



Brownfield Cleanup Program Application

Sendero Verde Redevelopment Project –
Parcel A
Block 1617 Lot 120
New York, New York

May 30, 2019

Prepared for:

SV-A Owners LLC

Jonathan Rose Companies
551 Fifth Avenue, 23rd Floor
New York, New York 10176

Prepared by:

**Roux Environmental Engineering
and Geology, D.P.C.**

209 Shafter Street
Islandia, New York 11749

May 30, 2019

Ms. Lexy Servis,
Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233

Re: Revised Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A
Tax Block 1617, Tax Lot 120, New York, New York

Dear Ms. Servis:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of SV-A Owners LLC, is submitting the attached Revised Brownfield Cleanup Program (BCP) Application for the above referenced Site (Site). This revised application reflects the NYSDEC comments to the application dated May 24, 2019. All items have been completed, as noted below:


- Section IV, Property Information: the application form has been revised to include “New York County” instead of “Manhattan County”. In addition, attached is a figure (Figure 8) showing the Site is located within an En-zone.
- Section IX: Contact List Information: the NYS Department of Health contact has been revised as requested.
- Section XI: Statement of Certification and Signatures: per phone conversation, the proof that the individual signing on behalf of the Applicant has the authority to bind the entity was already included in the original Application in Appendix A.

Please contact the undersigned if you have any questions.

Ms. Servis
May 30, 2019
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Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Wendy Shen
Senior Engineer



Noelle M. Clarke, P.E. (NY)
Principal Engineer

Attachments

2984.0002Y.102/CL



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes

No

If yes, provide existing site number: _____

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

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

Yes

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. **see Appendix A**

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

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

Investigation

Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

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

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

see Appendix B

Section III. Property's Environmental History

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

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs			
Metals			
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?*

(*answering No will result in an incomplete application)

Yes No

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

Coal Gas Manufacturing	Manufacturing	Agricultural Co-op	Dry Cleaner
Salvage Yard	Bulk Plant	Pipeline	Service Station
Landfill	Tannery	Electroplating	Unknown

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				See Appendix D	
PROPOSED SITE NAME					
ADDRESS/LOCATION					
CITY/TOWN			ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):					
COUNTY			SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "			LONGITUDE (degrees/minutes/seconds) ° ' "		
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
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.				Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)				Yes	No
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 #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". see Appendix E			
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. see Appendix E			
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

[see Appendix F](#)

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.

see Appendix G

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

see Appendix H

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? _____

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) **see Appendix D**

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.** **see Appendix B**

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 hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and 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 Authorized Signatory (title) of SV-A Owners 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: 4/26/19

Signature: 

Print Name: Michael Arman

SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY

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

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

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

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

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

Project is an Affordable Housing Project - Regulatory Agreement Attached;

Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

This is Not an Affordable Housing Project.

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

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:**

Agree

Disagree

Requestor's Requested Status:**Volunteer****Participant****DER/OGC Determination:**

Agree

Disagree

Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits:

Yes

No

Does Requestor Claim Property is Upside Down:

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

Does Requestor Claim Property is Underutilized:

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

Does Requestor Claim Affordable Housing Status:

Yes

No

Planned, No Contract

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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 in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

**NEW YORK STATE
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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

**NEW YORK STATE
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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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.

**NEW YORK STATE
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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

**NEW YORK STATE
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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this 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, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

FIGURES

1. Site Location Map
2. Existing Site Conditions
3. Tax Map
4. Surrounding Land Usage
5. Summary of Soil Exceedances
6. Summary of Groundwater Exceedances
7. Summary of Soil Vapor Detections
8. Site Within EN-Zone Type A



QUADRANGLE LOCATION



SOURCE:
USGS; 2013, Central Park, NY
7.5 Minute Topographic Quadrangle



0 2000'

Title:

SITE LOCATION MAP

SENDERO VERDE
REDEVELOPMENT PROJECT - PARCEL A

Prepared for:

SV-A OWNERS LLC



Compiled by: W.S.	Date: 22MAR19
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr: W.S.	Project: 2984.0002Y002
File: 2984.0002Y102.01.CDR	

FIGURE

1

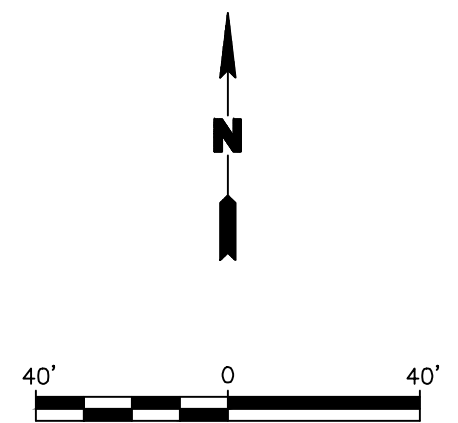
V:\CAD\PROJECTS\2984\0002\102\2984_0002\Y102.02.DWG



LEGEND

LOTS THAT ARE NOT PART OF THE SENDERO VERDE REDEVELOPMENT PROJECT – PARCEL A SITE

BCP SITE BOUNDARY



Title:			
EXISTING CONDITIONS			
SENDERO VERDE REDEVELOPMENT PROJECT - PARCEL A			
Prepared for:			
SV-A OWNERS LLC			
ROUX	Compiled by: W.S.	Date: 22MAR19	FIGURE 2
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 2984.0002Y002	
	File: 2984.0002Y102.02.DWG		

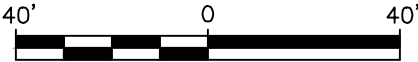
V:\CAD\PROJECTS\2984\0002\Y102\2984.0002\Y102.02.DWG



LEGEND

LOTS THAT ARE NOT PART OF THE
SENDERO VERDE REDEVELOPMENT
PROJECT – PARCEL A SITE

BCP SITE BOUNDARY



Title:

TAX MAP

SENDERO VERDE
REDEVELOPMENT PROJECT - PARCEL A

Prepared for:

SV-A OWNERS LLC

ROUX

Compiled by: W.S.	Date: 22MAR19	FIGURE 3
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr: W.S.	Project: 2984.0002Y002	
File: 2984.0002Y102.02.DWG		

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SOURCE: NYCDOH DIGITAL TAX MAP

LEGEND

BCP SITE BOUNDARY

KEY

- VACANT LOTS
- COMMERCIAL AND OFFICE BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- MULTI FAMILY BUILDING
- OPEN SPACE AND OUTDOOR RECREATION
- PUBLIC FACILITIES AND INSTITUTIONS

A: NYCHPD 100 GOLD STREET, 9TH FLOOR NEW YORK, NY 10038	J: MADISON RISING LLC 277 NEWKIRK BROOKLYN, NY 11234
B: AVENT CARIBE LLC 131 LANCASTER STREET ALBANY, NY 11210	K: UNKNOWN
C: HIC, LLC 131 LANCASTER STREET ALBANY, NY 11210	L: 86111 LLC 133 EAST 110TH STREET, SUITE 9 NEW YORK, NY 10029
D: UNKNOWN	M: CRP 88 EAST 111TH LLC C/O CASTELLAN REAL ESTATE PARTNERS, 1841 BROADWAY, SUITE 400 NEW YORK, NY 10023
E: NYCHA 250 BROADWAY NEW YORK, NY 10007	N: 1516 PARK AVENUE PARTNERS LLC 271 MADISON AVENUE, FLOOR 22 NEW YORK, NY 10016
F: NYCHA 250 BROADWAY NEW YORK, NY 10007	O: 1516 PARK AVENUE PARTNERS LLC 271 MADISON AVENUE, FLOOR 22 NEW YORK, NY 10016
G: NYCHA 250 BROADWAY NEW YORK, NY 10007	P: CASITA PARK HOUSING DEVELOPMENT FUND CORPORATION C/O SFDS DEVELOPMENT CORPORATION 135 EAST 96TH STREET NEW YORK, NY 10029
H: NERVE LOS TRES HOUSING DEVELOPMENT FUND CORPORATION 18 EAST 116 TH STREET, SUITE 2R NEW YORK, NY 10029	I: BSREP UA HERITAGE LLC C/O BROOKFIELD PROPERTY GROUP, BROOKFIELD PLACE 250 VESEY STREET NEW YORK, NY 10281

Title:

SURROUNDING LAND USE

SENDERO VERDE
REDEVELOPMENT PROJECT - PARCEL A

Prepared for:

SV-A OWNERS LLC

ROUX

Compiled by: W.S.	Date: 22MAR19	FIGURE 4
Prepared by: G.M.	Scale: NOT TO SCALE	
Project Mgr: W.S.	Project: 2984.0002Y002	
File: 2984.0002Y102.02.DWG		

V:\CAD\PROJECTS\2984\Y0002\Y102\2984.0002\Y102.02.DWG

SB-C3	1/23/2019	1/23/2019
Depth (ft bls)	0-10	10-18
SVOCs		
Benzo[a]anthracene	1300	ND
Benzo[a]pyrene	1200	ND
Benzo[b]fluoranthene	1900	ND
Chrysene	1400	ND
Indeno[1,2,3-cd]pyrene	1000	ND
Metals		
Arsenic	21	NE
Barium	984	NE
Lead	885	NE
Mercury	6.8	ND
Zinc	1050	NE
Pesticides		
4,4'-DDD	9.18	ND
4,4'-DDE	36.6	NE
4,4'-DDT	224	5.43
Dieldrin	132	ND

