

1900 South Avenue Staten Island, New York, 10314

Operated by: 1900 South Operator LLC

Purpose: New York City Department of Sanitation Request for Expressions of Interest For Existing and Proposed Transfer, Processing, Beneficial End-Use and Disposal Facilities Related to Commercial Waste Zones



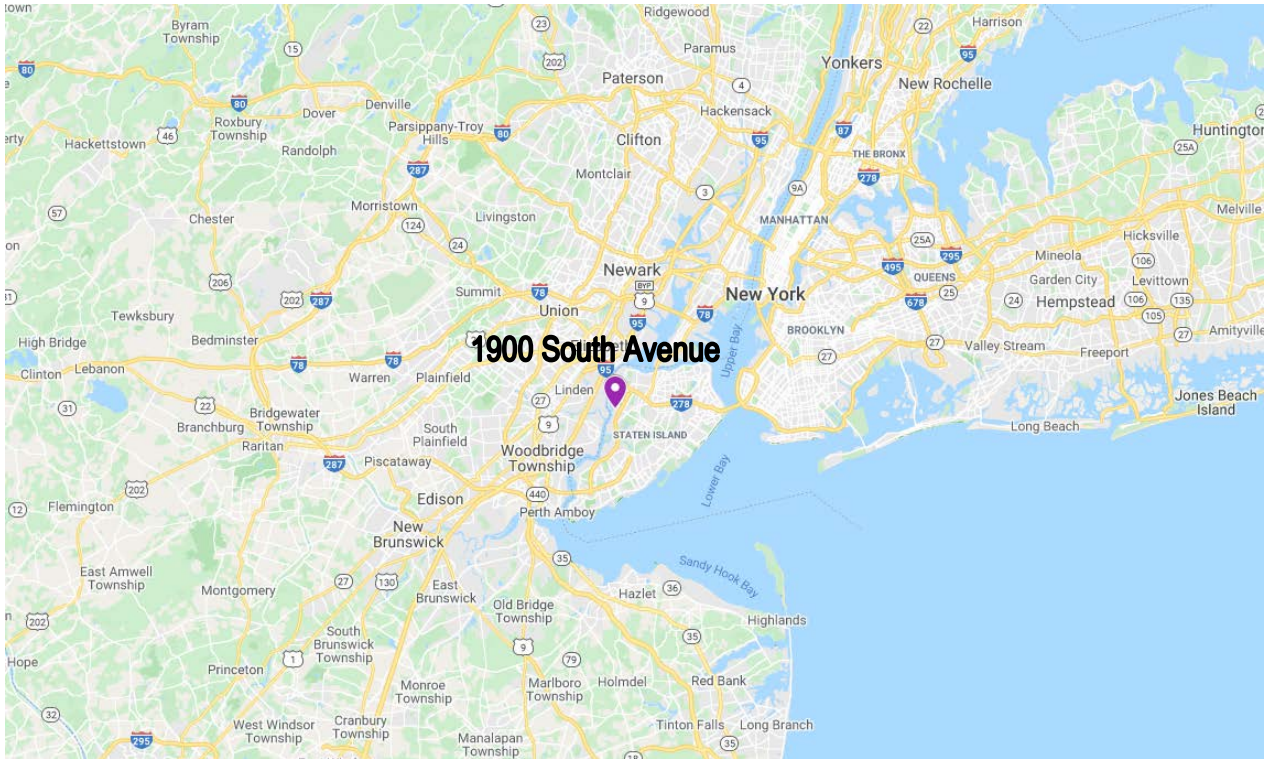
Executive Summary

Introduction

1900 South Avenue, operated by 1900 South Operator LLC is currently permitted as an Intermodal Transfer Facility and a Fill Material Transfer Station with the New York City Department of Sanitation and is a registered facility with the New York State Department of Environmental Conservation. The Site is located within an M3 zone with a use group 18 designation from the New York City Department of Buildings.

The facility is situated on more than 40 acres in Richmond County at 1900 South Avenue (Block 1801; tax lots 75, 45 and 35) and is in close proximity to designated truck routes that lead directly onto local interstate highways. It is fully regulated as a registered tri-intermodal facility and includes infrastructure to load and unload intermodal containers for all putrescible waste and special waste classes that serve Part 364 transport permit holders utilizing various trucks and watercraft, including barges onto a bulkhead of over 600 feet. The rail capacity currently includes 4 sidings with more than 40 rail cars. From either truck or marine barges, containerized waste can be transferred directly to our on-site rail yard with daily rail service allowing access to landfills and beneficial use locations anyplace reached by rail.

