



## 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 5*

Section I. Requestor Information - See Instructions for Further Guidance			DEC USE ONLY BCP SITE #:
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<p>Is the requestor authorized to conduct business in New York State (NYS)? Yes No</p> <ul style="list-style-type: none"><li>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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. 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. SEE ATTACHMENT A</li></ul> <p>Do all individuals that will be certifying documents meet the requirements detailed below? Yes No</p> <ul style="list-style-type: none"><li>Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. <b>Documents that are not properly certified will be not approved under the BCP.</b></li></ul>			
Section II. Project Description			
1. What stage is the project starting at? Investigation Remediation			
2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see <a href="#">DER-10 / Technical Guidance for Site Investigation and Remediation</a> for further guidance).			
3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No			
4. Please attach a short description of the overall development project, including: <ul style="list-style-type: none"><li>the date that the remedial program is to start; and</li><li>the date the Certificate of Completion is anticipated.</li></ul> SEE ATTACHMENT 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). SEE ATTACHMENT C

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

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:**

SEE ATTACHMENT C

- **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: \_\_\_\_\_

<b>Section IV. Property Information - See Instructions for Further Guidance</b> SEE ATTACHMENT 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 PROPERTY BOUNDARIES. 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? <span style="float: right;">Yes    No</span> If no, please attach a metes and bounds description of the property.				
2. Is the required property map attached to the application? <span style="float: right;">Yes    No</span> (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? <span style="float: right;">Yes    No</span> (See <a href="#">DEC's website</a> for more information)				
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)? <span style="float: right;">Yes    No</span>  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? <span style="float: right;">Yes    No</span>				
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? <span style="float: right;">Yes    No</span> If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <span style="float: right;">Yes    No</span> 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**? SEE ATTACHMENT D

Yes

No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?  
If yes, requestor must answer questions on the supplement at the end of this form.

Yes

No

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

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.

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)**

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		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	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor SEE ATTACHMENT E</b>			
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	
<b>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. 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".</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
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? **SEE ATTACHMENT F** 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 ATTACHMENT G**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

**NOTE:** By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

**If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner      Current Owner      Potential /Future Purchaser      Other\_\_\_\_\_

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

Yes No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment.

Yes

No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?  
If yes, please provide:      Site # \_\_\_\_\_                  Class # \_\_\_\_\_

Yes

No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide:    Permit type: \_\_\_\_\_                  EPA ID Number: \_\_\_\_\_  
                                     Date permit issued: \_\_\_\_\_                  Permit expiration date: \_\_\_\_\_

Yes

No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

Yes

No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?  
If yes, please provide:      Order # \_\_\_\_\_

Yes

No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment.

Yes

No

## Section IX. Contact List Information SEE ATTACHMENT 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). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors SEE ATTACHMENT I	
1. What is the current zoning for the site? What uses are allowed by the current zoning? 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) <b>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.</b>	
3. Reasonably anticipated use Post Remediation:    Residential    Commercial    Industrial (check all that apply) <b>Attach a statement detailing the specific proposed use.</b>  If residential, does it qualify as single family housing? <span style="float: right;">Yes    No</span>	
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 acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. 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 Chief Financial Officer (title) of 2409 Jerome, Inc. (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 to execute a BCA within 60 days of the date of DEC's approval letter. 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: 11/9/16 Signature: MB

Print Name: Michael R. Anastasio

### 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 5**

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
<b>Please answer questions below and provide documentation necessary to support answers.</b>		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p><b>From ECL 27-1405(31):</b></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><b>From 6 NYCRR 375-3.2(I) as of July 1, 2015:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>(I) "Underutilized" means, as of the date of application, real property:</p> <p>(1) on which a building or buildings, can be certified by the municipality in which the site is located, to have for at least five years used no more than fifty percent of the permissible floor area under the applicable base zoning immediately prior to the application which has been in effect for at least five years;</p> <p>(2) at which the proposed development is solely for a use other than residential or restricted residential;</p> <p>(3) which could not be developed without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(4) which is subject to one or more of the following conditions, as certified by the municipal department responsible for such determinations of the municipality in which the site is located:</p> <p>(i) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(ii) contains a building that 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>(iii) the proposed use is in whole or in substantial part for industrial uses.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, or land purchase cost exemption or waiver, from a governmental entity; or for properties to be developed in whole or in part for industrial uses, a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or a tax credit, from a governmental entity, or a low-cost loan from an industrial fund managed by the municipality and partner financial institutions.</p>		

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

3. Is the project an affordable housing project as defined below? Yes No

**From 6 NYCRR 375- 3.2(a) as of July 1, 2015:**

(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, that 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, that sets affordable units aside for tenants 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 of site within an En-Zone:****0%****<50%****50-99%****100%****Requestor's Requested Status:****Volunteer****Participant**



**ATTACHMENT A**  
**SUPPORTING DOCUMENTATION**

**1. NYS Department of State - Business Entity Information of 2409 Jerome, Inc.**

2409 Jerome, Inc. is a Domestic Business Corporation not a Limited Liability Company per the New York State Department of State Division of Corporations Entity Information. Therefore, the names of members/owners are not included.

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through August 15, 2016.

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Selected Entity Name: 2409 JEROME, INC.

Selected Entity Status Information

**Current Entity Name:** 2409 JEROME, INC.

**DOS ID #:** 1299878

**Initial DOS Filing Date:** OCTOBER 19, 1988

**County:** BRONX

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC BUSINESS CORPORATION

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

2409 JEROME, INC.  
29 EAST FORDHAM RD  
BRONX, NEW YORK, 10468

**Chief Executive Officer**

STEPHEN JEROME  
29 EAST FORDHAM ROAD  
BRONX, NEW YORK, 10468

**Principal Executive Office**

2409 JEROME, INC.  
29 EAST FORDHAM ROAD  
BRONX, NEW YORK, 10468

**Registered Agent**

NONE

This office does not record information regarding the  
names and addresses of officers, shareholders or

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

### \*Stock Information

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

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
OCT 19, 1988	Actual	2409 JEROME, INC.

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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## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

#### Purpose and Scope of Project

The purpose of the project is to develop a contaminated parcel of land into an academic building as part of Monroe College's campus expansion. The proposed re-development project is still in the early planning stages and is subject to change; however, the contemplated development includes the demolition of the existing structures, removal of the known and unknown underground storage tanks (UST), and removal of historic fill and petroleum impacted soil to accommodate the construction of a 4-story academic building with a partial cellar and grade-level paved parking area. The proposed depth of excavation is about 15 feet below grade surface (bgs) or to bedrock to accommodate the partial cellar. Remediation will be concurrent with development and in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP). The New York State Department of Environmental Conservation (NYSDEC) Spill (No. 1509511) will be addressed as part of the RAWP.

A New York City Transit Authority (NYCTA) elevated structure (the "4"-line) is located approximately 28 feet east of the site, above Jerome Avenue. Due to the proximity of the site to a NYCTA structure, future remedial investigations, foundation design, support of excavation plans and construction of the proposed building must conform to the NYCTA requirements.

The estimated development cost is about \$25 million. The new development will diversify property usage in the neighborhood, and the proposed remediation and redevelopment will support the community and its economic vitality.

#### Estimated Project Schedule

An estimated project schedule is included as an attachment. The project is expected to obtain its Certificate of Completion by 2025.

**ATTACHMENT B**  
**SUPPORTING DOCUMENTATION**

**1. Estimated Project Schedule**

Attachment B

Estimated Project Schedule  
Brownfield Cleanup Program Application  
2409 Jerome Avenue  
Bronx, New York

		2016				2017					2018					2019					2020					2021					2022					2023					2024													
Item	Action	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	<b>2409 Jerome Avenue</b>																																																					
1	BCP Application - Preparation and Submittal																																																					
2	BCP Application - NYSDEC Review/Completeness Determination																																																					
3	BCP Application Public Comment Period																																																					
4	BCP Agreement																																																					
5	RIWP and CPP - Preparation and Submittal																																																					
6	RIWP and CPP - NYSDEC Review																																																					
7	RIWP and CPP - Public Comment Period																																																					
8	TA Approval of Investigation (Boring Locations)																																																					
9	RI - Implementation																																																					
10	RIR - Preparation and Submittal																																																					
11	RIR - NYSDEC Review and Approval																																																					
12	RAWP - Preparation and Submittal																																																					
13	NYSDEC Review, RAWP Revisions, and Approval																																																					
14	RAWP - Public Comment Period																																																					
15	Obtain TA Approval for Foundation Design and Permits																																																					
16	Waste Characterization Sampling and Disposal Facility Approvals																																																					
17	Contractor Bid and Award																																																					
18	Mobilization and Demolition of Existing Structure																																																					
19	RAWP Implementation/Construction																																																					
20	SMP/FER - Preparation and Submittal																																																					
21	NYSDEC Review, SMP/FER Revisions and Approval																																																					
22	Final Certificate of Completion																																																					

- Notes:**
- 1. BCP = Brownfield Cleanup Program
  - 2. NYSDEC = New York State Department of Environmental Conservation
  - 3. RIWP = Remedial Investigation Work Plan
  - 4. RI = Remedial Investigation
  - 5. RIR = Remedial Investigation Report
  - 6. RAWP = Remedial Action Work Plan
  - 7. SMP = Site Management Plan
  - 8. FER = Final Engineering Report
  - 9. TA = Transit Authority

## **ATTACHMENT C**

### **SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY**

#### ***Item 1 Response***

The following environmental reports and related documents were reviewed and are summarized below:

- *Phase I Environmental Site Assessment (ESA), prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan), dated May 11, 2016*
- *Phase II Environmental Site Investigation (ESI), prepared by Langan, dated May 11, 2016*
- *Letter re: Spill at 2409 Jerome Avenue, Bronx, NY, prepared by the New York State Department of Environmental Conservation, dated May 17, 2016*

#### *Phase I Environmental Site Assessment, prepared by Langan, dated May 11, 2016*

The Phase I ESA was prepared in accordance with the ASTM International Standard E1527-13 and the USEPA All Appropriate Inquiry Rule (40 CFR Part 312) and included a site reconnaissance, a review of environmental databases, a review of historical maps and an interview with the property owner's representative. The following recognized environmental conditions (RECs) were identified:

- The former and current tenants of Lot 106 include a greasing and auto laundry facility which is a term used in the past for auto repair facility (circa 1945 to 1989), auto repair and gasoline filling station (circa 1927 to 1989) with thirteen closed 550-gallon underground storage tanks (USTs) and one closed 4,000-gallon gasoline UST, and auto repair facility (circa 1989 to the present). Lot 113 was occupied by a parking lot from circa 1945 to the present.
- An open NYSDEC petroleum spill (#97-00644) is associated with a former BP Amoco station at 2350 Jerome Avenue, which is about 400 feet south and hydraulically cross-gradient of the site. This site was investigated and subject to multiple remediation attempts by various consultants since 1997. Although petroleum-contaminated soil was removed to bedrock and despite consultants' efforts to employ multiple remedial technologies to address persistent groundwater contamination, groundwater (in particular bedrock groundwater) appears to remain impacted by gasoline constituents, including benzene, toluene, ethylbenzene and xylene (BTEX) and methyl-tert-butyl ether (MTBE).
- The historical uses of adjoining and surrounding properties include the following:

- A paint company (1914–2007) and battery and ignition service station (1927) adjoining the site to the north (2413 Jerome Avenue).
- A laundromat (1914-1950), a paint company (1940), and a manufacturing facility (1950) adjoining the site to the east (2400 Jerome Avenue).
- An auto parts company (1940), a glass company (1940-1961), a filling station (1971-1998), and an auto repair facility (1993-2007) adjoining the site to the south (2375 Jerome Avenue).

*Phase II Environmental Investigation Report, prepared by Langan, dated May 11, 2016*

Langan completed a Phase II environmental site investigation to evaluate potential subsurface impacts associated with the RECs identified in the Phase I ESA. The investigation consisted of a geophysical survey, completion of soil borings, installation of groundwater monitoring wells and soil vapor points, and collection and laboratory analysis of soil, groundwater and soil vapor samples. The findings of the investigation include:

- Historic fill: A 1 to 9-foot thick layer of historic fill composed of varying amounts of sand, silt, clay, gravel, brick, concrete, asphalt, glass, and coal fragments was encountered beneath the asphalt pavement. Polycyclic aromatic hydrocarbons (PAHs) and metals typically found in historic fill in urban environments were identified at concentrations above their Title 6 New York Codes Rules and Regulations (NYCRR) Part 375-6.8(a,b) Unrestricted Use and/or Restricted Use Commercial Soil Cleanup Objectives (SCOs). Underlying the fill material was till (glacial deposits) followed by bedrock.
- Petroleum-impacted soil: Visual, olfactory, and photoionization detector (PID) evidence of petroleum impacts were apparent in several borings, and petroleum-like staining, odors, and elevated PID readings were generally observed from below surface cover to about 16 feet bgs (i.e., at the boring completion depth). Petroleum product was apparent at two boring locations. Petroleum-related volatile organic compounds (VOCs) were detected at concentrations above their Unrestricted Use and Protection of Groundwater SCOs in five borings; VOCs also exceeded their Restricted-Commercial Use SCOs in two borings.
- The petroleum hydrocarbons present in soil are consistent with gasoline, based on the fingerprint analysis.
- The depth to groundwater ranges from about 9.63 feet bgs (about el 103<sup>2</sup>) to 10.00 feet bgs (about el 102).

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<sup>2</sup> Elevations refer to the North American Vertical Datum of 1988 (NAVD88).



- Petroleum-impacted groundwater: Petroleum-related VOCs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, ethylbenzene, n-propylbenzene, naphthalene, o-xylene, m/p-xylene, and toluene, were identified in groundwater at concentrations exceeding their respective 6 NYCRR Part 703.5 Water Quality Standards for Class GA water.
- Dissolved metals in groundwater: Dissolved concentrations of barium, iron, lead, magnesium, manganese, and sodium were detected in groundwater.
- Soil vapor: Tetrachloroethylene (PCE) was detected in one of the soil vapor samples. Several other VOCs, including petroleum-related VOCs, were detected in one or more soil vapor samples. Although, New York State has not established concentration standards, criteria, or guidance for soil vapor, a conservative comparison of the PCE results to the New York State Department of Health (NYSDOH) Decision Matrices recommends actions ranging from “no further action” to “take reasonable and practical actions to identify source(s) and reduce exposures.”
- Based on field observations and analytical results from soil and groundwater samples, a petroleum spill, likely gasoline, occurred at the site. Accordingly, a spill was reported to the NYSDEC and Spill No. 15-09511 was issued.

Letter re: Spill at 2409 Jerome Avenue, Bronx, NY, prepared by NYSDEC, dated May 17, 2016

The NYSDEC acknowledged receipt of Langan’s Phase I ESA and Phase II ESI report and requested complete delineation of the soil and groundwater contamination using soil borings and monitoring wells and an investigation report.

### ***Item 2 Response***

The full laboratory analytical data reports for soil, groundwater, and soil vapor are included in Appendix G of the Phase II ESI included in this attachment.

### ***Item 3 Response***

The soil analytical results were compared to the Unrestricted Use SCOs, Restricted-Use Commercial SCOs and Protection of Groundwater SCOs. A sample summary table is shown as Table 1. The soil results are presented in Table 2 and Figure 1.

