



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 Wilfrid East Properties LLC, Wilfrid East LIHTC LLC, Wilfrid West Properties LLC - See Supplement to Section I

ADDRESS c/o Mega Development LLC, 22-60 46th Street

CITY/TOWN Astoria

ZIP CODE 11105

PHONE 718-932-6342

FAX 718-545-5983

E-MAIL ekokinakis@megagroup.nyc

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

☒

Yes

☐

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

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

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

Section II. Project Description

1. What stage is the project starting at?

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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 [DER-10 / Technical Guidance for Site Investigation and Remediation](#) 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:

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

RECEIVED

JAN 13 2017

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).

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

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

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

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

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

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 1888 Bathgate Avenue Redevelopment Site				
ADDRESS/LOCATION 4181 3rd Avenue				
CITY/TOWN Bronx		ZIP CODE 10457		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Bronx				
COUNTY Bronx		SITE SIZE (ACRES) 0.82		
LATITUDE (degrees/minutes/seconds) 40 ° 50 ' 46.294 "		LONGITUDE (degrees/minutes/seconds) -73 ° 53 ' 48.916 "		
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
4181 3rd Avenue		2924	7	0.82
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach a metes and bounds description of the property.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, identify census tract : 395 Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

None

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

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: AA AA AA _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
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".			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? Yes No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other_____

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

Yes No

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

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

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

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

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

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

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

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

Yes No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). 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	
1. What is the current zoning for the site? What uses are allowed by the current zoning? <div style="display: flex; justify-content: space-around;"> Residential Commercial Industrial </div> If zoning change is imminent, please provide documentation from the appropriate zoning authority.	
2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.	
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use. If residential, does it qualify as single family housing? Yes No	
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I 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 Member (title) of Wilfrid East Properties, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree 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: 12/19/2016 Signature: 

Print Name: Hercules Argyriou

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:** _____

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 Member (title) of Wilfrid East LIHTC, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree 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: 12/19/2016

Signature: _____

Print Name: Hercules Argyriou

SUBMITTAL INFORMATION:

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 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
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FOR DEC USE ONLY

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

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 Member (title) of Wilfrid West Properties, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree 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: 12/19/2016

Signature: 

Print Name: Hercules Argyriou

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
Please answer questions below and provide documentation necessary to support answers.		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of July 1, 2015: (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:	Site Address:			
City:	County:	Zip:		
Tax Block & Lot	Block:	Lot:		
Section (if applicable):				
Requestor Name:	Requestor Address:			
City:	Zip:	Email:		
Requestor's Representative (for billing purposes)				
Name:	Address:	Zip:	Email:	
City:				
Requestor's Attorney				
Name:	Address:	Zip:	Email:	
City:				
Requestor's Consultant				
Name:	Address:	Zip:	Email:	
City:				
Percentage of site within an En-Zone:	0%	<50%	50-99%	100%
Requestor's Requested Status:	Volunteer	Participant		

Supplement to Section I. – Requestor Information (Revised)

Contact information and the names of members/owners of each of the Requestors are set forth below:

Entity Name/Requestor	Members	Contact Information
Wilfrid East Properties LLC (a New York Limited Liability Company)	Wilfrid East GP LLC, sole member	c/o Mega Development LLC Attn: Emanuel Kokinakis 22-60 46th Street. Astoria, New York 11105 Tel: 718-932-6342 Fax: 718-545-5983
Wilfrid East LIHTC LLC (a New York Limited Liability Company)	Wilfrid East Properties LLC, sole member	c/o Mega Development LLC Attn: Emanuel Kokinakis 22-60 46th Street. Astoria, New York 11105 Tel: 718-932-6342 Fax: 718-545-5983
Wilfrid West Properties LLC (a New York Limited Liability Company)	Wilfrid West GP LLC, sole member	c/o Mega Development LLC Attn: Emanuel Kokinakis 22-60 46th Street. Astoria, New York 11105 Tel: 718-932-6342 Fax: 718-545-5983

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I. – Requestor Information

1. Requestor Information

Wilfrid East Properties LLC
c/o Mega Development LLC
22-60 46th Street
Astoria, New York 11105
(718) 932-6342 Tel
(718) 545-5983 Fax
ekokinakis@megagroup.nyc

Wilfrid East LIHTC LLC
c/o Mega Development LLC
22-60 46th Street
Astoria, New York 11105
(718) 932-6342 Tel
(718) 545-5983 Fax
ekokinakis@megagroup.nyc

Wilfrid West Properties LLC
c/o Mega Development LLC
22-60 46th Street
Astoria, New York 11105
(718) 932-6342 Tel
(718) 545-5983 Fax
ekokinakis@megagroup.nyc

The NYS Department of State's Corporation and Business Entity Database information for each requestor is included as *Attachment A*. The three entities are herein collectively referred to as (the "Requestors").

Supplement to Section II - Project Description

3. Remedial Investigation Report

A Remedial Investigation (RI) was conducted and a Remedial Investigation Report (RIR) was prepared in accordance with a New York City Office of Environmental Remediation (OER)-approved Phase II Work Plan. The RIR is the document being used to support this Brownfield Cleanup Program (BCP) Application. The RIR is included in *Attachment C*.

4. Project Description

The Requestors plan to enter into the BCP as a Volunteer. The Site consists of an approximately 36,000-square foot parcel located at 1888 Bathgate Avenue in the East Tremont section of the Bronx, New York. The Site formerly comprised Tax Block 2924, Lots 7, 10, 25, 30, and 34;

however, the New York City Department of Finance issued a tentative tax lot merger which redefined the lots as Lot 7. Currently, the Site consists of five, vacant, interconnected warehouses. The buildings have been vacant since approximately 2013, with the exception of equipment and supplies left by the former Site occupant, ABCO Steel Door. The surrounding area is primarily developed with commercial, institutional, and residential properties with some industrial uses. A Site Location map and Site Plan are included in *Attachment B* as *Figures 1* and *2*, respectively.

The Site is part of the Bronx Census Tract 395, which is located with an EnZone. According to the 2009-2013 American Community Survey (ACS) Profile data, 31.3% of the population in Census Tract 395 is living below the poverty line. The unemployment rate for Census Tract 395 is 11.5%, compared to the New York City unemployment rate of 6.1% (as of April 2015) and the national unemployment rate of 5% (as of September 2016).

Entry into the BCP would facilitate the remediation and redevelopment of the Site into the proposed mixed-use affordable housing project named The Wilfrid. The development project consists of the demolition of the existing structures and construction of a mixed-use affordable housing building, comprised of two 8-story residential buildings fronting Third and Bathgate Avenues, totaling 190 units. One (partial) cellar level beneath the entire Site will house a parking garage, building utilities, tenant storage space, and maintenance storage and offices. The ground floor will consist of the superintendent's residential unit, residential lobbies, a community facility, retail units, and a parking ramp to the cellar, accessible from Bathgate Avenue. Floors 2 through 8 are designed for residential use. The proposed development will occupy the entire footprint of the existing lots, approximately 36,101 square feet (sq ft). The approximate square footage of designated spaces is as follows:

- Commercial space: 21,856 sq ft
- Community facilities: 2,397 sq ft
- Residential units: 149,271 sq ft
- Parking area: 18,536 sq ft
- Total gross square footage of new building: 192,060 sq ft

The proposed redevelopment plans are included in *Attachment B*. The Requestors plan on conducting all remedial investigation and remedial activities in accordance with ECL Article 27, Title 14, 6 NYCRR 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The remedial program is planned to begin in March 2017 and the Certificate of Completion (COC) is anticipated to be obtained in December 2018. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Activity	Time To Complete
Submittal of BCP Application and Draft Supplemental Remedial Investigation Work Plan (RIWP)	December 2016
Completeness Review	January 2017
30-day Public Notice/Public Comment Period is Initiated	January 2017
BCA Execution	March 2017
Building Demolition	March 2017
Submittal and Approval of Citizen Participation Plan and Final Supplemental RIWP	March 2017
Supplemental Remedial Investigation	March 2017
Draft Supplemental Remedial Investigation Report (RIR) and Draft Remedial Action Work Plan (RAWP) Submitted to NYSDEC	March 2017
45-day Public Comment Period for Supplemental RIR and RAWP is Initiated	April 2017
Public Comment Period for Supplemental RIR and RAWP Ends	May 2017
Final Supplemental RIR and RAWP Submitted/DEC Approves and Issues Decision Document	May/June 2017
Construction Closing	June 2017
Issue Remedial/Construction Notice Fact Sheet	June 2017
Begin Redevelopment (Construction) with Implementation of RAWP	July 2017
Execution of Environmental Easement (if required)	September 2018
Draft Site Management Plan (SMP) Submitted to NYSDEC	October 1, 2018
Draft Final Engineering Report and Fact Sheet	October 2018
Certificate of Completion and Fact Sheet	December 2018
Completion of Building	December 2019

Supplement to Section III – Property Environmental History

The following figures are included in *Attachment B*:

- Figure 1 – Site Location Map
- Figure 2 – Site Plan
- Figure 3 – Tax Map
- Figure 4 – Existing Land Use
- Figure 5 – Zoning Map
- Figure 6 – Soil Sample Concentrations Above NYSDEC SCOs

- Figure 7 – Groundwater Sample Concentrations Above NYSDEC AWQSs
- Figure 8 – Soil Vapor Sample Concentrations Above AGVs or Matrix Values

1. *Environmental Reports*

Copies of the following previous investigation reports for the Site are included as *Attachment C* (Electronic Copies only):

1. Phase I Environmental Site Assessment, 1880-1888 Bathgate Avenue & 4179-4197 Third Avenue, Bronx, NY, prepared by ALC Environmental, dated April 15, 2016;
2. Phase II Work Plan (Short Form) for 1888 Bathgate Avenue, Bronx, NY 10457, prepared by ALC Environmental, dated May 31, 2016; and
3. Remedial Investigation Report, 1888 Bathgate Avenue, Bronx, NY, prepared by ALC Environmental, dated July 5, 2016.

Summaries of previous investigations are provided below. The Applicant believes that there is sufficient information to proceed expeditiously with this BCP application. The Applicant, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

Phase I Environmental Site Assessment, 1880-1888 Bathgate Avenue & 4179-4197 Third Avenue, Bronx, NY, ALC Environmental, April 2016

ALC Environmental (ALC) conducted a Phase I Environmental Site Assessment (ESA) of the Site in April 2016. The Phase I ESA identified the following:

- Historical industrial operations at the Site included a plastics company, a rebar factory, a bed spring company, and a steel door manufacturing facility. The historical Site operations were considered a Recognized Environmental Condition (REC) since the nature and extent of storage, usage, and disposal of hazardous materials likely associated with the former operations is unknown.
- A potential former vent pipe was observed on the northwestern façade of the Site building at 1888 Bathgate Avenue. Although there was no information regarding former tanks at the Site, unregistered or unknown tanks may be present.
- Based on the age of the Site buildings (constructed between 1946 and 1959), asbestos-containing materials (ACM) may be present throughout the Site buildings.

Based on the findings of the Phase I ESA, ALC recommended that a Phase II Limited Subsurface Investigation be conducted at the Site to determine if the subsurface conditions have been impacted by the historical manufacturing and industrial operations. A geophysical investigation was also recommended to address the potential presence of an underground storage tank (UST).

Phase II Work Plan (Short Form) for 1888 Bathgate Avenue, Bronx, NY 10457, ALC Environmental, May 2016

ALC prepared a Phase II Work Plan to investigate subsurface conditions at the Site in response to the findings of the April 2016 Phase I ESA and a meeting with OER. The Phase II scope of work included the following

- A geophysical survey performed along the sidewalk fronting the northwestern portion of the Site to investigate the presence of potential USTs associated with the suspect vent pipe observed during the Phase I ESA.
- Advancement of 10 soil borings with the collection and laboratory analysis of two soil samples per boring (for a total of 20 soil samples). In the proposed excavated areas, one sample was proposed to be collected from the two-foot interval beneath the proposed maximum excavation depth of 17 feet bgs and a second sample collected from an interval of contamination (if observed) and/or an upper fill layer underlain by native material. In the proposed unexcavated areas, a surface soil sample (from the 0-2 foot bgs interval) and a second sample from the 4-6 foot bgs interval would be collected from each boring.
- Installation of three 1-inch diameter temporary groundwater monitoring wells and the collection and laboratory analysis of three groundwater samples.
- Installation of five soil vapor implants and the collection and laboratory analysis of five soil vapor samples. The soil vapor implants were proposed to be set at a depth of approximately 16 feet bgs in areas to be excavated and approximately 6 inches bgs below the building slab in unexcavated areas. In borings where groundwater was encountered, the soil vapor samples would be collected from a depth of one to two feet above the groundwater interface. Each soil vapor sample would be collected over a 4-hour time period. The Phase II Work Plan did not indicate the collection of an ambient air sample.
- Soil and groundwater samples would be analyzed for volatile organic compounds (VOCs) by U.S. Environmental Protection Agency (EPA) Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals by EPA Method 6010 and 7471 (filtered and unfiltered analysis for groundwater). Soil vapor samples would be analyzed for VOCs by EPA Method TO-15.

Remedial Investigation Report, 1888 Bathgate Avenue, Bronx, NY, by ALC Environmental, November 2016

ALC conducted a Remedial Investigation (RI) at the Site in June 2016 in accordance with the May 2016 OER-approved Phase II Work Plan. The investigation consisted of a geophysical survey, the advancement of 11 soil borings with the collection and laboratory analysis of 21 soil samples; the installation of two temporary 1-inch diameter groundwater monitoring wells and the collection and laboratory analysis of two groundwater samples; and the installation of five temporary soil vapor points with the collection and laboratory analysis of five soil vapor samples. The geophysical survey did not identify any anomalies at the Site. A Geoprobe[®] direct-push probe equipped with a two-inch diameter macrocore sampler was used to advance the soil borings and install soil vapor points.

Historic fill materials (including concrete, sand, silt, gravel, ash, brick, and wood) was encountered from just below surface grade to approximately 8 to 12 feet bgs across the Site, underlain by silt, sand, and gravel to the boring termination depths. Groundwater was encountered at depths between approximately 12 and 15 feet bgs. Soil samples were screened for the presence of volatile organics with a photoionization detector (PID). No evidence of contamination (e.g., odors, staining, elevated PID readings) was detected in the soil boring advanced during this investigation. Shallow refusal was encountered at borings advanced in the

northern and western portions of the Site. Weathered rock was observed at the bottom of the macrocore sampler at these locations.

Results of the soil sample analysis were as follows:

- One to two soil samples were collected from each boring in the upper fill layer in borings that encountered shallow refusal. Samples were collected from the 2-foot interval below the proposed maximum excavated depth in the two borings that could be advanced greater than 17 feet bgs. Soil sample results were compared to the NYSDEC 6 New York City Rules and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs).
- One VOC, acetone, a common laboratory contaminant, was detected in one soil sample [SB-10 (5-7')] at a concentration above its respective UUSCO. No other VOCs were detected at concentrations above their respective UUSCOs or RRSCOs.
- Several polycyclic aromatic hydrocarbons (PAHs), a class of SVOCs, were detected above their respective UUSCOs and RRSCOs in four samples at concentrations ranging from 0.63 to 5.27 milligrams per kilogram (mg/kg). These samples were collected from the upper 8 feet bgs, where historical fill materials were encountered during the investigation.
- The metals barium, copper, lead, mercury, selenium, and/or zinc were detected in 11 soil samples at concentrations above their respective UUSCOs. Of the metals that exceeded UUSCOs, barium (maximum concentration of 1,030 mg/kg), lead (maximum concentration of 1,060 mg/kg), and/or mercury (maximum concentration of 6.23 mg/kg), were detected at concentrations above their respective RRSCOs in 6 soil samples.
- The pesticides 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and dieldrin were detected above their respective UUSCOs, but below the RRSCOs, in up to seven samples at concentrations ranging from 0.0041 to 0.45 mg/kg. PCBs were detected at concentrations above the UUSCO of 0.1 mg/kg in soil sample SB-10 (5-7') at a concentration of 0.13 mg/kg, and above the RRSCO of 1 mg/kg in soil sample SB-03 (5-7') at a concentration of 2.66 mg/kg.

Results of the groundwater sample analyses were as follows:

- Groundwater samples were compared to the NYSDEC 6NYCRR Part 703.5 Class GA Ambient Water Quality Standards (AWQS).
- One VOC, PCE, was detected in groundwater sample MW-02, collected from the southwestern portion of the Site, at a concentration of 210 micrograms per liter ($\mu\text{g/L}$) above the AWQS of 5 $\mu\text{g/L}$. No SVOCs were detected above their respective AWQS.
- Concentrations of the metals magnesium, manganese, and sodium were detected in the total (unfiltered) groundwater analyses of both samples above their respective AWQS. Lead was also detected in one of the unfiltered groundwater samples above its AWQS. In the dissolved (filtered) analysis of the groundwater samples, magnesium and sodium were detected both samples at concentrations above the AWQS.

- No pesticides or PCBS were detected above laboratory reporting limits in either of the groundwater samples.

Results of the soil vapor sample analyses were as follows:

- Soil vapor sample analytical results were compared to the New York State Department of Health (NYSDOH) 2006 Guidance for Evaluating Soil Vapor Intrusion Air Guidance Values (AGVs), the September 2013 NYSDOH Fact Sheet update for PCE, the August 2015 Fact Sheet update for TCE, and the Matrix 1 and Matrix 2 values listed in the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion.
- Petroleum-related VOCs were detected in the five soil vapor samples at concentrations up to 330 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Solvent-related VOCs were detected at concentrations up to $300 \mu\text{g}/\text{m}^3$. PCE was detected above the AGV of $30 \mu\text{g}/\text{m}^3$ in all five soil vapor samples at concentrations ranging from 37 to $300 \mu\text{g}/\text{m}^3$. According to NYSDOH Soil Vapor/Indoor Air Matrix 2, the applicable matrix for PCE, sub-slab soil vapor concentrations between $100 \mu\text{g}/\text{m}^3$ and $999 \mu\text{g}/\text{m}^3$ result in “monitor and/or mitigate” actions, even if the indoor air concentration is less than $3 \mu\text{g}/\text{m}^3$. TCE was detected in one soil vapor sample, SV-01, at a concentration of $56 \mu\text{g}/\text{m}^3$, above its AGV of $2 \mu\text{g}/\text{m}^3$. According to NYSDOH Soil Vapor/Indoor Air Matrix 1, the applicable matrix for TCE, sub-slab soil vapor concentrations between $50 \mu\text{g}/\text{m}^3$ and $249 \mu\text{g}/\text{m}^3$ result in “monitor and/or mitigate” actions, even if the indoor air concentration is less than $0.25 \mu\text{g}/\text{m}^3$. PCE and TCE are chlorinated solvents, which were likely used during historic operations at the Site.

2. Sampling Data

ALC’s July 2016 Remedial Investigation Report concluded that contaminated soil, groundwater, and soil vapor are present at the Site. Soil beneath the Site has been contaminated with SVOCs, heavy metals, and pesticides. The elevated concentrations of metals and SVOCs in soil were primarily detected in soil samples collected from the upper fill layer. Metals and the chlorinated solvent PCE were detected in groundwater and PCE and TCE) were detected in soil vapor beneath the Site. The elevated detections of PCE in groundwater, and TCE and PCE in soil vapor appear to be related to historic industrial operations. Figures indicating soil sample concentrations above NYSDEC UUSCOs and RRSCOs, groundwater sample concentrations above AWQS, and soil vapor concentrations above NYSDOH AGVs and Matrices are provided as *Figures 6, 7, and 8* respectively.

Supplement to Section IV- Property Information

2. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 3*. The Site formerly comprised Tax Block 2924, Lots 7, 10, 25, 30, and 34; however, the New York City Department of Finance issued a tentative tax lot merger which redefined the lots as Lot 7. The RP-602 Application for Apportionment is provided in *Attachment B*.

10. Property Description and Environmental Assessment

Location – The Site is located at 1888 Bathgate Avenue in an urban area in the East Tremont neighborhood of the Bronx, New York. The Site is bounded by commercial uses to the north;

Third Avenue, followed by Tremont Park to the East; residential and commercial uses to the south; and Bathgate Avenue, followed by institutional and industrial uses and a parking lot to the west.