1900 South Operator LLC is actively seeking new relationships to expand usage of its tri-modal capabilities.



Site Operator

Site Address: 1900 South Avenue, Staten Island, NY, 10314
Block / Lots: Block 1801; Lots 35, 45 & 75

Site Operator: 1900 South Operator LLC
Facility Owner's Name: Dov Hertz
Phone: 646-630-8609
Email: dh@dhphllc.com

Mailing Address: 7901 Fourth Street N, Suite 4739, St. Petersburg, FL, 33702
Business Address: 2 Park Avenue, 14th Floor, New York, NY, 10016

Contact Information

- | | |
|---|---|
| 1) Contact Name: Dov Hertz Phone: (646) 630-8609 Email: dh@dhphllc.com | 4) Contact Name: Delano Dixon Phone: (917) 575-8348 Email: ddixon@richmondrecyclingsi.com |
| 2) Contact Name: Aaron Malitzky Phone: (646) 630-8610 Email: am@dhphllc.com | 5) Contact Name: John Hogan Phone: (917) 817-0379 Email: jhogan@vanbrorichmond.com |
| 3) Contact Name: Ariel Tambor Phone: (347) 645-1473 Email: at@dhphllc.com | 6) Contact Name: Raymond Casey Phone: (917) 923-7150 Email: raymond@caseylaw.nyc |



Responses to Section 4: Questions for Respondents

Section 4.1. Facility Overview

1. Provide a description of the facility, including applicable drawings, plans, renderings, maps, or other illustrations.

1900 South Avenue is an ~40-acre site located on Staten Island's West Shore. 1900 South Avenue is one of the only sites in New York City that offers tenants and clients tri-modal access. With a 100-rail car capacity, 690' feet of bulkhead (with 3 docks/berths) and direct truck access off of route 440, 1900 South Avenue offers clients a unique multi-modal opportunity. Additionally, the Site has significant laydown area for clients requiring barge / rail throughput. 1900 South Avenue is a registered Intermodal Solid Waste Container Facility, accepting construction & debris, Putrescible solid waste, with a capacity of approximately 6,000 tons per day. Furthermore, 1900 South Avenue has an operating Fill Material Transfer Station on site, operated by Richmond Recycling LLC. The Fill Material Transfer Station Permit allows for up to 200,000 cubic yards of fill material to be stored on site.

2. What material stream(s) does the facility accept?

The facility can accept Putrescible Solid Waste along with Construction & Debris.

3. What are the restrictions on inbound material, if any (allowable contamination, prohibited materials, delivery specifications, etc.)?

Materials must be enclosed in intermodal containers.

4. What is the available capacity What is the permitted capacity of the facility?

The facility capacity is 6,000 tons per day / 9,000 yards.

5. Taking into account your existing commitments to carters or other generators, under normal operating conditions do you have available daily capacity, or do you operate close to permit limits on a regular basis?

With respect to the railyard, with proper scheduling, the daily capacity is 40 rail cars per day with each car holding up to 1,300 tons (total = 52,000 tons). Additionally, the property has a dock with 3 berths and 690' of bulkhead and available unloading equipment. There is current utilization of dock and rail assets, but sufficient capacity to move additional material through the site.

6. For proposed facilities, what is the project timeline?

The facility can accept material currently, as indicated in Section 4.1.5. above.



Section 4.2. Operations & Processing

1. What are the operating hours of the facility?

The intermodal permit is available for use 24/7.

2. Are there restrictions on how many trucks per hour the facility can handle?

125 truck trips per day.

3. Are there restrictions on the size, weight or type of trucks the facility can handle?

There are no restrictions as to size or weight of trucks.

4. Describe the equipment, machinery, process and/or technology used to handle or process waste.

The Site has a full array of safety equipment, scales, and technology to track the volume of materials moving on and off the site in real time.

5. Does the facility employ any innovative technologies or systems?

All currently available Intermodal technology are being utilized.