The following contaminants were detected at concentrations exceeding Unrestricted Use and/or Restricted-Commercial Use SCOs, analytes exceeding their respective **Restricted Use Commercial SCOs are bolded**. Protection of Groundwater SCOs are italicized:

- VOCs: acetone, **1,2,4-trimethylbenzene**, 1,3,5-trimethylbenzene, benzene, cis-1,2 dichloroethene, ethylbenzene, isopropylbenzene, methylene chloride, n-butylbenzene, n-propylbenzene, naphthalene, sec-butylbenzene, tert-butylbenzene, toluene, total xylenes

- SVOCs: *benzo(a)anthracene*, **benzo(a)pyrene**, *benzo(b)fluoranthene*, dibenzo(a,h)anthracene, *chrysene*, and indeno(1,2,3-cd)pyrene
- Pesticide: 4,4-DDT
- Metals: barium, trivalent chromium, **copper**, *lead*, mercury, nickel, selenium, and zinc

The groundwater results are presented in Table 3 and Figure 2 and are summarized below by analyte category. The following contaminants were detected at concentrations exceeding the 6 NYCRR Part 703.5 Water Quality Standards for Class GA water:

- VOCs: 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, ethylbenzene, n-propylbenzene, naphthalene, *o*-xylene, *m/p*-xylene, and toluene
- SVOCs: 2,4-dimethylphenol, naphthalene
- Metals (total and dissolved): barium, iron, lead, magnesium, manganese, and sodium

The soil vapor and ambient air results are presented in Table 4 and Figure 3.

Soil vapor sample results were compared to background concentrations detected in the ambient air sample, and were evaluated using the NYSDOH Guidance for Evaluating Soil Vapor Intrusion, Decision Matrices 1 and 2. The Decision Matrices address the compounds 1,1-dichloroethene (1,1-DCE), 1,1,1-trichloroethane (1,1,1-TCA), cis-1,2-dichloroethene (cis-1,2-DCE), carbon tetrachloride, trichloroethene (TCE), PCE, and vinyl chloride. The matrix evaluation requires both soil vapor and indoor air data. Indoor air samples were not collected; however, the matrices provide guidance based on soil vapor concentrations as they relate to multiple ranges of indoor air concentrations. Of the compounds addressed by the Decision Matrices, PCE was detected in one soil vapor sample. A conservative comparison of the PCE results to the applicable NYSDOH Decision Matrix recommends actions ranging from “no further action” to “take reasonable and practical actions to identify source(s) and reduce exposures,” depending on indoor air concentrations.

Petroleum constituents, including benzene, ethylbenzene, *o*-xylene, *m/p*-xylene, MTBE, and toluene, were also detected in one or more of the soil vapor samples. No regulatory standards or guidance values exist for these VOCs in New York State.

The presence of contamination at the site will affect the scope, cost and schedule associated with the proposed development. Remediation and mitigation will need to be performed to render the site protective of human health and the environment.

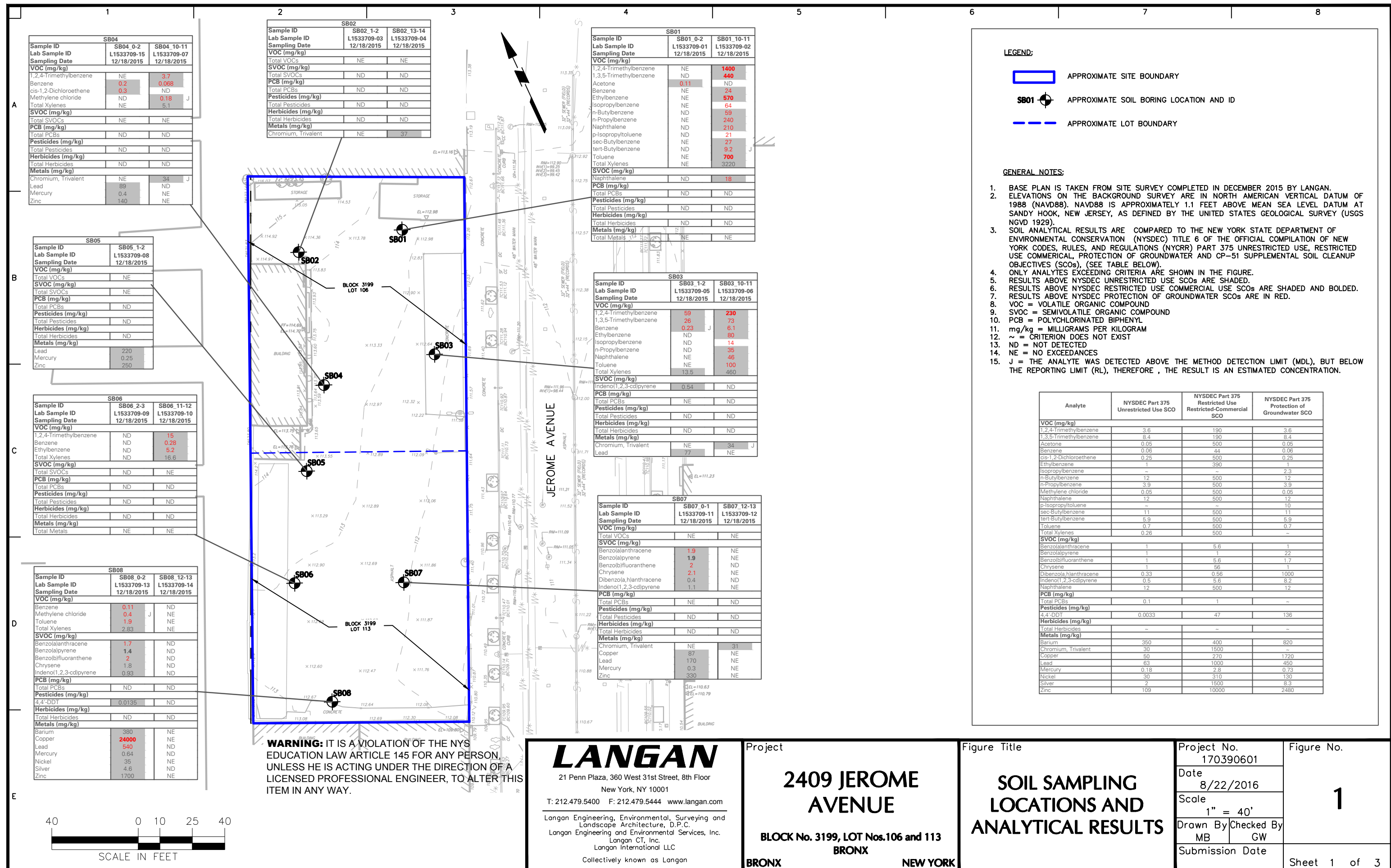
#### ***Item 4 Response***

Lot 106 was used as a gasoline filling station (circa 1927 to circa 1989) with thirteen 550-gallon USTs and one 4,000-gallon gasoline UST, a greasing and auto laundry facility (circa 1945 to circa 1989), and as a parking garage and an auto repair facility (circa 1989 to the present). The USTs

(on Lot 106) associated with the gasoline filling station were decommissioned in 1989 after title of the property was transferred to the current owner (i.e., the "Requestor"). Petroleum bulk storage associated with current site use includes a waste oil UST that is no longer in use located in the four-car-garage and a 50-gallon transmission fluid AST located in the single car garage. The transmission fluid is used for the 15 hydraulic car-stackers in the parking lot. Approximate locations of historic USTs and active petroleum bulk storage is shown on Figure 4.

**ATTACHMENT C**  
**SUPPORTING DOCUMENTATION**

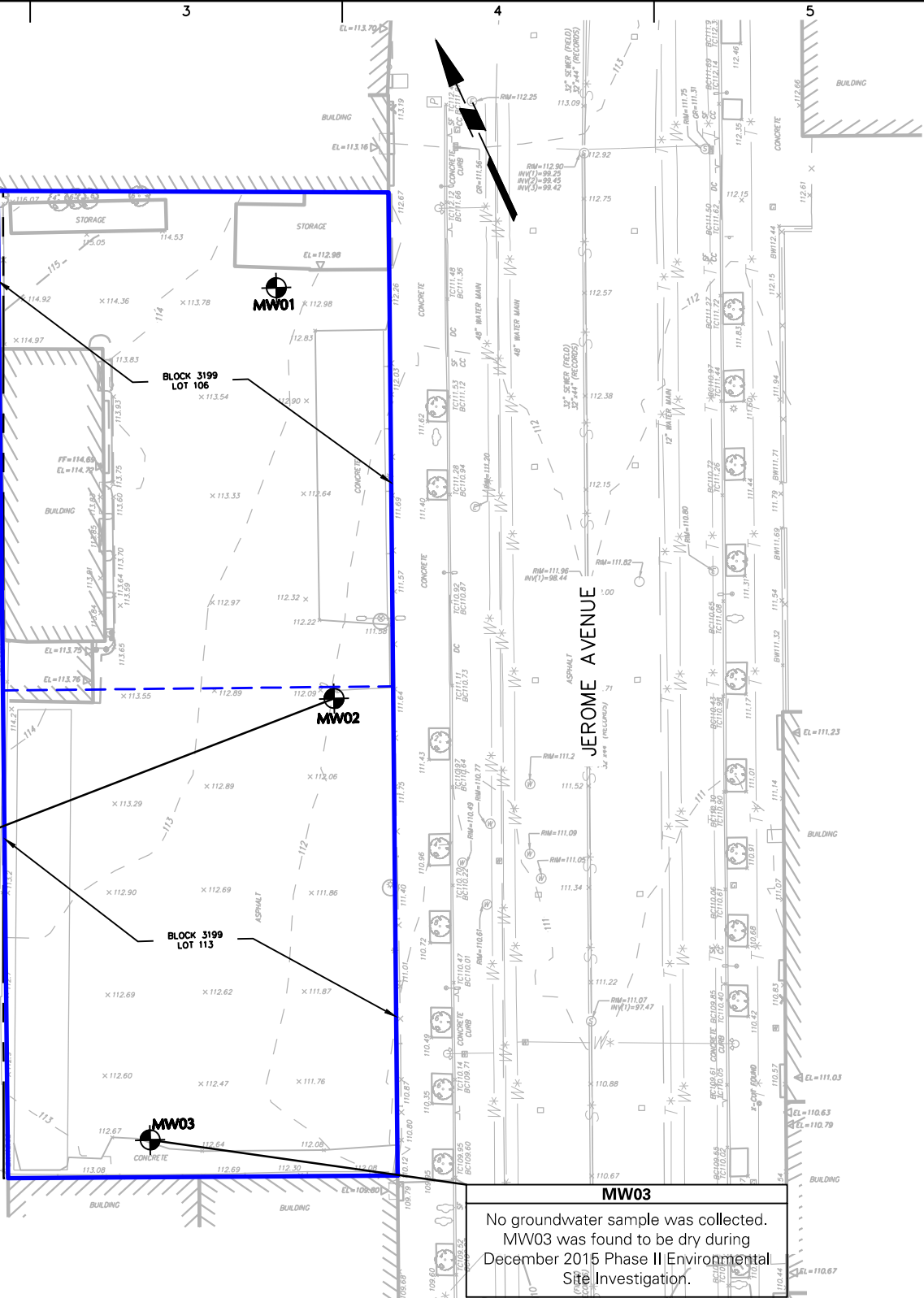
- 1. Phase I Environmental Site Assessment (Langan, May 2016) (CD)**
- 2. Phase II Environmental Site Investigation (ESI) Report (Langan, May 2016) (CD)**
- 3. Letter re: 2409 Jerome Avenue, Bronx, NY (NYSDEC, May 2016) (CD)**
- 4. Figures**
  - a. Figure 1 – Soil Sampling Locations and Analytical Results
  - b. Figure 2 – Groundwater Sampling Locations and Analytical Results
  - c. Figure 3 – Soil Vapor Sampling Locations and Analytical Results
  - d. Figure 4 – Site Plan
- 5. Tables**
  - a. Table 1 – Soil, Groundwater, and Soil Vapor Sample Summary Matrix
  - b. Table 2 – Soil Sample Detections Summary
  - c. Table 3 – Groundwater Sample Detection Summary
  - d. Table 4 – Soil Vapor Sample Detection Summary



MW01	
Sample ID	MW01_122115
Lab Sample ID	L1533806-01
Sampling Date	12/21/2015
VOC (µg/l)	
1,2,4-Trimethylbenzene	1700
1,3,5-Trimethylbenzene	440
Benzene	4200
Ethylbenzene	2900
n-Propylbenzene	240
Naphthalene	320
o-Xylene	4600
p/m-Xylene	11000
Toluene	18000
SVOC (µg/l)	
2,4-Dimethylphenol	87
Naphthalene	280
PCB (µg/l)	
Total PCBs	ND
Pesticides (µg/l)	
Total Pesticides	ND
Herbicides (µg/l)	
Total Herbicides	ND
Total Metals (µg/l)	
Barium	1688
Iron	4090
Magnesium	208000
Manganese	4963
Sodium	646000
Dissolved Metals (µg/l)	
Barium	1818
Iron	1070
Magnesium	211000
Manganese	4582
Sodium	608000

MW02	
Sample ID	MW02_122115
Lab Sample ID	L1533806-02
Sampling Date	12/21/2015
VOC (µg/l)	
1,2,4-Trimethylbenzene	19
Benzene	50
Ethylbenzene	23
o-Xylene	7.1
p/m-Xylene	47
Toluene	14
SVOC (µg/l)	
Total SVOCs	NE
PCB (µg/l)	
Total PCBs	ND
Pesticides (µg/l)	
Total Pesticides	NA
Herbicides (µg/l)	
Total Herbicides	NA
Total Metals (µg/l)	
Lead	328.2
Dissolved Metals (µg/l)	
Dissolved Metals	NA

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



No groundwater sample was collected. MW03 was found to be dry during December 2015 Phase II Environmental Site Investigation.

- LEGEND:**
- APPROXIMATE SITE BOUNDARY
  - MONITORING WELL LOCATION AND ID
  - APPROXIMATE LOT BOUNDARY

- GENERAL NOTES:**
- BASE PLAN IS TAKEN FROM SITE SURVEY COMPLETED IN DECEMBER 2015 BY LANGAN.
  - ELEVATIONS ON THE BACKGROUND SURVEY ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). NAVD88 IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY, AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).
  - MW03 WAS GAUGED AND FOUND TO BE DRY DURING THE DECEMBER 2015 PHASE II ENVIRONMENTAL SITE INVESTIGATION (ESI); NO GROUNDWATER SAMPLE WAS COLLECTED.
  - GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE TITLE 6 NEW YORK CODES RULES AND REGULATIONS (NYCRR) PART 703.5 GUIDANCE VALUES FOR CLASS GA WATER AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS (AWQS).
  - ONLY ANALYTES EXCEEDING CRITERIA ARE SHOWN IN THIS FIGURE.
  - RESULTS ABOVE 6NYCRR PART 703.5 GUIDANCE VALUES ARE HIGHLIGHTED AND BOLDED.
  - VOC = VOLATILE ORGANIC COMPOUND
  - SVOC = SEMIVOLATILE ORGANIC COMPOUND
  - PCB = POLYCHLORINATED BIPHENYL
  - µg/l = MICROGRAMS PER LITER
  - NA = NOT ANALYZED
  - ND = NO DETECTIONS
  - NE = NO EXCEEDANCES
  - J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE REPORTING LIMIT (RL), THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION.

