
Bikkal & Associates PC	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 206	White Plains	NY	10601
Mighty Sport	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue, Suite 100	White Plains	NY	10601
Partners in Care	Adjacent Property Operator of 170 Hamilton Avenue	170 Hamilton Avenue	White Plains	NY	10601
Capital Logistics	Adjacent Property Operator of 12 Water Street	12 Water Street, Suite 403b	White Plains	NY	10601
Allied Universal	Adjacent Property Operator of 12 Water Street	12 Water Street, Suite 301	White Plains	NY	10601
The Westchester Bank	Adjacent Property Operator of 12 Water Street	12 Water Street	White Plains	NY	10601
The Law Office of Craig Relles	Adjacent Property Operator of 1 Barker Avenue	12 Water Street	White Plains	NY	10601
Michael H. Schwartz, P.C.	Adjacent Property Operator of 1 Barker Avenue	12 Water Street	White Plains	NY	10601
Leason Ellis LLP	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue	White Plains	NY	10601
Law Offices of David M. Gladstone, P.C.	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue	White Plains	NY	10601
Eugene R. Dougherty	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue	White Plains	NY	10601
Indimnet Inc.	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue	White Plains	NY	10601
Law Firm of W. David Eddy, Jr.	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue, f2	White Plains	NY	10601
Parandian Law Firm	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue, Suite 320	White Plains	NY	10601
IPC Healthcare	Adjacent Property Operator of 1 Barker Avenue	1 Barker Avenue, Suite 230	White Plains	NY	10601
Aberdeen Seafood & Dim Sum	Adjacent Property Operator of 3 Barker Avenue	1 Barker Avenue	White Plains	NY	10601
My Sisters Place	Adjacent Property Operator of 3 Barker Avenue	3 Barker Avenue, Floor 4	White Plains	NY	10601
Love Pretty Inc.	Adjacent Property Operator of 3 Barker Avenue	3 Barker Avenue	White Plains	NY	10601
La Sorsa & Beneventano Injury & Accident Lawyers	Adjacent Property Operator of 3 Barker Avenue	3 Barker Avenue	White Plains	NY	10601
Smalad	Adjacent Property Operator of 3 Barker Avenue	3 Barker Avenue	White Plains	NY	10601
Social Heads Digital Marketing Agency	Adjacent Property Operator of 5 Barker Avenue	3 Barker Avenue, Suite 375	White Plains	NY	10601
Two Rivers Title Company	Adjacent Property Operator of 8 Cottage Place	5 Barker Avenue	White Plains	NY	10601
Natasha Mernelo, Attorney at Law	Adjacent Property Operator of 97-109 Church Street	8 Cottage Place	White Plains	NY	10601
Graziella's	Adjacent Property Operator of 97-109 Church Street	99 Church Street, 4th Floor	White Plains	NY	10601
Berkeley College White Plains Campus	Adjacent Property Operator of 97-109 Church Street	99 Church Street, 4th Floor, Suite 401	White Plains	NY	10601
Gulf Gas Station	Adjacent Property Operator of 247 Hamilton Avenue	99 Church Street	White Plains	NY	10601
Mary Jane Denzer	Adjacent Property Operator of 7 Renaissance Square	99 Church Street	White Plains	NY	10601
LRC Construction	Adjacent Property Operator of 7 Renaissance Square	247 Hamilton Avenue	White Plains	NY	10601
Cappelli Organization	Adjacent Property Operator of 7 Renaissance Square	7 Renaissance Square	White Plains	NY	10601
Interoceanic Corporation	Adjacent Property Operator of 7 Renaissance Square	7 Renaissance Square	White Plains	NY	10601
Cushman & Wakefield, Inc	Adjacent Property Operator of 7 Renaissance Square	7 Renaissance Square, 7th Floor	White Plains	NY	10601
Bruin Sports Capital LLC	Adjacent Property Operator of 7 Renaissance Square	7 Renaissance Square, 5th Floor	White Plains	NY	10601
Camille's Sidewalk Café	Adjacent Property Operator of 123 Main Street	7 Renaissance Square	White Plains	NY	10601
		123 Main Street	White Plains	NY	10601

Nalven & Schroeder Insurance	Adjacent Property Operator of 123 Main Street	123 Main Street, Suite 14	White Plains	NY	10601
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Exhibit L

Law Office of
Denise J. D'Ambrosio, Esq.
Attorney at Law

September 17, 2021.

By Email: bkennedy@whiteplainslibrary.org

Brian Kenney, Director
White Plains Public Library
100 Martine Avenue
White Plains, New York 10601

Re: Hamilton Green Brownfield Site New Application
Current BCP Site No. C360177
200 Hamilton Avenue, White Plains, New York 10601

Dear Mr. Kenney:

I represent S-WD/WP LLC which is the Volunteer for the above referenced Brownfield Cleanup Program ("BCP") Site. The White Plains Public Library ("WPPL") has established a repository for this BCP Site. It is likely this BCP matter will be terminated upon the filing next week of a new BCP application for a reduced portion of the existing BCP Site.

The new BCP application must contain a letter that the local library is willing and able to serve as a public repository for the new BCP application and all public documents pertaining to the investigation and remediation of the new site through project completion. To the extent practicable all documents will be provided in an electronic or cd format.

To avoid confusion with the above referenced BCP Site, new site identifying criteria, if any, will be provided to you once the new application is approved.

It would be appreciated that if the WPPL can serve as a public repository that you execute this letter and return it by email to me at denisedambrosiolaw@gmail.com at your earliest convenience. Thank you.

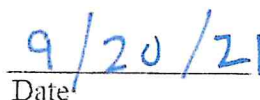
Sincerely,



Denise J. D'Ambrosio

The WPPL is willing and able to be the public repository for documents related to the new BCP application and project for 200 Hamilton Avenue, White Plains, New York 10601


Brian Kenney, Library Director


Date