6. If you are listing an organics processing facility—compost and anaerobic or aerobic digestors— provide a list of organic material that you do not accept for processing.

N/A

7. Does the Respondent have offtake agreements for sorted commodities or finished products?

N/A

8. What form of transportation or export is used for material leaving the facility?

All current vendors utilizing rail and dock access have disposal locations in place.

9. What secondary processors does the facility use, if any?

N/A

10. If your facility is a transfer station, what disposal facilities have you used in the past (please separate by material type – refuse, recyclables, and organics).

The facility's transfer station is operated by Richmond Recycling and is currently authorized to handle only non-putrescible waste.

11. Does the facility have contingency plans in case of emergency or disruption?

All current vendors utilizing the property's assets have disruption plans in-place.

Section 4.3. Siting

1. For existing facilities:

a. Where is the facility located?

1900 South Avenue, Staten Island New York, 10314

b. Does the Respondent currently control, through lease or ownership, the site on which the facility is located? If so, what are the terms of such control?

Yes, The Site is 100% owned by 1900 South Owner LLC. The Site is 100% operated by 1900 South Operator LLC which has a long-term ground lease on the land. Above-mentioned Richmond Recycling operates the permitted transfer station and is a tenant on the site.

2. For proposed facilities: N/A

a. Are there one or more sites currently under consideration? Where?

N/A.

b. Does the Respondent currently control, through lease or ownership, any of the proposed sites?

N/A

c. Is the Respondent seeking additional potential sites for the proposed facility?

N/A

d. What stage of the process are you in: site selection and control; regulatory approvals; seeking financing; seeking construction permits; under construction; testing facility equipment and operations; currently operating at partial or full operating capacity. See more detailed questions below for each stage of development.

N/A

e. What type of state and local authorization would the facility necessitate and what is the timeline and status of obtaining those approvals?

N/A

f. What are the site criteria for the proposed facility (zoning requirements, proximity to other uses, size, access to rail/navigable waterways, height minimums, etc.)?

N/A

g. Has the respondent conducted any community or public engagement regarding the proposed facility?

N/A

Section 4.4. Permitting

1. Is the facility permitted to accept the materials described in section 4.1 by all applicable federal, state and local authorities?

Yes

2. When do the current applicable permits expire?

The Intermodal Permit was most recently renewed in February 2021 and expires on February 4th, 2022. The permit is renewed on an annual basis. The site is also authorized by the New York State Department of Environmental Conservation as an Exempt Transfer Facility as defined in 6 NYCRR 362-3.2(a) for all special waste classes, including putrescible waste.

3. Are there any anticipated changes to permitted capacity or other permit conditions?

No

4. For facilities that are not yet permitted, what steps are necessary to receive such permits?

N/A



Section 4.5. Financing

1. For proposed facilities or modified facilities, what is the current status of financing? Is the developer seeking financing partners?

There is financing on the land. No financing on the business operations is contemplated at this time. Infrastructure improvements would be paid for with equity.

2. Is financing contingent on achieving minimum throughput commitments? If so, what is the minimum throughput for financial viability?

N/A

3. What is the current or projected tip fee at the facility? Is the tip fee contingent on market conditions or other factors?

TBD – will be set at market rate and dependent on capacity and size/term of project.