Analyte	NYSDEC Water Quality Standard and Guidance Values
VOC (µg/l)	
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Benzene	1
Ethylbenzene	5
n-Propylbenzene	5
Naphthalene	10
o-Xylene	5
p/m-Xylene	5
Toluene	5
SVOC (µg/l)	
2,4-Dimethylphenol	1
Naphthalene	10
PCB (µg/l)	
Total PCBs	~
Pesticides (µg/l)	
Total Pesticides	~
Herbicides (µg/l)	
Total Herbicides	~
Total Metals (µg/l)	
Barium	1000
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000
Dissolved Metals (µg/l)	
Barium	1000
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000

**LANGAN**

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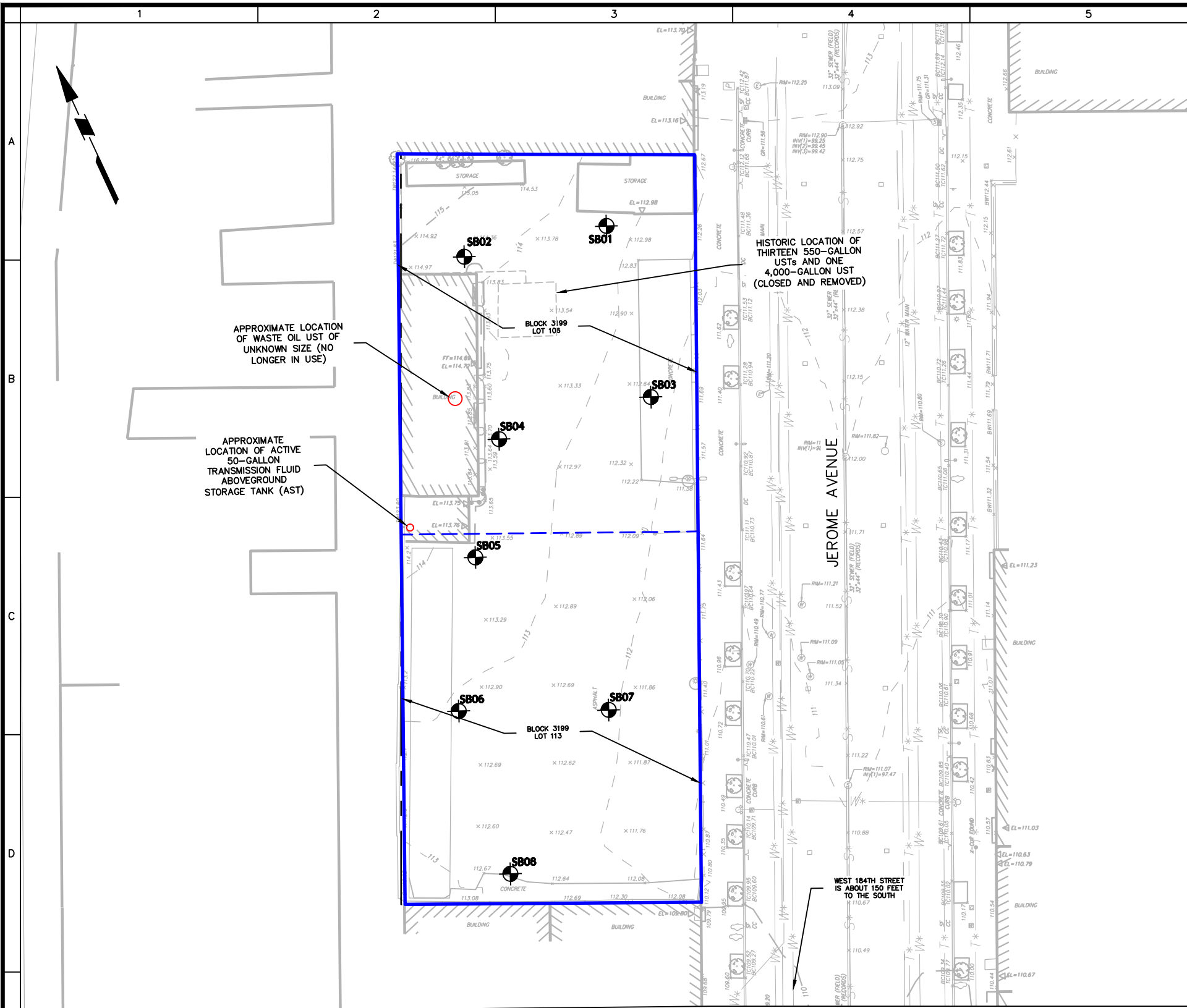
Project  
**2409 JEROME AVENUE**  
**BLOCK No. 3199, LOT Nos.106 and 113**  
**BRONX NEW YORK**

Figure Title  
**GROUNDWATER SAMPLING LOCATIONS AND ANALYTICAL RESULTS**

Project No. 170390601	Figure No. <b>2</b>
Date 8/22/2016	
Scale 1" = 40'	
Drawn By MB	
Checked By GW	Sheet 2 of 3
Submission Date	







**LEGEND:**

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LOT BOUNDARY
- APPROXIMATE LOCATION OF HISTORICAL UNDERGROUND STORAGE TANK (UST)
- APPROXIMATE LOCATION OF ACTIVE PETROLEUM BULK STORAGE TANK

**GENERAL NOTES:**

- BASE PLAN IS TAKEN FROM SITE SURVEY COMPLETED IN DECEMBER 2015 BY LANGAN.
- ELEVATIONS ON THE BACKGROUND SURVEY ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). NAVD88 IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY, AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).

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40 0 10 25 40  
SCALE IN FEET

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Langan International LLC  
Collectively known as Langan

Project  
**2409 JEROME AVENUE**  
**BLOCK No. 3199, LOT Nos. 106 and 113**  
**BRONX NEW YORK**

Figure Title  
**SITE PLAN**

Project No. 170390601	Figure No. <b>4</b>
Date 10/21/2016	
Scale 1" = 30'	
Drawn By MB	Checked By GW
Submission Date	
Sheet 4 of 4	



**Table 1**  
**Soil, Groundwater, and Soil Vapor Sample Summary Matrix**

**Brownfield Cleanup Program Application**  
**2409 Jerome Avenue**  
**Bronx, New York**  
**Langan Project No.: 170390601**

SOIL					
Boring ID	Sample ID	Sample Date	Sample Type	Depth (ft bgs)	Analytical Parameters
SB-01	SB01_0-2	12/18/2015	Grab	0 to 2	Part 375/TCL/TAL List (VOCs, SVOCs, PCBs, Pesticides, Herbicides, Metals), Cyanide, Trivalent Chromium, Hex Chromium
	SB01_10-11	12/18/2015	Grab	10 to 11	
		SB01_10-11	12/18/2015	Grab	10 to 11
SB-02	SB02_1-2	12/18/2015	Grab	1 to 2	Part 375/TCL/TAL List (VOCs, SVOCs, PCBs, Pesticides, Herbicides, Metals), Cyanide, Trivalent Chromium, Hex Chromium
	SB02_13-14	12/18/2015	Grab	13 to 14	
SB-03	SB03_1-2	12/18/2015	Grab	1 to 2	
	SB03_10-11	12/18/2015	Grab	10 to 11	
SB-04	SB04_0-2	12/18/2015	Grab	0 to 2	
	SB04_10-11	12/18/2015	Grab	10 to 11	
SB-05	SB05_1-2	12/18/2015	Grab	1 to 2	
SB-06	SB06_2-3	12/18/2015	Grab	2 to 3	
	SB06_11-12	12/18/2015	Grab	11 to 12	
SB-07	SB07_0-1	12/18/2015	Grab	0 to 1	
	SB07_12-13	12/18/2015	Grab	12 to 13	
SB-08	SB08_0-2	12/18/2015	Grab	0 to 2	
	SB08_12-13	12/18/2015	Grab	12 to 13	
GROUNDWATER					
Well ID	Sample ID	Sample Date	Sample Type	Depth (ft bgs)	Analytical Parameters
MW01	MW01_122115	12/21/2015	Grab	N/A	Part 375/TCL/TAL List (VOCs, SVOCs, PCBs, Pesticides, Herbicides, Metals[Total and Dissolved]), Cyanide, Trivalent Chromium [Total and Dissolved], Hex Chromium [Total and Dissolved]
MW02	MW01_122115	12/21/2015	Grab	N/A	Part 375/TCL/TAL List (VOCs, SVOCs, PCBs) and Total Lead
MW03	N/A	N/A	N/A	N/A	N/A
SOIL VAPOR					
SV Point ID	Sample ID	Sample Date	Sample Type	Depth (ft bgs)	Analytical Parameters
SV01	SV01_121815	12/18/2015	2-hr, 2.7-liter Summa Canister	6	TO-15 VOCs
SV02	SV02_121815	12/18/2015	2-hr, 2.7-liter Summa Canister	8	TO-15 VOCs
SV03	SV03_121815	12/18/2015	2-hr, 2.7-liter Summa Canister	8	TO-15 VOCs
AA-01	AA01_121815	12/18/2015	2-hr, 2.7-liter Summa Canister	N/A	TO-15 VOCs

**Notes:**

1. TCL = Target Compound List
2. TAL = Target Analyte List
3. VOCs = Volatile Organic Compounds
4. SVOCs = Semi-Volatile Organic Compounds
5. PCBs = Polychlorinated Biphenyls
6. VOC samples were collected using EnCore or TerraCore sampling devices

Table 2  
Soil Sample Detections Summary  
VOCs, SVOCs, PCBs, Pesticides, Herbicides, Metals and Inorganics

Brownfield Cleanup Program Application  
2409 Jerome Avenue  
Bronx, New York  
Langan Project No. 170390601

Sample Location	NYSDEC PART 375	NYSDEC PART 375	NYSDEC PART 375	SB01	SB01	SB02	SB02	SB03	SB03	SB04	SB04	SB05	SB06	SB06	SB07	SB07	SB08	SB08														
Sample ID	UNRESTRICTED USE	RESTRICTED USE	PROTECTION OF	SB01 0-2	SB01 10-11	SB02 1-2	SB02 13-14	SB03 1-2	SB03 10-11	SB04 0-2	SB04 10-11	SB05 1-2	SB06 2-3	SB06 11-12	SB07 0-1	SB07 12-13	SB08 0-2	SB08 12-13														
Lab Sample ID	SCO	COMMERCIAL SCO	GROUNDWATER AND	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015	12/18/2015														
Sample Depth (feet)				L1533709-01	L1533709-02	L1533709-03	L1533709-04	L1533709-05	L1533709-06	L1533709-15	L1533709-15	L1533709-08	L1533709-09	L1533709-10	L1533709-11	L1533709-12	L1533709-13	L1533709-14														
Sample Depth (feet)				0-2	10-11	1-2	13-14	1-2	10-11	0-2	10-11	1-2	2-3	11-12	0-1	12-13	0-2	12-13														
Volatile Organic Compounds (mg/kg)																																
1,2,4,5-Tetramethylbenzene	~	~	~	0.00078	J	140		0.0042	U	0.32	15	29	0.1	J	0.39	0.0062	U	0.0034	U	2.2	0.0044	U	0.0037	U	0.46	U	0.0037	U				
1,2,4-Trimethylbenzene	3.6	190	3.6	0.00054	J	1400		0.00049	J	0.31	U	59	230		0.13	J	3.7	0.0078	U	0.0042	U	15	0.0055	U	0.0047	U	0.32	J	0.0046	U		
1,3,5-Trimethylbenzene	8.4	190	8.4	0.0048	U	440		0.0052	U	0.31	U	26	73		0.027	J	1.2	0.0078	U	0.0042	U	4.9	0.0055	U	0.0047	U	0.18	J	0.0046	U		
2-Butanone	0.12	100	0.12	0.051		100	U	0.0044	J	0.63	U	5.9	53	U	0.79	U	0.55	U	0.016	U	0.0034	J	2.2	0.011	U	0.0093	U	1.1	U	0.0064	J	
Acetone	0.05	100	0.05	0.11		100	U	0.042		0.63	U	5.9	53	U	0.79	U	0.55	U	0.016	U	0.027		2.2	U	0.0042	J	0.011	U	1.1	U	0.041	
Benzene	0.06	44	0.06	0.001		24		0.001	U	0.063	U	0.23	6.1		0.2		0.068	0.0016	U	0.00084	U	0.28	0.0011	U	0.00093	U	0.11	U	0.00092	U		
Carbon disulfide	~	~	2.7	0.0013	J	100	U	0.01	U	0.63	U	5.9	53	U	0.79	U	0.55	U	0.016	U	0.0084	U	2.2	U	0.011	U	0.0093	U	1.1	U	0.0092	U
cis-1,2-Dichloroethene	0.25	500	0.25	0.00096	U	10	U	0.001	U	0.063	U	0.59	5.3		0.3		0.055	0.0016	U	0.00084	U	0.22	U	0.0011	U	0.00093	U	0.11	U	0.00092	U	
Cyclohexane	~	~	~	0.0038	J	190	J	0.021	U	1.2	U	0.86	37	J	0.63	J	0.15	J	0.031	U	0.017	U	3.6	J	0.022	U	0.019	U	2.3	U	0.018	U
Ethylbenzene	1	390	1	0.029		570		0.0003	J	0.063	U	0.59	80		0.038	J	0.92	0.0016	U	0.00084	U	5.2	0.0011	U	0.00093	U	0.019	U	0.5	U	0.00092	U
Isopropylbenzene	~	~	~	0.004		64		0.001	U	0.063	U	0.59	14		0.079	U	0.27	0.0016	U	0.00084	U	1.5	0.0011	U	0.00093	U	0.019	U	0.14	U	0.00092	U
Methyl cyclohexane	~	~	~	0.004		240		0.0004	J	0.25	U	3	72		0.68		0.55	0.0062	U	0.0034	U	12	0.0044	U	0.0037	U	0.044	J	0.0037	U	0.0037	U
Methyl tert butyl ether	0.93	500	0.93	0.0019	U	20	U	0.0021	U	0.12	U	1.2	10	U	0.16	U	0.065	J	0.0031	U	0.0017	U	0.44	U	0.0022	U	0.0019	U	0.23	U	0.0018	U
Methylene chloride	0.05	500	0.05	0.0096	U	100	U	0.003	J	0.63	U	5.9	53	U	0.79	U	0.18	J	0.016	U	0.0025	J	2.2	U	0.011	U	0.0093	U	0.4	J	0.0033	J
n-Butylbenzene	12	500	12	0.00096	U	59		0.001	U	0.063	U	0.59	12	U	0.022	J	0.22	0.0016	U	0.00084	U	1.2	0.0011	U	0.00093	U	0.071	J	0.00092	U	0.00092	U
n-Propylbenzene	3.9	500	3.9	0.0089		240		0.001	U	0.063	U	0.59	35		0.028	J	0.64	0.0016	U	0.00084	U	3.2	0.0011	U	0.00093	U	0.26	U	0.00092	U	0.00092	U
Naphthalene	12	500	12	0.0048	U	210		0.00022	J	0.31	U	7.9	46		0.12	J	0.37	0.00089	J	0.0042	U	2.3	0.0055	U	0.0047	U	0.16	J	0.0046	U	0.0046	U
o-Xylene	~	~	~	0.00063	J	920		0.00036	J	0.12	U	2.5	130		0.0037	J	1.4	0.0031	U	0.0017	U	3.6	0.0022	U	0.0019	U	0.43	U	0.0018	U	0.0018	U
p-Diethylbenzene	~	~	~	0.00069	J	430		0.0042	U	0.11	J	40	86		0.32	U	1.3	0.0062	U	0.0034	U	6.1	0.0044	U	0.0037	U	0.24	J	0.0037	U	0.0037	U
p-Ethyltoluene	~	~	~	0.00051	J	1300		0.00034	J	0.25	U	29	200		0.12	J	3.2	0.0062	U	0.0034	U	12	0.0044	U	0.0037	U	0.77	U	0.0037	U	0.0037	U
p-Isopropyltoluene	~	~	10	0.00096	U	21		0.001	U	0.063	U	0.93	7.6		0.079	U	0.17	0.0016	U	0.00084	U	1.2	0.0011	U	0.00093	U	0.12	U	0.00092	U	0.00092	U
p/m-Xylene	~	~	~	0.0014	J	2300		0.00093	J	0.12	U	11	330		0.16	J	3.7	0.0031	U	0.0017	U	13	0.0022	U	0.0019	U	2.4	U	0.00055	J	0.00055	J
sec-Butylbenzene	11	500	11	0.0011		27		0.001	U	0.069	U	0.59	7.5	U	0.071	J	0.14	0.0016	U	0.00084	U	0.99	0.0011	U	0.00093	U	0.11	U	0.00092	U	0.00092	U
tert-Butylbenzene	5.9	500	5.9	0.0048	U	9.2	J	0.0052	U	0.31	U	3	26	U	0.39	U	0.27	0.0078	U	0.0042	U	0.26	J	0.0055	U	0.0047	U	0.57	U	0.0046	U	
Tetrachloroethene	1.3	150	1.3	0.00096	U	10	U	0.001	U	0.063	U	0.59	5.3	U	1.3		0.055	0.0016	U	0.00084	U	0.22	U	0.0011	U	0.00093	U	0.11	U	0.00092	U	
Toluene	0.7	500	0.7	0.00078	J	700		0.0012	J	0.094	U	0.25	100		0.078	J	0.021	J	0.0023	U	0.00055	J	0.35	0.0016	U	0.00037	J	1.9		0.00072	J	
trans-1,2-Dichloroethene	0.19	500	0.19	0.0014	U	15	U	0.0016	U	0.094	U	0.89	7.9	U	0.046	J	0.082	U	0.0023	U	0.0013	U	0.33	U	0.0016	U	0.0014	U	0.17	U	0.0014	U
Trichloroethene	0.47	200	0.47	0.00096	U	10	U	0.001	U	0.063	U	0.59	5.3	U	0.16		0.055	0.0016	U	0.00084	U	0.22	U	0.0011	U	0.00093	U	0.11	U	0.00092	U	
Total Xylenes	0.26	500	1.6	0.00203	J	3220		0.00129	J	0.12	U	13.5	460		0.197	J	5.1	0.0031	U	0.0017	U	16.6	0.0022	U	0.0019	U	2.83		0.00055	J	0.00055	J
Semivolatile Organic Compounds (mg/kg)																																
2,4-Dimethylphenol	~	~	~	0.19	U	0.19	U	0.18	U	0.17	U	3.1	0.19	U																		