SB-C2	1/22/2019	1/23/2019
Depth (ft bls)	0-10	10-18
VOCs		
Acetone	78	NE
SVOCs		
Benzo[a]anthracene	2700	ND
Benzo[a]pyrene	2800	ND
Benzo[b]fluoranthene	4600	ND
Benzo[k]fluoranthene	1200	ND
Chrysene	2800	ND
Dibenzo[a,h]anthracene	580	ND
Indeno[1,2,3-cd]pyrene	2500	ND
Metals		
Barium	878	NE
Lead	556	NE
Mercury	0.553	ND
Zinc	661	NE
Pesticides		
4,4'-DDD	73.3 IP	ND
4,4'-DDE	49.5	ND
4,4'-DDT	71	ND
Dieldrin	53.1	ND

SB-B	1/23/2019	1/23/2019
Depth (ft bls)	0-10	10-20
SVOCs		
Benzo[a]anthracene	2800	ND
Benzo[a]pyrene	3300	ND
Benzo[b]fluoranthene	5400	ND
Benzo[k]fluoranthene	1800	ND
Chrysene	3700	ND
Dibenzo[a,h]anthracene	610	ND
Indeno[1,2,3-cd]pyrene	2800	ND
Metals		
Barium	1180	NE
Lead	1250	NE
Mercury	0.551	ND
Zinc	1040	NE
Pesticides		
4,4'-DDD	67.6	ND
4,4'-DDE	238	ND
4,4'-DDT	1100	ND
Alpha-Chlordane	279	ND
Dieldrin	107	ND

SB-2	5/1/2018	5/2/2018
Depth (ft bls)	0-2	17.5-19.5
Metals		
Lead	71.7	NE
Zinc	191	NE
Pesticides		
Dieldrin	23.3	ND
P,P'-DDD	5.77J	ND
P,P'-DDE	18.2	ND
P,P'-DDT	60.6	ND

SB-C1	1/22/2019	1/22/2019
Depth (ft bls)	0-10	10-18
SVOCs		
Benzo[a]anthracene	3200	ND
Benzo[a]pyrene	3000	ND
Benzo[b]fluoranthene	3900	ND
Benzo[k]fluoranthene	1400	ND
Chrysene	2800	ND
Dibenzo[a,h]anthracene	590	ND
Indeno[1,2,3-cd]pyrene	2400	ND
Metals		
Barium	1120	NE
Lead	422	113
Mercury	0.259	NE
Zinc	778	177
Pesticides		
4,4'-DDD	79.7 IP	ND
4,4'-DDE	74.8	ND
4,4'-DDT	247	ND
Dieldrin	63.7	ND

SB-A	1/22/2019	1/22/2019
Depth (ft bls)	0-15	15-32
SVOCs		
Benzo[a]anthracene	2900	ND
Benzo[a]pyrene	2900	ND
Benzo[b]fluoranthene	3900	ND
Benzo[k]fluoranthene	1300	ND
Chrysene	2800	ND
Dibenzo[a,h]anthracene	560	ND
Indeno[1,2,3-cd]pyrene	2300	ND
Metals		
Barium	644	NE
Lead	486	NE
Mercury	0.348	ND
Zinc	795	NE
Pesticides		
4,4'-DDD	186	ND
4,4'-DDE	68.1	ND
4,4'-DDT	124	ND
Dieldrin	57.4	ND

Parameter (Concentrations in mg/kg)	Standards*	Standards**
VOC	NE	NE
SVOC		
Benzo(A)Anthracene	1000	1000
Benzo(A)Pyrene	1000	1000
Benzo(B)Fluoranthene	1000	1000
Benzo(K)Fluoranthene	800	3900
Chrysene	1000	3900
Dibenz(A,H)Anthracene	330	330
Indeno(1,2,3-C,D)Pyrene	500	500
Metals		
Arsenic	13	16
Barium	350	400
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Zinc	109	10000
PCBs, Total		
ug/kg	ug/kg	ug/kg
Polychlorinated Biphenyl (PCBs)	100	1000
Pesticides		
ug/kg	ug/kg	ug/kg
cis-Chlordane	94	4200
Dieldrin	5	200
P,P'-DDD	3.3	13000
P,P'-DDE	3.3	8900
P,P'-DDT	3.3	7900

mg/kg – MILLIGRAMS PER KILOGRAM

ug/kg – MICROGRAMS PER KILOGRAM

* – NYSDEC PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES

** – NYSDEC PART 375 RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES

NYSDEC – NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

– NO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES AVAILABLE

J – ESTIMATED VALUE

P – THE RPD BETWEEN THE RESULTS FOR THE TWO COLUMNS EXCEEDS THE METHOD-SPECIFIED CRITERIA

I – THE LOWER VALUE FOR THE TWO COLUMNS HAS BEEN REPORTED DUE TO OBVIOUS INTERFERENCE

RPD – RELATIVE PERCENT DIFFERENCE

VOCs – VOLATILE ORGANIC COMPOUNDS

SVOCs – SEMIVOLATILE ORGANIC COMPOUNDS

PCBs – POLYCHLORINATED BIPHENYLS

NE – NO EXCEEDANCE

ND – NO DETECTION

NA – NOT ANALYZED FOR BY LABORATORY

FT BLS – FEET BELOW LAND SURFACE

LEGEND

- SB-C2 ● APPROXIMATE LOCATION AND DESIGNATION OF WASTE CHARACTERIZATION SOIL BORING
- SB-2 SV-2 ● APPROXIMATE LOCATION AND DESIGNATION OF PHASE II ESA SOIL BORING AND SOIL VAPOR SAMPLE
- SB-9 ● APPROXIMATE LOCATION OF PHASE II ESA SOIL BORING AND GROUNDWATER GRAB SAMPLE
- LOTS THAT ARE NOT PART OF THE SENDERO VERDE REDEVELOPMENT PROJECT – PARCEL A SITE
- BCP SITE BOUNDARY

SAMPLE DESIGNATION	SAMPLE DATE
SB-2	5/1/2018
Depth (ft bls)	0-2
Metals	
Lead	71.7
Zinc	191
ANALYTE	
CONCENTRATION	

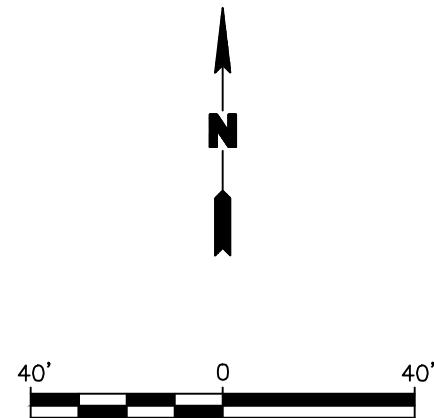
RESULTS SHOWN IN **BOLD** TYPE EXCEED NYSDEC PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES

RESULTS WITH GRAY BACKGROUND EXCEED NYSDEC PART 375 RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES

SB-D	1/23/2019	1/23/2019
Depth (ft bls)	0-10	10-16
VOCs		
Acetone	120	ND
SVOCs		
Benzo[a]anthracene	1700	ND
Benzo[a]pyrene	1700	ND
Benzo[b]fluoranthene	2600	ND
Benzo[k]fluoranthene	820	ND
Chrysene	1800	ND
Indeno[1,2,3-cd]pyrene	1500	ND
Metals		
Barium	765	NE
Copper	87	NE
Lead	338	NE
Mercury	0.53	ND
Zinc	801	NE
PCBs, Total		
127	ND	
Pesticides		
4,4'-DDD	17.8	ND
4,4'-DDE	36.6	ND
4,4'-DDT	340	ND
Dieldrin	45.4	ND

SB-E	1/23/2019	1/23/2019
Depth (ft bls)	0-10	10-16
SVOCs		
Benzo[a]anthracene	2700	NE
Benzo[a]pyrene	2900	NE
Benzo[b]fluoranthene	3900	NE
Benzo[k]fluoranthene	1400	NE
Chrysene	2800	NE
Dibenzo[a,h]anthracene	530	ND
Indeno[1,2,3-cd]pyrene	2500	NE
Metals		
Barium	814	NE
Lead	1430	NE
Mercury	0.282	ND
Zinc	627	NE
Pesticides		
4,4'-DDD	61.2	7.67
4,4'-DDE	67.7	14 IP
4,4'-DDT	355	82.9
Dieldrin	81.2	13.8

SB-9	5/1/2018	5/3/2018
Depth (ft bls)	0-2	14.5-16.5
SVOCs		
Benzo[b]fluoranthene	1500	NE
Indeno[1,2,3-cd]pyrene	840	NE
Metals		
Barium	481	NE
Lead	359	NE
Mercury	0.79	ND
Zinc	622	NE
PCBs, Total		
146J	ND	
Pesticides		
Dieldrin	84.5	NE
P,P'-DDD	81.5	4.54P
P,P'-DDE	46.2	4.53
P,P'-DDT	340	29.8



SOIL EXCEEDANCES OF UNRESTRICTED AND RESTRICTED RESIDENTIAL USE SOIL CLEANUP OBJECTIVES

SENDERO VERDE
REDEVELOPMENT PROJECT - PARCEL A

Prepared for:

SV-A OWNERS LLC

ROUX

Compiled by: D.B.	Date: 04APR19	FIGURE
Prepared by: G.M.	Scale: AS SHOWN	
Project Mgr: J.M.	Project: 2984.0003Y000	
File: 2984.0002Y102.02.DWG		

V:\CAD\PROJECTS\2984\Y0002Y102\2984.0002Y102.02.DWG

SB-9	5/3/2018
SVOCs	NE
VOCs	
Chloroform	21
Metals, Total	
Iron	14,600
Manganese	1540
Sodium	74,000
Metals, Filtered	
Sodium	68,300
PCBs	ND
Pesticides	NE