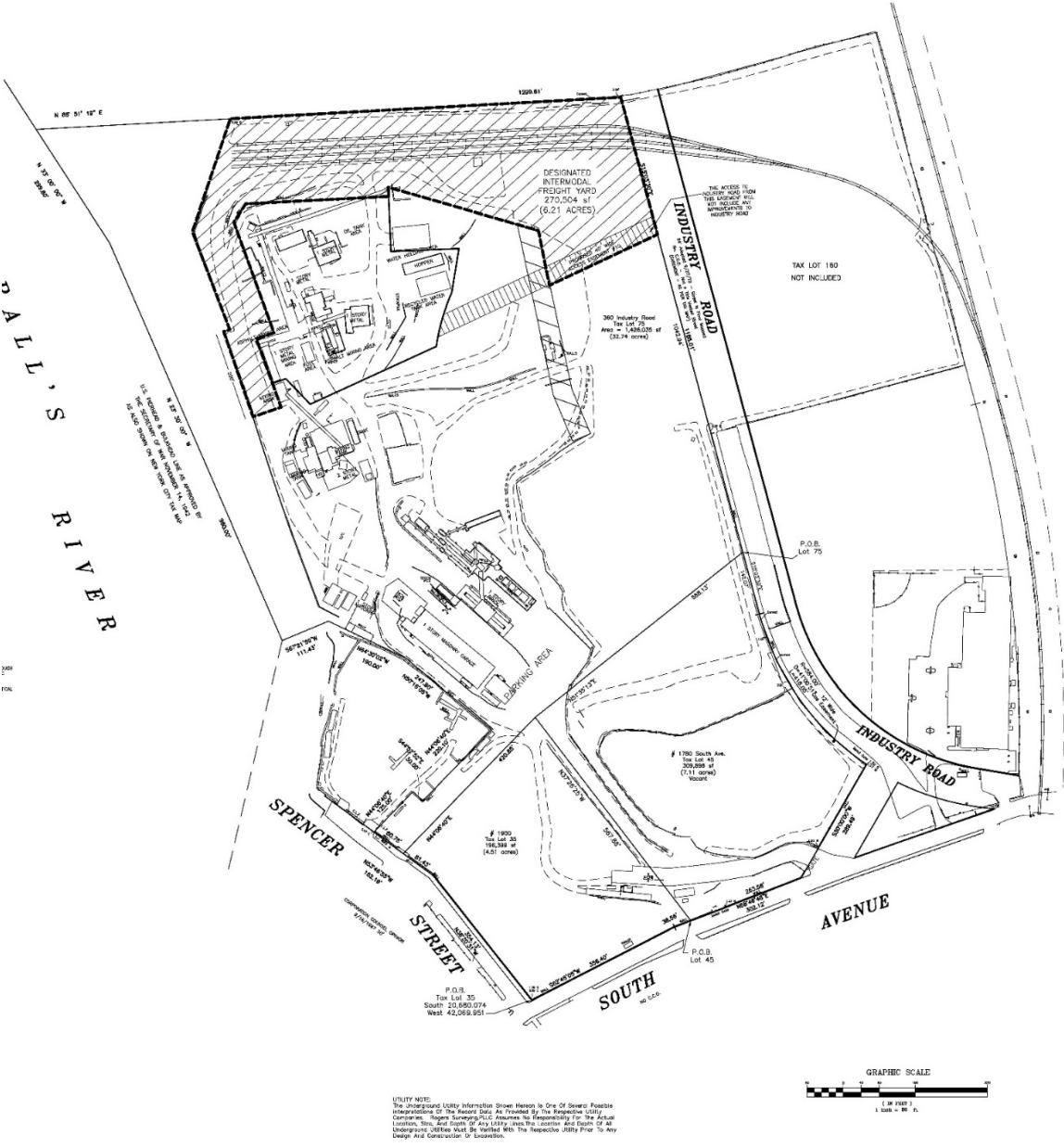
4. Is the respondent willing to enter into agreements to accept material from CWZ awardees? If so, are there any restrictions on the terms of those agreements?

Yes, respondent is willing to enter into agreements to accept material from CWZ awardees. No, restrictions on terms of the agreements at this time. All agreements will be subject to further negotiation.