**Table 3**  
**Groundwater Sample Detections Summary**  
**VOCs, SVOCs, PCBs, Pesticides, Herbicides, Total and Dissolved Metals**

**Brownfield Cleanup Program Application**  
**2409 Jerome Avenue**  
**Bronx, New York**  
**Langan Project No. 170390601**

Location Sample ID Lab Sample ID Sampling Date	NYSDEC Water Quality Standard and Guidance Values	MW01 MW01_122115 L1533806-01 12/21/2015	MW02 MW02_122115 L1533806-02 12/21/2015
<b>Volatile Organic Compounds (µg/l)</b>			
1,2,4,5-Tetramethylbenzene	5	500 U	1 J
1,2,4-Trimethylbenzene	5	<b>1700</b>	<b>19</b>
1,3,5-Trimethylbenzene	5	<b>440</b> J	2.8
Acetone	50	1200 U	19
Benzene	1	<b>4200</b>	<b>50</b>
Cyclohexane	~	280 J	16
Ethylbenzene	5	<b>2900</b>	<b>23</b>
Isopropylbenzene	5	620 U	1.5 J
Methyl cyclohexane	~	160 J	14
n-Propylbenzene	5	<b>240</b> J	2.1 J
Naphthalene	10	<b>320</b> J	3.3
o-Xylene	5	<b>4600</b>	<b>7.1</b>
p-Ethyltoluene	~	1200	6.1
p/m-Xylene	5	<b>11000</b>	<b>47</b>
Toluene	5	<b>18000</b>	<b>14</b>
<b>Semivolatile Organic Compounds (µg/l)</b>			
2,4-Dimethylphenol	1	<b>87</b>	5 U
2-Methylphenol	~	73	5 U
3-Methylphenol/4-Methylphenol	~	83	5 U
Acetophenone	~	49	5 U
Diethyl phthalate	50	5 U	0.76 J
2-Methylnaphthalene	~	44	0.33
Naphthalene	10	<b>280</b>	1.5
<b>Polychlorinated Biphenyls (µg/l)</b>			
Total PCBs	0.09	ND	ND
<b>Pesticides (µg/l)</b>			
Total Pesticides	~	ND	NA
<b>Herbicides (µg/l)</b>			
Total Herbicides	~	ND	NA
<b>Total Metals (µg/l)</b>			
Aluminum	~	1700	NA
Antimony	3	1.1 J	NA
Arsenic	25	7.7	NA
Barium	1000	<b>1688</b>	NA
Cadmium	5	0.5	NA
Calcium	~	470000	NA
Chromium	50	4.7	NA
Cobalt	~	4.1	NA
Copper	200	18.2	NA
Iron	300	<b>4090</b>	NA
Lead	25	<b>36</b>	<b>328.2</b>
Magnesium	35000	<b>208000</b>	NA
Manganese	300	<b>4963</b>	NA
Nickel	100	12.9	NA
Potassium	~	23800	NA
Selenium	10	2 J	NA
Sodium	20000	<b>646000</b>	NA
Vanadium	~	5.2	NA
Zinc	2000	11.8	NA
<b>Dissolved Metals (µg/l)</b>			
Aluminum	~	5 J	NA
Antimony	3	1.1 J	NA
Arsenic	25	7.4	NA
Barium	1000	<b>1818</b>	NA
Cadmium	5	0.6	NA
Calcium	~	475000	NA
Chromium	50	1.3 J	NA
Cobalt	~	3	NA
Copper	200	3.3	NA
Iron	300	<b>1070</b>	NA
Lead	25	<b>33.2</b>	NA
Magnesium	35000	<b>211000</b>	NA
Manganese	300	<b>4582</b>	NA
Nickel	100	7.1	NA
Potassium	~	27400	NA
Sodium	20000	<b>608000</b>	NA
Vanadium	~	0.8 J	NA
Zinc	2000	3.2 J	NA
<b>General Chemistry (µg/l)</b>			
Cyanide, Total	200	2 J	NA

**Notes and Qualifiers:**

- Groundwater samples analytical results are compared to the Title 6 New York Codes Rules and Regulations (NYCRR) Part 703.5 Guidance Values for Class GA water and the New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series.(TOGS) 1.1.1 Ambient Water Quality Standards (AWQS)
- Only detected analytes are shown in the table.
- Results detected at concentrations above the NYSDEC Water Quality Standard and Guidance Values are highlighted and bolded.
- Reporting limits above established criteria are italicized.
- µg/l = micrograms per liter
- ~ = Criterion does not exist
- J = The analyte was detected above the Method Detection Limit (MDL), but below the Reporting Limit (RL); therefore, the result is an estimated concentration.
- U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

**Table 4**  
**Soil Vapor and Ambient Air Sample Detections - VOCs**

**Brownfield Cleanup Program Application**  
**2409 Jerome Avenue**  
**Bronx, New York**  
**Langan Project No. 170390601**

Sample Location	Minimum Soil Vapor Concentrations Requiring Mitigation	AA01 AA01_121815 L1533739-02 12/18/2015	SV01 SV01_121815 L1533739-01 12/18/2015	SV02 SV02_121815 L1533739-03 12/18/2015	SV03 SV03_121815 L1533739-04 12/18/2015
<b>Volatile Organic Compounds (ug/m<sup>3</sup>)</b>					
1,3-Butadiene	~	0.442 U	86.3 U	993 U	118
2,2,4-Trimethylpentane	~	0.934 U	69100	962000	333
2-Butanone	~	1.47 U	552	3300 U	543
2-Hexanone	~	0.82 U	160 U	1840 U	62.3
Acetone	~	6.96	463 U	5340 U	20.2 U
Benzene	~	1.29	5560	18800	32.6
Carbon disulfide	~	0.623 U	121 U	1400 U	48.3
Chloromethane	~	1.21	80.5 U	927 U	4.83
Cyclohexane	~	0.688 U	2130	406000	111
Ethyl Alcohol	~	12.2	1840 U	21100 U	80.3 U
Ethylbenzene	~	0.869 U	695	1950 U	21.2
Heptane	~	0.82 U	4010	308000	340
Isopropyl alcohol	~	1.76	240 U	2750 U	10.5 U
Methyl tert-butyl ether	~	0.721 U	999	1620 U	6.13 U
n-Hexane	~	0.747	3910	1270000	226
o-Xylene	~	0.869 U	669	1950 U	22.1
p/m-Xylene	~	1.74 U	1780	3900 U	63
tert-Butyl Alcohol	~	1.52 U	476	3400 U	31.8
Tetrachloroethene	100	1.36 U	264 U	3040 U	63.7
Toluene	~	1.66	8630	1690 U	34.7
Trichlorofluoromethane	~	1.15	219 U	2520 U	9.55 U

**Notes:**

1. Only detected analytes in soil vapor and/or ambient air are shown in the table.
2. Soil vapor analytical results were not detected above the minimum concentration requiring mitigation on the New York State Department of Health (NYSDOH) decision matrices.
3. µg/m<sup>3</sup> = micrograms per cubic meter
4. ~ = Criterion does not exist

**Qualifiers:**

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

## **ATTACHMENT D**

### **SECTION IV: PROPERTY INFORMATION**

The reference point for the given latitude (40°51'41.80") and longitude (73°54'08.92") is the approximate center of the proposed site.

Figure 1 is a United States Geological Survey (USGS) 7.5 minute quadrangle map showing the location of the proposed site.

Figure 2 provides a property base map that shows i) proposed site boundary lines with adjacent property owners identified; and ii) surrounding property land uses.

Figure 3 provides a property base map that shows i) a distance of at least 1,000 feet around the proposed site at a scale no smaller than one inch equal to 200 feet; and ii) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure 4 is a Digital Tax Map from the New York City Department of Finance showing the proposed site boundary and its tax block and lots.

#### ***Item 1 Response***

The site boundary corresponds to tax map metes and bounds. Attached for reference is the relevant New York City-Bronx tax map (Figure 3). The property is identified by Tax Block 3199, Lots 106 and 113.

#### ***Item 2 Response***

Figure 2 is the required property base map.

#### ***Item 3 Response***

The site is located within the boundaries of Bronx County Census Tract 253, which meets both Environmental Zone criteria: i) a poverty rate of at least 20 percent according to the 2000 Census and an unemployment rate of at least 125 percent of the New York State average; and ii) a poverty rate of at least double the county rate for the county in which the tract is located.

#### ***Item 6 Response***

NYSDEC Spill Case No. 8805383, associated with removal of thirteen 550-gallon underground storage tanks (UST) and one closed gasoline 4,000-gallon UST (located on Lot 106), was reported to NYSDEC on September 22, 1988, and closed on February 27, 1989. Information pertaining to the closed spill case was obtained by submitting a Freedom of Information Act request to the NYSDEC and from NYSDEC staff during our BCP pre-application meeting on July 13, 2016. Based on the information obtained, the spill was reported when an unknown amount of gasoline was spilled onto surface soil and groundwater during the removal of the former

USTs. A copy of the NYSDEC spill report is included at the end of this attachment. We have not been able to locate a tank closure report for these tank removals. In any event, it is our interpretation that the property was not “previously remediated. . . .such that it may be redeveloped for its then intended use” within the meaning of ECL 27-1407(1) because the work performed was a limited tank removal, was not sufficient or intended to prepare the site for the future uses then under consideration, and subsequent Phase II sampling has confirmed the existence of other subsurface impacts not addressed by the tank removal.

### **Item 8 Response**

A New York City Transit Authority (NYCTA) elevated structure (the “4”-line) is east of the site, above Jerome Avenue. The transit structure is offset approximately 28 feet from the east property line. Due to the proximity of the site to a NYCTA structure, all future remedial investigations, foundation design, support of excavation plans, and construction of the proposed building must conform to the NYCTA requirements.

### **Item 10 Response**

#### **Location:**

The site is located at 2409 Jerome Avenue in the Fordham Heights neighborhood of the Bronx, New York and denoted on the New York City Tax map as Block 3199, Lots 106 and 113. The site is bound by a 2-story commercial building (2415 Jerome Ave) followed by West Fordham Road to the north, Jerome Avenue to the east, a 2-story academic facility (2375 Jerome Avenue) followed by West 184th Street to the south, and a 5-story multifamily residential buildings (2390-2410 Davidson Avenue) followed by Davidson Avenue to the west. According to survey data, the proposed brownfield site grade is about el. 112 feet<sup>1</sup>.

#### **Site Features:**

The site is rectangular shaped and encompasses an approximate area of 25,200 square feet. The proposed site is comprised of an asphalt-paved parking lot and two 1-story structures used for auto repair. The topography of the site generally slopes to the east. An NYCTA elevated structure (the “4”-line) is east of the site, above Jerome Avenue. The transit structure is offset approximately 28 feet from the east property line.

#### **Current Zoning and Land Use:**

According to the New York City Planning Commission Zoning Map 3c, the proposed site is located within residential zoning district R7-1 with a C2-4 commercial overlay. R7 districts are classified as medium-density apartment house districts. The district has a maximum floor area

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<sup>1</sup> Elevations refer to North American Vertical Datum of 1988 (NAVD 88)

ratio (FAR) of 3.44. The applicable zoning map is provided in Attachment H. The surrounding parcels are located in residential and commercial zoning districts.

Past Use of the Site:

The proposed site (Lots 106 and 113) was once owned by the Exxon Corporation, a multinational oil and gas exploration and refining company, and filling station owner and operator. The former operations on Lot 106 include a greasing and auto laundry facility<sup>2</sup> (circa 1945 to 1989), auto repair and gasoline filling station (circa 1927 to 1989) with thirteen closed 550-gallon underground storage tanks (USTs) and one closed 4,000-gallon gasoline UST, and auto repair facility (circa 1989 to the present). Lot 113 was occupied by a parking lot from circa 1945 to the present. There is no relationship between the previous owner and the Requestor or the Requestor's corporate members. Deed information for Bronx Block 3199, Lots 106 and 113 is listed in the following table.

Bronx Block 3199, Lot 106 and 113				
Date	Document Type	First Party	Second Party	Relationship to Applicant
Recording: 7/11/1988  Effective: 2/24/89	Deed	Exxon Corporation 5959 Las Colinas Boulevard Irving, Texas Phone No.: (972) 444-1000	2409 Jerome, Inc.	None

The thirteen closed 550-gallon USTs and closed 4,000-gallon USTs were installed in December 1968 and December 1978, respectively. Based on the NYSDEC petroleum bulk storage (PBS) records (PBS # 2-188492) and an interview with site personnel, these USTs were decommissioned and removed from the site between 1988 and 1991. A petroleum spill (Spill No.: 88-05383) was reported to the NYSDEC during the removal of a UST in September 1988 when unknown volume of gasoline was released into surface soil and groundwater. The spill was subsequently closed by the NYSDEC in February 1989.

Previous owners or operators have not signed any oversight documents (for example, a Stipulation Agreement or Consent Order) with the NYSDEC to remediate petroleum contamination.

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<sup>2</sup> A greasing and auto laundry facility is an outdated term for auto repair facility.