Site Features – The approximately 36,000-square foot (0.82 acres) Site consists of five vacant, interconnected single-story warehouses. The Site was most recently occupied by ABCO Steel Door, a steel door manufacturer, since the 1980s.

Current Zoning and Land Use – The Site buildings are currently vacant, with the exception of equipment and materials left by the former Site occupant. The current zoning designation on the Site is M1-4/R7X and M1-4/R7A: Special Mixed Use District. The surrounding area is largely developed with commercial, residential, and institutional uses with some industrial uses. The existing zoning for the property.

Past Use of the Site – According to the NYC Department of Buildings records and historical sources (i.e. fire Insurance maps, aerial photographs and city directories) the Site has been used for residential, commercial, and industrial purposes since the 1880s. The Site was most recently occupied by ABCO Steel Door since the 1980s. Prior to 1980, the Site was occupied by various manufacturing and commercial structures, including a rebar factory, a steel door manufacturing facility, a factory with spray booths, a plastics company, a bed spring company, a roofer storefront, a glass company, textile manufacturing company, clothing and accessory manufacturing companies, an embroidery company, a lumber yard, woodworking facilities, various contractors, various warehouses including furniture, building materials and non-combustibles, interior decorators, painter, furniture and upholstery stores, a trucking company, a sign company, a cigar company, a paint store, an antique store, restaurants, social clubs, barbers, and a dog academy.

Site Geology and Hydrology – Surface topography at the Site is generally level, with a slight slope toward the southwest. According to an April 2016 survey prepared by SLCE Architects, the Site lies at an elevation of approximately 60 to 66 feet above mean sea level. The surrounding area slopes down toward the west to southwest.

During the June 2016 RI, historic fill materials (including concrete, sand, silt, gravel, ash, brick, and wood) was observed from just below surface grade to approximately 8 to 12 feet below ground surface (bgs), underlain by silt, sand, and gravel. Groundwater was encountered at depths between approximately 12 and 15 feet bgs. Groundwater is expected to flow in a westerly to southwesterly direction beneath the Site toward the Harlem River.

Environmental Assessment – Based on the investigations conducted to date, the primary contaminants of concern for the Site are semivolatile organic compounds (SVOCs), metals, pesticides, polychlorinated biphenyls (PCBs), and chlorinated solvents (VOCs).

Soil - Soil samples collected during the remedial investigation activities conducted in June 2016 were compared to 6NYCRR Part 375-6.8 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Use SCOs (RRSCOs). Several polycyclic aromatic hydrocarbons (PAHs), a class of SVOCs were detected above their respective UUSCOs and/or RRSCOs in four soil samples collected from the upper 8 feet bgs, where historic fill materials were encountered. PAH concentrations above UUSCOs and/or RRSCOs ranged from 0.63 to 5.27 milligrams per kilogram (mg/kg). The metals barium, copper, lead, mercury, selenium, and zinc were detected at concentrations above their respective UUSCOs. Of those exceedances, three

metals including barium (max. 1,030 mg/kg), lead (max. 1,060 mg/kg), and/or mercury (max. 6.23 mg/kg) were detected in five soil samples at concentrations above their respective RRSCOs of 400 mg/kg, 400 mg/kg, and 0.81 mg/kg. The pesticides 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and dieldrin were detected above their respective UUSCOs, but below the RRSCOs, in up to seven samples at concentrations ranging from 0.0041 to 0.45 mg/kg. Total PCBs were detected at concentrations above the UUSCO of 0.1 mg/kg in soil sample SB-10 (5-7') at a concentration of 0.13 mg/kg, and above the RRSCO of 1 mg/kg in soil sample SB-03 (5-7') at a concentration of 2.66 mg/kg.

Groundwater - Groundwater samples collected during the RI were compared to the NYSDEC 6 NYCRR Part 703.5 Class GA Groundwater Quality Standards (AWQS). The chlorinated solvent tetrachloroethylene (PCE), was detected above the AWQS of 5 micrograms per liter (µg/L) in one groundwater sample (MW-02) at a concentration of 210 µg/L. Several metals were detected in both groundwater samples with the filtered (dissolved) analysis of magnesium (maximum concentration of 169,000 µg/L) and sodium (484,000 maximum concentration of µg/L) detected above their respective AWQS of 35,000 µg/L and 20,000 µg/L.

Soil Vapor - Petroleum-related VOCs were detected in the five soil vapor samples at concentrations up to 330 micrograms per cubic meter (µg/m³). Solvent-related VOCs were detected at concentrations up to 300 µg/m³. PCE was detected above the AGV of 30 µg/m³ in all five soil vapor samples at concentrations ranging from 37 to 300 µg/m³. According to NYSDOH Soil Vapor/Indoor Air Matrix 2, the applicable matrix for PCE, sub-slab soil vapor concentrations between 100 µg/m³ and 999 µg/m³ result in “monitor and/or mitigate” actions, even if the indoor air concentration is less than 3 µg/m³. TCE was detected in one soil vapor sample, SV-01, at a concentration of 56 µg/m³, above its AGV of 2 µg/m³. According to NYSDOH Soil Vapor/Indoor Air Matrix 1, the applicable matrix for TCE, sub-slab soil vapor concentrations between 50 µg/m³ and 249 µg/m³ result in “monitor and/or mitigate” actions, even if the indoor air concentration is less than 0.25 µg/m³. PCE and TCE are chlorinated solvents, which were likely used during historic operations at the Site.

Soil, groundwater, and soil vapor results are summarized on *Figures 6, 7, and 8*.

PART B

Supplement to Section VI. – Previous Property Owners/Operators

Current owner(s):

The current owner of the Property (as defined herein), on which the proposed Brownfield Cleanup Program Site is located is Wilfred Realty Corp. (“Wilfred”), which is in turn owned in coequal shares by Israel and David Schwartz. The properties that are the subject of this application are: 1880-1882 Bathgate Avenue (Former Block 2924, Lot 7), 1888, 1890, and 1894 Bathgate Avenue (Former Block 2924, Lot 10), 4197 Third Avenue (Former Block 2924, Lot 25), 4181 Third Avenue (Former Block 2924, Lot 30), and 4177-4179 Third Avenue (Former Block 2924, Lot 34), in Bronx, New York, (collectively referred to herein as the “Property”). The New York City Department of Finance recently issued a tentative tax lot merger which redefined all of the above-described lots as Lot 7.

Prior owner(s), known corporate members, and relationship to Requestor(s):

Requestors anticipate voluntarily investigating and remediating the Property, as required under the Brownfield Cleanup Program, as part of its redevelopment of the Property into affordable

housing. Requestors anticipate entering into a ground lease of the Property from Wilfred during construction to enable redevelopment. Affiliates of Mega Development LLC (“Mega”), as the managing member of each of the Requestors, will be responsible for obtaining funding for and managing the redevelopment process through a separate developer entity named Wilfrid Developers, LLC (the “Developer Entity”). The Developer Entity will only have a 0.01% interest in the Requestors. Israel and David Schwartz will be members with Mega in the Developer Entity; however, Israel and David Schwartz will have a non-controlling interest in the Developer Entity. Wilfred will not pay for the remediation or redevelopment of the Property. After completion of the redevelopment, it is anticipated that the ground lease will be terminated, certain interests in the residential and parking components of the redevelopment will be transferred to Requestors, and certain commercial units and community facility components of the redevelopment will be transferred to an entity to be formed and owned by Israel and David Schwartz.

Table 2
Previous Property Owners/Operators

Property Owners/Operators	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)	Owner/ Operator
Former Lot 7					
Wilfred Realty Corp. David Schwartz, President, Israel Schwartz, Secretary (successor in interest by merger to I.M.D. realty Corp.)	July 2016-Present	Active	54 Center Ct., Roslyn Heights, NY 11577 (516) 870-4704	Anticipated lease to Requestor	Current owner. No current operations
I.M.D. Realty Corp., David Schwartz, President, Israel Schwartz, Secretary	1983-2016	Active	1888 Bathgate Avenue, Bronx, NY	None	Owner. No current operations
ABCO Fire Door Co. Inc. (aka ABCO Steel Door) (William Schwartz, President)	1980-1983	Active	1880 Bathgate Avenue, Bronx, NY (718) 731-9444	None	Owner and Operator
Irving Bauer and Pincus Strulovitch	1977 - 1980	Unknown	1624 Webster Avenue, Bronx, NY	None	Owner, Operator Unknown
Oehrlein Julius Inc. (William Oehrlein, President)	Prior to 1977	Unknown	1873-1883 Bathgate Ave., Bronx, NY	None	Owner, Operator Unknown
Former Lot 10					
Wilfred Realty Corp. David Schwartz, President, Israel	July 2016-Present	Active	54 Center Ct., Roslyn Heights, NY 11577 (516) 870-4704	Anticipated lease to Requestor	Current owner. No current operations

Property Owners/Operators	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)	Owner/ Operator
Schwartz, Secretary (successor in interest by merger to I.M.D. realty Corp.)					
I.M.D. Realty Corp.	2005-2016	Active	1888 Bathgate Avenue, Bronx, NY	None	Owner, No current operations
ABCO Fire Door Co. Inc. (aka ABCO Steel Door)	1987-2005	Active	1880 Bathgate Avenue, Bronx, NY (718) 731-9444	None	Owner and Operator
NYC Public Development Corp.	1987	Active	161 William Street, New York, NY	None	Owner, Operator Unknown
The City of New York	1976-1987	Active	City Hall, New York, NY	None	Owner, Operator Unknown
1888 Bathgate Ave. Corp.	Prior to 1969	Unknown	1576 49 th Street, Brooklyn, NY	None	Owner, Operator Unknown
Former Lot 25					
Wilfred Realty Corp. David Schwartz, President, Israel Schwartz, Secretary	1992-Present	Active	54 Center Ct., Roslyn Heights, NY 11577 (516) 870-4704	Anticipated lease to Requestor	Current owner. No current operations
Elburz Development Corp.	1991-1992	Inactive	95 Delancey Street, New York, NY 10002	None	Owner, Operator Unknown
NYC Public Development Corp.	1991	Active	161 William Street, New York, NY	None	Owner, Operator Unknown
City of New York	1985-1991	Active	City Hall, New York, NY	None	Owner, Operator Unknown
NYC Commissioner of Finance	1985	Active	One Centre Street, 22 nd Floor, New York, NY	None	Owner, Operator Unknown
Namgerb Holding Corp.	Prior to 1985	Inactive	8 Bittman Lane, New City, New York	None	Owner, Operator Unknown
Former Lot 30					
Wilfred Realty Corp. David Schwartz, President, Israel Schwartz, Secretary	1982-Present	Active	54 Center Ct., Roslyn Heights, NY 11577 (516) 870-4704	Anticipated lease to Requestor	Current owner. No current operations

Property Owners/Operators	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)	Owner/ Operator
Irving Bauer and Pincus Strulovitch	1977 - 1982	Unknown	1624 Webster Avenue, Bronx, NY	None	Owner, Operator Unknown
Oehrlein Julius Inc.	Prior to 1977	Unknown	Unknown	None	Owner, Operator Unknown
Former Lot 34					
Wilfred Realty Corp. David Schwartz, President, Israel Schwartz, Secretary	1991- Present	Active	54 Center Ct., Roslyn Heights, NY 11577 (516) 870-4704	Anticipated lease to Requestor	Current owner. No current operations
NYC Public Development Corp.	1991	Active	161 William Street, New York, NY	None	Owner, Operator Unknown
City of New York	1987-1991	Active	City Hall, New York, NY	None	Owner, Operator Unknown
NYC Commissioner of Finance	1987	Active	One Centre Street, 22 nd Floor, New York, NY	None	Owner, Operator Unknown
San Lazaro Realty Corp.	1975-1987	Unknown	Unknown	None	Owner, Operator Unknown
Geula Realty Corp.	1972-1975	Unknown	Unknown	None	Owner, Operator Unknown
Lillie Pistreich	Prior to 1972	Unknown	Unknown	None	Owner, Operator Unknown

Supplement to Section VII. – Requestor Eligibility Information

Volunteer Status

The Requestors qualify as Volunteers with respect to the Site because they have not owned or operated the Site at the time of the disposal of hazardous waste, if any, or discharge of petroleum, if any. Requestors performed all appropriate inquiry prior to its involvement as developers of the Site, i.e. they retained a qualified environmental consultant to conduct a Phase I Environmental Site Assessment of the Site consistent with the most recent ASTM standards (E 1527-13) and 40 CFR 312 and are voluntarily applying to be accepted into the New York State Brownfield Cleanup Program to undertake all required investigation and remediation of the Site prior to and/or concurrent with its redevelopment into affordable housing.

In a letter dated October 14, 2016, the current Site owner, Wilfred Realty Corp., granted the Requestors access to perform all obligations under the New York State BCP, including but not limited to, sampling, investigation and remedial work required under the BCP. The letter is included in *Attachment B*.

Supplement to Section IX. – Contact List Information

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Hon. Ruben Diaz, Jr. Bronx Borough President 851 Grand Concourse, 3 rd Floor Bronx, New York 10451	Hon. Gustavo Rivera NY State Senator, District 33 2432 Grand Concourse, Suite 506 Bronx, New York 10458
Hon. Victor M. Pichardo NY State Assembly Member 2175C Jerome Avenue Bronx, New York 10453	Hon. Ritchie Torres New York City Council District 15 573 East Fordham Road Bronx, New York 10458
Carl Weisbrod Commissioner, NYC Dept. of City Planning 120 Broadway, 31 st Floor New York, New York 10271	NYC Department of City Planning Bronx Borough Office One Fordham Plaza, 5 th Floor Bronx, New York 10458-5891
Hon. Charles Schumer U.S. Senate 322 Hart Senate Office Building Washington, DC 20510	Julie Stein DEP – Office of Environmental Assessment & Planning 96-05 Horace Harding Expressway Flushing, New York 11373
Nilda Mesa, Director Mayor's Office of Environmental Sustainability 253 Broadway, 7 th Floor New York, New York 10007	Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038
Hon. Jose E. Serrano U.S. House of Representatives 1231 Lafayette Avenue, 4 th Floor Bronx, New York 10474	Hon. Kirsten Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Governor Andrew M. Cuomo NYS State Capitol Building Albany, New York 12224	Bronx County Clerk Bronx County Clerks' Office 851 Grand Concourse, Room 118 Bronx, New York 10451

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 2924, Lot 7 (former Lots 7, 10, 25, 30, and 34), is currently owned by Wilfred Realty Corp., located at 4181 Third Avenue, Bronx, NY 10457. A list of adjacent properties and owners is provided below:

<p><u>Adjacent to the north:</u></p> <p><u>Block 2924, Lot 15</u> Current Occupant 500-506 East Tremont Avenue Bronx, New York</p> <p>Simone Development Co. (Owner) 1480 Sheridan Expressway Bronx, New York 10459</p>	<p><u>Adjacent to the south:</u></p> <p><u>Block 2924, Lot 6</u> Current Occupant 1874 Bathgate Avenue Bronx, New York 10457</p> <p>1874 Bathgate Avenue, LLC (Owner) 237 West 35th Street, Suite 303 New York, New York 10001</p>
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<u>Block 2924, Lot 20</u> Current Occupant 516 East Tremont Avenue Bronx, New York 10457 ARP, LLC (Owner) 4223 Third Avenue Bronx, New York 10457	<u>Block 2924, Lot 36</u> Current Occupant 4175 Third Avenue Bronx, New York 10457 JMA Bronx Realty, LLC(Owner) 43 Summit Street Hicksville, New York 11801
<u>Adjacent to the east:</u> <u>Block 2943, Lot 1</u> NYC Parks and Recreation (Owner) The Arsenal, Central Park 830 Fifth Avenue New York, New York 10065	<u>Adjacent to the west:</u> <u>Block 2918, Lot 22</u> 490 East Tremont Realty, LLC (Owner) 2024 Creston Avenue Bronx, New York 10453 <u>Block 2918, Lot 24</u> Current Occupant 1887 Bathgate Avenue Bronx, New York 10457 1887 Bathgate Properties, LLC (Owner) 340 West 85 th Street New York, New York 10024 <u>Block 2918, Lot 29</u> 1873 Bath, LLC (Owner) P.O. Box 7117 Amangansett, New York 11930 <u>Block 2918, Lot 31</u> Current Occupant 1883 Bathgate Avenue Bronx, New York 10457 1873 Bath, LLC (Owner) P.O. Box 7117 Amangansett, New York 11930 <u>Block 2918, Lot 32</u> Current Occupant 1873 Bathgate Avenue Bronx, New York 10457 1873 Bath, LLC (Owner) P.O. Box 7117 Amangansett, New York 11930

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
New York 1 News 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com	Times-Ledger Newspapers 40-02 Bell Boulevard, 2 nd Floor Bayside, New York 11361
The Bronx Times 3604 East Tremont Avenue Bronx, New York 10465	The Bronx Chronicle 25 Westchester Square, Suite 1 Bronx, New York 10462
The Bronx Free Press 5030 Broadway, Suite 801 New York, New York 10034	News 12 The Bronx 930 Soundview Avenue Bronx, New York 10473

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection (Customer Service Center, 59-17 Junction Boulevard, 13th Floor, Flushing, New York 11373).

5. Additional Contacts

None

6. Nearby School and Day Care Centers

Daycares:

Volunteers of America – Greater New York
Bronx Early Learning Center
1887 Bathgate Avenue
Bronx, New York 10457
(718) 466-3580
Distance: 70 feet west of the Site

Uniquely Making a Difference Day Care Center, Inc.
4215 Third Avenue, 3rd Floor
Bronx, New York 10457
(347) 590-7924
Distance: 180 feet north of the Site

Loyalty Daycare LLC
4226 Third Avenue
Bronx, New York
(718) 294-0134
Distance: 380 feet north-northeast of the Site

First Steps-Urban Outreach, Inc.
465 East Tremont Avenue
Bronx, New York 10457
Milka Morales
(347) 270-9623
Distance: 390 feet northwest of the Site

Bronx Day Care Center Inc.
559 East Tremont Avenue
Bronx, New York 10457
(718) 299-2275
Distance: 460 feet northeast of the Site

Schools:

Eagle Academy for Young Men
4143 Third Avenue
Bronx, New York 10457
Hector Velazquez, Principal
(718) 466-8000
Distance: 150 feet south of the Site

Sharon Baptist – Center IV (Pre-kindergarten)
1925 Bathgate Avenue
Bronx, New York 10457
Priya Mendez, Director of Education
(718) 466-1605
Distance: 270 feet north-northwest of the Site

St. Joseph's School
1946 Bathgate Avenue
Bronx, New York 10457
Carmen Lopez, Principal
(718) 583-9432
Distance: 340 feet north of the Site

Public School 58
459 East 176th Street
Bronx, New York 10457
Velma Gunn, Principal
(718) 583-6866
Distance: 370 feet west of the Site

7. Document Repositories

Tremont Library
1866 Washington Avenue
Bronx, New York 10457
Wilson Francis
(718) 299-5177

Bronx Community Board District 6
1932 Arthur Avenue, Room 709
Bronx, New York 10457
John Sanchez, District Manager
(718) 579-6990

Letters signed by representatives of the designated document repositories are included in *Attachment B*.

8. Local Community Board

Bronx Community Board District 6
1932 Arthur Avenue, Room 709
Bronx, New York 10457
(718) 579-6990

Supplement to Section X. – Land Use Factors

1. Zoning

The Site is currently vacant and is zoned as M1-4/R7X and M1-4/R7A: Special Mixed Use District. The proposed use of the Site is mixed-use commercial and residential.

2. Current Site Use

The Site is developed with five vacant, interconnected warehouses. The Site was most recently occupied by ABCO Steel Door since the 1980s. Prior to 1980, the Site was occupied by various manufacturing and commercial structures, including a rebar factory, a steel door manufacturing facility, a factory with spray booths, a plastics company, a bed spring company, a roofer storefront, a glass company, textile manufacturing company, clothing and accessory manufacturing companies, an embroidery company, a lumber yard, woodworking facilities, various contractors, various warehouses including furniture, building materials and non-combustibles, interior decorators, painter, furniture and upholstering stores, a trucking company, a sign company, a cigar company, a paint store, an antique store, restaurants, social clubs, barbers, and a dog academy. An Existing Land Use map is included as *Figure 4* in *Attachment B*.