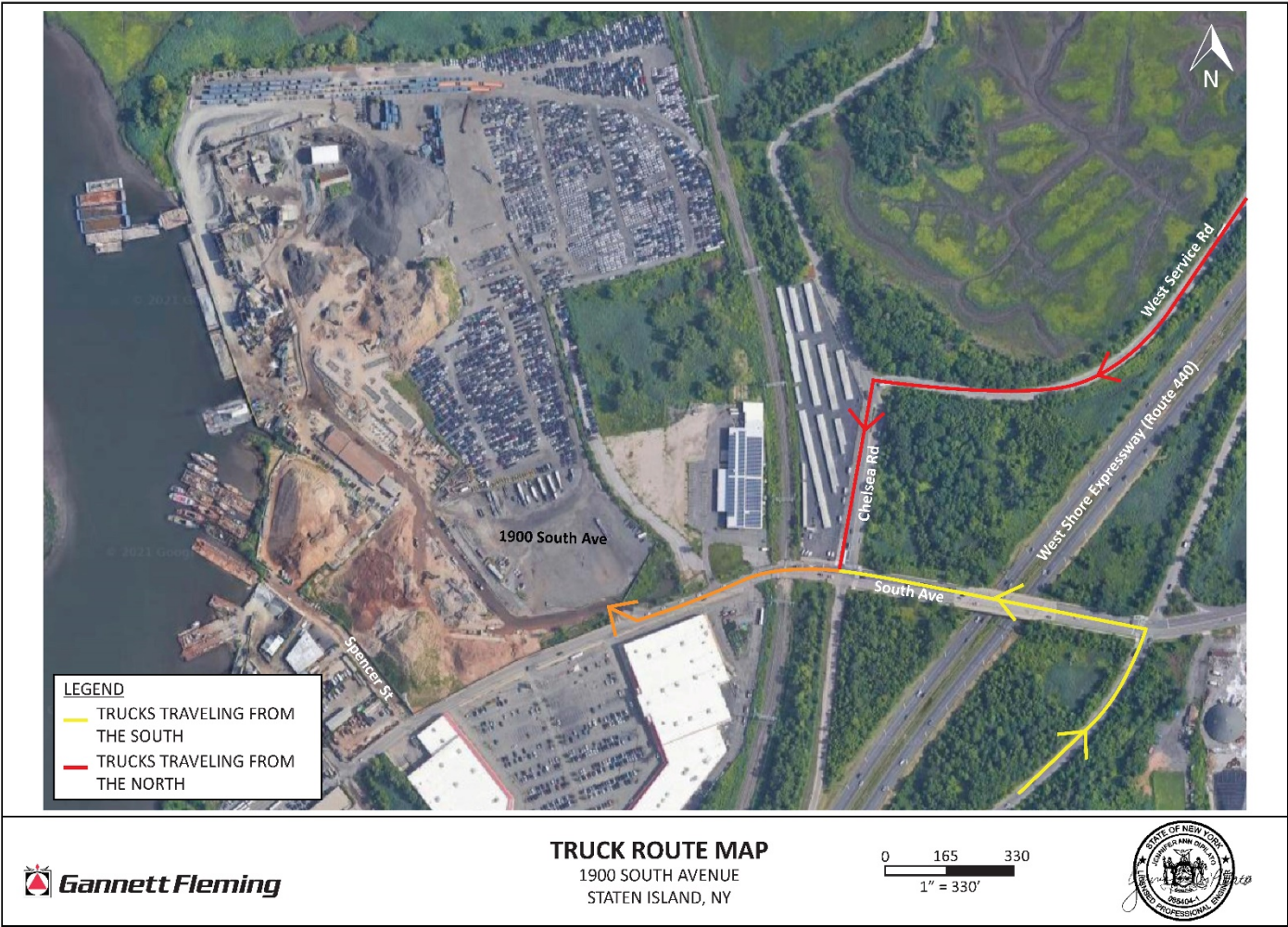
Section 5: Submission Requirements

Dedicated Intermodal Area & Truck Route



Truck Routes

The Facility is located at 1900 South Avenue, Staten Island, NY. Vehicles enter and exit the Facility at this entrance. The Facility is west of the West Shore Expressway (Route 440). Vehicles traveling from the south use the West Shore Expressway North (Route 440) and exit at South Avenue. They then proceed north along the East Service Road to South Avenue. They then turn left onto South Avenue and continue to the entrance which is on the right. Vehicles traveling from the north use the West Shore Expressway South (Route 440) and exit at Chelsea Road/South Avenue. They then proceed along the West Service Road to Chelsea Road. At the stop sign they turn left onto Chelsea Road. At the traffic light at South Avenue, they make a right turn onto South Avenue and continue to the entrance which is on the right. A Truck Route Map is attached.