Site Geology and Hydrogeology:

Based on borings advanced by Langan during environmental and geotechnical subsurface investigations in December 2015 - January 2016, the subsurface strata consists of a layer of historic fill material that extends to depths of up to 9 feet bgs followed by native soil and bedrock. The historic fill consists of brown-black, medium to fine sand with varying amounts of silt, clay, gravel, and debris. Native soil consisting of a layer of gray-brown clay with varying amounts of sand and silt, followed by a layer of brown-black, medium to fine sand with varying amounts of gravel, silt, and clay was encountered beneath the historic fill layer. Bedrock, consisting of fine-grained biotite-quartz gneiss, is present at about 15 to 18 feet bgs across the site; bedrock is weathered near the contact with overlying soil in isolated locations.

Based on a synoptic gauging event of two monitoring wells (MW01 and MW02) on December 21, 2015, depth to groundwater ranges from about 9.63 to 10.00 feet bgs, respectively. The poor recharge experienced during groundwater sampling likely indicates groundwater is perched on bedrock. Groundwater is expected to flow to the west towards the Harlem River, which is located about 3,000 feet west of the proposed brownfield property. Potable water is provided to the proposed site by the City of New York and is derived from surface reservoirs in the Croton, Catskill, and Delaware watersheds. Contaminated groundwater is therefore not expected to impact the drinking water supply.

Environmental Assessment:

Known or suspected sources of contamination include former underground petroleum bulk storage tanks associated with the gasoline filling station, up to 9 feet of historic fill, petroleum-impacted soil exceeding the Title 6 New York Codes Rules and Regulations (NYCRR) Part 375-6.8(a,b) Unrestricted Use and/or Restricted Use Commercial Soil Cleanup Objectives (SCOs) and petroleum-impacted groundwater exceeding the 6 NYCRR Part 703.5 Water Quality Standards for Class GA water. Based on field observations and analytical results from soil and groundwater samples, a petroleum spill, likely gasoline, occurred at the site. A spill was reported to the NYSDEC in December 2015 and Spill No. 15-09511 was issued.

*Soil -*

A 1 to 9-foot thick layer of historic fill composed of varying amounts of sand, silt, clay, gravel, brick, concrete, asphalt, glass, and coal fragments was encountered beneath the asphalt pavement. PAHs and metals typically found in historic fill in urban environments were identified at concentrations above their Unrestricted Use and/or Restricted Use Commercial Use SCOs.

Visual, olfactory, and/or photoionization (PID) evidence of petroleum impacts were apparent in soil. Petroleum-like staining, odors, and PID readings above background were generally observed from below surface cover to the termination depth of the borings (up to 16 feet bgs). Petroleum product was observed near the end of borings at two locations. In addition,



analytical evidence of petroleum impacts was demonstrated in several soil samples. Volatile organic compounds (VOCs) were detected at concentrations above their Unrestricted Use and Protection of Groundwater SCOs in soil; VOCs exceeded their Restricted Use Commercial Use SCOs in soil at two locations. The extent of the petroleum impacts will be further investigation during the remedial investigation.

*Groundwater -*

Petroleum-related VOCs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, ethylbenzene, , naphthalene, *o*-xylene, *m/p*-xylene, and toluene, were identified in groundwater at concentrations exceeding their respective 6 NYCRR Part 703.5 Water Quality Standards for Class GA water. Dissolved barium, iron, lead, magnesium, manganese, and sodium were detected in groundwater.

*Soil Vapor -*

Tetrachloroethylene (PCE) was detected in one soil vapor sample. Several other VOCs, including petroleum-related VOCs, were detected in one or more soil vapor samples. Although New York State has not established concentration standards, criteria, or guidance for soil vapor, a conservative comparison of the PCE results to the NYSDOH Decision Matrices recommends actions ranging from "no further action" to "take reasonable and practical actions to identify source(s) and reduce exposures."

## **ATTACHMENT D**

### **SUPPORTING DOCUMENTATION**

**Figure 1 – Site Location Map**

**Figure 2 – Property Base Map**

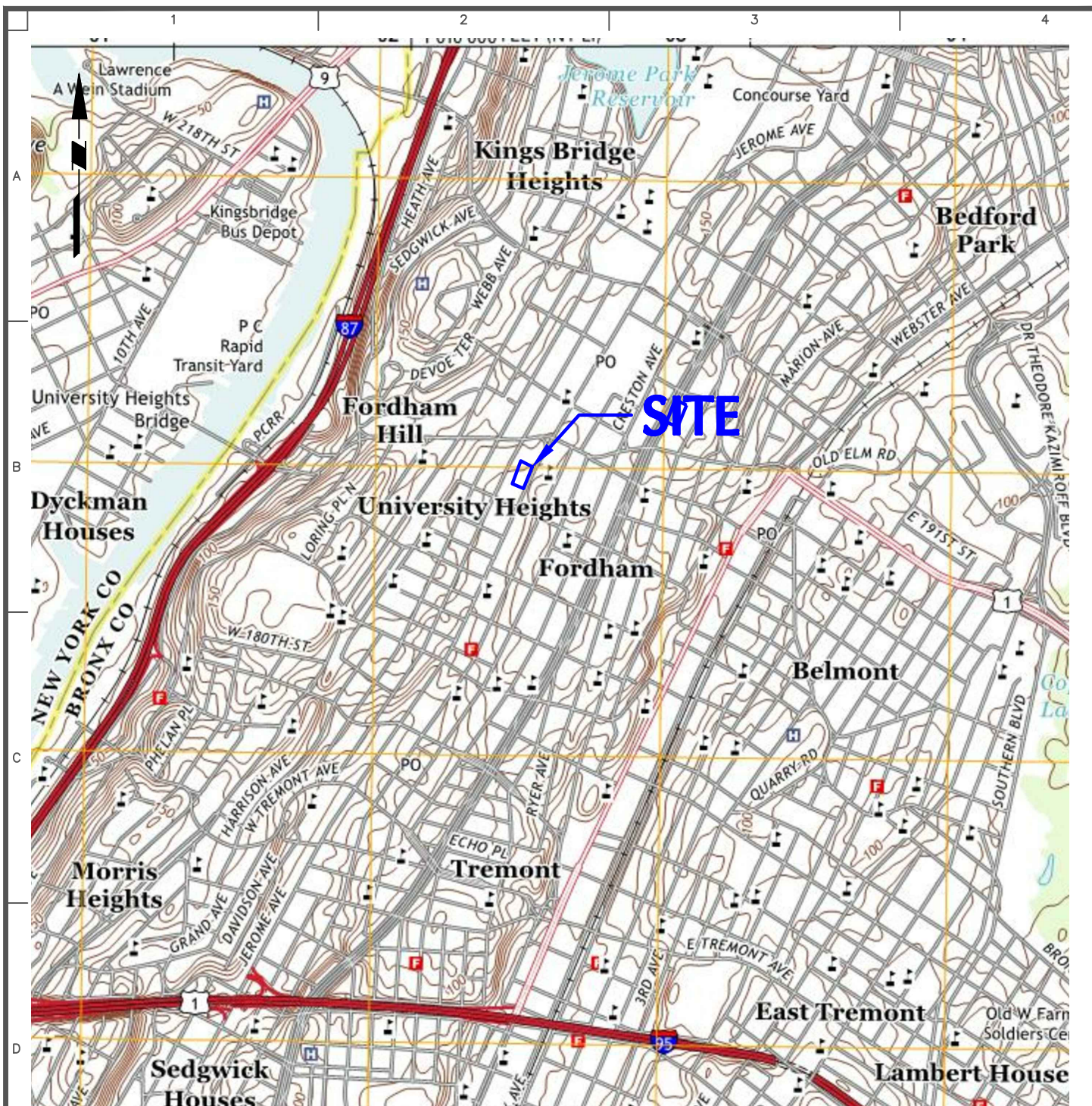
**Figure 3 – Site Map with 1000-foot Radius Line**

**Figure 4 – Property Tax Map**

**NYSDEC Spill Report Form, dated September 22, 1988**

**Geographic Online Address Translator (GOAT), NYC Department of City Planning,  
Property Information for Block 3199, Lot 106**

**Geographic Online Address Translator (GOAT), NYC Department of City Planning,  
Property Information for Block 3199, Lot 113**



#### NOTES:

1. WORLD TOPOGRAPHIC BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.

#### LEGEND



APPROXIMATE SITE BOUNDARY

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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Langan International LLC  
Collectively known as Langan

Project

**2409 JEROME  
AVENUE**

**BLOCK 3199, LOTS 106 AND 113  
BRONX**

BRONX

NEW YORK

Figure Title

**SITE  
LOCATION  
MAP**

Project No.  
170390601

Date  
8/16/2016

Scale  
NTS

Drawn By  
AJ

Checked By  
JL

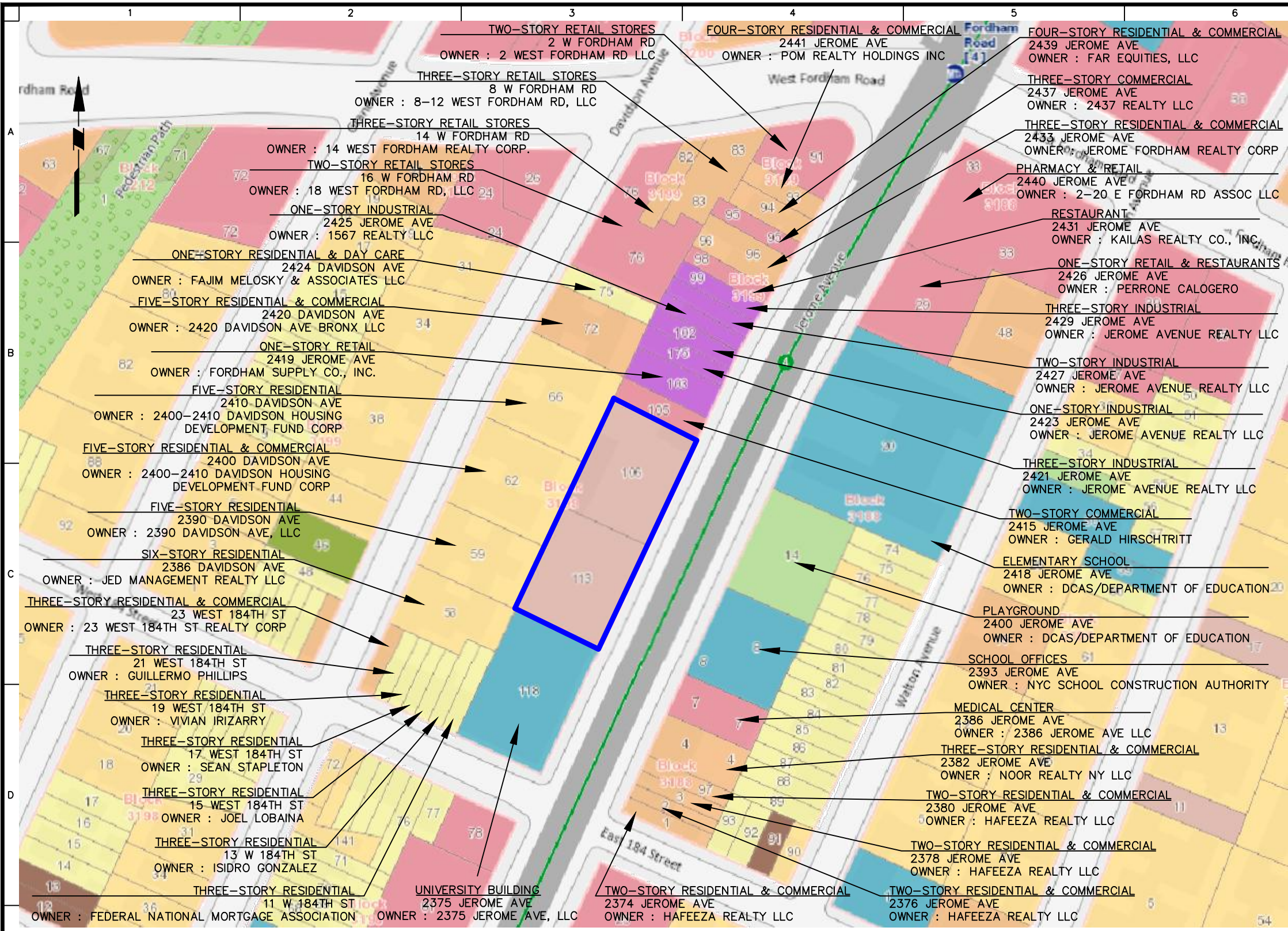
Submission Date

Figure No.

**1**

Sheet 1 of 4





**LEGEND**

APPROXIMATE SITE BOUNDARY

1 & 2 FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

MIXED USE

OPEN SPACE & OUTDOOR RECREATION

COMMERCIAL

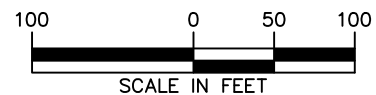
INSTITUTIONS

INDUSTRIAL

PARKING

TRANSPORTATION / UTILITIES

VACANT LOTS



**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

**LANGAN**  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 [www.langan.com](http://www.langan.com)  
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan CT, Inc.  
Langan International LLC  
Collectively known as Langan

Project

**2409 JEROME AVENUE**

**BLOCK 3199, LOTS 106 & 113**

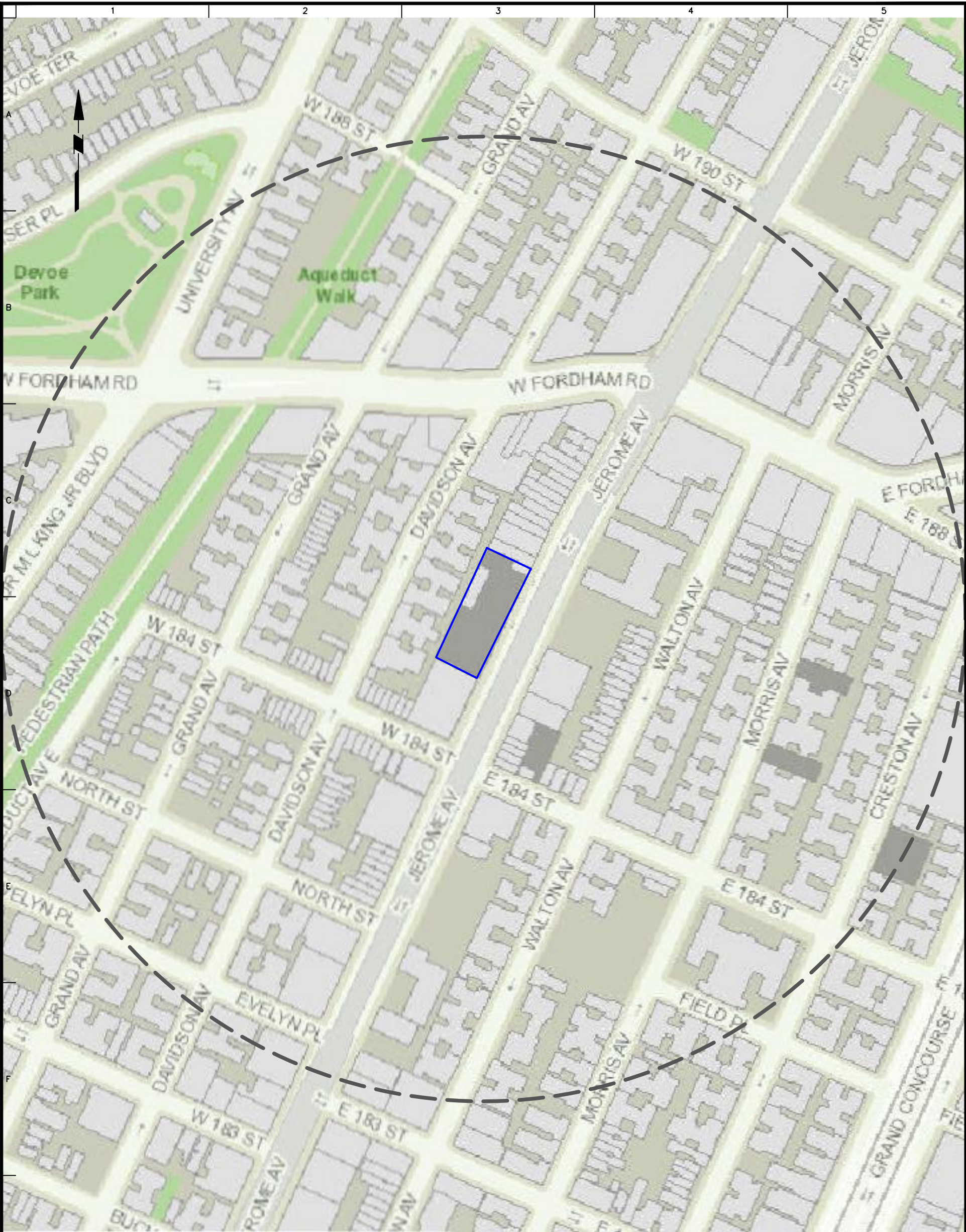
**BRONX NEW YORK**

Figure Title

**PROPERTY BASE MAP**

Project No. 170390601	Figure No.  <b>2</b>
Date 08/17/2016	
Scale AS SHOWN	
Drawn By AJ	
Checked By JL	Sheet 2 of 4
Submission Date	