3. Proposed Site Use

The proposed project includes the demolition of the existing buildings, and the construction of two 8-story mixed-use building with approximately 190 affordable apartment units and 21,900 square feet of retail, 2,400 square feet of community facility space, and approximately 18,500 square feet of cellar parking.

ATTACHMENT A
NYS DEPARTMENT OF STATE'S CORPORATION
AND ENTITY DATABASE

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 21, 2016.

Selected Entity Name **WILFRID EAST PROPERTIES LLC**

Selected Entity Status Information

Current Entity Name: WILFRID EAST PROPERTIES LLC

DOS ID #: 4977012

Initial DOS Filing Date: JULY 13, 2016

County: QUEENS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

C/O MEGA CONTRACTING GROUP LLC

22-60 46TH STREET

ASTORIA, NEW YORK, 11105

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

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

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 13, 2016	Actual	WILFRID EAST PROPERTIES LLC

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

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

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 21, 2016.

Selected Entity Name WILFRID EAST LIHTC LLC

Selected Entity Status Information

Current Entity Name: WILFRID EAST LIHTC LLC

DOS ID #: 4977009

Initial DOS Filing Date: JULY 13, 2016

County: QUEENS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

C/O MEGA CONTRACTING GROUP LLC

22-60 46TH STREET

ASTORIA, NEW YORK, 11105

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available		
--------------------------	--	--

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 13, 2016	Actual	WILFRID EAST LIHTC LLC

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

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

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NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 21, 2016.

Selected Entity Name WILFRID WEST PROPERTIES LLC

Selected Entity Status Information

Current Entity Name: WILFRID WEST PROPERTIES LLC

DOS ID #: 4977021

Initial DOS Filing Date: JULY 13, 2016

County: QUEENS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

C/O MEGA CONTRACTING GROUP LLC

22-60 46TH STREET

ASTORIA, NEW YORK, 11105

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available		
--------------------------	--	--

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 13, 2016	Actual	WILFRID WEST PROPERTIES LLC

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

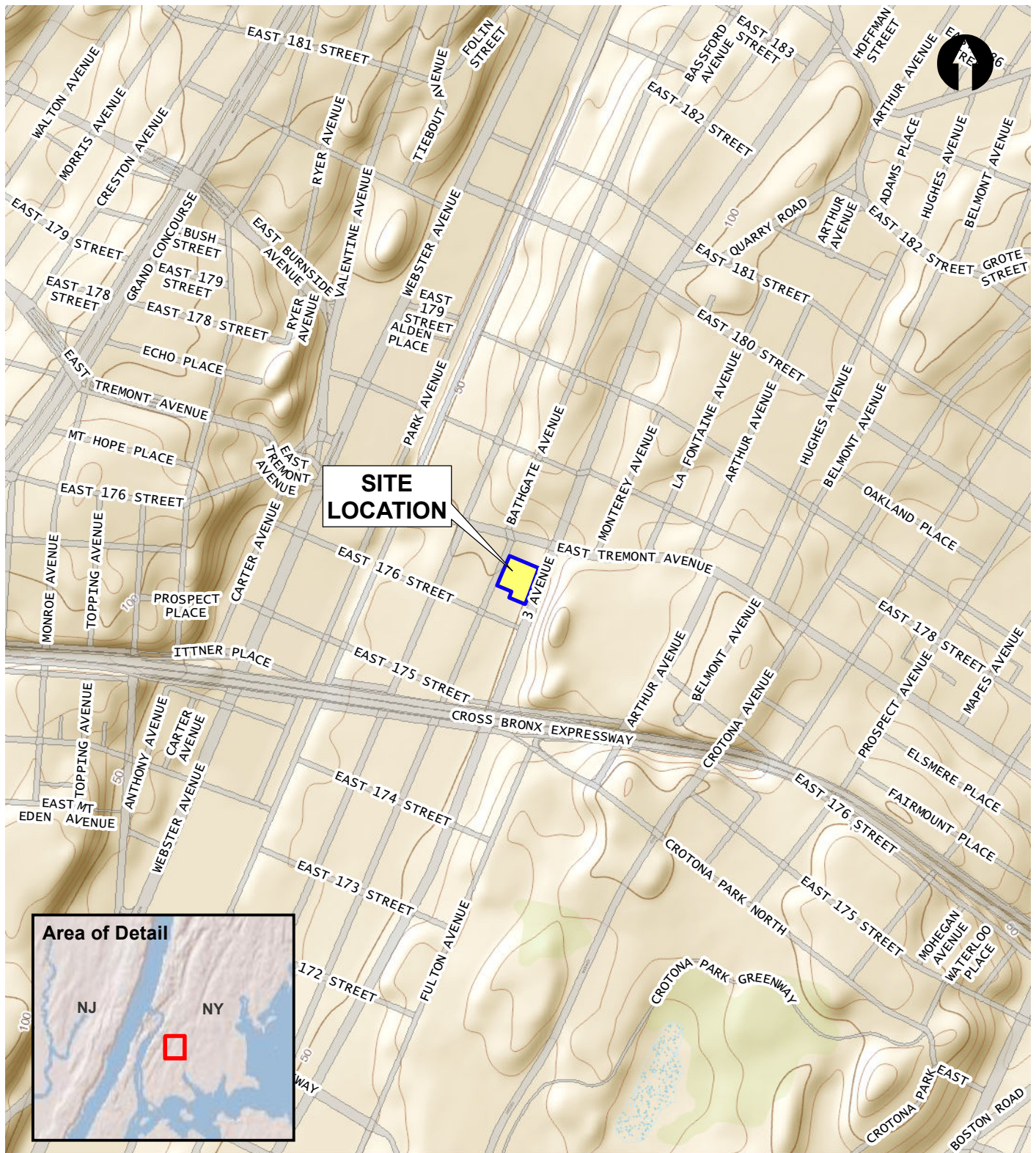
NOTE: New York State does not issue organizational identification numbers.

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ATTACHMENT B

FIGURES



Source: USGS Topo base map service from The National Map



1888 Bathgate Avenue
Bronx, New York

SITE LOCATION

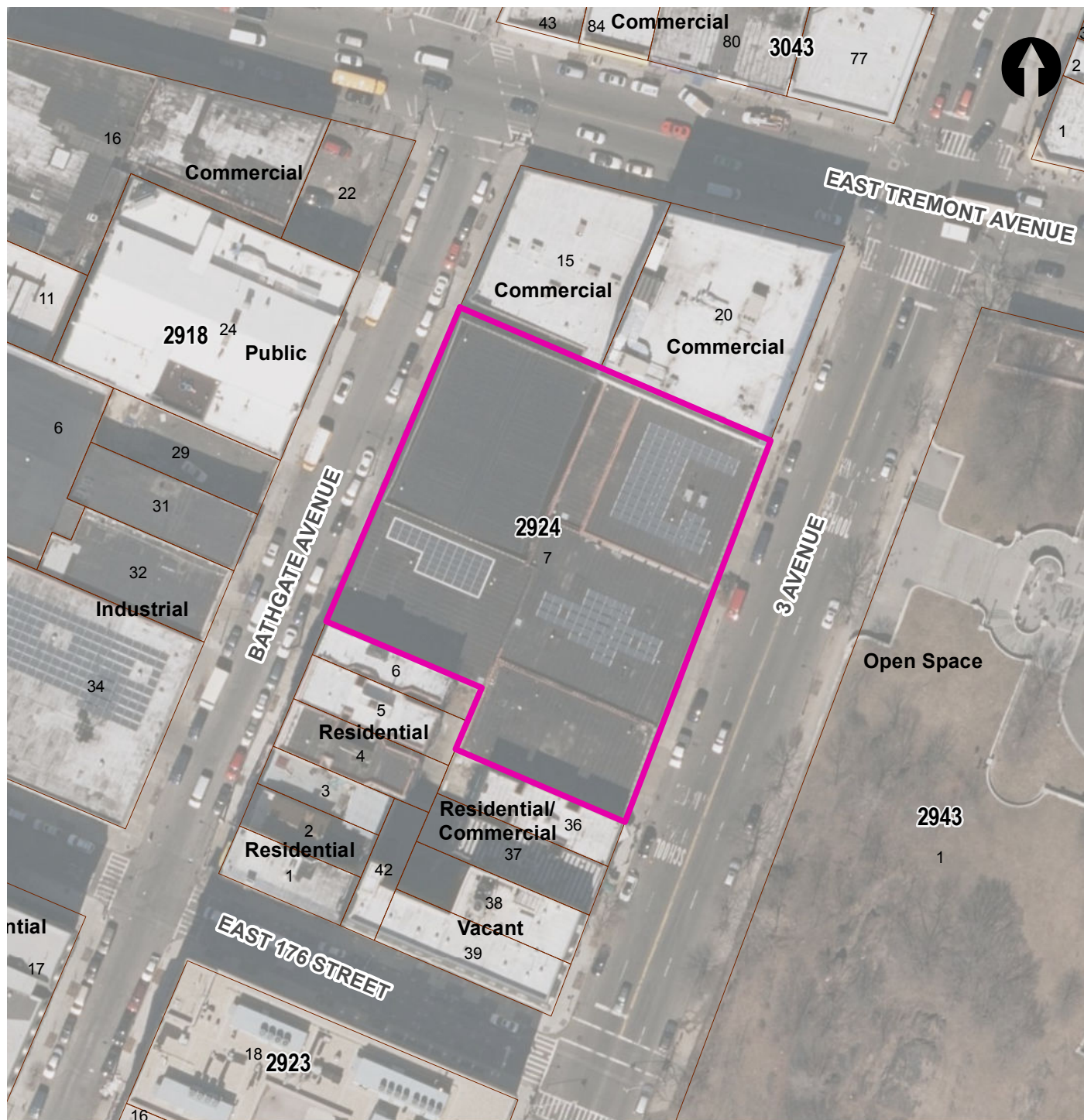


Environmental Consultants
440 Park Avenue South, New York, NY 10016

DATE
10/24/2016

PROJECT NO.
20568.01

FIGURE
1



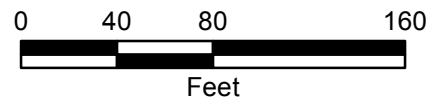
Aerial Date: World Imagery Jun 2013

Legend

Property Boundary

Lot Boundary

2924 Block Number



1888 Bathgate Avenue
Bronx, New York



Environmental Consultants
440 Park Avenue South, New York, NY 10016

DATE
10/24/2016

PROJECT NO.
20568.01

FIGURE
2

SITE PLAN



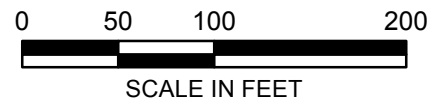
Source

NYCDP (NYC Dept. of City Planning) GIS database

Legend

- Project Site Location
- Adjacent Property Owners
- Lot Boundary
- 2924** Block Number

Adjacent Property Owners		
Block	Lot	Owner Name
2924	6	1874 Bathgave Avenue, LLC
2924	15	Simone Development Co.
2924	20	ARP, LLC
2924	36	JMA Bronx Realty, LLC
2918	22	490 East Tremont Realty, LLC
2918	24	1887 Bathgate Properties, LLC
2918	29	1873 Bath, LLC
2918	31	1873 Bath, LLC
2918	32	1873 Bath, LLC
2943	1	NYC Parks and Recreation



1888 Bathgate Avenue
Bronx, New York

TAX MAP

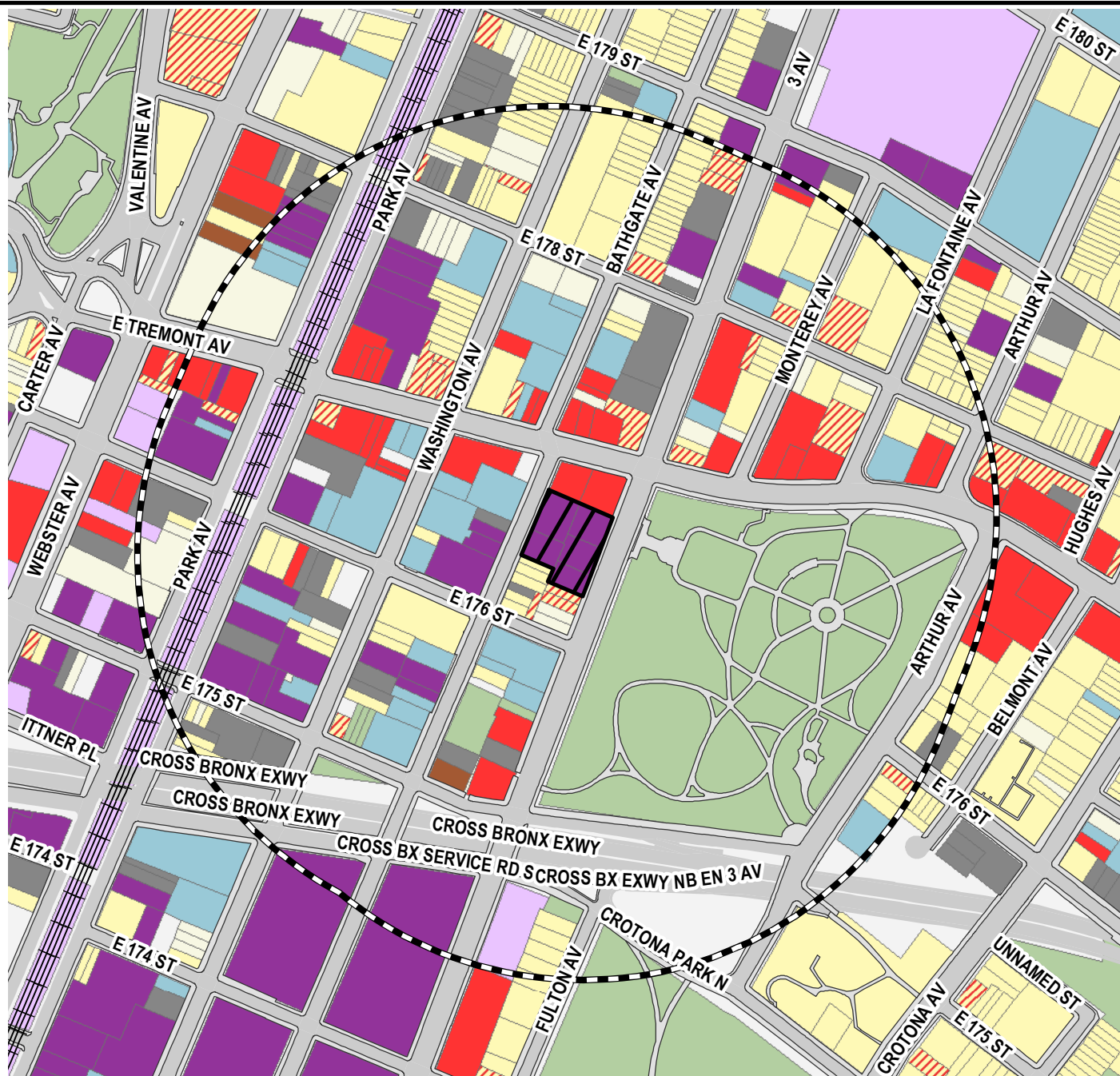


Environmental Consultants
440 Park Avenue South, New York, NY 10016

DATE
10/24/2016

PROJECT NO.
20568.01

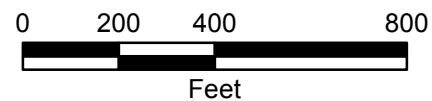
FIGURE
3



Source:
NYC DCP (NYC Dept. of City Planning) GIS database

Legend

 Commercial and Office Buildings	 Residential	 Background Land Mass
 Hotels	 Residential with Commercial Below	 Project Site Location
 Industrial and Manufacturing	 Transportation and Utility	 1000-Foot Radius
 Open Space and Outdoor Recreation	 Vacant Land	
 Parking Facilities	 Vacant Building	
 Public Facilities and Institutions	 Under Construction	



1888 Bathgate Avenue
Bronx, New York

EXISTING LAND USE

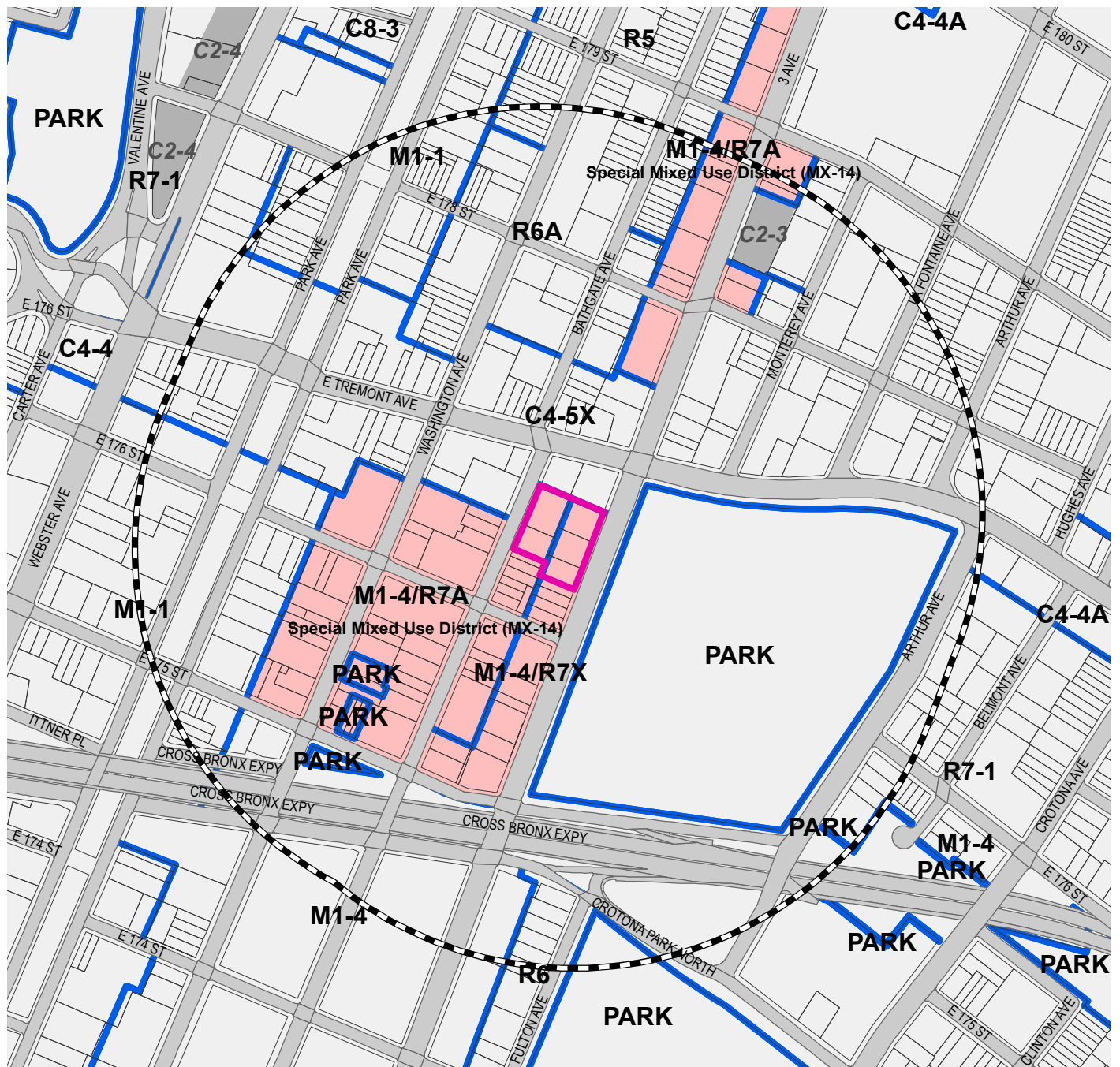


Environmental Consultants
440 Park Avenue South, New York, NY 10016

DATE
10/24/2016

PROJECT NO.
20568.01

FIGURE
4



Source:
NYC Department of City Planning, Technical Review Division

Legend

- Project Site Location
- 1000-Foot Radius
- Zoning Districts
- Special Purpose District
- Commercial Overlay Districts



