

HUNTS POINT PARCEL A-2
BROWNFIELD CLEANUP PROGRAM APPLICATION

For the Property located at
NE Corner of the Southern Intersection of Food Center
Drive & Halleck Street,
Bronx, NY 10474
BCP #C203094

Submitted to:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Prepared for:

New York City Economic Development Corporation
110 William Street
New York, NY 10038

Prepared by:



61 Broadway
Suite 1601
New York, NY 10006

August 11, 2017

Affiliated with Integral Consulting Inc.



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 9**

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME New York City Department of Small Business Services (SBS)/Andrew Schwartz

ADDRESS 110 William Street

CITY/TOWN New York, NY

ZIP CODE 10038

PHONE 212-513-6428

FAX

E-MAIL aschwartz@sbs.nyc.gov

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?

☐

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.

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		BTEX	
Chlorinated Solvents			
Other VOCs			
SVOCs	PAHs	NAPL	
Metals	Arsenic, Barium, Cadmium, Copper, Lead, Mercury, Zinc	Iron, Lead, Manganese, Mercury	
Pesticides			
PCBs			
Other*	Cyanide, Sulfur	Cyanide, Chloride	

*Please describe: Consistent with previous MGP operations and related waste (purifier waste)

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):

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Hunts Point Parcel A-2 (former Site A OU-2)				
ADDRESS/LOCATION NE Corner of the Southern Intersection of Food Center Drive and Halleck Street				
CITY/TOWN Bronx, NY		ZIP CODE 10474		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY Bronx		SITE SIZE (ACRES) 3.2		
LATITUDE (degrees/minutes/seconds) 40 ° 48 ' 25 "		LONGITUDE (degrees/minutes/seconds) 73 ° 52 ' 44 "		
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
NE Corner of the Southern Intersection of FCD and Halleck St, Bronx, NY	2	2778	100	5.5
<div>1. Do the proposed site boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div> <div>If no, please attach a metes and bounds description of the property.</div>				
<div>2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div>(application will not be processed without map)</div>				
<div>3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?</div> <div>(See DEC's website for more information) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> <div style="text-align: right;">If yes, identify census tract : 117</div> <div>Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%</div>				
<div>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</div> <div>If yes, identify name of properties (and site numbers if available) in related BCP applications: _____</div>				
<div>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</div>				
<div>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</div> <div>If yes, attach relevant supporting documentation.</div>				
<div>7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div> <div>If yes, these lands should be clearly delineated on the site map.</div>				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

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

☒ Yes ☐ No

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

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

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

Initials of each Requestor: AS _____

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 New York City Economic Development Corporation (NYCEDC)/Tracey Bell			
ADDRESS 110 William Street			
CITY/TOWN New York, NY		ZIP CODE 10038	
PHONE 212-312-3752	FAX	E-MAIL tbell@edc.nyc	
NAME OF REQUESTOR'S CONSULTANT Integral Engineering, P.C./Kevin McCarty			
ADDRESS 61 Broadway, Suite 1601			
CITY/TOWN New York, NY		ZIP CODE 10006	
PHONE 212-440-6714	FAX	E-MAIL kmccarty@integral-corp.com	
NAME OF REQUESTOR'S ATTORNEY Meredith Jones/NYCEDC			
ADDRESS 110 William Street			
CITY/TOWN New York, NY		ZIP CODE 10038	
PHONE 212-312-3563	FAX	E-MAIL mjones@edc.nyc	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE: circa 1970	
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?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

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

☐ Yes ☐ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____ ☐ Yes ☒ No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ ☐ Yes ☒ No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☒ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ ☐ Yes ☒ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. ☐ Yes ☒ No

Section IX. Contact List Information

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

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). 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?

☐ Residential ☒ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☒ Commercial ☒ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☐ No

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

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

The Site location is zoned for commercial and manufacturing use. The proposed plan is to redevelop the Site with a refrigerated warehouse and parking area, conforming to the applicable zoning laws/maps for this section of Hunts Point.

☒ 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.

The proposed use is consistent with recent redevelopment patterns in the Hunts Point Food Distribution Center. The plan to build a new warehouse and parking area supports the economic growth of the area.

☒ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the Proposed DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Deputy Commissioner (title) of NYC SBS (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the Proposed DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 7/13/2017 Signature: 

Print Name: ANDREW SCHWARTZ

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.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

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

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

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

☒ This is Not an Affordable Housing Project.