Parameter	Standards* (ug/L)
VOC	
Chloroform	7
SVOC	NE
Metals	
Iron	300
Manganese	300
Sodium	20000
PCBs	NE
Pesticides	NE

CONCENTRATIONS IN µg/L

µg/L – MICROGRAMS PER LITER

* – NYSDEC AWQSGVS

NYSDEC – NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

AWQSGVS – AMBIENT WATER–QUALITY STANDARDS AND GUIDANCE VALUES CONSERVATION

J – ESTIMATED VALUE

VOCs – VOLATILE ORGANIC COMPOUNDS

SVOCs – SEMIVOLATILE ORGANIC COMPOUNDS

PCBs – POLYCHLORINATED BIPHENYLS

NE – NO EXCEEDANCE

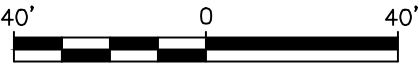
ND – NO DETECTION



LEGEND

- SB-2
SV-2
- APPROXIMATE LOCATION AND DESIGNATION OF PHASE II
ESA SOIL BORING AND SOIL VAPOR SAMPLE
- SB-9
- APPROXIMATE LOCATION OF PHASE II ESA SOIL BORING
AND GROUNDWATER GRAB SAMPLE
- LOTS THAT ARE NOT PART OF THE SENDERO VERDE
REDEVELOPMENT PROJECT – PARCEL A SITE
- BCP SITE BOUNDARY

SAMPLE DESIGNATION	SAMPLE DATE
SB-9	5/3/2018
SVOCs	NE
VOCs	
Chloroform	21
METALS, TOTAL	
Iron	14,600
Manganese	1540
Sodium	74,000
METALS, FILTERED	
Sodium	68,300
PCBs	ND
PESTICIDES	NE
ANALYTE	CONCENTRATION



Title: GROUNDWATER SAMPLE EXCEEDANCES			
SENDERO VERDE REDEVELOPMENT PROJECT - PARCEL A			
Prepared for: SV-A OWNERS LLC			
ROUX	Compiled by: W.S.	Date: 22MAR19	FIGURE 6
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 2984.0002Y002	
	File: 2984.0002Y102.02.DWG		

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SV-2	5/4/2018
VOCs	
2-Hexanone	253
Acetone	349
Chloroform	44.7
Methyl Ethyl Ketone (2-Butanone)	1770

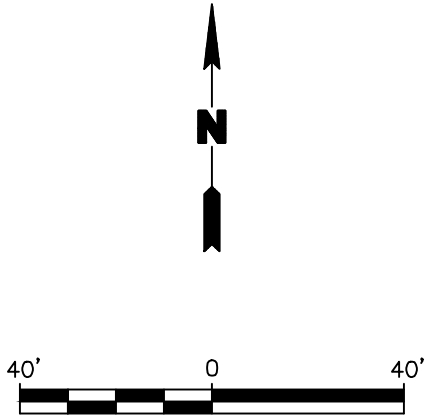


- LEGEND
- SB-2 SV-2 APPROXIMATE LOCATION AND DESIGNATION OF PHASE II ESA SOIL BORING AND SOIL VAPOR SAMPLE
 - SB-9 APPROXIMATE LOCATION OF PHASE II ESA SOIL BORING AND GROUNDWATER GRAB SAMPLE
 - LOTS THAT ARE NOT PART OF THE SENDERO VERDE REDEVELOPMENT PROJECT – PARCEL A SITE
 - BCP SITE BOUNDARY

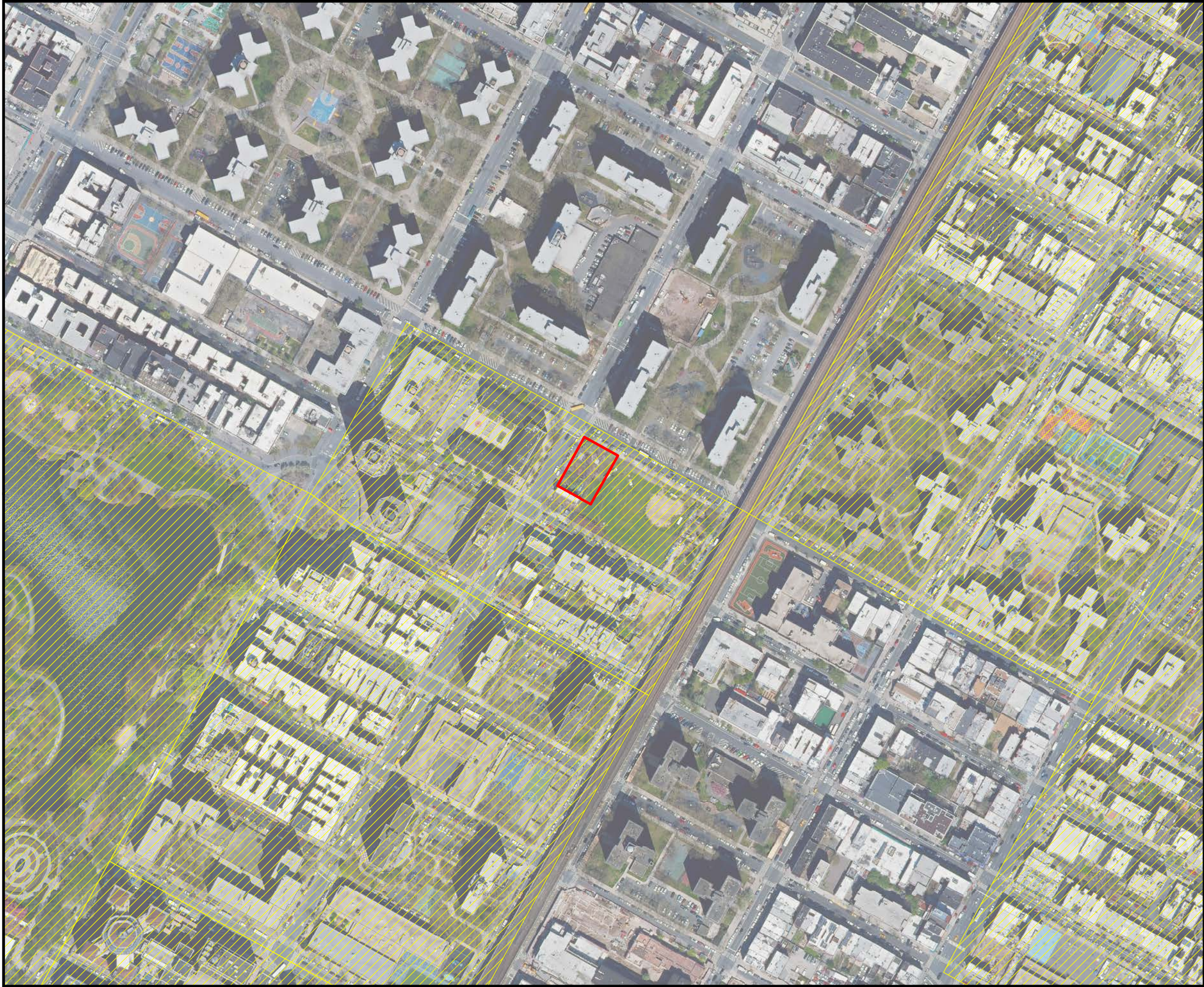
SAMPLE DESIGNATION		SAMPLE DATE	
SV-2		5/4/2018	
VOCs			
2-Hexanone		253	
Acetone		349	
Chloroform		44.7	
Methyl Ethyl Ketone (2-Butanone)		1770	
ANALYTE		CONCENTRATION	

ug/m³ – MICROGRAMS PER CUBIC METER

VOCs – VOLATILE ORGANIC COMPOUNDS





Title:			
SOIL VAPOR DETECTIONS			
SENDERO VERDE REDEVELOPMENT PROJECT - PARCEL A			
Prepared for:			
SV-A OWNERS LLC			
ROUX	Compiled by: W.S.	Date: 22MAR19	FIGURE 7
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 2984.0002Y002	
	File: 2984.0002Y102.02.DWG		



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LEGEND

-  SITE BOUNDARY
-  TYPE A EN-ZONE

SOURCE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL
CONSERVATION AND NEW YORK STATE DEPARTMENT
OF LABOR



Title:

SITE WITHIN EN-ZONE TYPE A

SENDERO VERDE
REDEVELOPMENT PROJECT - PARCEL A

Prepared for:

SV-A OWNERS LLC



Compiled by: W.S.	Date: 05/29/19
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: W.S.	Project: 2984.0002Y002
File: 2984.0002Y102.1.mxd	

FIGURE

8

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDICES

- A. Requestor Information
- B. Project Description
- C-1. Environmental History Narrative
- C-2. Environmental History Reports and Tables
(Provided on CD with Bound Application)
- D. Property Information
- E. Previous Owners and Operators
- F. Volunteer Statement
- G. Proof of Site Access
- H. Site Contact List

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX A

Requestor Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 21, 2019.