1888 Bathgate Avenue
Bronx, New York



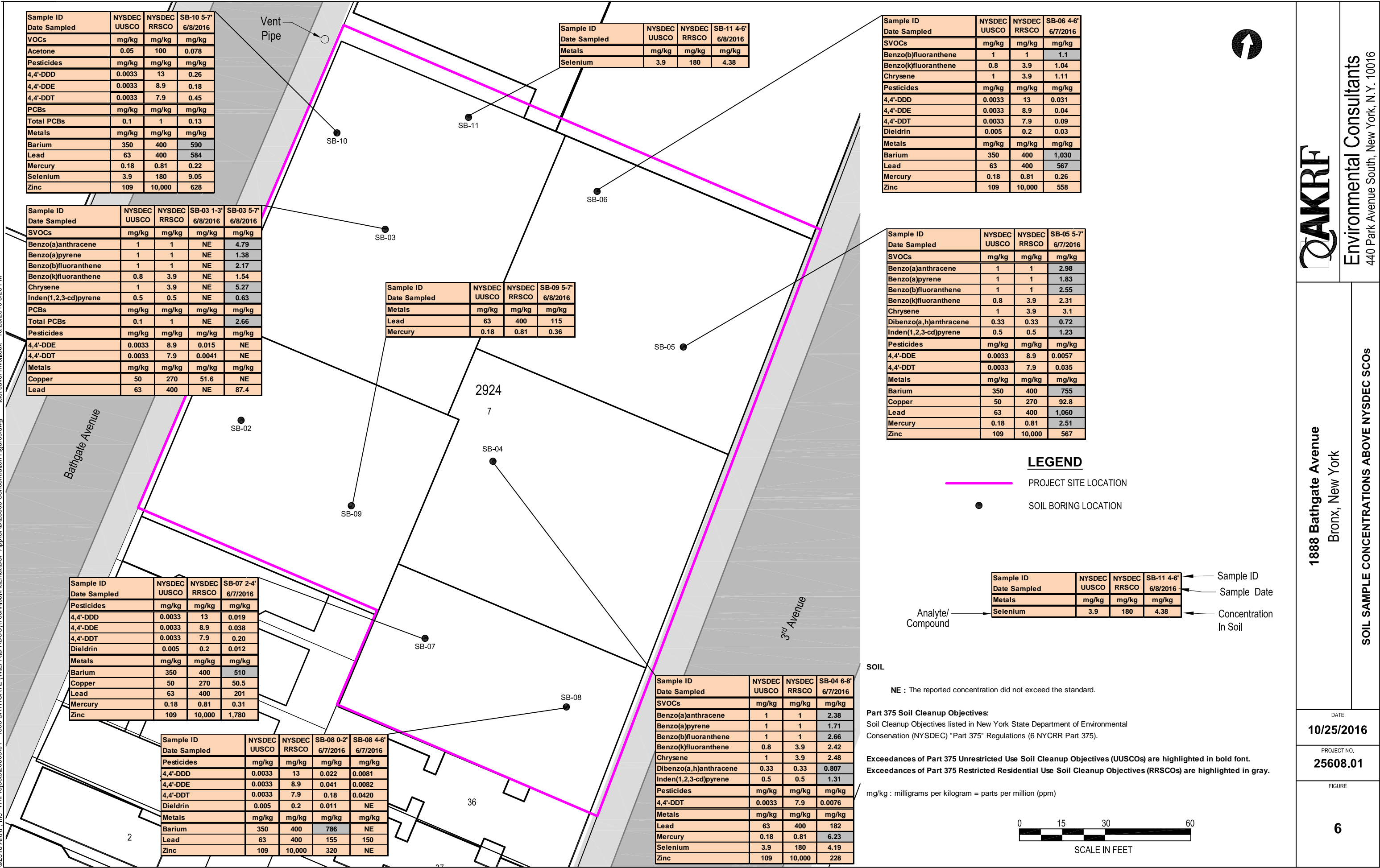
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440 Park Avenue South, New York, NY 10016

DATE
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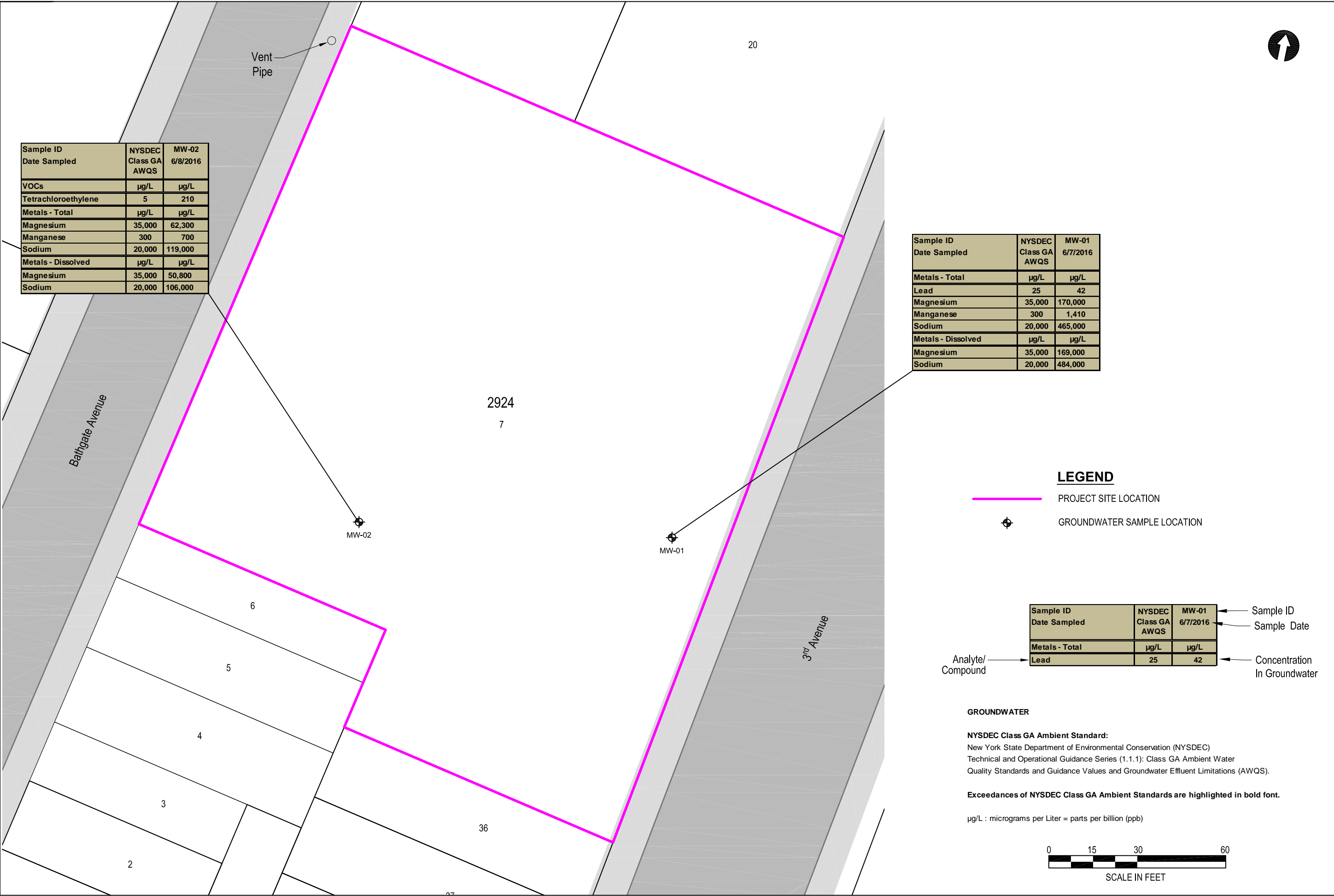
PROJECT NO.
20568.01


FIGURE
5

ZONING MAP



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Environmental Consultants
440 Park Avenue South, New York, N.Y. 10016

1888 Bathgate Avenue
Bronx, New York

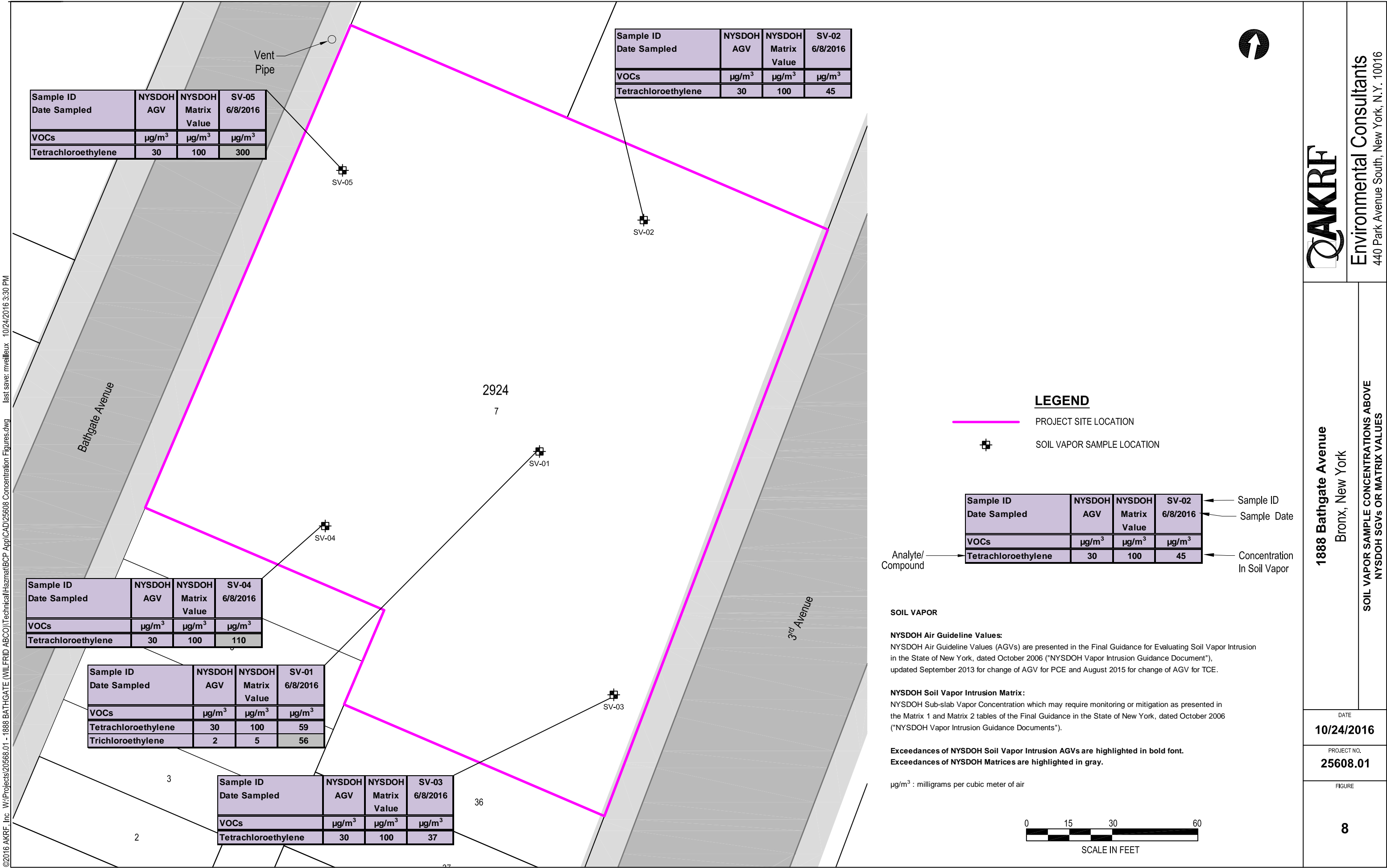
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DATE
10/24/2016

PROJECT NO.
25608.01

FIGURE
7

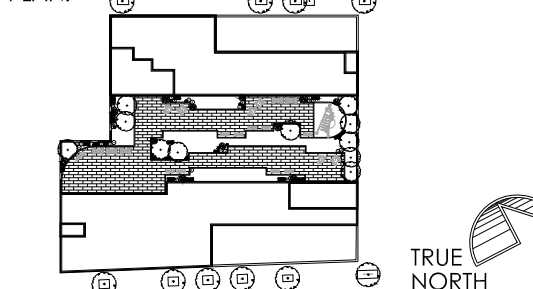
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PROPOSED REDEVELOPMENT PLANS

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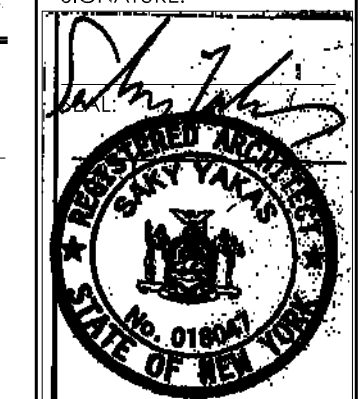
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CELLAR FLOOR
PARTIAL PLAN A

SIGNATURE: _____



1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

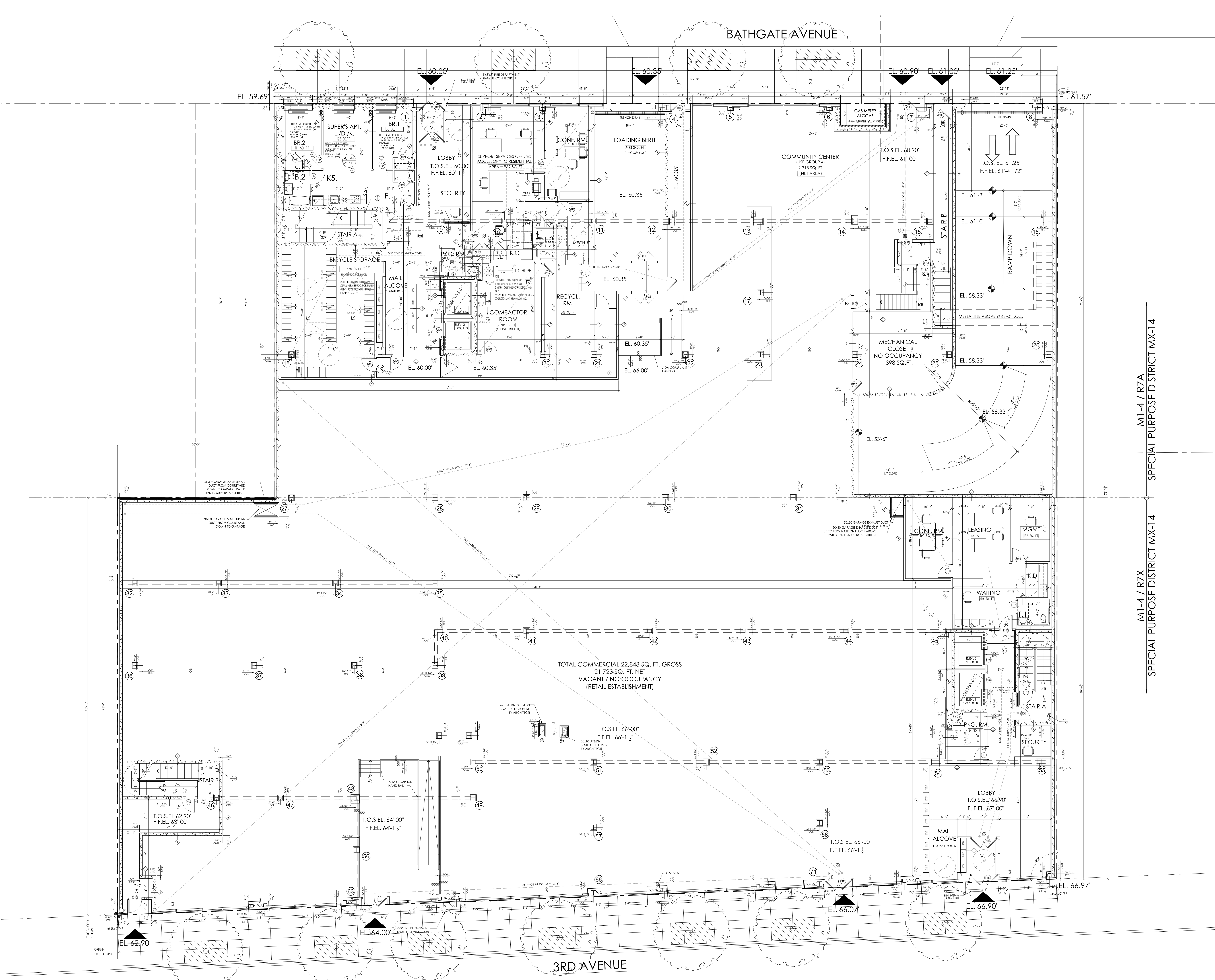
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CHECK'D BY: SLCE

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sheet of XX

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1 THE WILFRID - FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:

Wilfrid Realty Corp.

4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC

22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCE Architects, LLP

1359 BROADWAY
NEW YORK, NEW YORK 10018

TEL: (212) 979-8400

FAX: (212) 979-8387

STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC

239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606

TEL: (914) 948-8844

FAX: (914) 948-8845

MECHANICAL ENGINEER:

RODIN CARDINALE
CONSULTING ENGINEERS

224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001

TEL: (212) 239-1892

FAX: (212) 239-4412

BUILDING SYSTEM CONSULTANT:

STEVEN WINTER ASSOCIATES, INC.

307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001

TEL: (212) 544-5800

FAX: (212) 741-8673

LANDSCAPE ARCHITECT:

THE RBA GROUP

32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

TEL: (212) 741-8090

FAX: (212) 633-1205

Date: Distribution:

11/11/16 90% SUBMISSION

10/14/16 75% SUBMISSION

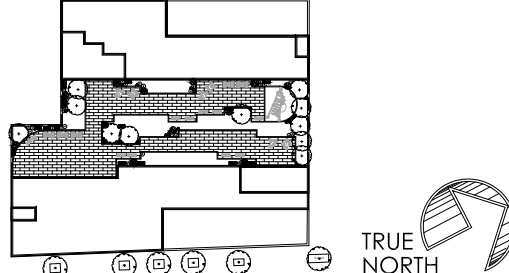
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No: Date: Revision:

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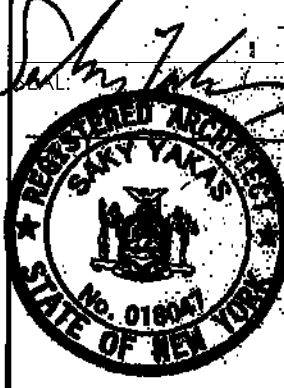
KEY PLAN:



DRAWING TITLE:

1st FLOOR PLAN

SIGNATURE:



PROJECT No: 2014-44

DRAWN BY: SLCE

CHECKED BY: SLCE

DWG. No: A-102.00

sheet of XX

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:
Wilfred Realty Corp.
4181 3rd AVENUE,
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-60 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE. SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MECHANICAL ENGINEER:
**RODKIN CARDINALE
CONSULTING ENGINEERS**
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412

BUILDING SYSTEM CONSULTANT:
STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 564-5800
FAX: (212) 741-8673

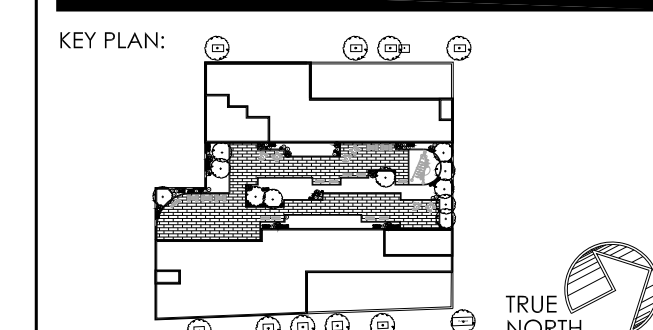
LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