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Hunts Point Parcel A-2 (former Site A OU-2) **Site Address:** NE Corner of the Southern Intersection of Food Center Drive and Halleck Street
City: **County:** **Zip:** 10474

Tax Block & Lot
Section (if applicable): 2 **Block:** 2778 **Lot:** 100

Requestor Name: **Requestor Address:**
City: **Zip:** **Email:**

Requestor's Representative (for billing purposes)

Name: New York City Economic Development Corporation (NYCEDC)/Tracey Bell **Address:** 110 William Street
City: **Zip:** **Email:** tbell@edc.nyc

Requestor's Attorney

Name: Meredith Jones/NYCEDC **Address:** 110 William Street
City: **Zip:** **Email:** mjones@edc.nyc

Requestor's Consultant

Name: Integral Engineering, P.C./Kevin McCarty **Address:** 61 Broadway, Suite 1601
City: New York, NY **Zip:** 10006 **Email:** kmccarty@integral-corp.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☐ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Figures

Figure 1: Topographic Map

Figure 2: Site Plan

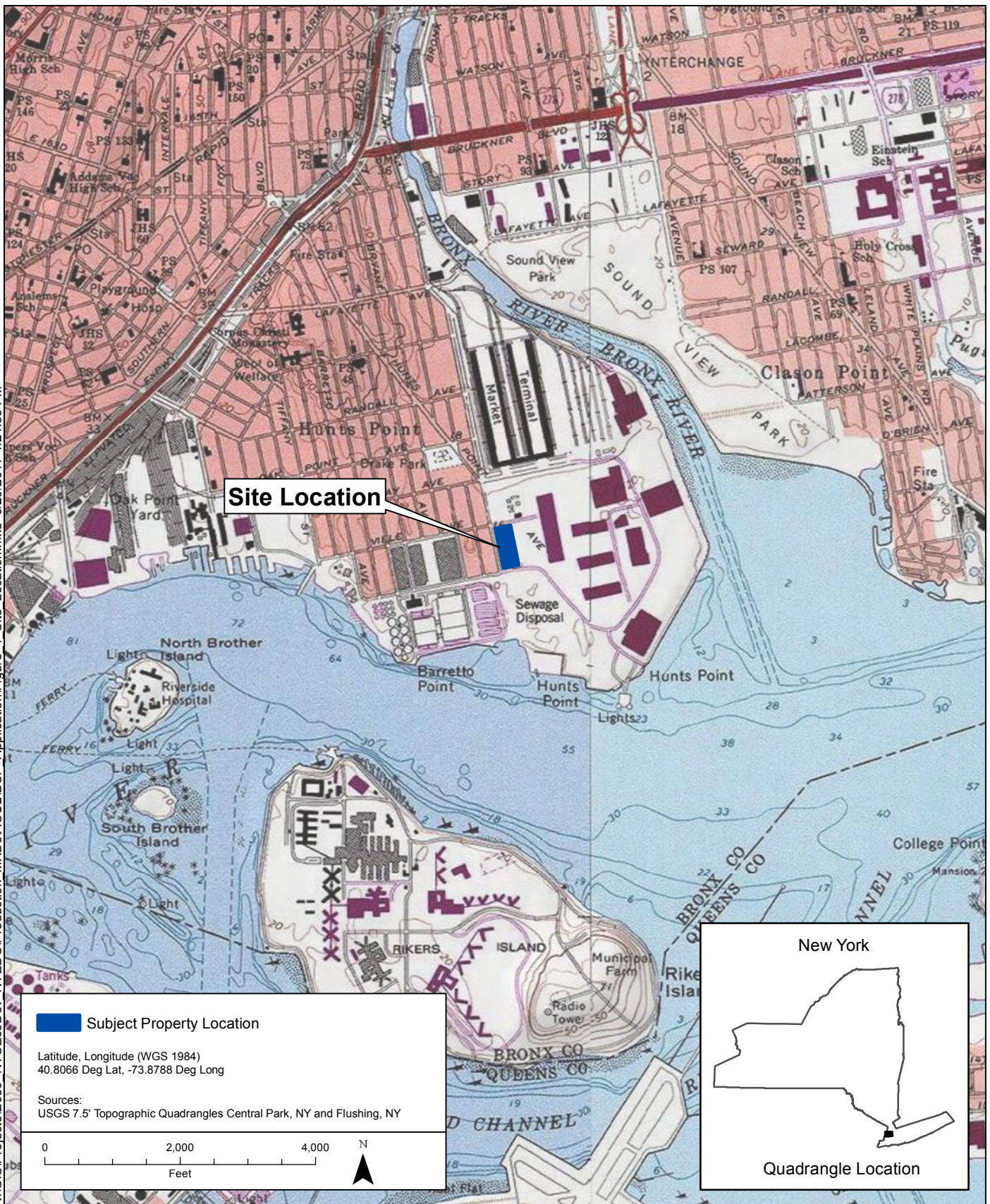
Figure 3: Tax Map

Figure 4: Environmental Zone Map

Figure 5: Surrounding Properties

Figure 6: FEMA Flood Map

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Figure 1.
Site Location
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCEcoDev_NYDEC\Production_MXD\AOU2\BCP_Application\Figure 2_site_map.mxd 6/29/2017 4:25:50 PM