Selected Entity Name: SV-A OWNERS LLC

Selected Entity Status Information

Current Entity Name: SV-A OWNERS LLC

DOS ID #: 5086337

Initial DOS Filing Date: FEBRUARY 15, 2017

County: WESTCHESTER

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

THE LIMITED LIABILITY COMPANY

1865 PALMER AVENUE

SUITE 203

LARCHMONT, NEW YORK, 10538

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this

information is not recorded and only available by
[viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 15, 2017	Actual	SV-A OWNERS LLC

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

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

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Appendix A2 - LLC Members/Owners

Sendero Verde Redevelopment Project - Parcel A, New York, NY

BCP Application - Section I

The Members/Owners of SV-A Owners LLC are as follows:

SV-A Partners LLC (Sole Member)	100%
---------------------------------	------

The Members/Owners of SV-A Partners LLC are as follows: □

SV Managers A LLC (Sole Member)	100%
---------------------------------	------

The Members/Owners of SV Managers A LLC are as follows: □

Rose Sendero Verde LLC (Managing Member)	50%
--	-----

L&M SV Managers LLC	50%
---------------------	-----

RESOLUTION ADOPTED BY
SV-A OWNERS LLC

The undersigned hereby certifies that he is the duly appointed and acting Managing Member of SV-A OWNERS LLC, a Domestic limited liability company (the "Company"), and further certifies as follows:

WHEREAS, the Company has applied to be admitted as a Volunteer in the New York State Brownfield Cleanup Program in connection with property occupying Tax Lot 120 of Tax Block 1617 in Manhattan, New York (the "Site"); and

WHEREAS, the Company deems it advisable and in the best interests of the Company to authorize, approve and ratify the submission of the Brownfield Cleanup Program Application ("Application");

NOW, THEREFORE, BE IT RESOLVED, that the undersigned is authorized to sign the Application and execute the Brownfield Site Cleanup Agreement ("BSCA") once the Site is accepted into the BCP on behalf of the Company and to undertake all measures necessary to fulfill the obligations under the Application, the BSCA and BCP (the "Consent"); and it is further

RESOLVED, that a facsimile copy of a signature shall be deemed an original signature under this Consent.

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as-of this 20th day of March 2019.

SV-A OWNERS LLC
A New York limited liability company

By: 

Name: Michael Arman

Title: Authorized Signatory

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX B

Project Description

Appendix B – Project Description

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is the Sendero Verde Redevelopment Project – Parcel A. The Site is bounded by Madison Avenue to the west, Sendero Verde Redevelopment Project – Parcel B (BCP Site #C231128) to the east, Tax Block 1617, Lot 21 to the South and East 112th Street to the north (Figure 1). The Site occupies Tax Lot 120 of Tax Block 1617 and encompasses approximately 14,000 square feet (Figure 2). As shown on Figure 3, the Site is currently a vacant unpaved lot surrounded by a chain-link fence. Most recently, the Site was utilized as community gardens, which were vacated in February 2018. The Site is currently owned by the City of New York, c/o New York City Housing Preservation and Development (HPD). Transfer of the property to the Requestor is anticipated in December 2019.

Proposed Development Plan

Sendero Verde Redevelopment Project – Parcel A will consist of a 34-story building (Building A) with a gross square footage (GSF) of 357,387. The first through third floors will be utilized as commercial and community facility spaces. Floors four through 34 will contain affordable residential units and residential support spaces. In the southeast portion of the Site at the second-floor level, there will be an accessible rooftop with a ramp from the ground level in the far southeast portion of the Site. The rooftop of the building will include a shared common area for residents as well as mechanical rooms. The majority of the Site building will contain a cellar and the estimated depth of excavation will be approximately 15 feet below grade. The estimated depth of the elevator shaft is 26 feet below grade. A Property Map showing the Site boundary is provided as Figure 2.

Projected Schedule

Timeframe	Description
April 2019	Submit BCP Application
January 2020	Commence Remedial Action
2021	Anticipated issuance of Certificate of Completion

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX C-1

Environmental History Narrative

Appendix C – Property’s Environmental History

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section III

The following previous environmental investigations have been conducted at the Site and adjacent Lot 20, and are attached for review in Appendix C and on the enclosed CD:

- **Phase I Environmental Site Assessment (ESA):** prepared by Roux Environmental Engineering and Geology, D.P.C (Roux), dated March 30, 2018;
- **Phase II Environmental Site Assessment Report:** prepared by Roux, dated June 8, 2018;
- **Amendment to the Phase II ESA:** prepared by Roux, dated November 13, 2018; and
- **Waste Characterization Soil Sampling Letter Report:** prepared by Roux, dated February 18, 2019.

Although the Phase I and Phase II reports listed above were prepared before Lot 120 and adjacent Lot 20 were separated into two (2) lots, the summary of the findings provided below relates only to the Site. A Remedial Investigation will be performed following entry into the Brownfield Cleanup Program.

Phase I ESA, prepared by Roux, dated March 30, 2018

In accordance with ASTM-E1527, the following RECs were identified in relation to the Site in the Phase I ESA:

Historical on-Site Usage:

- The Past uses of the Site included residential and commercial. As indicated by the Sanborn Fire Insurance Maps, numerous residential and commercial buildings existed on-Site between 1896 and 1982. A review of the City Directory listing indicated that portions of the Site operated as a bakery (1963), Mohawk Fuel Co. (1938) and shoe stores (between 1938 and 1956).

Past Use of Adjacent and Upgradient Properties:

- As indicated by the City Directory, 56 East 112th Street (in Lot 20) operated as Continental Tailors & Cleaners (assumed to be a dry cleaner). Other noted operators/tenants of Lot 20 included White Printer Department, Hyman Furrier, Jonas Drug Company, Schweitzer Isaac Jennie Shoe Repair, Krals Novelty Shoe Co, and Hirsch Brandel Shoes. The Certified Sanborn Fire Insurance maps indicated a portion of Lot 20 was identified as a “Chinese Laundry” from at least 1911 to 1979 and a portion of Lot 20 contained paint stores from at least 1939 to 1968. These historical operations may have used hazardous materials and potentially impacted the quality of the subsurface soil, soil vapor, and/or groundwater beneath Lot 20 and its surrounding area.
- As detailed in the environmental database report within the Phase I ESA, a nearby property to the north/northwest located within close proximity to the Site operated as a dry-cleaning facility in the past. A nearby property to the south operated as an auto service station in the past. In addition, and as detailed in the City Directory within the Phase I ESA, nearby properties also included dental offices and paint shops. These historical operations may have potentially impacted the quality of the subsurface soil, soil vapor, and/or groundwater beneath Lot 120 through migration of contaminants.

In accordance with ASTM-E1527, the following Business Environmental Risks (BERs) were identified in relation to the Site in the Phase I ESA:

- The Site is underlain by historic urban fill, common within the five boroughs of New York City. The thickness of the fill layer ranges between 11 to 15 feet.
- There is also the potential that previous on-Site buildings used fuel oil for heat prior to conversion to natural gas, though documentation is unavailable. Therefore, there is the potential that fuel oil tanks were present on-Site and undocumented removal of tanks may have occurred or underground storage tanks (USTs) may remain on-Site. There is potential, should tanks have existed, spills/releases may have impacted soil, groundwater, and soil vapor beneath the Site.

Appendix C – Property's Environmental History

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section III

Phase II ESA, prepared by Roux, dated June 8, 2018 and Amendment to the Phase II ESA prepared by Roux, dated November 13, 2018

Roux performed a soil, groundwater, and soil vapor investigation on the Site and adjacent Lot 20 in April and May 2018, which is described in the Phase II ESA and attached to this application (Appendix C-2 Additional Reports).

Soil/Fill

According to the Roux Phase II ESA, the following analytes are in exceedance of the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) on the Site:

SVOCs

- Benzo(b)fluoranthene
- Indeno(1,2,3-c,d)pyrene

Metals

- Barium

Concentrations of other parameters also exceeded the Unrestricted Use SCOs (UUSCOs) across the Site. Exceedances of the UUSCOs and RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 5.

Groundwater

According to the Roux Phase II ESA the following analytes are in exceedance of the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) on the Site (Figure 6):

Metals

- Iron (unfiltered)
- Manganese (unfiltered)
- Sodium (unfiltered and filtered)

Soil Vapor

According to the Roux Phase II ESA, the following analytes were detected at the Site (Figure 7):

- 2-Hexanone
- Acetone
- Chloroform
- Methyl Ethyl Ketone

Waste Characterization Soil Sampling Letter Report, prepared by Roux, dated February 18, 2019

Roux performed a waste characterization soil sampling on the Site in February 2019, which is described in the Waste Characterization Soil Sampling Letter Report and attached to this application (Appendix C-2 Additional Reports). Consistent with the Phase II ESA, urban fill was observed across the Site at depths ranging from 11 to 15 ft bls, except at one location where fill extended to 20 ft bls (SB-A). For the purpose of characterizing the fill and soil onsite for disposal purposes, the soil results were compared to the New Jersey Department of Environmental Protection Residential Direct Contact Soil Remediation Standards (NJDEP RDCSRS), Pennsylvania Department of Environmental Protection Fill Concentration Limits (PADEP RFCL). In addition, they were compared to Part 375 UUSCOs, RRSCOs and NYSDEC Part 375 Protection of Groundwater SCOs (POGSCO). The following summary focusses only to the Part 375 SCOs as they are the criteria relevant to the Site's potential BCP eligibility. Results indicated the following:

Appendix C – Property's Environmental History

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section III

VOCs

- The majority of detections were below UUSCO and POGSCO with exception of acetone found in two samples. Acetone is a typical lab contaminant and not indicative of Site conditions.

SVOCs

- All upper interval depths (0-10 and 0-15 feet below land surface [ft bls]) revealed exceedances of at least one polycyclic aromatic hydrocarbon (PAH) above RRSCO. SVOCs that exceeded the RRSCOs at all seven boring locations were Benzo[a]anthracene, Benzo[a]pyrene, Benzo[b]fluoranthene and Indeno[1,2,3-cd]pyrene. Dibenzo[a,h]anthracene exceeded RRSCOs at five of the seven sample locations. SVOCs also exceeded the UUSCOs and POGSCOs across the Site. No exceedances of any Part 375 SCOs were found in deeper interval depths (10-16, 10-18 and 15-32).