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2000100200

SCALE IN FEET

LEGEND:

APPROXIMATE SITE BOUNDARY

---

1000 FOOT BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM [HTTP://MAPS.NYC.GOV/DOITT/NYCITYMAP](http://maps.nyc.gov/doitt/nycitymap)

<div><div><b>LANGAN</b></div><div>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001</div><div>T: 212.479.5400 F: 212.479.5444 <a href="http://www.langan.com">www.langan.com</a></div><div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.</div><div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.</div><div>Langan Engineering and Environmental Services, Inc.</div><div>Langan CT, Inc.</div><div>Langan International LLC</div><div>Collectively known as Langan</div></div>	Project	Figure Title	Project No. 170390601	Figure No.  3
	2409 JEROME AVENUE  BLOCK No. 3199, LOT Nos.106 AND 113  BRONX  NEW YORK	SITE MAP WITH 1000 FT LINE	Date 8/25/2016	
			Scale 1" = 200'	
			Drawn By AJ	Checked By JL
			Submission Date	







# NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 8805383  
SPILL NAME: EXXON SERV STA DEC LEAD: SIGONA  
SPILL DATE: 09/22/1988 SPILL TIME: 1:30 pm  
CALL RECEIVED DATE: 09/22/1988 RECEIVED TIME: 1:40 pm

## SPILL LOCATION

PLACE: EXXON SERV STA COUNTY: Bronx  
STREET: 2409 JEROME AV TOWN/CITY: New York City  
COMMUNITY: NYC  
CONTACT: \_\_\_\_\_ CONTACT PHONE: \_\_\_\_\_

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: DEC  
FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: \_\_\_\_\_

### **CALLER REMARKS:**

DEC(SIGONA) AT SITE. GASERVICE, INC. REMOVING TANKS ON SITE. SURFACECONTAMINATED SOIL. CONTRACTOR TO REMOVE.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	-1 G	0 G	GW,

## POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
SAME	ZZ	GEORGE GAGGLIA
		(516) 794-5000

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
	0	gasoline			00	0.00	

### **DEC REMARKS:**

PIN

T & A

COST CENTER

CLASS: \_\_\_\_\_ CLOSE DATE: 02/27/1989 MEETS STANDARDS: True



## Geographic Online Address Translator

**NYC PLANNING**  
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Welcome to the Geographic Online Address Translator (GOAT)!

GOAT allows you to enter a New York City geographic location, such as an address, intersection, street segment, street stretch, block and lot or BIN, and returns back related geographic information, such as cross streets, side of street, tax block and lot (AKA Parcel -ID), five-digit ZIP code, census tract and block, police precinct, community district and city council district.

Information on the functions can be found in the [GOAT User Guide](#). Click on the output field label for its definition in the [Glossary](#).

### Display Property Level Information by Block and Lot

Select a Borough

Bronx ▼

Block

3199

Lot

106

Submit

[Hide Search Options](#)

☒ TPAD

☐ Address Range List

☐ Complete BIN List

☐ Display Both

### Property Level Information for BBL: 2-03199-0106 in Bronx

[Related Resources](#) | [Send Feedback](#) | [Create Link](#)

<b>Tax Block:</b>	3199	<b>RPAD SCC:</b>	2
<b>Tax Lot:</b>	106	<b>RPAD Building Class:</b>	G2
<b>BBL:</b>	2031990106	<b>RPAD Interior Lot:</b>	Not Interior Lot
<b>Block Faces:</b>	1	<b>RPAD Irreg. Shaped Lot:</b>	Not Irregular Lot
<b>Sanborn Boro/Vol/Page:</b>	2/14 /015	<b>RPAD Condo Number:</b>	N/A
<b>X,Y Coordinate:</b>	1011273 , 253198	<b>RPAD Co-op Number:</b>	N/A
<b>Latitude, Longitude:</b>	40.861604 , -73.902306	<b>Condo Lot:</b>	Non-Condo
<b>Vacant Lot:</b>	Not Vacant	<b>Tax Map /Section /Volume:</b>	2 / 11 / 10
<b>Low BBL of Condo:</b>	N/A	<b>High BBL of Condo:</b>	N/A
<b>BIN:</b>	2014339	<b>BIN Status:</b>	No activity
<b>TPAD BIN:</b>		<b>TPAD BIN Status:</b>	No activity
<b>Corner Code:</b>	NO	<b>TPAD Conflict Flag:</b>	1
<b>Structures:</b>	2		
<b>Business Improvement District:</b>			

### Address Range List (Number of Addresses: 2 )

Type:	Low Address#:	High Address#:	Street Name	BIN:	TPAD BIN Status
	2409	2409	JEROME AVENUE	2014339	No activity
	2411	2411	JEROME AVENUE	2118339	No activity

'Type' Field

Blank Space = Ordinary Address Range

Related Resources ▼

Go

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## Geographic Online Address Translator



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GOAT allows you to enter a New York City geographic location, such as an address, intersection, street segment, street stretch, block and lot or BIN, and returns back related geographic information, such as cross streets, side of street, tax block and lot (AKA Parcel -ID), five-digit ZIP code, census tract and block, police precinct, community district and city council district.

Information on the functions can be found in the [GOAT User Guide](#). Click on the output field label for its definition in the [Glossary](#).

### Display Property Level Information by Block and Lot

Select a Borough

Bronx ▼

Block

3199

Lot

113

Submit

[Hide Search Options](#)

☒ TPAD

☐ Address Range List

☐ Complete BIN List

☐ Display Both

### Property Level Information for BBL: 2-03199-0113 in Bronx

[Related Resources](#) | [Send Feedback](#) | [Create Link](#)

<b>Tax Block:</b>	3199	<b>RPAD SCC:</b>	8
<b>Tax Lot:</b>	113	<b>RPAD Building Class:</b>	G6
<b>BBL:</b>	2031990113	<b>RPAD Interior Lot:</b>	Not Interior Lot
<b>Block Faces:</b>	1	<b>RPAD Irreg. Shaped Lot:</b>	Not Irregular Lot
<b>Sanborn Boro/Vol/Page:</b>	2/14 /015	<b>RPAD Condo Number:</b>	N/A
<b>X,Y Coordinate:</b>	1011220 , 253084	<b>RPAD Co-op Number:</b>	N/A
<b>Latitude, Longitude:</b>	40.861291 , -73.902498	<b>Condo Lot:</b>	Non-Condo
<b>Vacant Lot:</b>	Not Vacant	<b>Tax Map /Section /Volume:</b>	2 / 11 / 10
<b>Low BBL of Condo:</b>	N/A	<b>High BBL of Condo:</b>	N/A
<b>BIN:</b>	2098412	<b>BIN Status:</b>	No activity
<b>TPAD BIN:</b>		<b>TPAD BIN Status:</b>	No activity
<b>Corner Code:</b>	NO	<b>TPAD Conflict Flag:</b>	1
<b>Structures:</b>	1		
<b>Business Improvement District:</b>			

### Address Range List (Number of Addresses: 1 )

Type:	Low Address#:	High Address#:	Street Name	BIN:	TPAD BIN Status
B			JEROME AVENUE	2098412	No activity

'Type' Field

B = Non-Addressable Unnamed Building

[Related Resources](#) ▼

Go

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## ATTACHMENT E

### SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

#### ***Site Owner***

The requestor and current owner of the proposed site is 2409 Jerome, Inc.

#### ***Previous Property Owners***

A review of ownership records for the proposed site identified 2409 Jerome, Inc. as the present owner. The proposed site was once owned by the Exxon Corporation, a multinational oil and gas exploration and refining company, and filling station owner and operator. There is no relationship between the previous owner and the Requestor or the Requestor's corporate members. Deed information for Bronx Block 3199, Lots 106 and 113 is listed in the following table.

Bronx Block 3199, Lot 106 and 113				
Date	Document Type	First Party	Second Party	Relationship to Applicant
Recording: 7/11/1988  Effective: 2/24/89	Deed	Exxon Corporation 5959 Las Colinas Boulevard <sup>1</sup> Irving, Texas Phone No.: (972) 444-1000	2409 Jerome, Inc.	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website:  
<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>.

#### ***Previous Property Operators***

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
24 Towing Service and Fordham Auto Plus Inc.	Operators (1993 to present)	2409 Jerome Avenue Bronx, New York Phone No. Unknown	Current Operator
Ariel Service Station	Operator (1983 to 1993)	2409 Jerome Avenue Bronx, New York Phone No. Unknown	None

---

<sup>1</sup> Address and telephone number for Exxon Corporation corporate headquarters is from their company website:  
<http://corporate.exxonmobil.com/en/company/contact-us/directory/business-headquarters>

<b>Name</b>	<b>Relationship to Property</b>	<b>Address and Phone Number</b>	<b>Relationship to Applicant</b>
Plattner S Service Station	Operator (1956 to 1983)	2409 Jerome Avenue Bronx, New York Phone No. Unknown	None
Kesbec Inc. Gas Station	Operator (1927 to 1956)	2409 Jerome Avenue Bronx, New York Phone No. Unknown	None

Reference: Environmental Data Resources, Inc. January 13, 2016. City Directory Abstract Report.

Previous owners or operators have not signed any oversight documents (for example, a Stipulation Agreement or Consent Order) with the NYSDEC to remediate petroleum contamination.

**ATTACHMENT E**

**SUPPORTING DOCUMENTATION**

- 1. Environmental Lien and AUL Search and Deed (dated March 22, 1989)**

**Monroe College**

2409 Jerome Avenue  
Bronx, NY 10468

Inquiry Number: 4456567.7  
November 05, 2015

## EDR Environmental Lien and AUL Search

## EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

2409 Jerome Avenue  
Monroe College  
Bronx, NY 10468

#### RESEARCH SOURCE

##### **Source 1:**

New York City Register  
Bronx, NY

### PROPERTY INFORMATION

#### **Deed 1:**

Type of Deed:	Indenture
Title is vested in:	2409 JEROME, INC.
Title received from:	EXXON CORPORATION
Deed Dated	7/11/1988
Deed Recorded:	3/22/1989
Book:	908
Page:	1642
Volume:	NA
Instrument:	2960000745196
Docket:	NA
Land Record Comments:	
Miscellaneous Comments:	

**Legal Description:** See Exhibit

**Legal Current Owner:** 2409 JEROME, INC.

**Parcel # / Property Identifier:** Block 3199 Lot 106, Block 3199 Lot 113

**Comments:** See Exhibit

### ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

## **Deed Exhibit 1**

THIS INDENTURE, made the 17<sup>th</sup> day of July, nineteen hundred and eighty-~~two~~<sup>eight</sup>, but EFFECTIVE as of the 24<sup>th</sup> day of February, nineteen hundred and eighty-~~two~~<sup>eight</sup>, between EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002-7426, party of the first part, and 2409 JEROME, INC., 115 East Fordham Road, Bronx, New York 10468, party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain tract or parcel of land (the "Property") situate in the Borough of Bronx, County of Bronx and State of New York, being more particularly described in Exhibit "A" attached hereto,

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described Property to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the Property,

SUBJECT to conditions, covenants, restrictions, reservations, rights-of-way and easements contained in former instruments of record,

SUBJECT to all laws, regulations, restrictions, including building and zoning ordinances, of the municipality or other governmental authorities having jurisdiction thereof,

SUBJECT to any state of facts an accurate survey may disclose,

PARTY of the second part acknowledges that the Property described herein has been used as a service station for the storage, sale, transfer and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

PARTY of the first part expressly reserves, for a reasonable period of time which shall be deemed to be not less than 90 days from the date hereof, (1) the full and unencumbered right to enter upon the Property for the purpose of removing all signs, goods, equipment and fixtures, including underground tanks and lines, not sold to party of the second part, and (2) the right to enter upon the Property to conduct such tests for possible surface or subsurface contamination as party of the first part, in its sole judgment and discretion, determines to be necessary, including the right to place, maintain and monitor observation wells (the number and locations to be determined in party of the first part's sole judgment and discretion). If contamination is found and if party of the first part elects to remove any of said contamination, party of the first part shall have the right, but not the duty, to take such action to accomplish such removal in the order and over the period party of the first part, in its sole discretion, deems appropriate.

AS further consideration for this conveyance, party of the second part does hereby remise, release and forever discharge party of the first part, its representatives, successors and assigns, from any and all claims, demands and causes of action, at law or in equity, for injury (including death), destruction, loss or damage of any kind or character, to the person or property of party of the second part and party of the second part's employees, agents, servants and representatives, arising out of, or in relation to, any actual or alleged spills, leaks, or other discharges onto or into the Property which may have resulted in surface or subsurface contamination.

AS further consideration for this conveyance, party of the second part agrees to be responsible for and indemnify and hold party of the first part harmless from any and all claims, demands and causes of action, at law or in equity, brought by any and all third parties, including (without limitation) party of the second part's employees, agents, servants, invitees and representatives, and also including (without limitation) any private citizens, persons, organizations and any agency, branch or representative of federal, state or local government, on account of any injury (including death), destruction, loss or damage of any kind or character to person, property or natural resources, arising out of, or in relation to, any actual or alleged spills, leaks or other discharges onto or into the Property which occur at any time after the effective date of this conveyance.

THE conditions, covenants and other provisions set out hereinabove shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns.

AD VALOREM taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between party of the first part and party of the second part as of the effective date hereof, and party of the second part hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the Property herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the Property has been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THE word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

ATTEST:

EXXON CORPORATION

By

*Joe T. McMillan*  
Joe T. McMillan  
Vice President

*[Signature]*

STATE OF TEXAS  
COUNTY OF HARRIS

On the 11<sup>th</sup> day of July, 1988, before me personally came Joe T. McMillan, to me known, who, being by me duly sworn, did depose and say that he resides at 800 Bell Street, Houston, Harris County, Texas; that he is the Vice President of EXXON CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.



2446L

Sue S. Werner  
Notary Public in and for  
the State of Texas  
My commission expires: 2-29-92

REEL 0908 PG 1646

- 5 -

SP #2-7820  
Bronx, NY

EXHIBIT "A" TO DEED FROM  
EXXON CORPORATION TO 2409 JEROME, INC.