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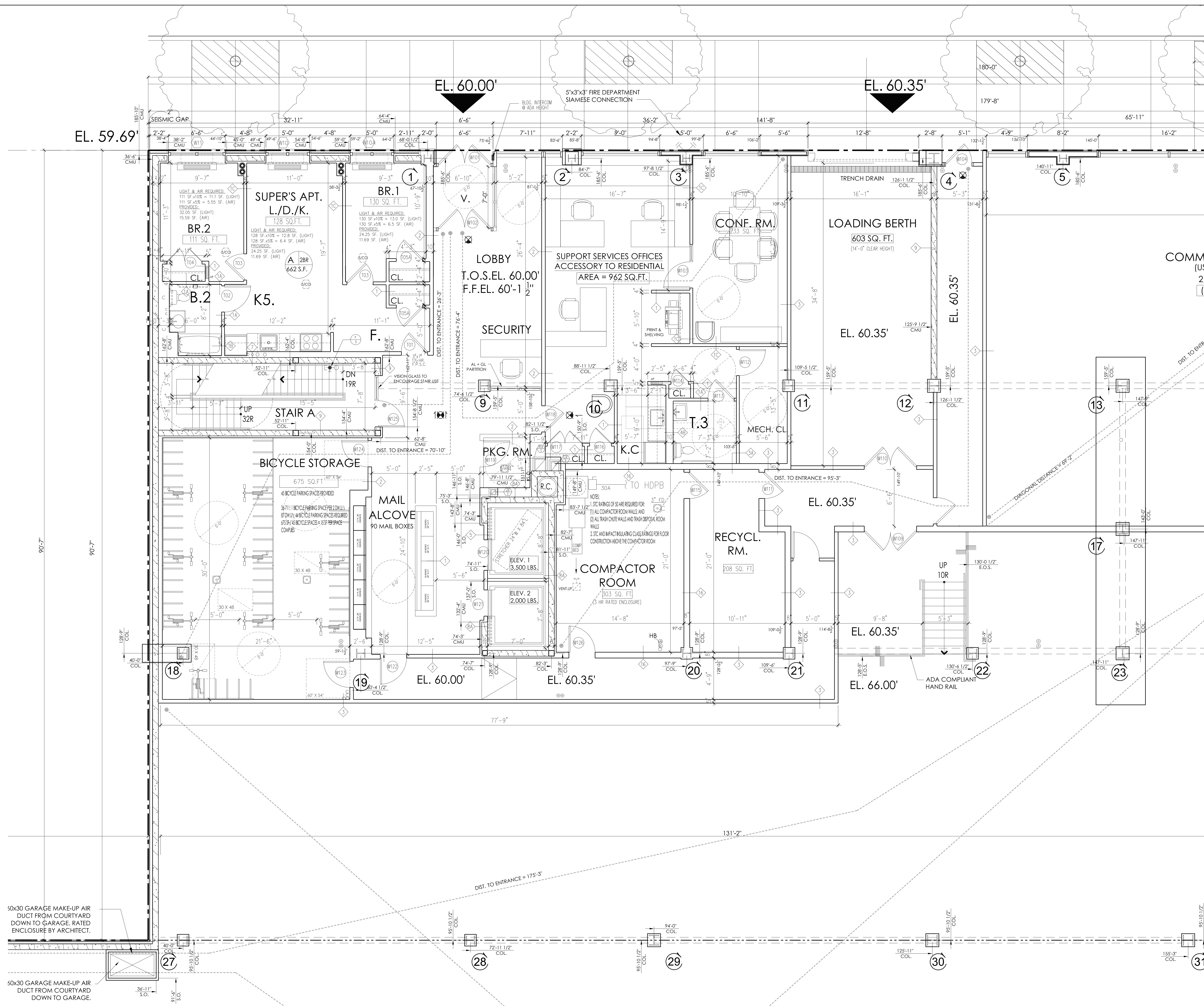
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DRAWING TITLE:

1st FLOOR
PARTIAL PLAN A

SIGNATURE:	PROJECT No: 2014-64
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	CHECK'D BY: SLICE
	DWG. No:
	A-102.00
	sheet of 3



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sheet of XX

BATHGATE AVENUE

PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:

Wilfred Realty Corp.
4181 3rd AVENUE,
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC
22-60 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCEArchitects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE. SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MECHANICAL ENGINEER:

**RODKIN CARDINALE
CONSULTING ENGINEERS**
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412

BUILDING SYSTEM CONSULTANT:

STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 564-5800
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:

THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

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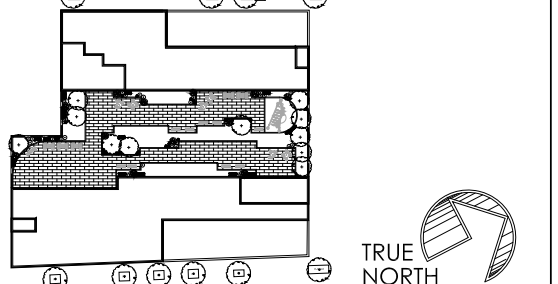
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10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB

No:	Date:	Revision:
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SCALE:

$$1/8'' = 1'-0''$$

KEY PLAN:



DRAWING TITLE:

2nd FLOOR PLAN

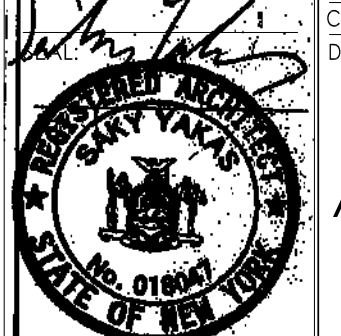
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PROJECT No. 2014-64

PROJECT NO: 2014-64
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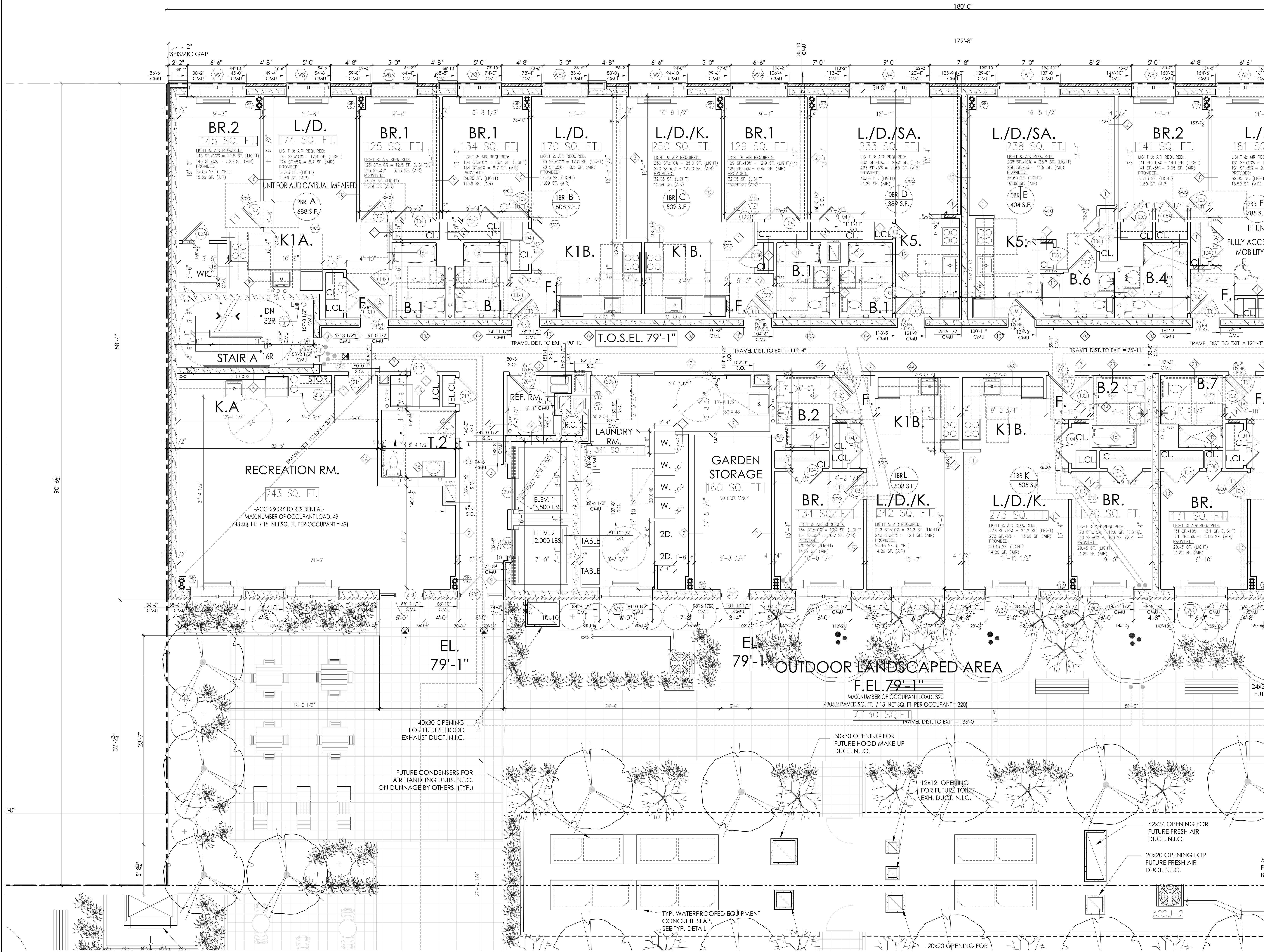
CHECK'D BY: SLCE

A-103.00



est of XX

1 THE WILFRID - 2ND FLOOR PLAN
1/8" = 1'-0"



PROJECT:
The Wilfrid
1880 Bathgate Avenue
BRONX, NY 10457
BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:
Wilfrid Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-4000
FAX: (212) 979-4387

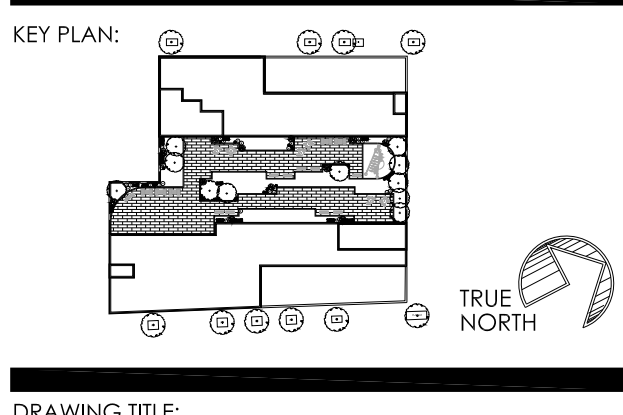
STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE. SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8846

MECHANICAL ENGINEER:
RODWIN CARDINALE CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

BUILDING SYSTEM CONSULTANT:
STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 544-5800
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

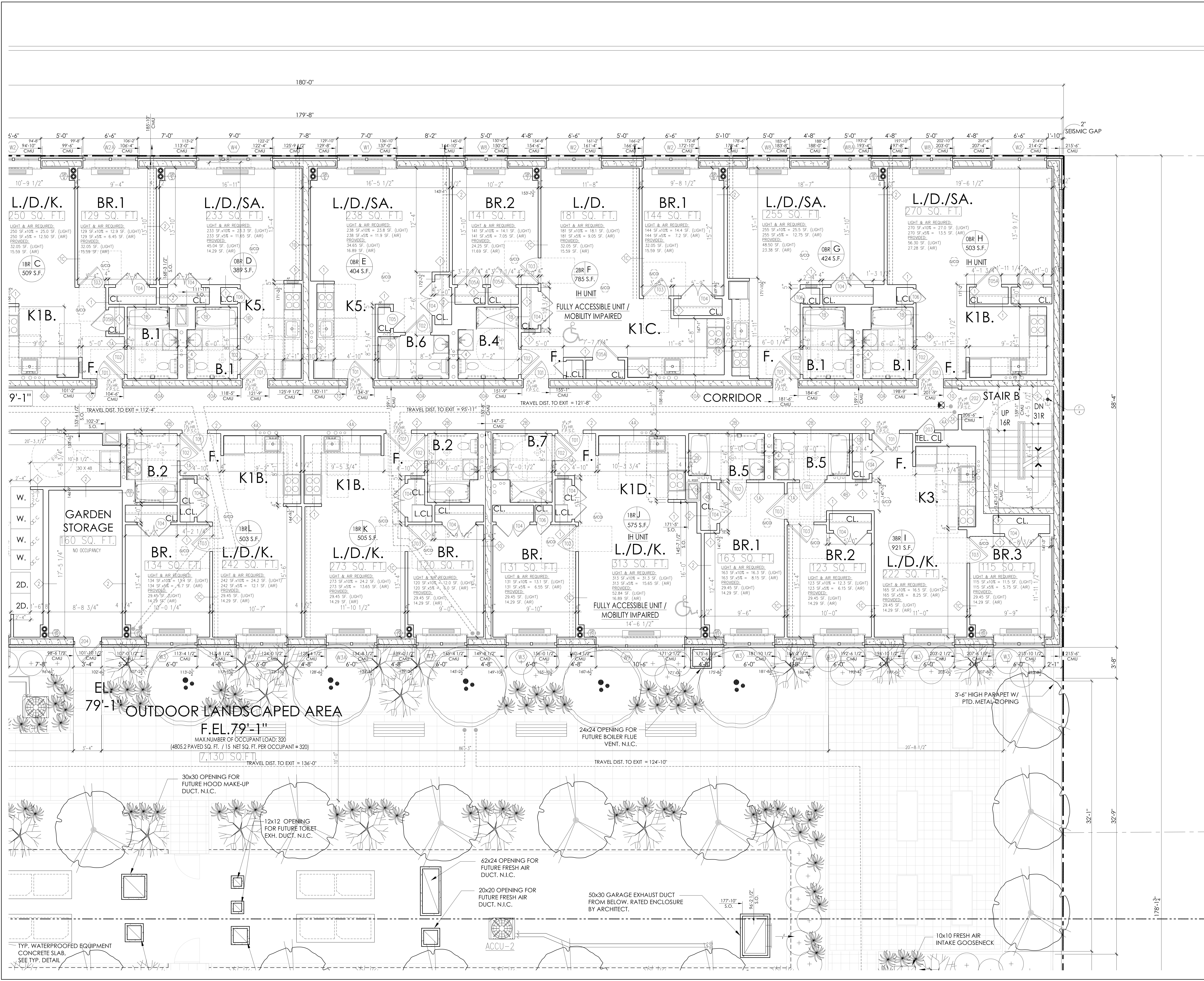
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10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB
No:	Date:
SCALE:	Revision:
1/4" = 1'-0"	



DRAWING TITLE:

2ND FLOOR PARTIAL PLAN A

SIGNATURE:
PROJECT No: 2014-44
DRAWN BY: SLCE
CHECKED BY: SLCE
DWG. No: A-103.00A
sheet of XX



PROJECT:

The Wilfrid
1880 Bathgate Avenue
BRONX, NY 10457

OWNER:
Wilfred Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8845

MECHANICAL ENGINEER:
RODWIN CARDINALE
CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

BUILDING SYSTEM CONSULTANT:
STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 544-5800
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Dates: Distribution:

11/11/16 90% SUBMISSION
10/14/16 75% SUBMISSION
09/15/16 ISSUED TO DOB

No: Date: Revision:

SCALE:
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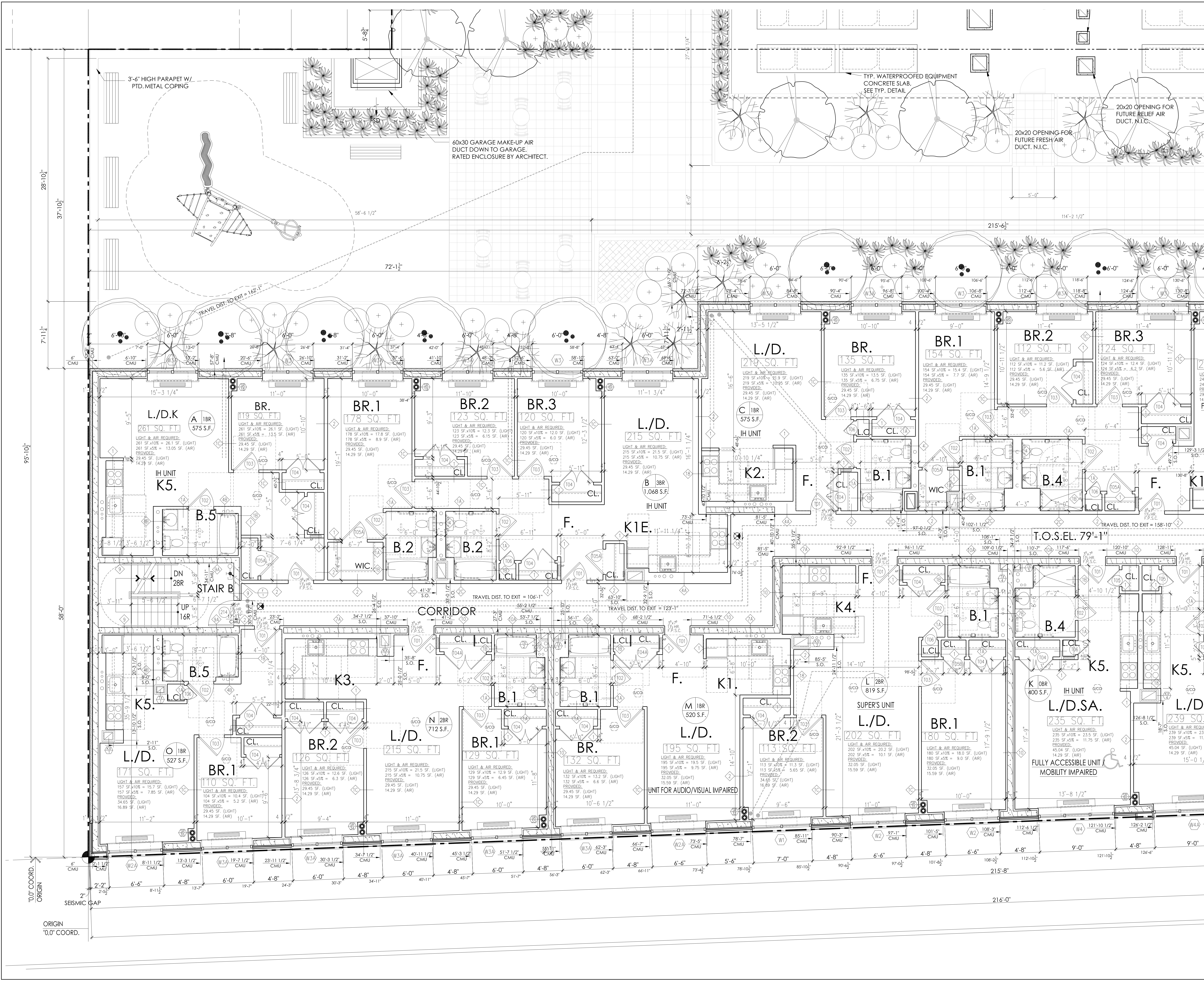
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DRAWING TITLE:
2ND FLOOR
PARTIAL PLAN B

SIGNATURE:

PROJECT No: 2014-44
DRAWN BY: SLCE
CHECKED BY: SLCE
DWG. No: A-103.00B

sheet of XX



PROJECT:
The Wilfrid
1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE DISTRICT MX-14)

OWNER:
Wilfrid Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

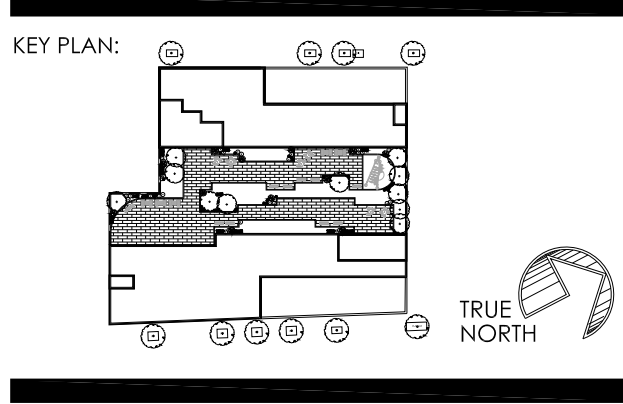
STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE. SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8845

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224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

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STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 564-8800
FAX: (212) 41-8673

LANDSCAPE GROUP:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Date:	Distribution:
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10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB
No:	Date:
SCALE:	Revision:
1/4" = 1'-0"	



DRAWING TITLE:
2ND FLOOR PARTIAL PLAN C

SIGNATURE:

PROJECT No: 2014-44
DRAWN BY: SLCE
CHECKED BY: SLCE
DWG. No: A-103.00C

sheet of XX

BATHGATE AVENUE

PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:

Wilfrid Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC
22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8845

MECHANICAL ENGINEER:

RODKIN CARDINALE
CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

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307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 544-5800
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:

THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Date: Distribution:

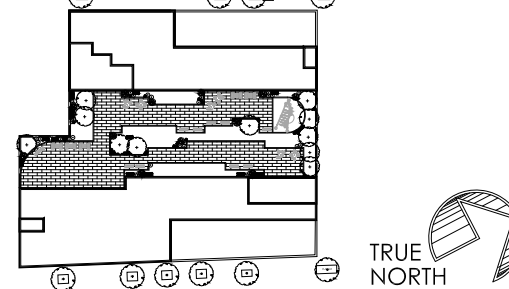
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10/14/16 75% SUBMISSION
09/15/16 ISSUED TO DOB

No: Date: Revision:

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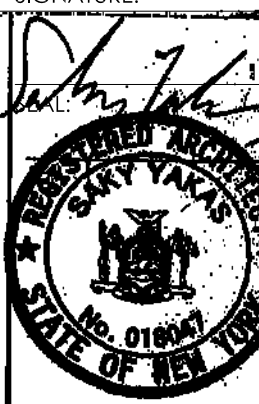
KEY PLAN:



DRAWING TITLE:

3RD FLOOR PLAN

SIGNATURE:



PROJECT No: 2014-44

DRAWN BY: SLCE

CHECKED BY: SLCE

DWG. No:

A-104.00

sheet of XX

3RD AVENUE

M1-4 / R7A
SPECIAL PURPOSE DISTRICT MX-14


M1-4 / R7X
SPECIAL PURPOSE DISTRICT MX-14

No:	Date:	Revision:
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SCALE:

$1/4" = 1'-0"$


KEY PLAN:



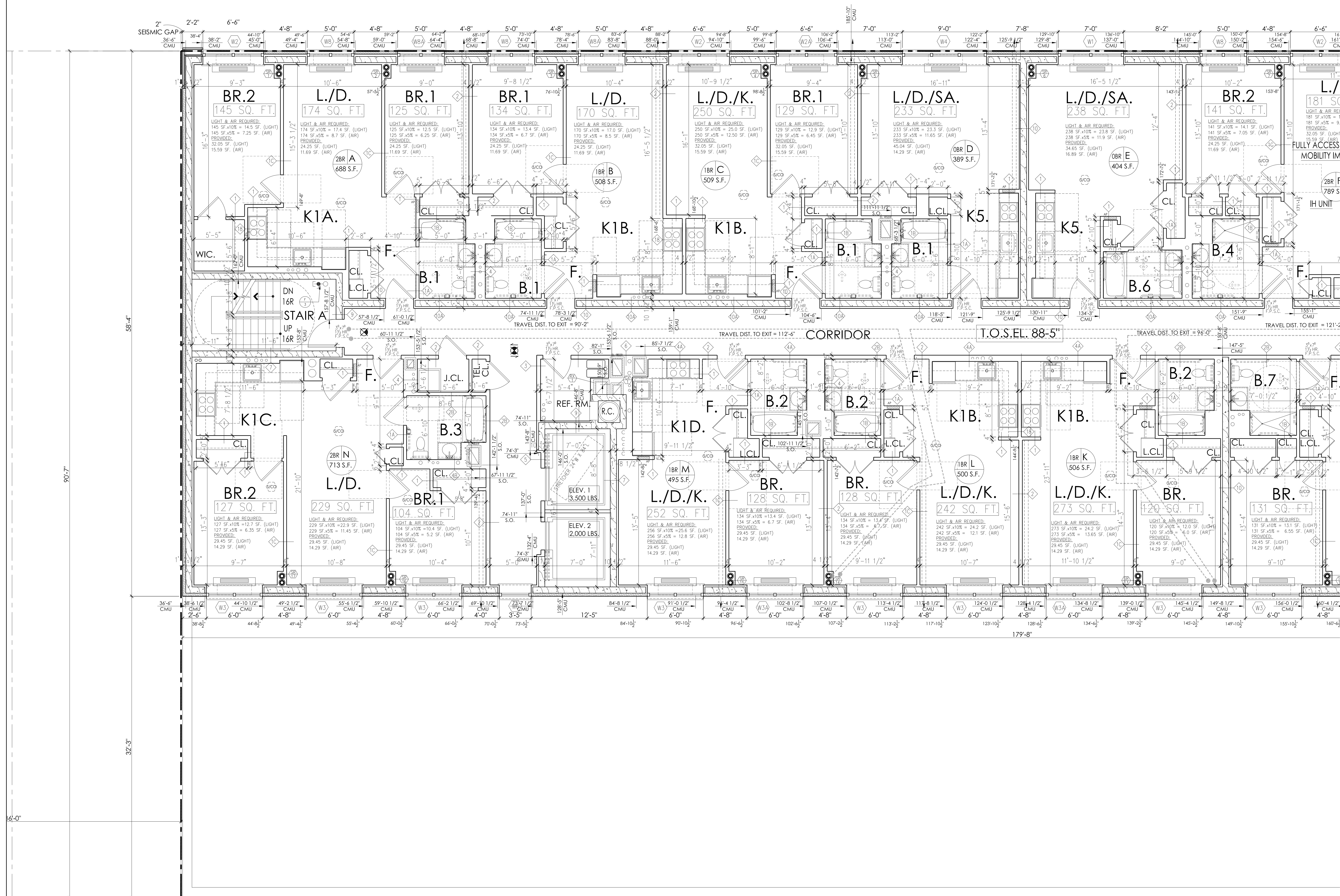
The key plan shows the site layout with various buildings and open spaces. A north arrow is located in the bottom right corner, pointing towards the top right. A scale bar is located in the bottom left corner, indicating a distance of 100 feet. The plan is labeled with 'TRUE NORTH' and a scale of '1" = 100'.

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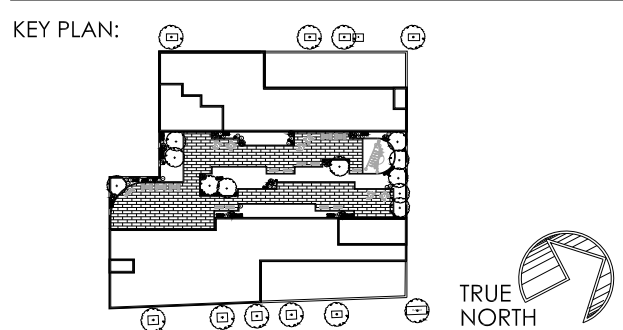
3RD FLOOR
PARTIAL PLAN A

	PROJECT No: 2014-64
	DRAWN BY:
	CHECKED BY: SLCE
	DWG. No:

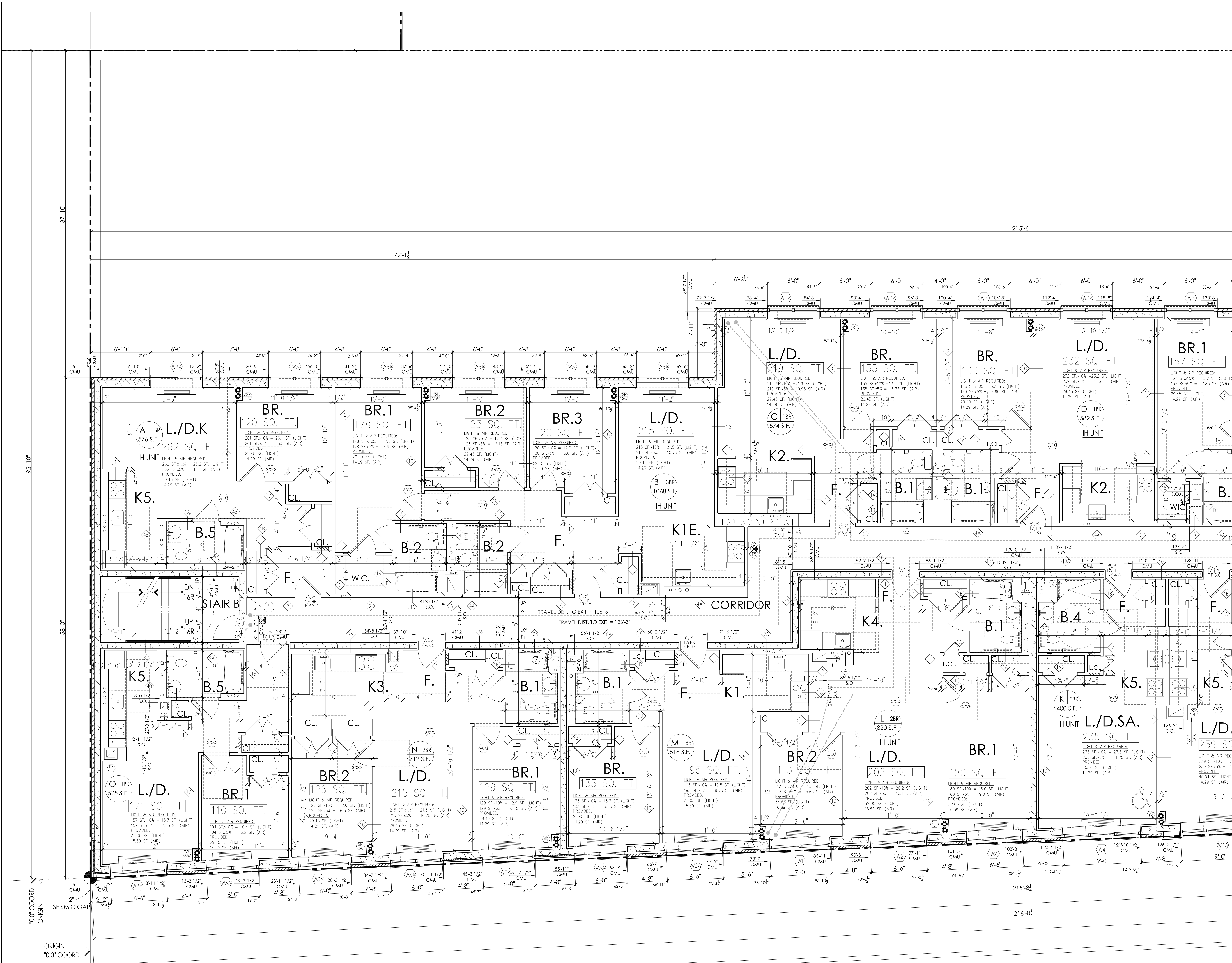

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Date:	Distribution:
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10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB
No:	Date:
Revision:	
SCALE:	1/4" = 1'-0"



DRAWING TITLE:
**3RD FLOOR
PARTIAL PLAN C**



3RD AVENUE

BATHGATE AVENUE

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:
Wilfred Realty Corp.
4181 3rd AVENUE,
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-60 46th STREET,
ASTORIA, NEW YORK 11105

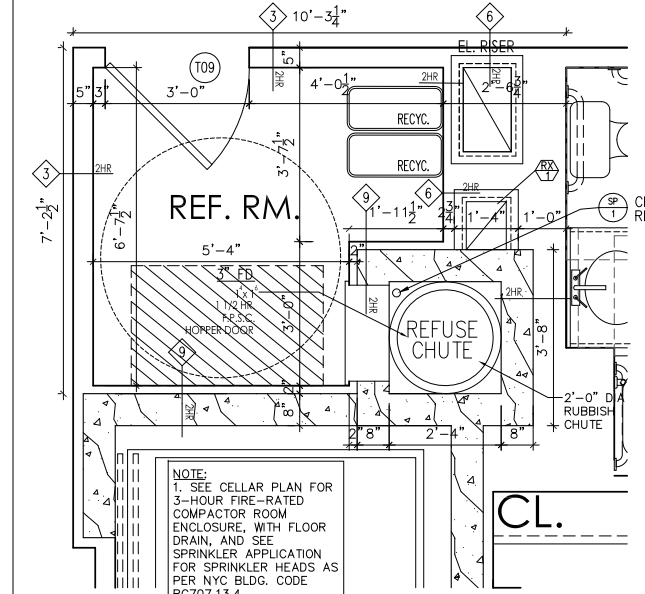
ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE. SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: [914] 948-8844
FAX: [914] 948-8868

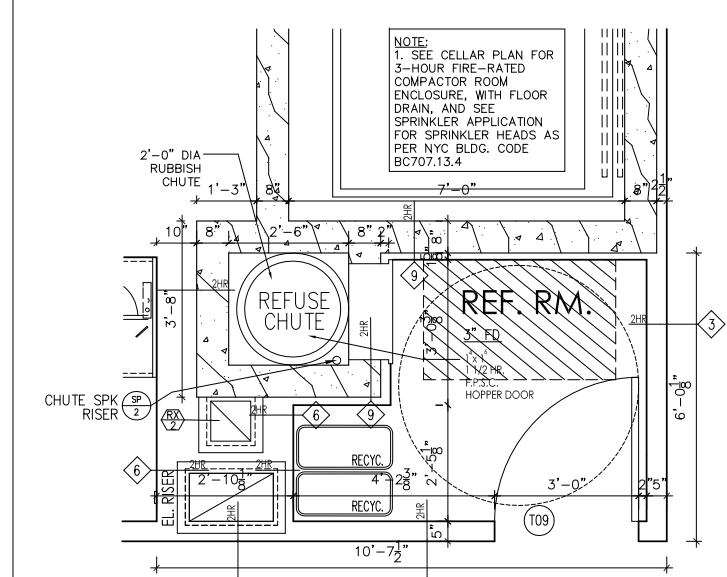
MECHANICAL ENGINEER:
RODKIN CARDINALE
CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412

BUILDING SYSTEM CONSULTANT:
STEVEN WINTER ASSOCIATES, INC.

LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205



2 THE WILFRID WEST
REFUSE ROOM PLAN DETAIL (TYP.)
1/4"=1'-0"



3 THE WILFRID EAST
REFUSE ROOM PLAN DETAIL (TYP.)
1/4" = 1'-0"

Date:	Distribution:
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11/11/16	90% SUBMISSION
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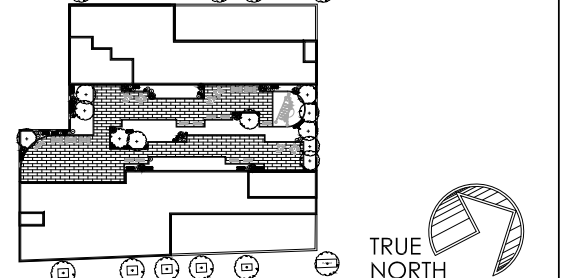
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No:	Date:	Revision:
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KEY PLAN:



DRAWING TITLE:

TYP. 4TH - 7TH
FLOOR PLAN

SIGNATURE: _____

PROJECT No. 2014-64

DRAWN BY:

DWG. No:

A-105.00

sheet of XX

1 THE WILFRID - TYP. 4TH -7TH FLOOR PLAN
1/8" = 1'-0"

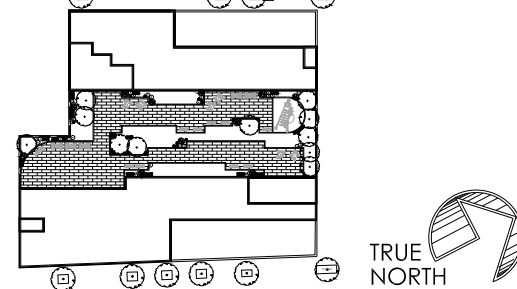
3RD AVENUE

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No:	Date:	Revision
SCALE:		

$$1/4'' = 1'-0''$$

KEY PLAN:



DRAWING TITLE

TYP. 4TH - 7TH
FLOOR
PARTIAL PLAN A

SIGNATUR

PROJECT No. 2014-14

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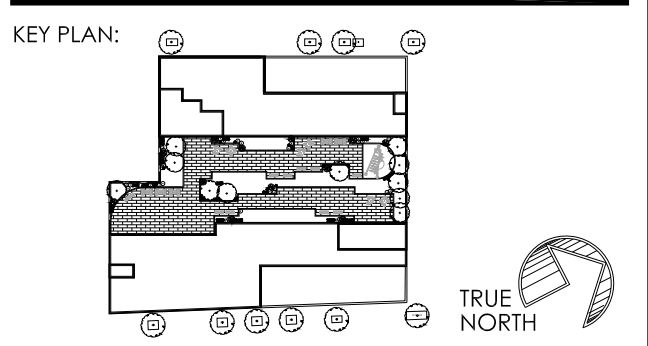
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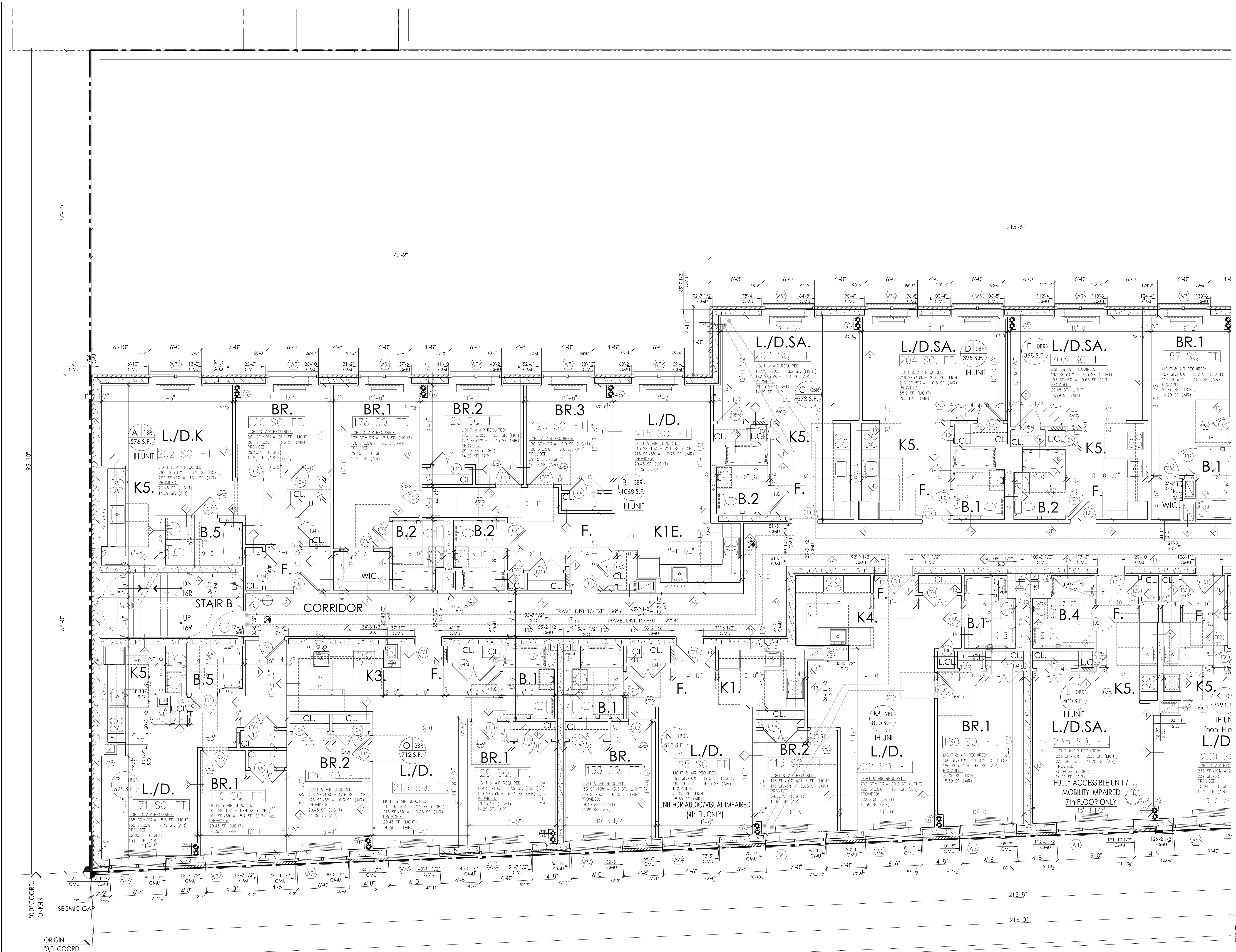
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Date:	Distribution:
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10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB
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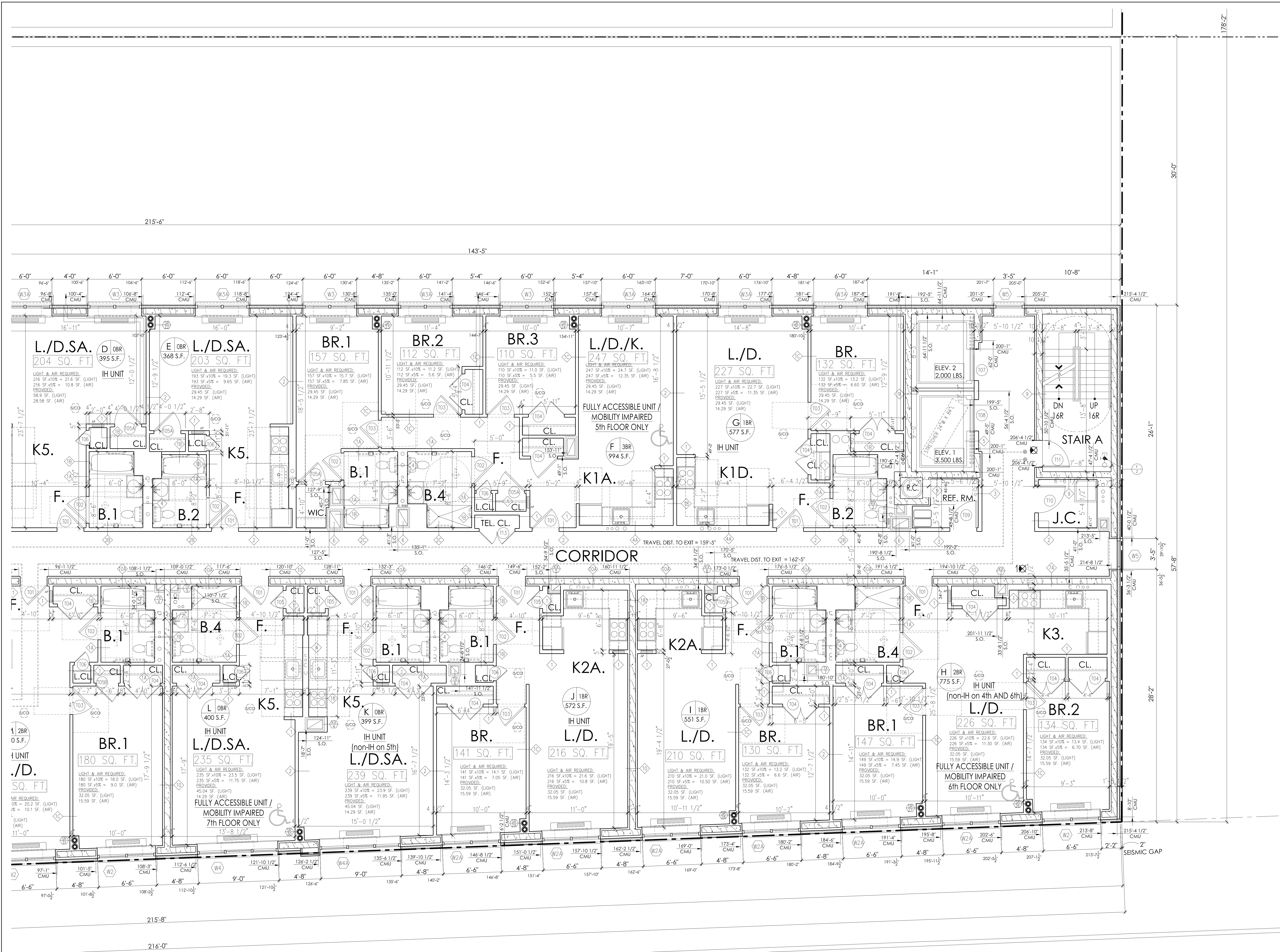
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DRAWING TITLE:
**TYP. 4TH - 7TH
FLOOR
PARTIAL PLAN C**