Metals

- Barium was detected at concentrations above RRSCOs in all sample locations and lead was detected above RRSCOs at all but one location in the upper intervals (0-10 and 0-15 ft bls). Arsenic and mercury were detected above RRSCOs at one location in the upper sample interval. Four metals (barium, lead, mercury, zinc), along with several others, were also encountered at levels above UUSCOs and POGSCOs across the Site in the upper sample intervals.
- Only lead and zinc exceeded UUSCOs in the deeper interval at one location (SB-C1, 10-18 ft bls).

PCBs

- No exceedances of RRSCOs or POGSCOs were observed.
- One exceedance above UUSCOs was observed in SB-D (0-10).

Pesticides

- No exceedances of RRSCOs were observed.
- All upper interval depths (0-10 and 0-15 ft bls) revealed exceedances of at least one pesticide above Part 375 UUSCOs. Two of those exceedances (SB-B and SB-C3 both at 0-10) were also above POGSCO. Exceedances of UUSCOs were observed in the deeper intervals at two locations.

TCLP Data

TCLP data indicates that the soil is not characteristically hazardous.

Exceedances of the UUSCOs and RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 5.

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX C-2

Environmental History Reports and Tables
(Provided on CD with Bound Application)

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX D

Property Information

Appendix D – Property Description Narrative

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section IV, Question 10

Location

The Site is bounded by Madison Avenue to the west, Sendero Verde Redevelopment Project – Parcel B (BCP Site #C231128) to the east, Tax Block 1617, Lot 21 to the South and East 112th Street to the north (Figure 1). The Site occupies Tax Lot 120 of Tax Block 1617 and encompasses approximately 14,000 square feet (Figure 2).

Site Features

The Site is currently a vacant, unpaved lot surrounded by chain-link fence. Most recently, the Site was utilized as community gardens, which were vacated in February 2018. Other details of the Site history are discussed in the *Past Use of the Site* section below.

Current Zoning and Land Use

The planned development is consistent with its R9 and R9/C2-5 zoning district as well as the Large Scale General Development plan. R9 districts are high-density districts that permit a wide range of building types, including towers. Commercial overlay C2-5 is mapped within a residential district, extends 100 feet into the block, and does not require accessory parking. Below are the council resolution and ULURP numbers:

- Council Resolution No. 1744 approving ULURP No. C 170361 ZMM
- Council Resolution No. 1745 approving ULURP No. N 170362 ZRM
- Council Resolution No. 1746 approving ULURP No. C 170363 HAM
- Council Resolution No. 1747 approving ULURP No. C170364 PQM
- Council Resolution No. 1748 approving ULURP No. C 170365 ZSM
- Council Resolution No. 1749 approving ULURP No. C 170366 ZSM
- Council Resolution No. 1750 approving ULURP No. C170367 ZSM

The Site is currently a vacant, unpaved lot surrounded by chain-link fence. The area surrounding the Site is currently vacant (Sendero Verde Redevelopment Project – Parcel B) or urban and developed with low to high-rise multi-family residential buildings, commercial and office buildings, and mixed use residential and commercial properties (Figure 4). Surrounding property usage to the north of the Site, beyond East 112th Street, is residential with multiple high-rise residential buildings. To the south, beyond lot 21, a portion of Parcel B and East 111th Street, is mixed-use residential and commercial development with multiple high-rise buildings. To the east, beyond Parcel B (Lot 20) and 34, and Park Avenue, are the elevated tracks of the Metro North Railroad; further east is a playground belonging to a public school. To the west, beyond Madison Avenue, is residential with a part five-, part seven-story residential building.

Past Use of the Site

The Past uses of the Site included residential and commercial. As indicated by the Sanborn Fire Insurance Maps, numerous residential and commercial dwellings existed on-Site between 1896 and 1982. A review of the City Directory listing indicated that portions of the Site operated as a bakery (1963), Mohawk Fuel Co. (1938) and shoe stores (between 1938 and 1956).

Site Geology & Hydrogeology

The land surface elevation ranges from 16 to 18 feet relative to the North American Vertical Datum of 1988 (NAVD88).

Appendix D – Property Description Narrative

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section IV, Question 10

Based on the Roux's Phase II Environmental Site Assessment (ESA) dated June 8, 2018, the Amendment to the Phase II ESA dated November 13, 2018 and the Waste Characterization Soil Sampling Letter Report dated February 18, 2019, the Site is underlain by urban fill to depths of generally 11 to 15 feet below land surface (ft bls), with fill extending to 20 ft bls at one location. Groundwater is generally encountered between approximately 13 to 15 feet below land surface (ft bls).

Groundwater flow direction is likely influenced by subsurface utilities, local dewatering projects, bedrock topography, tunnels, and other subsurface features. Groundwater flow direction is assumed to be southeast towards the Harlem River in the area of the Site.

According to the EDR report dated March 15, 2018, the Site is not located in, or adjacent to, regulated wetlands. The Harlem River is approximately 3,300 feet southeast of the Site. According to the United States Federal Emergency Management (FEMA) Flood Insurance Map, the Site is not located within the 100-year or 500-year flood zone.

Environmental Assessment

Roux performed a Phase II ESA in April and May 2018, which is described in the Phase II ESA dated June 8, 2018, an Amendment to the Phase II ESA prepared by Roux, dated November 13, 2018; and a Waste Characterization Soil Sampling Report was prepared by Roux, dated February 18, 2019; all which are attached in Appendix C of this application. A summary of the results is provided below.

Summary of Previous Sampling Results (2018, 2019 Roux)

Soil

- The previous investigation reveals the presence of urban fill soils across the Site with metals and SVOCs, specifically PAHs usually associated with such fill material.
- No VOCs, Pesticides or PCBs were detected at a concentration above their respective NYSDEC Part 375 RRSCOs.
- During the Phase II ESA, two SVOCs were detected above their respective RRSCOs:
 - benzo[b]fluoranthene (1,500 µg/kg at SB-9, 0-2 ft bls)
 - indeno(1,2,3-c,d)pyrene (840 µg/kg at SB-9, 0-2 ft bls)
- During the Waste Characterization Soil Sampling, five SVOCs were detected above their respective RRSCOs.
 - benzo[a]anthracene (ranging from 1,300 µg/kg at SB-C3, 0-10 ft bls to 3,200 µg/kg at SB-C1, 0-10 ft bls)
 - benzo[a]pyrene (ranging from 1,200 µg/kg at SB-C3, 0-10 ft bls to 3,300 µg/kg at SB-B, 0-10 ft bls)
 - benzo[b]fluoranthene (ranging from 1,900 µg/kg at SB-C3, 0-10 ft bls to 5,400 µg/kg at SB-B, 0-10 ft bls)
 - dibenzo[a,h]anthracene (ranging from 530 µg/kg at SB-E, 0-10 ft bls to 610 µg/kg at SB-B, 0-10 ft bls)
 - indeno(1,2,3-c,d)pyrene (ranging from 1,000 µg/kg at SB-C3, 0-10 ft bls to 2,800 µg/kg at SB-B, 0-10 ft bls)
- During the Phase II ESA, barium (481 mg/kg at SB-9, 0-2 ft bls), was detected at concentrations above its respective RRSCOs.

Appendix D – Property Description Narrative

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application - Section IV, Question 10

- During the Waste Characterization Soil Sampling, four metals were detected at concentrations above their respective RRSCOs:
 - arsenic (21 mg/kg at SB-C3 DUP, 0-10 ft bls)
 - barium (ranging from 644 mg/kg at SB-A, 0-15 ft bls to 1,180 mg/kg at SB-B, 0-10 ft bls)
 - lead (ranging from 486 mg/kg at SB-A, 0-15 ft bls to 1,430 mg/kg at SB-E, 0-10 ft bls)
 - mercury (6.8 mg/kg at SB-C3 DUP, 0-10 ft bls)

Groundwater

- One groundwater sample was collected during the Phase II ESA. Only metals exceeded the AWGSGVs. Concentrations of iron (14,600 µg/L), manganese (1,540 µg/L) and sodium (74,000 µg/L) exceeded their AWQSGVs in the unfiltered samples. Sodium also exceeded the AWQSGV in the filtered sample (68,300 µg/L).

Soil Vapor

One soil vapor sample was collected during the Phase II ESA. The soil vapor sample contained detections of the following VOCs:

- 2-Hexanone (concentration of 253 µg/m³)
- Acetone (concentration of 349 µg/m³)
- Chloroform (concentration of 44.7 µg/m³)
- Methyl Ethyl Ketone (concentration of 1,770 µg/m³)

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX E

Previous Owners and Operators

Appendix E – Previous Property Owners and Operators

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section VI

The Requestor submitted the winning response to the SustainNYC Competition and was awarded the project in February 2017. The Site will be transferred from the City of New York c/o New York City Housing Preservation and Development (NYCHPD) to the Requestor prior to redevelopment (anticipated in December 2019). The Requestor (SV-A Owners LLC), nor any of its corporate members, have any relationship with the former owners and operators. Additional information is provided below.