1900 South Operator Intermodal Permit

| | |
|---|---|
| <p>NEW YORK CITY DEPARTMENT OF SANITATION PERMIT AND INSPECTION UNIT 125 WORTH STREET, NEW YORK, NEW YORK 10013</p>  | <p style="text-align: center;">FOR DEPARTMENT USE ONLY</p> <p>DOS REGISTRATION # 11-DS-INT-009</p> <p>VALID FROM 2/25/2021</p> <p>EXPIRES ON 2/24/2022</p> |
| <p>REGISTRATION FORM FOR AN INTERMODAL SOLID WASTE CONTAINER FACILITY</p> | |
| <p>16 RCNY CHAPTER 4, SUBCHAPTER D PLEASE TYPE OR PRINT CLEARLY</p> | |
| <p>1. FACILITY NAME AND LOCATION</p> <p style="text-align: center;">1900 South Operator LLC</p> | <p>2. FACILITY LEASEE/ OWNER'S NAME</p> <p style="text-align: center;">Dov Hertz</p> |
| <p>STREET</p> <p style="text-align: center;">1900 South Avenue</p> | <p>MAILING ADDRESS</p> <p style="text-align: center;">1900 South Avenue</p> |
| <p>CITY BOROUGH</p> <p style="text-align: center;">Staten Island</p> | <p>CITY BOROUGH</p> <p style="text-align: center;">Staten Island</p> |
| <p>STATE ZIP CODE</p> <p>New York 10314</p> | <p>STATE ZIP CODE</p> <p>New York 10314</p> |
| <p>BLOCK LOT</p> <p>1801 160 and 75</p> | <p>TELEPHONE NUMBER</p> <p style="text-align: center;">646-630-8609</p> |
| <p>TELEPHONE NUMBER</p> <p style="text-align: center;">646-630-8609</p> | <p>CONTACT PERSON</p> <p style="text-align: center;">Aaron Malitzky</p> |
| <p>3. FACILITY OPERATOR'S NAME (IF DIFFERENT)</p> | <p>4. SITE OWNER'S NAME (IF DIFFERENT) 1900 South Operator LLC</p> |
| <p>MAILING ADDRESS</p> | <p>MAILING ADDRESS 79901 Forth Street N, Suite 4739</p> |
| <p>CITY/TOWN/VILLAGE</p> | <p>CITY/TOWN/VILLAGE St. Petersburg</p> |
| <p>STATE</p> | <p>STATE Florida Zip 33702</p> |
| <p>TELEPHONE NUMBER</p> | <p>TELEPHONE NUMBER 646-630-8609</p> |
| <p>5. REGISTRATION - OPERATIONAL REQUIREMENTS</p> <p><input type="checkbox"/> CONTAINERS SHALL BE COMPLETELY ENCLOSED, RIGID, LEAKPROOF AND CONSTRUCTED OF NONPERMEABLE MATERIAL (C&D CONTAINERS MAY BE ENCLOSED WITH A NON-RIGID COVER)</p> <p><input type="checkbox"/> ALL CONTAINERS SHALL BE REMOVED WITHIN SEVENTY-TWO HOURS OF RECEIPT</p> <p><input type="checkbox"/> TRUCKS SHALL ENTER AND EXIT FACILITY VIA LAWFUL TRUCK ROUTES</p> <p><input type="checkbox"/> FACILITY OPERATIONS MUST BE CONDUCTED IN A SAFE AND SANITARY MANNER SO AS TO AVOID ANY NUISANCE OR OTHER CONDITION THAT COULD POSE A DANGER TO PUBLIC HEALTH OR SAFETY.</p> <p><input type="checkbox"/> FACILITY MUST BE IN COMPLIANCE WITH THE OPERATION AND MAINTENANCE PROVISIONS OF 16 RCNY § 4-44 (SEE ATTACHED RULES)</p> | |
| <p>6. SOLID WASTE HANDLED</p> <p>a. LIST WASTES TO BE ACCEPTED:</p> <p style="text-align: center;">Construction & Demolition debris (C&D) and Putrescible Solid Waste (PSW)</p> <p>b. QUANTITY (SPECIFIED UNITS)</p> <p style="text-align: center;">6,000 Tons per day</p> | <p>7. OPERATIONS SCHEDULE - NORMAL SCHEDULE OF OPERATION</p> <p>DAYS: Monday - Sunday</p> <p>HOURS: 12: 00AM- 12:00 PM</p> <hr/> <p>8. DSNY/PIU APPROVAL SIGNATURE:</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  SIGNATURE Thomas Milora, Director </div> <div style="text-align: center;">  DATE </div> </div> |

Fill Material Transfer Station Permit



sanitation

NEW YORK CITY DEPARTMENT OF SANITATION

ENVIRONMENTAL AFFAIRS
PERMIT INSPECTION UNIT
125 Worth Street, Room 723
New York, New York 10013
Telephone (646) 885-5027
Main Office Fax (212)788-3786