All that certain tract or parcel of land lying, situate and being in the Borough of BRONX, County of Bronx, State of New York, bounded and described as follows:

Beginning at a point on the westerly side of Jerome Avenue distant 150 feet northerly from the corner formed by the intersection of the northerly side of 184th Street and the westerly side of Jerome Avenue; thence westerly parallel with the northerly side of 184th Street, 100 feet; thence northerly parallel with the westerly side of Jerome Avenue 250 feet; thence easterly parallel with the northerly side of 184th Street 100 feet to the westerly side of Jerome Avenue; thence southerly along the westerly side of Jerome Avenue 250 feet to the point or place of beginning.

REC. FILE A 98-42  
 1500  
 1717  
 REF. \$

1100R. TIME OCCUPANCIES  
 39 HOURS  
 NEW YORK, N.Y. 10008

Bray County

Block 3199  
 Lot 106/113

VER. 31  
 TAX MAP

*[Signature]*

4814

New York N.Y. 10036

006036

Herbert Engd. Eng  
 36 West 44th Street  
 Suite 908

*Corporate*

Ronald E. Rubin

770-88-0252

REAL ESTATE  
 MAR 2 2 1989  
 TRANSFER TAX  
 BRONX COUNTY

ENTRY 1078

1989 MAR 2 2 1989



## **ATTACHMENT F**

### **SECTION VII: REQUESTOR ELIGIBILITY INFORMATION**

#### ***Items 1-4 Response***

Following reporting of the results of the Phase II investigation, the NYSDEC Region 2 Spill Response program opened a case in its database for the site and has been in contact with the applicant and its consultants regarding next steps. Following receipt of correspondence from the Spill Response program in May 2016 requiring installation of wells on a specific timetable (copy attached), the applicant informed the Spill Response program of its intent to apply for the Brownfield Cleanup Program. While the correspondence stated that conditions at the site were a violation of the ECL, applicant is under no enforcement action or order.

#### ***Item 11 Response***

According to the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database (#2-188492), the proposed site includes an in-service 550-gallon used oil underground storage tank (UST). In addition, there are thirteen 550-gallon gasoline USTs (installed in December 1968) and one 4,000-gallon gasoline UST (installed in December 1978) associated with the Subject Property that were closed prior to March 1991. Based on PBS records and interviews with site personnel, these USTs were decommissioned and removed from the site between 1988 and 1991.

During the site reconnaissance and review of available environmental databases and historical site maps conducted for the March 2016 Phase I ESA, the following petroleum storage tanks were identified:

- One 50-gallon transmission fluid aboveground storage tank (AST) was observed in the southern portion of Lot 106.
- A registered in-service 550-gallon waste oil UST is located in the central portion of Lot 106. The site operator indicated that the waste oil UST is no longer being used.
- Former petroleum bulk storage tanks at the site included an oil tank for a boiler and gasoline tanks for a filling station.
- The site operator indicated that a closed-in-place hydraulic oil tank once used to power hydraulic lifts is located within the one-story building.

## **ATTACHMENT G**

### **SECTION VII: VOLUNTEER**

Based on the findings of the Phase II Environmental Site Investigation (ESI), the proposed brownfield site is impacted by residual petroleum product and petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in soil and groundwater. Based on Phase I Environmental Site Assessment due diligence, analysis of the samples, and post-acquisition interviews and file review, these compounds are understood to have been released into the environment before the transfer of the property to the current owner. Gasoline underground tanks operated by prior owner were removed prior to transfer of title to the current owner. The current owner has never operated gasoline underground tanks. Auto repair operations have occurred during the current owner's tenure, but there have been no documented releases to the environment during the current period of ownership.

Since taking ownership of the site, the current owner exercised appropriate care of the property with maintenance of the existing impervious cover system, implementation of housekeeping practices for automobile repair operations, completion of a Phase II ESI to evaluate current site conditions, and engagement of the NYSDEC by disclosing the discovery of environmental impacts and discussing options for site remediation under the supervision of the agency.

Petroleum-related VOCs and/or SVOCs were detected in soil at concentrations above their respective Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Protection of Groundwater Soil Cleanup Objectives (SCOs) in five soil borings; VOCs also exceeded their Restricted-Commercial Use SCOs in two borings. Petroleum-related VOCs in groundwater were identified in two monitoring wells at concentrations above their 6 NYCRR Part 703.5 Water Quality Standards for Class GA water. Residual petroleum product was identified near the bottom of two soil borings, and is consistent with gasoline, based on the results of a petroleum hydrocarbon identification analysis. The residual petroleum contamination is related to the historical use of the site as a gasoline filling station between circa 1927 and 1989 and suspected releases from the former gasoline storage tanks associated with the filling station when they were in service. The thirteen 550-gallon gasoline underground storage tanks (USTs) and one 4,000-gallon gasoline UST were decommissioned and removed from the site before the property was purchased by the current owner. Although a petroleum spill was reported during the removal of the tanks, the NYSDEC subsequently closed the spill as it was presumably addressed to the satisfaction of the NYSDEC. Any potential sources of gasoline were removed prior to the current owner's

purchase of the proposed brownfield site. No gasoline has since been stored on site and no spills or releases of gasoline have since been reported for the site.

One chlorinated VOC, cis-1,2-dichloroethene (cis-1,2-DCE), was detected in surface soil (0 to 2 feet bgs) at one sample location near the active automobile repair facility at a concentration of 0.3 mg/kg, marginally exceeding its Unrestricted Use SCO (0.25 mg/kg). The concentration of cis-1,2-dichloroethene did not exceed its Commercial Use SCO (500 mg/kg). This chlorinated VOC was not detected in soil, groundwater, or soil vapor elsewhere at the site. There were no documented uses of chlorinated VOCs, including cis-1,2-DCE, for on-site operations since 1989 identified during the Phase I ESA. Furthermore, there were no site sources of chlorinated VOCs identified during subsequent visits to the site, other than a single receipt from November 2013 for brake cleaner spray (an approx. 19 ounce container) that, upon further research, was found to contain about 40-50% PCE. The brake cleaning products used on-site have primarily been and currently are hydrocarbon-based products based on visual observations and review of multiple receipts.

Based on the following, we conclude that the cis-1,2 DCE is not associated with current use as an automobile repair facility and is not a contaminant of concern at the proposed brownfield site:

- No documentation of cis-1,2-DCE use with current operations exists;
- The concrete slab inside the one-story building appears in good condition and no floor drains are present in the auto repair shop within the building; therefore, no current pathway to the subsurface for incidental releases of petroleum products or solvents; and
- Cis-1,2-DCE is not used commercially as a degreasing solvent in automobile repair operations.
- The detected concentration of cis-1,2-DCE only marginally exceed its Unrestricted Use SCO in surface soil at one location;

Possible sources of cis-1,2-DCE in surface soil include historical use of the site as a degreasing and auto laundry facility (circa 1945 to circa 1989), which started operations around the time chlorinated solvents were first introduced to the commercial marketplace (i.e., 1920s to 1950s).

**ATTACHMENT H**  
**SECTION IX: CONTACT LIST INFORMATION**

***Item 1 Response***

**Chief Executive Officer**

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

**New York City Planning Commission**

Carl Weisbrod, Chair  
Department of City Planning  
22 Reade Street  
New York, NY 10007-1216

**Borough of the Bronx, Borough President**

Ruben Diaz, Jr.  
851 Grand Concourse, 3<sup>rd</sup> Floor  
Bronx, New York 10451

**Borough of the Bronx, Department of Planning and Development**

Wilhelm Ronda  
851 Grand Concourse, 3<sup>rd</sup> Floor  
Bronx, New York 10451

***Item 2 Response***

**Residents, owners, and occupants of the site and properties adjacent to the site:**

The contact information for the current owner is:

2409 Jerome, Inc.  
29 East Fordham Road  
Bronx, New York  
(646) 393-8442

Brownfield Cleanup Program Application  
2409 Jerome Avenue  
Bronx, NY

Attachment H

The building located on the site is operated as an auto repair facility and parking. The contact information for the tenant is:

Fordham Auto Plus  
2409 Jerome Avenue  
Bronx, NY 10468  
(718) 365-2492

Adjacent property owners include:

2375 Jerome Ave, LLC  
29 E Fordham Road  
Bronx, NY 10468

Jed Management Realty LLC  
3200 Cruger Avenue, Suite 205  
Bronx, NY 10467

Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254 (lot 128)

2390 Davidson Ave., LLC  
c/o Prana Investments  
665 Third Street, Suite 450  
San Francisco, CA 94107

Isidro Gonzalez  
13 West 184 St  
Bronx, NY 10468

2400-2410 Davidson Housing  
Development Fund Corp  
2400-2410 Davidson Ave.  
Bronx, NY 10468

Joel Lobaina  
850 Bryant Avenue  
Bronx, NY 10474

2420 Davidson Ave. Bronx LLC  
c/o Prana Investments  
665 Third Street, Suite 450  
San Francisco, CA 94107

Sean Stapleton  
17 West 184<sup>th</sup> Street  
Bronx, NY 10458

Fajim Melosky & Associates LLC  
4570 Henry Hudson Parkway  
Bronx, NY 10471

Vivian Irizarry  
15 West 184<sup>th</sup> Street  
Bronx, NY 10468

18 West Fordham Road, LLC  
155 Newark Ave  
New Jersey, NJ 07302

Guillermo Phillips  
244 West 64<sup>th</sup> Street  
New York, NY 10023

14 West Fordham Realty Corp.  
2484 Grand Concourse  
Bronx, NY 10458

23 West 184<sup>th</sup> Street Realty Corp  
1906 White Plains Road  
Bronx, NY 10462

8-12 West Fordham Road LLC  
1 Linden Place  
Great Neck, NY 11021

Fordham Supply Co Inc.  
2419 Jerome Avenue  
Bronx, NY 10468

2 West Fordham Road LLC  
640 Fifth Avenue  
New York, NY 10019

Gerald Hirschtritt  
8111 NW 95<sup>th</sup> Lane  
Tamarac FL 33321

POM Realty Holdings Inc  
c/o Founders Equity Inc.  
711 Fifth Avenue, Fifth Floor  
New York NY 10022

2-20 East Fordham Road Associates  
LLCc/o ISJ Management, Inc.  
110 West 34<sup>th</sup> Street  
New York, NY 10001

Far Equities, LLC  
c/o Gramatan Management Inc  
2 Hamilton Avenue  
New Rochelle, NY 10801

Perrone Calogero  
P.O. Box 837  
Brookfield, CT 06804

2437 Realty LLC  
95 Van Wart Avenue  
Tarrytown, NY 10591

DCAS/Department of Education  
52 Chambers Street  
New York, NY 10007

Jerome Fordham Realty Corp.  
115 Bramblebrook Road  
Ardsley, NY 10502

NYC School Construction Authority  
30-30 Thomson Avenue  
Long Island City, NY 11101

Kailas Realty Co., Inc.  
c/o Seymour I. Hurwitz  
36 West 44<sup>th</sup> Street  
New York, NY 10036

2386 Jerome Avenue LLC  
35 Woodcrest Drive  
Muttontown, NY 11791

1567 Realty LLC  
304 Main Street  
Allenhurst, NJ 07711

Noor Realty NY LLC  
2562 Bouck Avenue  
Bronx, NY 10469

Jerome Avenue Realty LLC  
1407 Broadway, Suite 1405  
New York, NY 10018

Hafeeza Realty LLC  
2562 Bouck Avenue  
Bronx, NY 10469

Brownfield Cleanup Program Application  
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Adjacent property occupants include:

Monroe College  
2375 Jerome Avenue  
Bronx, NY 10468

Current Resident  
11 West 184 Street  
Bronx, NY 10468

Current Resident  
13 West 184 Street  
Bronx, NY 10468

Joel Lobaina or Current Resident  
15 West 184 Street  
Bronx, NY 10468

Sean Stapleton or Current Resident  
17 West 184 Street  
Bronx, NY 10468

Vivian Irizarry or Current Resident  
19 West 184 Street  
Bronx, NY 10468

Guillermo Phillips  
21 West 184 Street  
Bronx, NY 10468

Current Resident  
23 West 184 Street  
Bronx, NY 10468

House of Stars Beauty Salon  
23 West 184 Street  
Bronx, NY 10468

JED Management Realty  
37 Residential Units  
2386 Davidson Avenue  
Bronx, NY 10468

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Rent-a-Center  
2430 Davidson Avenue  
Bronx, NY 10468

Dollar Fare  
18 West Fordham Road  
Bronx, NY 10468

Energy Clothing Store  
14 West Fordham Road  
Bronx, NY 10468

Jin Won Kim  
14 West Fordham Road  
Bronx, NY 10468

Checkers Restaurant  
12 West Fordham Road  
Bronx, NY 10468

Envy Nails and Salon  
10 West Fordham Road  
Bronx, NY 10468

Cricket Wireless  
8 West Fordham Road  
Bronx, NY 10468

Rainbow  
2 West Fordham Road  
Bronx, NY 10468

MetroPCS  
2 West Fordham Road  
Bronx, NY 10468

Ryan Furniture  
2 West Fordham Road  
Bronx, NY 10468



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Diamante Poblano Restaurant  
2431 Jerome Avenue  
Bronx, NY 10468

Jerome Avenue Realty  
2429 Jerome Avenue  
Bronx, NY 10468

Jerome Avenue Realty  
2427 Jerome Avenue  
Bronx, NY 10468

1567 Realty LLC  
2425 Jerome Avenue  
Bronx, NY 10468

Jerome Avenue Realty  
2423 Jerome Avenue  
Bronx, NY 10468

Jerome Avenue Realty  
2421 Jerome Avenue  
Bronx, NY 10468

Air-Wave Air Conditioning Co. Inc.  
2421 Jerome Avenue  
Bronx, NY 10468

Fordham Supply Co Inc.  
2419 Jerome Avenue  
Bronx, NY 10468

Gerald Hirschtritt  
2415 Jerome Avenue  
Bronx, NY 10468

Fordham Road Pharmacy  
2 East Fordham Road  
Bronx, NY 10468

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Jerome Pawnbroker  
2436 Jerome Avenue  
Bronx, NY 10468

K&G Pharmacy  
2434 Jerome Avenue  
Bronx, NY 10468

Monroe College Online Division  
2430 Jerome Avenue  
Bronx, NY 10468

Steve's Party Store & Bakery  
2428 Jerome Avenue  
Bronx, NY 10468

P.S. 33 Timothy Dwight  
2424 Jerome Avenue  
Bronx, NY 10468

NYC Department of Education  
2392 Jerome Avenue  
Bronx, NY 10468

Jerome Medical Center  
2386 Jerome Avenue  
Bronx, NY 10468

Jerome Pediatric Center  
2386 Jerome Avenue  
Bronx, NY 10468

Jerome Kids Dental  
2386 Jerome Avenue  
Bronx, NY 10468

2390 Davidson Ave, LLC  
38 Residential Units  
2390 Davidson Avenue  
Bronx, NY 10468

Brownfield Cleanup Program Application  
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Davidson Pediatric Center  
2400 Davidson Avenue  
Bronx, NY 10468

2400-2410 Davidson Ave., HDFC  
51 Residential Units  
2400 Davidson Avenue  
Bronx, NY 10468

2400-2410 Davidson Ave., HDFC  
51 Residential Units  
2410 Davidson Avenue  
Bronx, NY 10468