Prior to January 12, 2018, the Site was comprised of seven Tax Lots (Tax Lots 20, 23, 50, 51, 52, 53 and 54) and the adjacent Sendero Verde Redevelopment B comprised of 28 Tax Lots (Tax Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 121, 122). An application for Apportionments or Mergers was submitted to the New York City Department of Finance (NYCDOF) on November 27, 2017 requesting the aforementioned Tax Lots be merged into a single Tax Lot (Lot 20). The application was approved, and the New York City Tax Map was updated on January 12, 2018 to reflect the change. Subsequently, an application for Apportionments or Mergers was submitted to the New York City Department of Finance (NYCDOF) on May 15th, 2018 requesting that the single Tax Lot (Lot 20) be apportioned into two Tax Lots. The application was approved, and the New York City Tax Map was updated on September 28th, 2018 reflecting the Site as Tax Lot 120.

FORMER OWNERS' INFORMATION

Lot 20 (1681 Madison Avenue)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
5/25/1978 – Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
2/27/1976 – 5/25/1978	R & J Realty Corp.	P.O. Box 655 Bronx, NY	Unknown	None
3/31/1975 – 2/27/1976	Uptown Development Corp.	1306 E. Gunhill Rd. Bronx, NY 10469	Unknown	None
8/9/1967 – 3/31/1975	Callipari Construction Corp.	608 East 11 th Street New York, NY 10009	Unknown	None
Unknown – 8/9/1967	Zalchek Realty Corp.	44 East 21 st Street New York, NY 10010	Unknown	None

Lot 23 (57-61 East 111th Street)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
4/25/1977 – Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
11/11/1975 – 4/25/1977	Juan Torres	173 East 109 th Street #1 New York, NY 10029	Unknown	None
12/16/1957 – 11/11/1975	Yorktown Realty Corp.	1285 Pelham Parkway N. Bronx, NY 10469	Unknown	None

Lot 50 (40-42 East 112th Street)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
5/25/1978 – Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
5/12/1965 – 5/25/1978	Manron Realty Corp.	105-18 63 rd Avenue Flushing, NY 11375	Unknown	None
Unknown – 5/12/1965	Enson Realty Corp.	2112 Broadway New York, NY 10023	Unknown	None

Appendix E – Previous Property Owners and Operators

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section VI

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
2/6/1969 – 1/5/1976	David Bienstock	1675 Madison Avenue New York, NY 10029	Unknown	None
Unknown – 2/6/1969	Abraham Chertcoff (deceased)	Unknown	Unknown	None

Lot 51 (38 East 112th Street)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
10/22/1987 - Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
6/24/1971 – 10/22/1987	Yosef Kschemien and Victor Kason	7219 Vleigh Place Flushing, NY 11367	Unknown	None
Unknown – 6/24/1971	Elsyl Realty Corp.	1675 Madison Avenue New York, NY 10029	Unknown	None

Lot 52 (1689 Madison Avenue)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
5/25/1978 - Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
7/11/1974 – 5/25/1978	2041 First Avenue Corporation	2041 First Avenue New York, NY 10029	Unknown	None
6/12/1972 – 7/11/1974	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
9/5/1961 – 6/12/1972	Lilray Realty Corp.	160 Broadway New York, NY 10038	Unknown	None
Unknown – 9/5/1961	Leaby Realty Corp.	104 Front Street Brooklyn, NY 11201	Unknown	None

Lot 53 (1685 Madison Avenue)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
8/11/1977 – Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
2/7/1956 – 8/11/1977	Juanguina Realty Corp.	1120 Nelson Avenue Bronx, NY 10452	Unknown	None

Lot 54 (1683 Madison Avenue)

<u>Period</u>	<u>Owner</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship to Requestor</u>
5/25/1978 – Present	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None
1/8/1976 – 5/25/1978	Miguel A. Osorio	69 East 115 th Street New York, NY 10029	Unknown	None
8/11/1970 – 1/8/1976	The City of New York	c/o NYCHPD 100 Gold Street, 9th Floor New York, NY 10038	212-863-6300	None

Appendix E – Previous Property Owners and Operators

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section VI

FORMER OPERATORS' INFORMATION

As per a November 14, 2018 discussion with Ms. Kelly Lewandowski of the New York State Department of Environmental Conservation, Operators are not considered residential tenants but rather commercial or industrial entities. As such, only commercial or industrial Operators are included below. NYCHPD is the past operator of all former lots on-Site since between 1977 and 1987 (date varies by former lot) to the present day. There is no relationship between the Requestor and HPD.

Lot 20 (1681 Madison Avenue)

Year	Operator	Source	Phone	Relationship to Requestor
	None identified in City Directory			

Lot 23 (57-61 East 111th Street)

Year	Operator	Source	Phone	Relationship to Requestor
1942	Lending Trimming Co	City Directory	Unknown	None

Lot 50 (40-42 East 112th Street)

Year	Operator	Source	Phone	Relationship to Requestor
1920-1923	Nazers Embroidery Wks	City Directory	Unknown	None
1920	Lifschitz Morris Royal Button Co	City Directory	Unknown	None
1920	Goluboff Wm Agent NY Life Ins Co	City Directory	Unknown	None
1923	Oriental Soda Water Mfg Co	City Directory	Unknown	None
1934	Rodriguez Sabas Aareline Barber	City Directory	Unknown	None

Lot 51 (38 East 112th Street)

Year	Operator	Source	Phone	Relationship to Requestor
	None identified in City Directory			

Appendix E – Previous Property Owners and Operators

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section VI

Lot 52 (1689 Madison Avenue)

Year	Operator	Source	Phone	Relationship to Requestor
	None identified in City Directory			

Lot 53 (1685 Madison Avenue)

Year	Operator	Source	Phone	Relationship to Requestor
1938	Cohen IA&L Shoes	City Directory	Unknown	None
1938	Mohawk Fuel Co	City Directory	Unknown	None
1942-1950	Contreras Hernando Shoes	City Directory	Unknown	None
1956	J&J Shoe Store	City Directory	Unknown	None
1973	United Leadership Corp	City Directory	Unknown	None

Lot 54 (1683 Madison Avenue)

Year	Operator	Source	Phone	Relationship to Requestor
1920-1956	Gonzalez Jewelry	City Directory	Unknown	None
1963	Bagamonero Bakery	City Directory	Unknown	None

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX F

Volunteer Statement

Appendix F – Volunteer Statement

Sendero Verde Redevelopment Project – Parcel A, New York, NY

BCP Application – Section VII

SV-A Owners LLC (the Requestor) intends to redevelop the Site into a mixed-use affordable housing development.

The current Site owner, the City of New York c/o New York City Department of Housing Preservation and Development, has taken reasonable and appropriate steps to prevent human exposure to the known contamination by constructing perimeter fencing to restrict access. There are no open spill numbers or enforcement actions pending and the Site is not currently in any environmental program. No storage tanks are known to have been present at the Site, and there are no ongoing operations so there is no threat of a potential future release.

The Requestor does not own the Site and has performed a Phase I Environmental Site Assessment that satisfied the “all appropriate inquiries” requirements of 40 CFR 312. Moreover, the Requestor does not have any affiliation with any responsible party. The Requestor’s liability would arise solely as a result of its ownership or involvement with the redevelopment of the Site subsequent to the disposal of hazardous substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX G

Proof of Site Access

March 25, 2019

Kelly A. Lewandowski, P.E. Site
Control Section
New York State Department of Environmental Conservation
650 Broadway 11th Fl.
Albany, NY 12233

RE: Proof of Site Access
Block 1617, Lot 120
Borough of the Manhattan


Dear Ms. Lewandowski,

I am writing in regard to SV-A Owners LLC's application to the Brownfield Cleanup Program ("BCP"). SV-A Owners LLC ("Applicant") and its contractors will have access to the above referenced lot also known as part of the Sendero Verde Redevelopment Project Parcel A (the "Development Site") as described in this letter.

The Development Site is currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") has authorized SV-A Owners LLC to apply for funding to develop the Site, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between SV-A Owners LLC and the City, HPD will provide access to the Development Site to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City's conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact the HPD Director of Manhattan Planning, Veanda Simmons at 212-863-6520

Sincerely,


Arielle Goldberg
Director, Land Use & Policy
Planning & Predevelopment



Brownfield Cleanup Program Application
Sendero Verde Redevelopment Project – Parcel A, New York, New York

APPENDIX H

Site Contact List

Appendix H – Site Contact List
Sendero Verde Redevelopment Project – Parcel A, New York, NY
BCP Application – Section IX