3RD AVENUE



3RD AVENUE

PROJECT:

The Wilfrid
1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE DISTRICT MX-14)

OWNER:
Wilfred Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:
Wilfrid Developers LLC
22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8846

MECHANICAL ENGINEER:
RODKIN CARDINALE CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

BUILDING SYSTEM CONSULTANT:
STEVEN WINTER ASSOCIATES, INC.
307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001
TEL: (212) 744-8000
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Dates: Distribution:


11/11/16 90% SUBMISSION
10/14/16 75% SUBMISSION
09/15/16 ISSUED TO DOB

No: Date: Revision:

SCALE:
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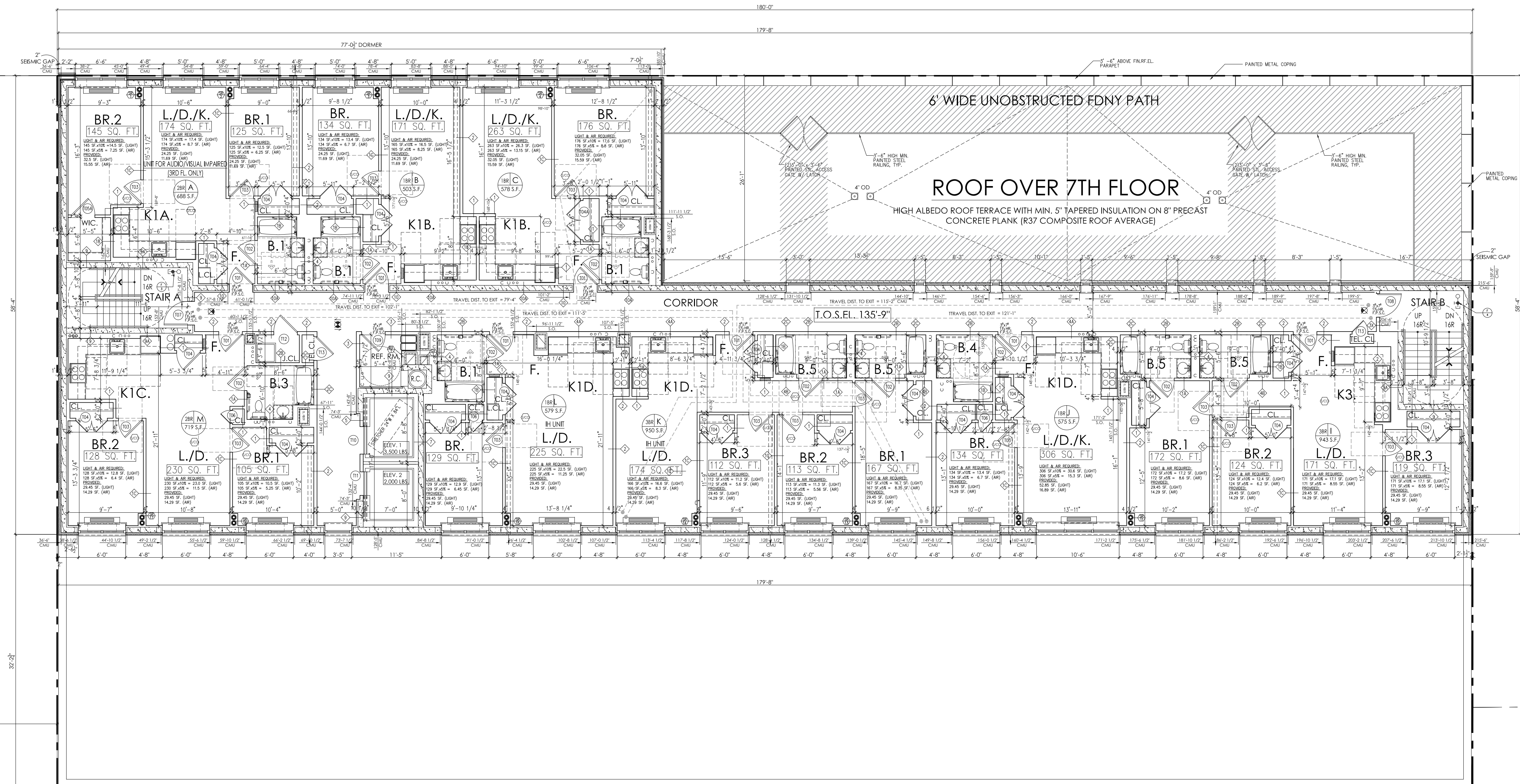
KEY PLAN:

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TYP. 4TH - 7TH FLOOR PARTIAL PLAN D

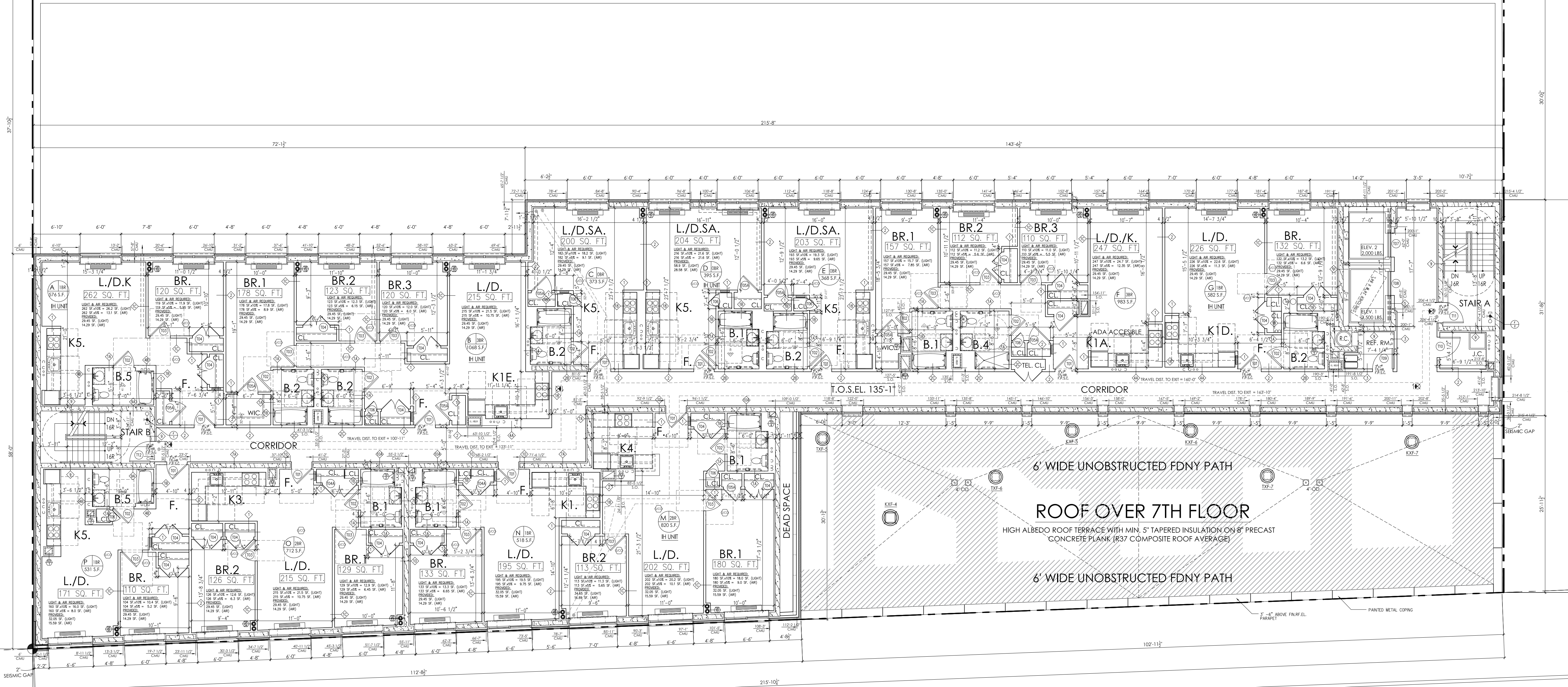
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PROJECT No: 201444
DRAWN BY: SLCE
CHECKED BY: SLCE
DWG. No: A-105.00D

sheet of XX

BATHGATE AVENUE



M1-4 / R7A
SPECIAL PURPOSE DISTRICT MX-14



M1-4 / R7X
SPECIAL PURPOSE DISTRICT MX-14

3RD AVENUE

PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE DISTRICT MX-14)

OWNER:

Wilfrid Realty Corp.
4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC
22-40 46th Street,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC
239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8845

MECHANICAL ENGINEER:

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CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-4412

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FAX: (212) 741-8673

LANDSCAPE ARCHITECT:

THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Date: Distribution:

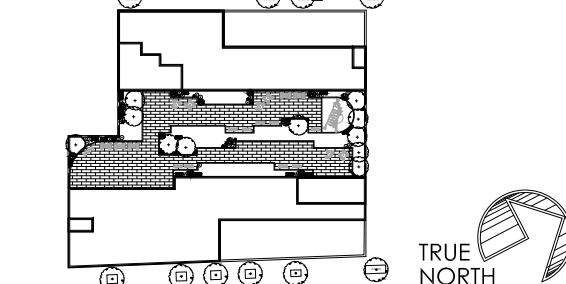
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09/15/16 ISSUED TO DOB

No: Date: Revision:

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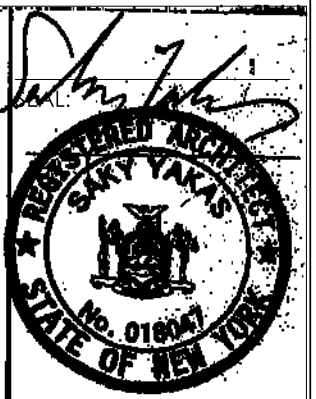
KEY PLAN:



DRAWING TITLE:

8TH FLOOR PLAN

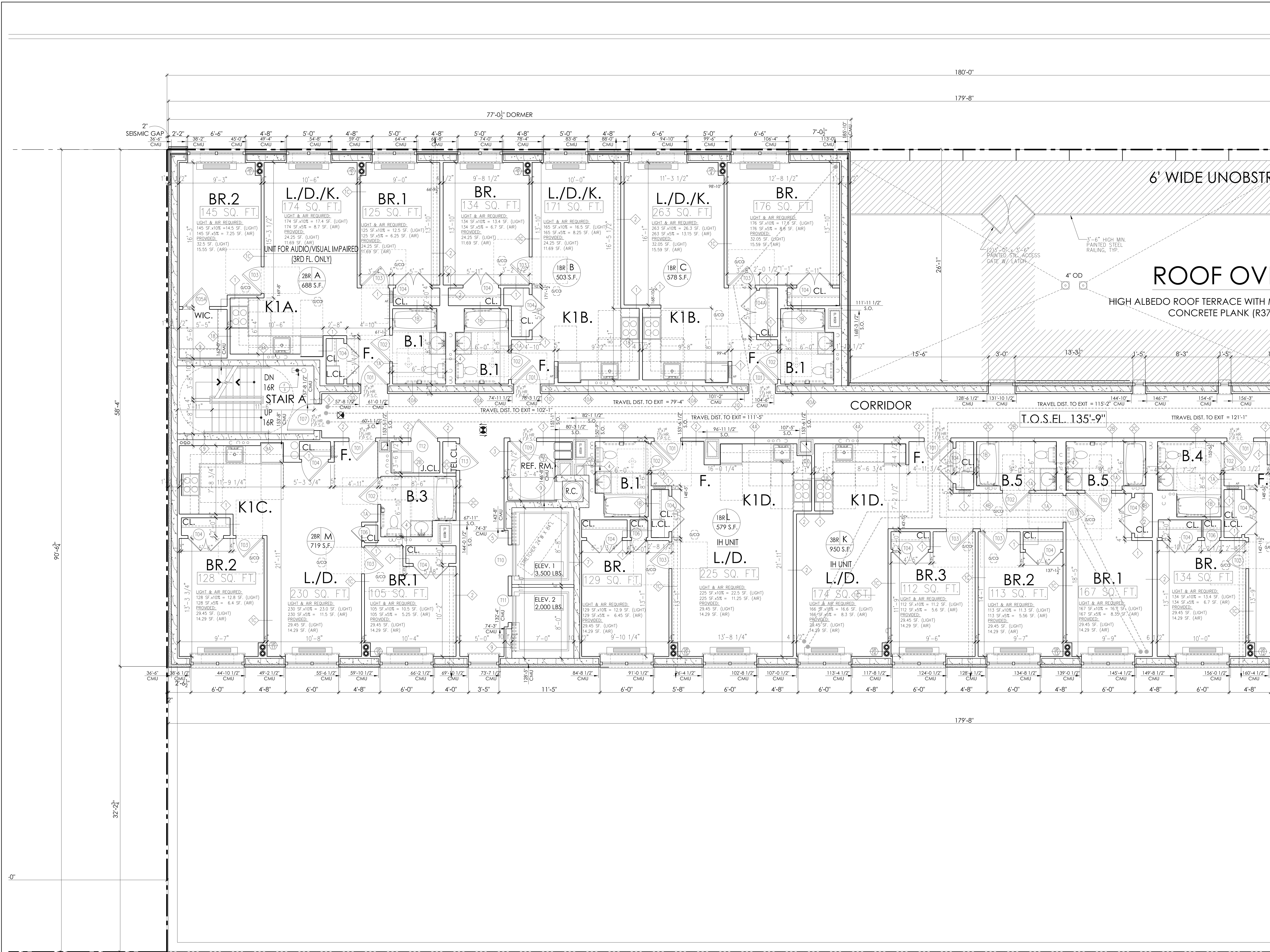
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PROJECT No: 2014-44
DRAWN BY: SLCE
CHECKED BY: SLCE
DWG. No:

A-106.00

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PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:

Wilfrid Realty Corp.