Bronx Dental Center Inc.  
2420 Davison Avenue  
Bronx, NY 10468

2420 Davidson Ave, BR  
27 Residential Units  
2420 Davison Avenue  
Bronx, NY 10468

Fajim Melosky & Associates  
2424 Davidson Avenue  
Bronx, NY 10468

La Casita Group Family Day Care  
2424 Davidson Avenue  
Bronx, NY 10468

Fordham Radiology  
2430 Davidson Avenue  
Bronx, NY 10468

Sammy's Fashion  
2 West Fordham Road  
Bronx, NY 10468

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2409 Jerome Avenue  
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POM Realty Holdings I  
7 Residential Units  
2441 Jerome Avenue  
Bronx, NY 10468

Western Union  
2441 Jerome Avenue  
Bronx, NY 10468

R&G Brenner Tax Preparation Services  
2441 Jerome Avenue  
Bronx, NY 10468

Far Equities, LLC  
5 Residential Units  
2439 Jerome Avenue  
Bronx, NY 10468

H&R Block  
2439 Jerome Avenue  
Bronx, NY 10468

2437 Realty LLC  
2437 Jerome Avenue  
Bronx, NY 10468

Sheldon Medical Care  
2435 Jerome Avenue  
Bronx, NY 10468

Jerome Fordham Realty  
4 Residential Units  
2433 Jerome Avenue  
Bronx, NY 10468

AudiEast Fordham Road  
Kailas Realty Co.  
2431 Jerome Ave  
Bronx, NY 10468  
Bronx, NY 10468

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Dunkin Donuts  
4 East Fordham Road  
Bronx, NY 10468

US Fitted  
6 East Fordham Road  
Bronx, NY 10468

4 Ever Shoes  
10 East Fordham Road  
Bronx, NY 10468

Portabella  
12 East Fordham Road  
Bronx, NY 10468

AT&T  
16 East Fordham Road  
Bronx, NY 10468

El Valle Restaurant  
2448 Jerome Avenue  
Bronx, NY 10468

Perrone Calogero  
2426 Jerome Avenue  
Bronx, NY 10468

Arrow Army & Navy  
2440 Jerome Avenue  
Bronx, NY 10468

Subway Restaurant  
2438 Jerome Avenue  
Bronx, NY 10468

Noor Realty NY LLC  
2 Residential Units  
2382 Jerome Avenue  
Bronx, NY 10468

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Furniture Store  
2382 Jerome Avenue  
Bronx, NY 10468

Hafeeza Realty  
2380 Jerome Avenue  
Bronx, NY 10468

Mabel Hair Extensions  
2380 Jerome Avenue  
Bronx, NY 10468

Hafeeza Realty  
2378 Jerome Avenue  
Bronx, NY 10468

Familys Café  
2378 Jerome Avenue  
Bronx, NY 10468

Hafeeza Realty  
2376 Jerome Avenue  
Bronx, NY 10468

Brasil Printing and Copy Center  
2376 Jerome Avenue  
Bronx, NY 10468

Hafeeza Realty  
2374 Jerome Avenue  
Bronx, NY 10468

***Item 3 Response***

**Local news media from which the community typically obtains information:**

Bronx Times  
3604 East Tremont Avenue  
Bronx, NY 10465

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Bronx Free Press  
5030 Broadway, Suite 801  
New York, NY 10034

***Item 4 Response***

**The public water supplier which services the area in which the property is located:**

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP  
Emily Lloyd, Commissioner  
59-17 Junction Boulevard  
Flushing, NY 11373

New York City Municipal Water Finance Authority  
255 Greenwich Street, 6<sup>th</sup> Floor  
New York, NY 10007

New York City Water Board  
Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> Floor  
Flushing, NY 11373

***Item 5 Response***

**Any person who has requested to be placed on the contact list:**

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

***Item 6 Response***

**The administrator of any school or day care facility located on or near the Site:**

There are no schools or day care facilities located on the proposed site. The following are schools or day care facilities located within ½ mile of the site:

P.S. 33 Timothy Dwight (approximately 0.1 miles east)  
Lynette Santos, Principal  
2424 Jerome Avenue  
Bronx, NY 10468  
(718) 584-3926

La Casita Group Family Day Care (approximately 0.1 miles northwest)  
Day Care Owner  
2424 Davidson Avenue  
Bronx, NY 10468  
(718) 676-0216

ABC Training Center (approximately 0.1 miles northeast)  
Dave Herwitz, Director  
2471 Morris Avenue 2<sup>nd</sup> Floor  
Bronx, NY 10468  
(718) 618-4958

My Little Life Day Care (approximately 0.1 miles north)  
Day Care Owner  
2460 Grand Ave.  
Bronx, NY 10468  
(347) 340-7038

Monroe College (approximately 0.2 miles north)  
Gary Axelbank, Director of Community Relations  
2501 Jerome Avenue  
Bronx, NY 10468  
(800) 556-6676

East Fordham Academy for the Arts (approximately 0.2 miles southeast)  
Francisco De La Cruz, Principal  
120 E 184<sup>th</sup> St.  
Bronx, NY 10468  
(718) 220-4185



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Academy for Personal Leadership and Excellence (approximately 0.2 miles southeast)  
Angelo Ledda, Principal  
120 E 184<sup>th</sup> St.  
Bronx, NY 10468  
(718) 220-3139

J.A.D.S. Children Center (approximately 0.2 miles east)  
Jessie Pena, Administrator  
2403 Grand Concourse  
Bronx, NY 10468  
(718) 220-1477

Saint Dominic's Home (approximately 0.2 miles west)  
Judith D Kydon, President  
2341 Dr. Martin Luther King Jr. Blvd  
Bronx, NY 10468  
(718) 584-4407

Tolentine Headstart (approximately 0.2 miles west)  
Delores Lee, Director  
2340 Andrews Ave N #3  
Bronx, NY 10468  
(718) 364-7608

Educating Young One's Daycare (approximately 0.2 miles north)  
Miss Everett, Director  
30 W 190<sup>th</sup> St  
Bronx, NY 10468  
(718) 220-3126

Cribs to Crayons Group Daycare Inc. (approximately 0.2 miles north)  
Elaine Medina, Director  
30 W 190<sup>th</sup> St  
Bronx, NY 10468  
(718) 562-6260

New York Language Center – Bronx (approximately 0.3 miles east)  
Rosa Fernandez, Managing Director  
2450 Grand Concourse  
Bronx, NY 10458  
(718) 561-6000

Brownfield Cleanup Program Application  
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Brittany Beauty School (approximately 0.3 miles east)  
Alissa Sotomeyer, Director  
210 E 188<sup>th</sup> St. #2  
Bronx, NY 10458  
(718) 220-0400

I.S. 206 Ann Mersereau (approximately 0.3 miles southwest)  
David Neering, Principal  
2280 Aqueduct Avenue  
Bronx, NY 10468  
(718) 584-1570

P.S. 315 Lab School (approximately 0.3 miles south)  
Gaby Flores, Principal  
2246 Jerome Avenue  
Bronx, NY 10468  
(718) 584-7441

Lion of Judah Academy (approximately 0.3 miles west)  
Monique Weston, Principal  
2336 Andrews Ave N  
Bronx, NY 10468  
(347) 271-6502

Sweet Baby Day Care (approximately 0.3 miles west)  
Child Care Director  
2272 University Ave  
Bronx, NY 10468  
(347) 590-0447

Lil Inventors Child Care (approximately 0.3 miles west)  
Child Care Director  
2260 Andrews Ave N  
Bronx, NY 10468  
(718) 295-2740

P.S. 091 Bronx (approximately 0.4 miles southwest)  
Meredith Struhl Nasjlett, Principal  
2170 Aqueduct Avenue  
Bronx, NY 10453  
(718) 584-5805

Brownfield Cleanup Program Application  
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Bronx Day Care Center (approximately 0.4 miles east)  
Rachel Alueta-McGann, Director  
331 E 187<sup>th</sup> St  
Bronx, NY 10458  
(718) 933-4201

Rising Stars Daycare / After School Program (approximately 0.4 miles southwest)  
Theresa Huggins, Director  
2170 University Avenue  
Bronx, NY 10453  
(646) 750-9110

Round the Clock Nursery (approximately 0.4 miles southeast)  
Gail Davis, Director  
2380 Marion Ave  
Bronx, NY 10458  
(718) 329-6023

Arcadia Children's Daycare (approximately 0.4 miles south)  
Mary Hoshing, Director  
2195 Grand Concourse  
Bronx, NY 10453  
(718) 561-8062

A Better Start (approximately 0.4 miles southeast)  
Preschool Principal  
2339 Tiebout Ave  
Bronx, NY 10458  
(718) 676-1796

PS X015 Institute for Environmental Learning (approximately 0.5 miles southwest)  
Tara Edmonds, Principal  
2195 Andrews Avenue  
Bronx, NY 10453  
(718) 563-0473

P.S. 291 (approximately 0.5 miles southwest)  
Carlos Velez, Principal  
2195 Andrews Avenue  
Bronx, NY 10453  
(718) 563-0776

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P.S. 9 Ryer Avenue Elementary School (approximately 0.5 miles southeast)  
Jacqueline Bailey, Principal  
230 East 183<sup>rd</sup> Street  
Bronx, NY 10458  
(718) 584-3291

P.S. 85 (approximately 0.5 miles southeast)  
Theodore Husted, Principal  
2400 Marion Avenue  
Bronx, NY 10458  
(718) 584-5275

P.S. 209 Margaret Mead (approximately 0.5 miles southeast)  
Frances Novellalocurcio, Principal  
313 E 183<sup>rd</sup> St  
Bronx, NY 10458  
(718) 364-0085

Creston Academy (approximately 0.5 miles south)  
Mellissa Miller, Principal  
125 E 181<sup>st</sup> St  
Bronx, NY 10453  
(718) 367-5053

Elementary School for Math, Science, and Technology (approximately 0.5 miles south)  
Avon Connell Cowell, Principal  
125 E 181<sup>st</sup> St  
Bronx, NY 10453  
(718) 933-8061

School for Environmental Citizenship (approximately 0.5 miles south)  
Lynnann Fox, Principal  
125 E 181<sup>st</sup> St  
Bronx, NY 10453  
(718) 563-3292

Aileen Family Daycare Inc. (approximately 0.5 miles south)  
Silvia Guanoluisa, Director  
212 E 182<sup>nd</sup> St #2F  
Bronx, NY 10457  
(718) 365-8209

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Miss Francine Day School II (approximately 0.5 miles south)  
Principal  
2169 Grand Concourse  
Bronx, NY 10453  
(718) 295-3100

3 A's Family Daycare  
Emily Passad, Owner  
2361 Morris Ave  
Bronx, NY 10468  
(718) 563-6519

***Item 7 Response***

**The location of a document repository for the project (e.g. local library):**

Bronx Library Center  
310 East Kingsbridge Road  
Bronx, NY 10458  
(718) 579-4244

**Bronx Community Board 7**

Adaline Walker Santiago, Chairperson  
229-A East 204<sup>th</sup> Street  
Bronx, NY 10458  
(718) 933-5650

A letter sent to the repository acknowledging that it agrees to act as a document repository for the project is included in this attachment.

***Item 8 Response***

The local community board is Bronx Community Board 7.

**Bronx Community Board 7**

Adaline Walker Santiago, Chairperson  
229-A East 204<sup>th</sup> Street  
Bronx, NY 10458  
(718) 933-5650

**ATTACHMENT H**

**SUPPORTING DOCUMENTATION**

- 1. Signed Library Request Letter**
- 2. Signed Bronx Community Board 7 Request Letter**



September 26, 2016

Michael Alvarez  
Bronx Library Center  
310 East Kingsbridge Road  
Bronx, New York 10458

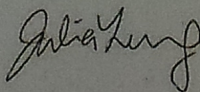
**RE: Brownfield Cleanup Program Application  
2409 Jerome, Inc.  
2409 Jerome Avenue  
Bronx, New York**

Dear Mr. Alvarez:

We represent 2409 Jerome, Inc. in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site. The NYSDEC requires a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,

**Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C.**



Julia Leung, P.E.  
Senior Staff Engineer

Yes, the Bronx Library Center is willing to house the documents electronically on its website for 3 months from the time of submission for public viewing on behalf of 2409 Jerome, Inc. in their cleanup of 2409 Jerome Avenue under the NYSDEC BCP.

Jean Hanipersand  
(Name)

Manager (ag.)  
(Title)

9/26/16  
(Date)



October 24, 2016

Adaline Walker Santiago, Chairperson  
Bronx Community Board 7  
229-A East 204th Street  
Bronx, New York 10458

**RE: Brownfield Cleanup Program Application  
2409 Jerome, Inc.  
2409 Jerome Avenue  
Bronx, New York**

Dear Ms. Santiago:

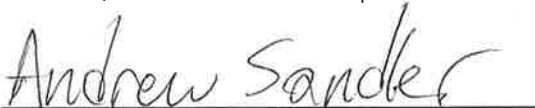
We represent 2409 Jerome, Inc. in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site. The NYSDEC requires a letter certifying that a local public institution is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,  
**Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C.**

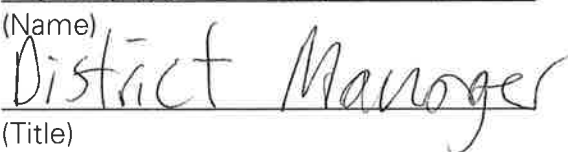


Julia Leung, P.E.  
Senior Staff Engineer

Yes, the Bronx Community Board 7 is willing to act as a document repository on behalf of 2409 Jerome, Inc. in their cleanup of 2409 Jerome Avenue under the NYSDEC BCP.



(Name)



(Title)



(Date)



**ATTACHMENT I**  
**SECTION X: Land Use Factors**

***Item 1 Response***

According to the New York City Planning Commission Zoning Map 3c, the proposed site is located within residential zoning district R7-1 with a C2-4 commercial overlay. R7 districts are classified as medium-density apartment house districts. The district has a maximum floor area ratio (FAR) of 3.44. The applicable zoning map is provided in this attachment. The surrounding parcels are located in residential and commercial zoning districts.

***Item 2 Response***

The proposed site is occupied by an asphalt-paved parking lot and two 1-story structures used for automotive repair, including, but not limited to, oil and fluid changes, brake replacements, and body work and painting. An in-service 550-gallon waste oil underground storage tank (UST) and an in-service 50-gallon transmission fluid aboveground storage tank (AST) are associated with the automotive repair operations at the site. Although the 550-gallon waste oil UST is listed as in-service in the PBS database (#2-188492), the site operator indicated the waste oil UST is no longer used; waste oil is containerized in drums on-site pending off-site disposal by a waste disposal contractor.

***Item 3 Response***

The proposed project will have a footprint of approximately 9,800 square feet and will include the construction of a 4-story academic building, an approximately 5,800 square-foot partial cellar, and a grade-level paved parking area covering the balance of the site. The anticipated use will be an academic facility, or commercial use.

***Item 4 Response***

The proposed post-remediation commercial development is consistent with historical and current development patterns in the Fordham neighborhood. Properties in the vicinity of the proposed site have included commercial tenants since the late 1800s.

***Item 5 Response***

The proposed site is located within a R7-1 residential district with a C2-4 commercial overlay. The proposed development will expand Monroe College's campus and provide parking space for students. The proposed use will stimulate economic development by creating jobs and increasing educational facilities in the area.

Brownfield Cleanup Program Application  
2409 Jerome Avenue  
Bronx, NY

Attachment I

***Item 6 Response***

The proposed use is consistent with New York City Department of City Planning's local and area plans and the R7-1 and C2-4 zoning guidelines.

**ATTACHMENT I**  
**SUPPORTING DOCUMENTATION**

- 1. New York City Planning Commission Zoning Map 3c**