Name	Title	Address1	Address2	Phone/Email
LOCAL AND STATE OFFICIALS				
Hon. Bill de Blasio	NYC Mayor	City Hall	New York, NY 10007	
Hon. Scott Stringer	NYC Comptroller	1 Centre Street	New York, NY 10007	212-669-3916
Hon. Jumaane Williams	Public Advocate	1 Centre Street, 15 th Floor	New York, NY 10007	212-669-7250
Marisa Lago	Commissioner, NYC Dept. of City Planning	120 Broadway, 31st Floor	New York, NY 10007	
Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection	59-17 Junction Boulevard	Flushing, NY 11373	
Mark McIntyre, Director	NYC Office of Environmental Remediation	100 Gold Street - 2nd Floor	New York, NY 10007	mmcintyre@cityhall.nyc.gov
Julie Stein	NYCDEP Office of Environmental Assessment & Planning	96-05 Horace Harding Expressway	Flushing, NY 11373	
Hon. Gale Brewer	Manhattan Borough President	431 West 125 th Street	New York, NY 10027	212-669-8300
Larry Ennist	NYSDEC	625 Broadway	Albany, NY 12233	
Thomas V. Panzone	NYSDEC Public Participation Specialist	47-40 21 st Street	Long Island City, NY 11101	718-482-4953
Hon. Brian A. Benjamin	NYS Senator	163 West 125 th Street Harlem State Office Building Suite 912	New York, NY 10027	212-222-7315
Christine Vooris, P.E.	NYSDOH, Director, Bureau of Environmental Exposure Investigation	Empire State Plaza Corning Tower, Room 1787	Albany, NY 11237	
Hon Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York, NY 10017	
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York, NY 10017	
Hon. Robert J. Rodriguez	NYS Assembly District 68	55 East 115 th Street	New York, NY 10029	212-828-3953
Hon. Adriano Espaillat	US House of Representatives	163 West 125 th Street, #508	New York, NY 10027	212-663-3900
Nilsa Orama	Manhattan Community Board 11	1664 Park Avenue, Ground Floor	New York, NY 10035	212-831-8929
Angel D. Mescaín	Manhattan Community Board 11	1664 Park Avenue, Ground Floor	New York, NY 10035	
Hon. Diana Ayala	NYC Council Member	105 East 116 th Street	New York, NY 10029	212-828-9800
Milton Tingling	Manhattan County Clerk	600 Centre Street, Room 141B	New York, NY 10007	
CURRENT SITE OWNER				
City of New York	c/o NYCHPD	100 Gold Street, 9th Floor	New York, NY 10038	
CURRENT OWNERS AND OCCUPANTS OF THE SUBJECT SITE AND ADJACENT SITES				
City of New York	c/o NYCHPD Block 1617 Lot 120	100 Gold Street, 9th Floor	New York, NY 10038	
NYCHA	Block 1620 Lot 23 & 40	250 Broadway	New York, NY 10007	
NYCHA	Block 1618 Lot 1	250 Broadway	New York, NY 10007	
Avent Caribe LLC	Block 1617 Lot 21	131 Lancaster Street	Albany, NY 11210	
Nerve Los Tres Housing Development Fund Corporation	Block 1617 Lot 7R	18 East 116 th Street, Suite 2R	New York, NY 10029	
HIC, LLC	Block 1617 Lot 34	131 Lancaster Street	Albany, NY 11210	
BSREP UA Heritage LLC c/o Brookfield Property Group	Block 1616 Lot 1	Brookfield Place 250 Vesey Street	New York, NY 10281	
Madison Rising LLC	Block 1616 Lot 50	277 Newkirk	Brooklyn, NY 11234	
86111 LLC	Block 1616 Lot 141	133 East 110 th Street, Suite 9	New York, NY 10029	

Appendix H – Site Contact List
Sendero Verde Redevelopment Project – Parcel A, New York, NY
BCP Application – Section IX

1516 Park Avenue Partners LLC	Block 1616 Lot 38	271 Madison Avenue, Floor 22	New York, NY 10016	
CRP 88 East 11 th LLC c/o Castellan Real Estate Partners	Block 1616 Lot 39	1841 Broadway, Suite 400	New York, NY 10023	
1516 Park Avenue Partners LLC	Block 1616 Lot 36	271 Madison Avenue, Floor 22	New York, NY 10016	
Casita Park Housing Development Fund Corporation c/o SFDS Development Corporation	Block 1638 Lot 1	135 East 96 th Street	New York, NY 10029	
RELIGIOUS AUTHORITIES				
Greater Highway Deliverance Church		132 East 111 th Street	New York, NY 10029	
Christ Apostolic Church		160 East 112 th Street	New York, NY 10029	
First Spanish United Methodist Church		163 East 111 th Street	New York, NY 10029	
Bethel Christian Temple		7 West 110 th Street	New York, NY 10026	
Community Pentecostal Church		128 East 112 th Street	New York, NY 10029	
La Hermosa Christian Church		Duke Ellington Circle	New York, NY 10026	
Upper Madison Ave Methodist		1723 Madison Avenue	New York, NY 10029	
Hope Community Inc		174 East 104 th Street	New York, NY 10029	
Church of St. Edward the Martyr		14 East 109 th Street	New York, NY 10029	
Second Canaan Baptist Church		10 Lenox Avenue	New York, NY 10026	
PARKS AND RECREATION				
NYC Parks and Recreation		1 East 104 th Street	New York, NY 10029	
DAYCARES AND SCHOOLS				
Northside Center Day School	Administration	1309 5 th Avenue	New York, NY 10029	
East Harlem Council Human Services	Administration Bilingual Head Start Program	30 West 111 th Street	New York, NY 10026	
Success Academy Harlem East	Administration	141 East 111 th Street	New York, NY 10029	
East Calvary Nursery School	Administration	1 West 112 th Street	New York, NY 10026	
Harbor Science and Arts Charter School	Administration	132/142 East 111 th Street	New York, NY 10029	
Harlem Academy	Administration	1330 5 th Avenue	New York, NY 10026	
Harlem Link Charter School	Administration	21 West 111 th Street	New York, NY 10026	
Sunshine Daycare Learning Center	Administration	1330 5 th Avenue	New York, NY 10026	
Alain Locke (PS 208)	Administration	21 West 111 th Street	New York, NY 10026	
Mosaic Preparatory Academy (PS 375)	Administration	141 East 111 th Street	New York, NY 10029	
PSMS 108 School of Authors	Administration	3513 and 1615 Madison Avenue	New York, NY 10029	
AB Sea Group Family Day Care	Administration	22 East 112 th Street, #605	New York, NY 10029	
Diversity Child Care Providers	Administration	1964 Madison Avenue, 19A	New York, NY 10029	
Taft Day Care	Administration	1726 Madison Avenue	New York, NY 10029	
Kendricks Day Care	Administration	123 East 110 th Street	New York, NY 10029	
East Calvary Nursery School	Administration	1 West 112 th Street	New York, NY 10026	
PS 101 Manhattan	Administration	141 East 111 th Street	New York, NY 10029	
10 Public Middle School	Administration	1615 Madison Avenue	New York, NY 10029	

Appendix H – Site Contact List
Sendero Verde Redevelopment Project – Parcel A, New York, NY
BCP Application – Section IX

PS 185 Early Childhood Discovery and Design	Administration	20 W 112 th Street	New York, NY 10026	
Edwin Gould Academy	Administration	55 E 110 th Street, Suite A	New York, NY 10029	
James Weldon Johnson	Administration	176 East 115 th Street	New York, NY 10029	
PS 185 John M. Langston	Administration	20 W 112th Street	New York, NY 10026	
Therapeutic Early Childhood Center	Administration	1301 Fifth Avenue	New York, NY 10029	
Northside Therapeutic Preschool	Administration	1301 Fifth Avenue	New York, NY 10029	
LOCAL WATER SUPPLY				
New York City Department of Environmental Protection		59-27 Junction Boulevard	Flushing, NY 11373	
LOCAL NEWS AND MEDIA				
New York 1 News	Chelsea Market	75 9th Avenue	New York, NY 10011	
New York Post		1211 Avenue of the Americas	New York, NY 10036	212-930-8000
Amsterdam News		2340 Frederick Douglas Boulevard	New York, NY 10029	212-932-7400
La Voz Hispana		159 East 116 th Street	New York, NY 10029	212-348-2100
New York Daily News		4 New York Plaza	New York, NY 10004	
The Harlem Community News		P.O. Box #1775	New York, NY 10027	
Hoy Nueva York		1 Metrotech Center, 18 th Floor	Brooklyn, NY 11201	
El Diario La Prensa		1 Metrotech Center, 18 th Floor	Brooklyn, NY 11201	
The Manhattan Times News		5030 Broadway, Suite 801	New York, NY 10034	
East Harlem.com	Visit: http://www.east-harlem.com/ Email: webmaster@east-harlem.com			
LOCAL COMMUNITY, CIVIC AND ENVIRONMENTAL ORGANIZATIONS				
Manhattan Community Board 11	Chair: Nilsa Orama	1664 Park Avenue, Ground Floor	New York, NY 10035	212-831-8929
Consolidated Edison	Caroline R. Kretz, Director of Consolidated Edison Corporate of Affairs	4 Irving Place, Room 1428	New York, NY 10003	
NYPD Police Precinct Council 23 rd Precinct House	Cesar Vasquez, President	164 East 102 nd Street	New York, NY 10029	
Engine 58 Ladder 26		1367 Fifth Avenue	New York, NY 10029	
Carter Burden Lehman Social Club- Senior Center		1641 Madison Avenue	New York, NY 10029	
New York City Housing Authority (NYCHA)		1740 Madison Avenue	New York, NY 10029	
NYCHA- Dr. Martin Luther King Jr. Towers	Management Development Office	90 Lenox Avenue	New York, NY 10026	
NYCHA- Dr. Martin Luther King Jr. Towers	Resident Association	90 Lenox Avenue	New York, NY 10026	
NYCHA- Dr. Martin Luther King Jr. Towers	Community Center	2 West 115 th Street	New York, NY 10026	
NYCHA- Dr. Martin Luther King Jr. Towers	Senior Center	50 Lenox Avenue	New York, NY 10026	
NYCHA- Dr. Martin Luther King Jr. Towers	Daycare Center	1 West 112 th Street	New York, NY 10026	

Appendix H – Site Contact List
Sendero Verde Redevelopment Project – Parcel A, New York, NY
BCP Application – Section IX

NYCHA- Johnson Houses	Management Development Office	1844 Lexington Avenue	New York, NY 10029	
NYCHA- Johnson Houses	Resident Association	1844 Lexington Avenue	New York, NY 10029	
NYCHA- Johnson Houses	Community Center/ Daycare Center	1820 Lexington Avenue	New York, NY 10029	
NYCHA- Johnson Houses	Community Center	1829 Lexington Avenue	New York, NY 10029	
NYCHA- Dewitt Clinton Houses	Management Development Office	1744 Lexington Avenue	New York, NY 10029	
NYCHA- Dewitt Clinton Houses	Resident Association	1744 Lexington Avenue	New York, NY 10029	
NYCHA- Dewitt Clinton Houses	Community Center/ Senior Center/ Head Start Center	120 East 110 th Street	New York, NY 10029	
East Harlem Chamber of Commerce		164 East 116 th Street	New York, NY 10029	
East Harlem Little League		307 East 116 th Street	New York, NY 10029	
East Harlem Preservation	Hellgate Station	153 East 110 th Street, #763	New York, NY 10029	
116 th Street Block Association		55 East 115 th Street	New York, NY 10029	
DOCUMENT REPOSITORY				
Aguilar Public Library		174 East 110 th Street	New York, NY 10029	
Manhattan Community Board 11	Chair: Nilsa Orama	1664 Park Avenue, Ground Floor	New York, NY 10035	212-831-8929

From: Daniel Landsman
To: Wendy Shen
Cc: Joe Duminuco; Ashley Gonzalez; Sumie Ota
Subject: Re: Document Repository Request
Date: Thursday, April 25, 2019 10:50:03 AM

This message originated outside your organization. Please use caution!