Date of Issuance – January 15, 2021

TEMPORARY FILL MATERIAL TRANSFER STATION PERMIT

Transfer Station Number: 13

Address: **Richmond Recycling LLC**
1900 South Avenue
Staten Island, New York 10314-0023

Block # 1801 Lot # 35

From: 01/15/2021 To: 1/14/2022

This is a temporary permit issued by the Department of Sanitation (the “Department”) pending completion of a background investigation by the Department and the New York City Business Integrity Commission (the “BIC”) pursuant to sections 16-131.1 and 16-509 of the Administrative Code of the City of New York (the “Administrative Code”). This permit is conditioned on full cooperation by the temporary Permittee in such investigation and compliance with all other permit conditions set forth herein. Failure to fully cooperate with the Department and the Commission in regard to the background investigation or failure to comply with any permit condition may result in immediate termination of this permit or any extended permit as provided for in the following paragraph.

This temporary permit shall be valid for ninety days from the date of issuance or until a determination is made by the Commissioner of Sanitation regarding issuance of a final permit pursuant to section 16-131.1 of the Administrative Code, whichever is first. If a determination on issuance of a final permit has not been made at the expiration of this permit, this permit shall be deemed extended for an additional ninety day period or until such determination is made, whichever is first.

- (1) The height of the fill material solid waste pile(s) shall not exceed 40 feet;
- (2) The volume of fill material stored shall not exceed 200,000 cubic yards;
- (3) For purposes of measuring allowable volume, all fill material and other debris used in the production of concrete and asphalt shall be kept separate from piles of fill material not used in the production of asphalt and concrete.
- (4) A working water supply must be within access of all sections of the pile(s);

- (5) Dust created by the dumping and transferring of fill material must be kept under control;
- (6) Only fill material can be dumped at the transfer station site as defined by the Department's rules and regulations;
- (7) A daily record shall be kept showing what fill material is brought into the site by cubic yards, where it came from, and where it was ultimately disposed of by cubic yards;
- (8) Fill material may be deposited only in the depository area initially outlined for this purpose on the survey map;
- (9) This permit should be prominently displayed at the transfer station site and available for review by Department inspectors at all times.
- (10) This permit is conditioned upon compliance by the permittee with any and all rules and regulations of the Department of Sanitation in existence on the date of this permit's issuance, and any operating rules amended or promulgated during its term.
- (11) In issuing this permit, the Department of Sanitation has relied upon the statements, representations and certifications made on behalf of the transfer station operator by its principals, agents, employees or professional consultants in the permit application and in the documents, materials and other information submitted in support of such application collectively, (the "Application"). Any material misrepresentations or material omissions contained in the Application may be deemed grounds for suspension or termination of the permit.
- (12) This Order is issued upon the condition that the Applicant's fill material transfer station shall comply with all federal, state and local laws, rules and regulations governing the installation of a system for the sanitary disposal of stormwater, sewage and waste water and the discharge of stormwater, sewage and waste water. The Department or other regulatory agencies with jurisdiction over such installations or discharges may inspect the Applicant's fill material transfer station to determine compliance with such requirements and may require the installation of a drainage or other system where necessary.



Thomas Milora
Director

Richmond Recycling Capabilities Statement (Fill Material Transfer Station)

Richmond Recycling was founded by John Hogan in 2015. John Hogan and Delano Dixon have a combined of 20 years of experience in waste, marine and construction demolition recycling. Delano has an engineering degree and manage Stevedoring company up and down the east coast along with various construction companies.

CAPABILITIES STATEMENT



Richmond Recycling was founded in 2015 by John P. Hogan. Located on the West Shore of Staten Island, we became the ONLY Construction Materials Recycling Center in the Northeast to offer material transport by barge and rail. With the construction of a 600' bulkhead, we became the first to offer Marine Contractors in the Tri-State area the ability to transport construction demolition materials via the surrounding waterways. We are proud to serve the construction community for over ten years.

DIFFERENTIATORS



Richmond Recycling is a fill material transfer station conveniently located in the heart of the New York Metropolitan area with immediate access to NYC, Central New Jersey, and the surrounding areas. Our site is unique in that it offers direct highway access from the 3 the major bridges on Staten Island allowing access to New Jersey, and Brooklyn.