4181 3rd Avenue
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC

22-40 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCE Architects, LLP

1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
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STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC

239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
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LANDSCAPE ARCHITECT:

THE RBA GROUP

32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205

Dates: Distribution:

11/11/16	90% SUBMISSION
10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB

No: Date: Revision:

SCALE:

1/4" = 1'-0"

KEY PLAN:

DRAWING TITLE:

**8TH FLOOR
PARTIAL PLAN A**

SIGNATURE:

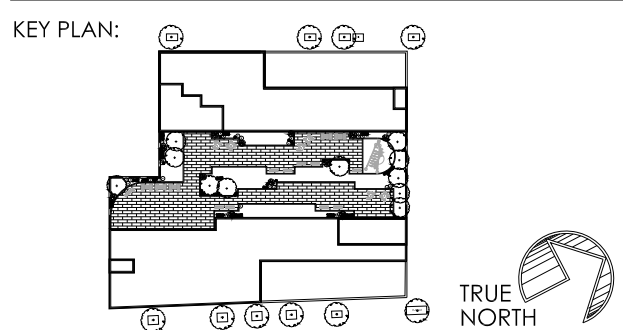
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DRAWN BY: SLCE
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DWG. No:

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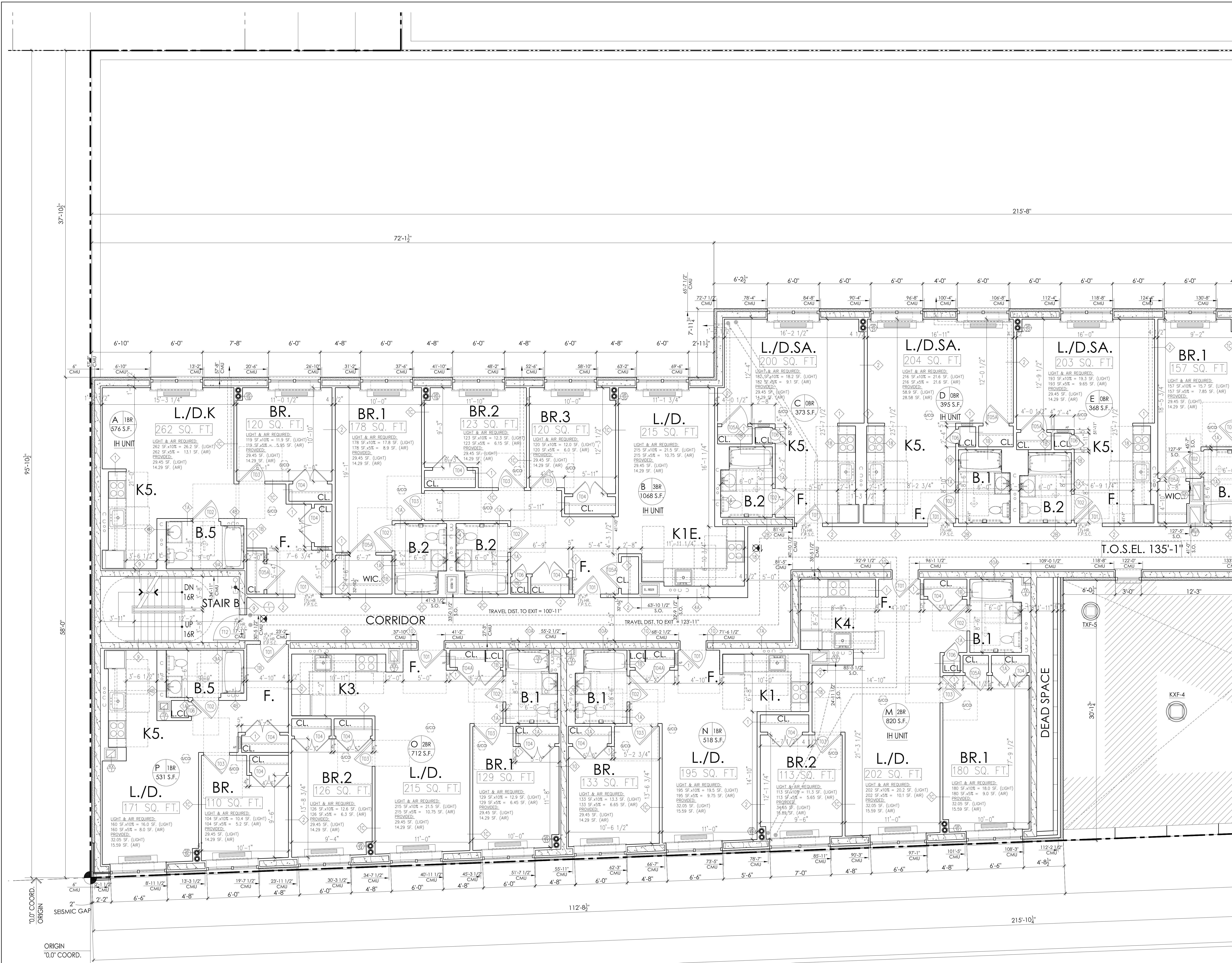
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Date:	Distribution:
11/11/16	90% SUBMISSION
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09/15/16	ISSUED TO DOB
No:	Date:
Revision:	
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



DRAWING TITLE:
**8TH FLOOR
PARTIAL PLAN C**

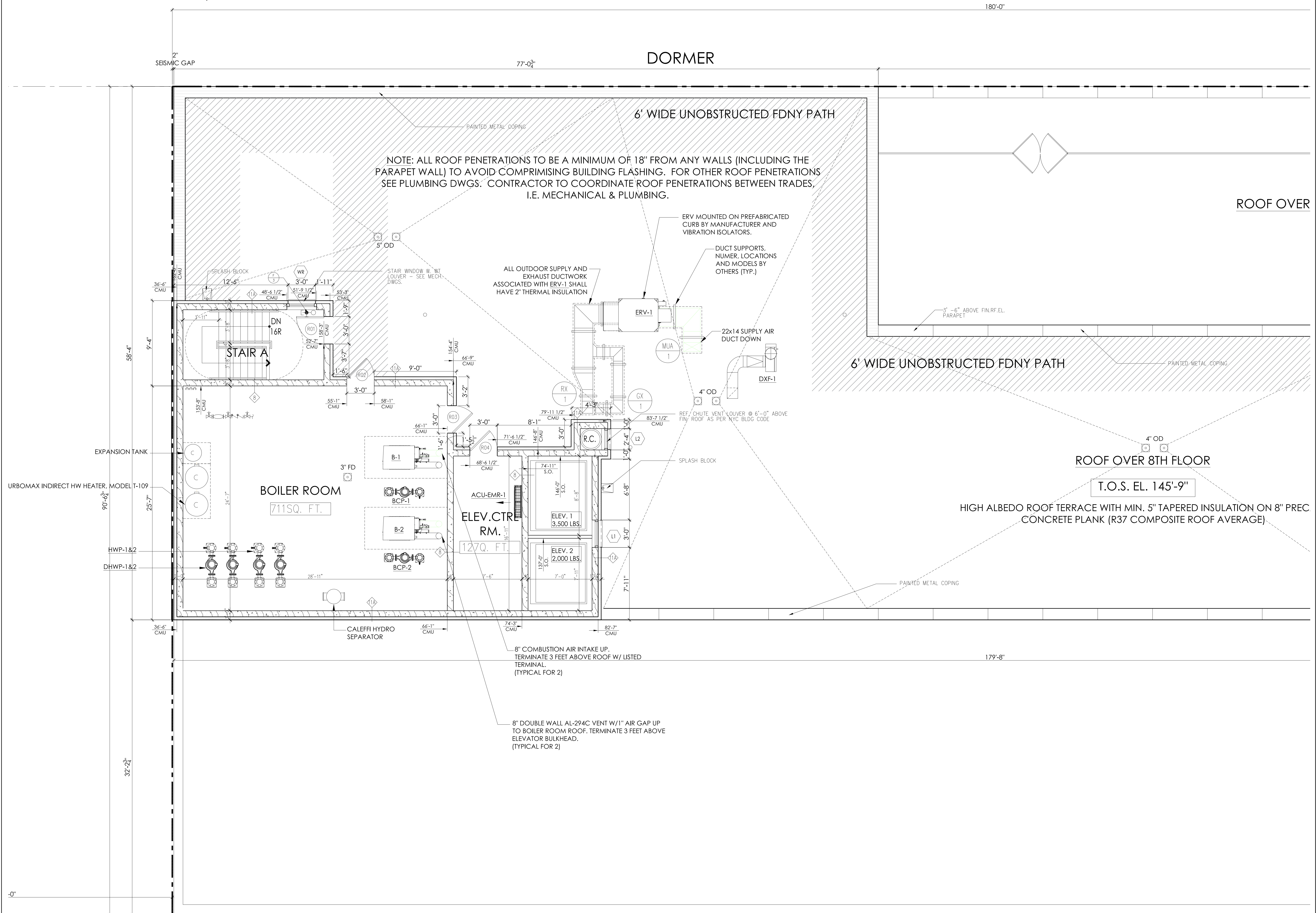


3RD AVENUE

= 1,455 SQ.FT.

	SIGNATURE:	PROJECT No: 2014-64
	<i>[Handwritten Signature]</i>	DRAWN BY:
		CHECKED BY: SLCE
		DWG. No:
		A-107.00
		sheet of XX

COVERTED AREA
= 1,455 SQ.FT.



PROJECT:

The Wilfrid

1880 Bathgate Avenue
BRONX, NY 10457

BLOCK: 2924, LOT: 7 MAP: 3D
ZONE: M1-4 / R7A & M1-4 / R7X (SPECIAL PURPOSE
DISTRICT MX-14)

OWNER:

Wilfred Realty Corp.
4181 3rd AVENUE,
BRONX, NEW YORK 10457

DEVELOPER:

Wilfrid Developers LLC
22-60 46th STREET,
ASTORIA, NEW YORK 11105

ARCHITECT:

SLCEArchitects, LLP

1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:

DE NARDIS ENGINEERING, LLC

239 CENTRAL AVE, SUITE 200
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MECHANICAL ENGINEER:

RODKIN CARDINALE
CONSULTING ENGINEERS

CONSULTING ENGINEER
224 WEST 29TH STREET, 4TH FLOOR

224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412

BUILDING SYSTEM CONSULTANT:

STEVEN WINTER ASSOCIATES, INC. |

307 SEVENTH AVENUE, SUITE 1701
NEW YORK, NY 10001

TEL: (212) 564-5800
FAX: (212) 741-8673

LANDSCAPE ARCHITECT:

THE RBA GROUP

32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

TEL: (212) 741-8090
FAX: (212) 633-1205

Date:	Distribution:
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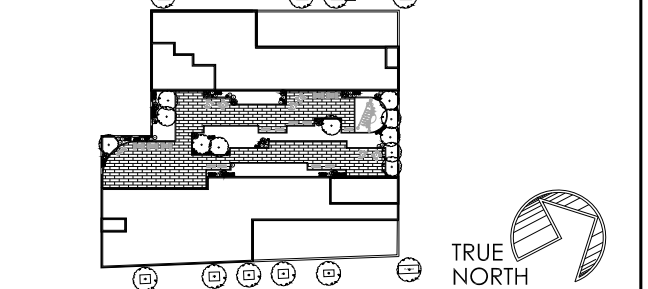
11/11/16	90% SUBMISSION
10/14/16	75% SUBMISSION
09/15/16	ISSUED TO DOB

No:	Date:	Revision:
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SCALE:

$$1/4'' = 1'-0''$$

KEY PLAN:




DRAWING TITLE:

ROOF
PARTIAL PLAN A

SIGNATURE: _____

PROJECT No: 2014-64
DRAWN BY:
CHECK'D BY: SLCE
DWG. No:

 A-107.00A

sheet of XX

The Wilfrid
1880 Bathgate Avenue
BRONX, NY 10457

OWNER:
Wilfred Realty Corp.
4181 3rd AVENUE,
BRONX, NEW YORK 10457

ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

MECHANICAL ENGINEER:
RODKIN CARDINALE
CONSULTING ENGINEERS
224 WEST 29TH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412


LANDSCAPE ARCHITECT:
THE RBA GROUP
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005
TEL: (212) 741-8090
FAX: (212) 633-1205


[illegible]

No:	Date:	Revision:
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KEY PLAN:

ROOF
PARTIAL PLAN C

	PROJECT NO: 2014-64
	DRAWN BY:
	CHECK'D BY: SLCE
	DWG. No:


 A-107.00C
 sheet of XX

sheet of XX

The Wilfrid
1880 Bathgate Avenue
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BRONX, NEW YORK 10457

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NEW YORK, NEW YORK 10001
TEL: (212) 239-1892
FAX: (212) 239-6412


LANDSCAPE ARCHITECT:
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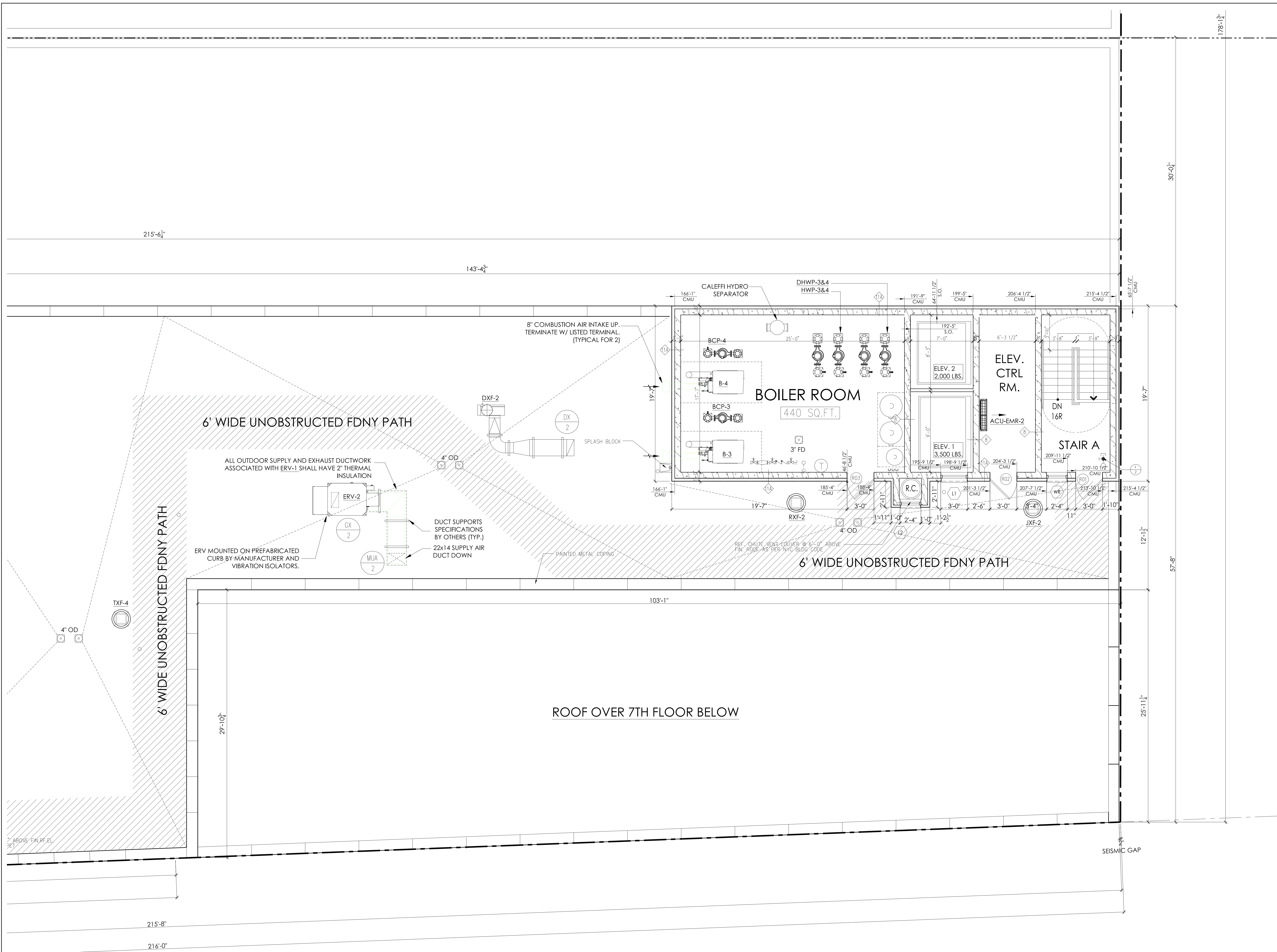
No: _____ Date: _____ Revision: _____

SCALE:

$1/4" = 1'-0"$

DRAWING TITLE:

SIGNATURE:	PROJECT No: 2014-64
	DRAWN BY:
	CHECKED BY: SLCE
	DWG. No:
A-107.00D	
sheet of XX	



**NYC DEPARTMENT OF FINANCE
APPLICATION FOR MERGERS OR APPORTIONMENTS**



APPLICATION FOR MERGERS OR APPORTIONMENTS

Instructions: Please complete this application and submit in person to: Department of Finance, Property Division - Tax Map Office, 66 John Street, 13th floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Bronx Block: 2924 Present Lot(s): 7, 10, 25, 30, 34

☒ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean

New Lot(s): ☐ Residential Building Gross Sq/Ft: ☐ Commercial Building Gross Sq/Ft: ☒ Mix (Residential & Commercial) Building Gross Sq/Ft: 248,419

Property
1. Owner's Name: Wilfred Realty Corp. I.M.D. Realty Corp.
LAST NAME FIRST NAME

Property
2. Address: 4181 3rd Ave Bronx NY 10457
NUMBER AND STREET CITY STATE ZIP CODE

SECTION B: APPLICANT INFORMATION

1. Architect/Engineer/Applicant's Name: Yakas Saky
LAST NAME FIRST NAME

2. Address: 1359 Broadway New York NY 10018
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 212.979.8400 4. Email Address: syakas@slsearch.com

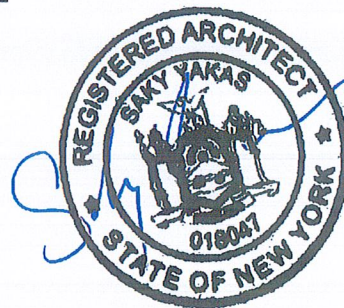
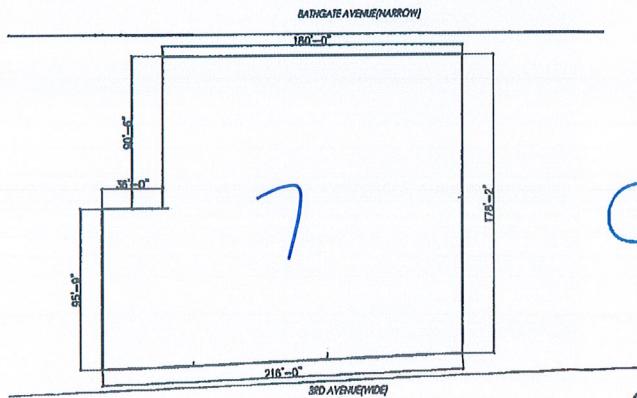
SECTION C: CERTIFICATION

The applicant hereby certifies that, in making this application for merger/apportionment, she is the owner, or acting under the direction of the owner.

Signature of Architect/Engineer/Applicant: Saky Y Date: 07/07/2016

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

BEAR IN MIND TO SCALE 1" = 50' IF POSSIBLE INDICATE NORTH ARROW



SITE PLAN



(Architect or Engineer's seal)

Lot(s) Issued: 7, 18, 16 Date: 7/18/16 New Lot(s): 7 Lot(s) Affected: 7, 10, 34 Lot(s) Dropped: 10, 25, 30, 34

Customer Service Representative: W. H. H.

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Cartographer.

Map Updated: 7/18/16

Tax Map Cartographer: W. H. H. Date: 7/18/16

SITE ACCESS LETTER FROM CURRENT OWNER

WILFRED REALTY CORP.
4181 3RD AVE
BRONX, NEW YORK, 10457

October 14, 2016

Brownfield Requestor and Applicant
c/o Mega Contracting Group LLC
22-60 46th Street
Astoria, New York 11105

Re: Property access to perform all obligations under the New York State Brownfield Cleanup Program

Dear Sir:

Wilfred Realty Corp. ("Wilfred") currently owns the property located at 1880 Bathgate Avenue (Lot 7), 1888 Bathgate Avenue (Lot 10), 4197 Third Avenue (Lot 25), 4181 Third Avenue (Lot 30), and 4179 Third Avenue (Lot 34), in Bronx, New York, (collectively referred to herein as the "Property"). Wilfred hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicants"), to access the Property to perform any and all obligations under the New York State Brownfield Cleanup Program ("BCP"). Wilfred understands that the Authorized Applicants will also need to provide access to the New York State Department of Environmental Conservation and Qualified Environmental Professionals that the Authorized Applicants has/have hired to perform a Remedial Investigation as required under the BCP as well as possible next steps under the BCP, including, but not limited to, all necessary sampling, investigation and remedial work required under the BCP.

Sincerely,

Wilfred Realty Corp.

By: 

ISRAEL SCHWARTZ PRES.

DOCUMENT REPOSITORY LETTERS

October 14, 2016

Tremont Library
1866 Washington Avenue
Bronx, NY, 10457

Re: Document Repository for 1888 Bathgate Ave, Bronx, NY 10457

To whom it may concern:

Wilfrid Developers LLC is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Wilfrid East Properties LLC, Wilfrid East LIHTC LLC, and Wilfrid West Properties LLC for the project site located at 1888 Bathgate Avenue, Bronx, NY 10457. As required by NYSDEC, the Tremont Library of the New York Public Library will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested and will be made available on the Tremont Library website until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to ekokinakis@megagroup.nyc.

Please call me at (917) 376-1738 with any questions.

Thank you.

Sincerely,



Emanuel Kokinakis
Wilfrid Developers LLC
Development Manager

ACKNOWLEDGED AND ACCEPTED:

<u>Wilson Francis</u>	<u>Library Manager</u>	<u>W. Francis</u>
Name	Title	Signature

October 14, 2016

Bronx Community Board District 6
1932 Arthur Avenue, Rm. 709
Bronx, NY 10457

Re: Document Repository for 1888 Bathgate Ave, Bronx, NY 10457

To whom it may concern:

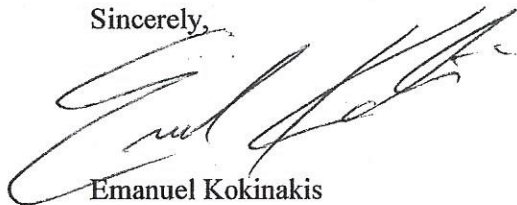
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Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to ekokinakis@megagroup.nyc.

Please call me at (917) 376-1738 with any questions.

Thank you.

Sincerely,



Emanuel Kokinakis
Wilfrid Developers LLC
Development Manager

ACKNOWLEDGED AND ACCEPTED:

<u>John Sanchez</u>	<u>District Manager</u>	<u>[Signature]</u>
Name	Title	Signature