Great thank you

Daniel Landsman
Associate Director
Customer Experience

The New York Public Library
445 Fifth Avenue, New York, NY 10016
T: 212.930.0030 | C: 917.517.6427
nypl.org

I'm currently reading *The Name of the Wind* by Patrick Rothfuss, available at [NYPL](http://nypl.org) in e-audio, e-book and paperback.

On Thu, Apr 25, 2019 at 10:43 AM Wendy Shen <wshen@rouxinc.com> wrote:
Yes when its ready i'll do, thank you!

Wendy Shen | Senior Engineer
209 Shafter Street, Islandia, New York 11749<x-apple-data-detectors://0/1>
Main: 631.232.2600<tel:631.232.2600> | Direct: 631.630.2331<tel:631.630.2331>
Email: wshen@rouxinc.com<mailto:wshen@rouxinc.com> | Website: www.rouxinc.com<<http://www.rouxinc.com>>
<<http://www.rouxinc.com>>
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[cid:image007.png@01D3B623.1E9ECAB0]<<https://www.linkedin.com/company/roux-associates/>>[cid:image003.png@01D3B621.DA7A4AE0]
<<https://www.facebook.com/RouxAssociatesInc>> [cid:image004.png@01D3B621.DA7A4AE0] <<https://twitter.com/RouxAssociates>>
[cid:image005.png@01D3B621.DA7A4AE0] <<http://www.rouxinc.com/news-events/>> [cid:image006.jpg@01D3B621.DA7A4AE0]
<<https://plus.google.com/+rouxassociates>>

On Apr 25, 2019, at 10:31 AM, Daniel Landsman <daniellandsman@nypl.org><mailto:daniellandsman@nypl.org>> wrote:

This message originated outside your organization. Please use caution!

Good morning Wendy,

We can serve as a repository, however, we require the file(s) be digital, and we can not host. What we do is place a link to a dropbox folder on our location page (or other cloud storage site).

Can you provide a link?

Daniel Landsman
Associate Director
Customer Experience

The New York Public Library
445 Fifth Avenue, New York, NY 10016
T: 212.930.0030 | C: 917.517.6427
nypl.org<<http://nypl.org>>

I'm currently reading *The Name of the Wind* by Patrick Rothfuss, available at
NYPL<https://browse.nypl.org/iii/encore/search/C__St%3A%28name%20of%20the%20wind%29%20a%3A%28Patrick%20Rothfuss%29__Orightresult__U?lang=eng&suite=def> in e-audio, e-book and paperback.

[<https://mailfoogae.appspot.com/t?sender=aZGFuaWVsbGFuZHNtYW5AbnlwbC5vcmc%3D&type=zerocontent&guid=9a06f244-c35d-42f8-845c-33dc8a312f1a>]

On Tue, Apr 23, 2019 at 9:26 AM Wendy Shen <wshen@rouxinc.com><mailto:wshen@rouxinc.com>> wrote:
Mr. Landsman:

I work for Roux, an environmental consulting firm and am working for the future owner and developer of a property located at 50 East 112th Street, New York. The property is bounded by Park Ave to the east and Madison Ave to the west. An application is being prepared to enter into the New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program (BCP). One of the requirements of the program is that a document repository is established for our reports. This is done as part of the mandated Citizen Participation Plan (CPP) which is a component of every BCP project in the state and community boards and libraries are typically used as repositories. Please reply to this email to confirm your location can be used as document repository. Thank you,

Wendy Shen | Senior Engineer
209 Shafter Street, Islandia, New York 11749
Main: 631.232.2600 | Direct: 631.630.2331
Email: wshen@rouxinc.com<mailto:wshen@rouxinc.com> | Website: www.rouxinc.com<<http://www.rouxinc.com>>

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<<https://twitter.com/RouxAssociates>> <image005.png><<http://www.rouxinc.com/news-events/>> <image006.jpg><<https://plus.google.com/+rouxassociates>>

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From: Ashley Gonzalez <ashleygonzalez@nypl.org<mailto:ashleygonzalez@nypl.org>>

Sent: Tuesday, April 23, 2019 9:25 AM

To: Wendy Shen <wshen@rouxinc.com<mailto:wshen@rouxinc.com>>; Daniel Landsman <daniellandsman@nypl.org<mailto:daniellandsman@nypl.org>>

Cc: herrera@cb11m.org<mailto:herrera@cb11m.org>

Subject: Re: Document Repository Request

This message originated outside your organization. Please use caution!

Good afternoon,

All document repository requests need to be sent to Daniel Landsman (daniellandsman@nypl.org<mailto:daniellandsman@nypl.org>>). He can answer any question you have.

Best,

Ashley

On Tue, Apr 23, 2019 at 9:22 AM Wendy Shen <wshen@rouxinc.com<mailto:wshen@rouxinc.com>>

Ms. Gonzalez/Mr. Herrera:

I work for Roux, an environmental consulting firm and am working for the future owner and developer of a property located at 50 East 112th Street, New York. The property is bounded by Park Ave to the east and Madison Ave to the west. An application is being prepared to enter into the New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program (BCP). One of the requirements of the program is that a document repository is established for our reports. This is done as part of the mandated Citizen Participation Plan (CPP) which is a component of every BCP project in the state and community boards and libraries are typically used as repositories. Please reply to this email to confirm your location can be used as document repository. Thank you,

Wendy Shen | Senior Engineer

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2331

Email: wshen@rouxinc.com<mailto:wshen@rouxinc.com> | Website: www.rouxinc.com<<http://www.rouxinc.com>>

<image001.png><<http://www.rouxinc.com/>>

<image002.png><<https://www.linkedin.com/company/roux-associates/>><image003.png><<https://www.facebook.com/RouxAssociatesInc>> <image004.png>

<<https://twitter.com/RouxAssociates>> <image005.png><<http://www.rouxinc.com/news-events/>> <image006.jpg><<https://plus.google.com/+rouxassociates>>

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--

Ashley Gonzalez

Library Manager

Aguilar Library

The New York Public Library

174 East 110th Street, New York, NY 10029

212.534.2930

nypl.org<<http://nypl.org>>

David Bligh

From: Thomas Herrera <therrera@cb11m.org>
Sent: Monday, November 26, 2018 2:50 PM
To: David Bligh
Cc: Angel Mescaín
Subject: Re: Document Repository Request

Hello, David.

Thanks for reaching out. Please accept this as our confirmation that we will serve as the document repository for the project.

Please reach out to me if you have any questions or concerns.

On Thu, Nov 15, 2018 at 8:23 AM David Bligh <dbligh@rouxinc.com> wrote:

Mr. Herrera:

Thank you for taking my call. As discussed, I was calling regarding the use of the Community Board 11 as the document repository for our project. Can you please let me know if that will be possible?

I work for Roux, an environmental consulting firm, and am working for the future owner and developer of a property located at 60 East 112th Street and 75 East 111th Street (i.e. a portion of the property bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue). An application is being prepared to enter the site into the New York State Department of Environmental Conservation's (NYSDEC) Brownfields Cleanup Program (BCP). One of the requirements of the program is that a document repository be established for our reports. This is done as part of the mandated Citizen Participation Plan (CPP) which is a component of every BCP project in the state and community boards are typically used as repositories.

Also, can you please recommend what language public notices should be translated to? Lastly, in addition to the Daily News are there any other local publications that you'd recommend future public notices be published in?

Please don't hesitate to contact me with any questions.

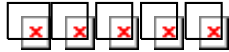
Thank you,

David T. Bligh, P.E. – NY | Senior Environmental Engineer

209 Shafter Street, Islandia, NY 11749

Main: 631.232.2600 | Direct: 631.630.2357 | Mobile: 631.379.2281

Email: dbligh@rouxinc.com | Website: www.rouxinc.com



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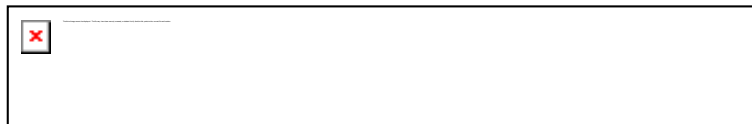
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David T. Bligh, P.E. – NY | Senior Environmental Engineer

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Main: 631.232.2600 | Direct: 631.630.2357 | Mobile: 631.379.2281

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--
Best,

Thomas Herrera

Assistant District Manager
Manhattan Community Board 11

[1664 Park Avenue](#)
[New York, NY 10035](#)

[212-831-8929](#)

[therrera@cb11m.org](#)

[www.cb11m.org](#)