Our site is unique in that it offers 680' dock access, allowing material and aggregate transport to and from our location via surrounding waterways. We also feature one mile-long rail access; allowing you to transport 100 tons of material per car. Our rail system can handle up to 100 freight cars, providing one of the most cost-effective modes of material shipment you can find.

Richmond Recycling accepts construction demolition materials, aggregates, soil including contaminated soil through our Intermodal facilities. Our facility has two scales, staging areas, and trained personnel, who can expedite the dumping and loading process, making us the most comprehensive facility in the Tri-State area.



SPECIALTIES

Richmond Recycling can accept materials such as Contaminated Soil and Creosote Timber. The toxic nature of these materials poses significant challenges when disposing of them, but our specialized facility can handle these elements.

For more information on contaminated material disposal, contact us: (718) 698-1100

MATERIALS ACCEPTED

- Asphalt
- Brick/Block
- Concrete
- Contaminated Soil
- Rock
- Soil
- Creosote Timber



MATERIALS SUPPLIED

- 1/4" Fines
- 3/4" Blend RCA
- 3/4" Clean RCA
- Clean Fill and
- Virgin Materials

1900 South Avenue, Staten Island, NY 10314 | Tel: (718) 698-1100

www.richmondrecyclingsi.com

Richmond Recycling Key Executive Bios

Delano Dixon, *Manager for Richmond Recycling* – Delano Has held many position in the construction and Port industry. Skanska, Maersk container line, Siemens , Karabincheck Brothers DT Allen Contracting and many others. Delano has an engineering Degree from the University of the West Indies and minor in Global history. Delano has been with Richmond Recycling since 2015 where he manages day to day activity of the operations. Which includes: dealing with the Sanitation Department, Department of Environmental Conservation, Department of Buildings, Property management etc. He currently live in Brooklyn with his wife and two daughters.

John Hogan, *Founder & CEO of Richmond Recycling* – John Hogan is a co-founder, principal and the Director of Sales for JP Hogan Coring & Sawing Corp., a precision concrete cutting, coring and sawing company servicing New Jersey, New York, Connecticut, Pennsylvania, Delaware and Maryland. Mr. Hogan is also the founder of Richmond Recycling LLC. With over 30 years of experience, Mr. Hogan has developed key relationships at the highest levels in the commercial and civil engineering industry. He has successfully bid for notable projects such as the World Trade Center the Brooklyn Bridge, the Goethals Bridge, LaGuardia Airport, numerous highways and a plethora of other government and privately funded projects. Mr. Hogan is a graduate of Belmont Abbey College. He resided in Spring Lake, NJ is married and has eight children.



Conclusion

Conclusion

With its available land, sufficient capacity and existing permits, 1900 South Avenue is the preeminent option for vendors looking to capitalize on sites offering tri-modal access. Based upon the goals of the City’s Commercial Waste Zone Program, it is submitted that this facility may serve as a location to place any containerized waste upon rail, reducing or eliminating hundreds of outbound truck trips. Combined with its co-located dock, truck trips, and the accompanying pollution, may be entirely eliminated if containerized waste is transported to the site by barge. If access to New York City’s network of Marine Transfer Stations or other private access to marine facilities is utilized, the City’s goal of significantly reducing or eliminating the pollution attendant to repetitive truck trips could be achieved.



Appendix: Affirmation

The undersigned respondent affirms and declares that the claims made and information provided in their response to the Request for Expressions of Interest are truthful and accurate to the best of their knowledge.

Full name of Respondent: Dov Hertz / 1900 South Operator LLC

Title: Managing Member

Address: 2 Park Avenue, 14th Floor, New York, NY, 10016

City: New York State: NY Zip Code: 10016

CHECK ONE BOX AND INCLUDE APPROPRIATE NUMBER:

A - Individual or Sole Proprietorships
SOCIAL SECURITY NUMBER _____

B - Partnership, Joint Venture or other unincorporated organization
EMPLOYER IDENTIFICATION NUMBER _____

C – Corporation / LLC
EMPLOYER IDENTIFICATION NUMBER 11-24-2020

By _____ Signature

3/3/2021
Date

If a corporation place seal here

Must be signed by an officer or duly authorized representative.

Sworn to before me this
_____ day of _____, 20____

Notary Public