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Figure 2.
Site Plan
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

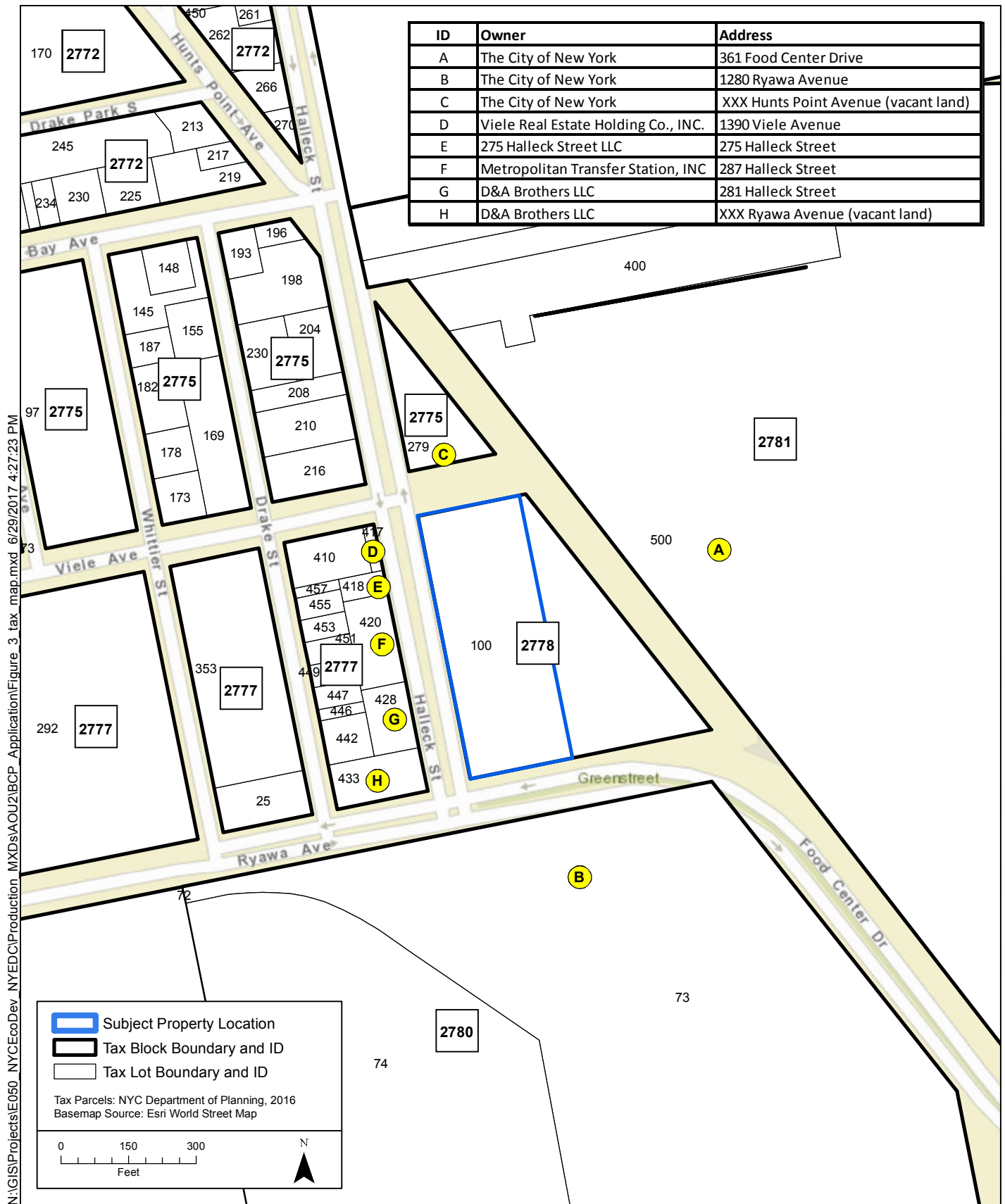


Figure 3.

Tax Map and Adjacent Property Owners
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCEcoDev_NYDEC\Production_MXD\SAOU2\BCP_Application\Figure 4 en_zone.mxd 6/29/2017 12:43:53 PM

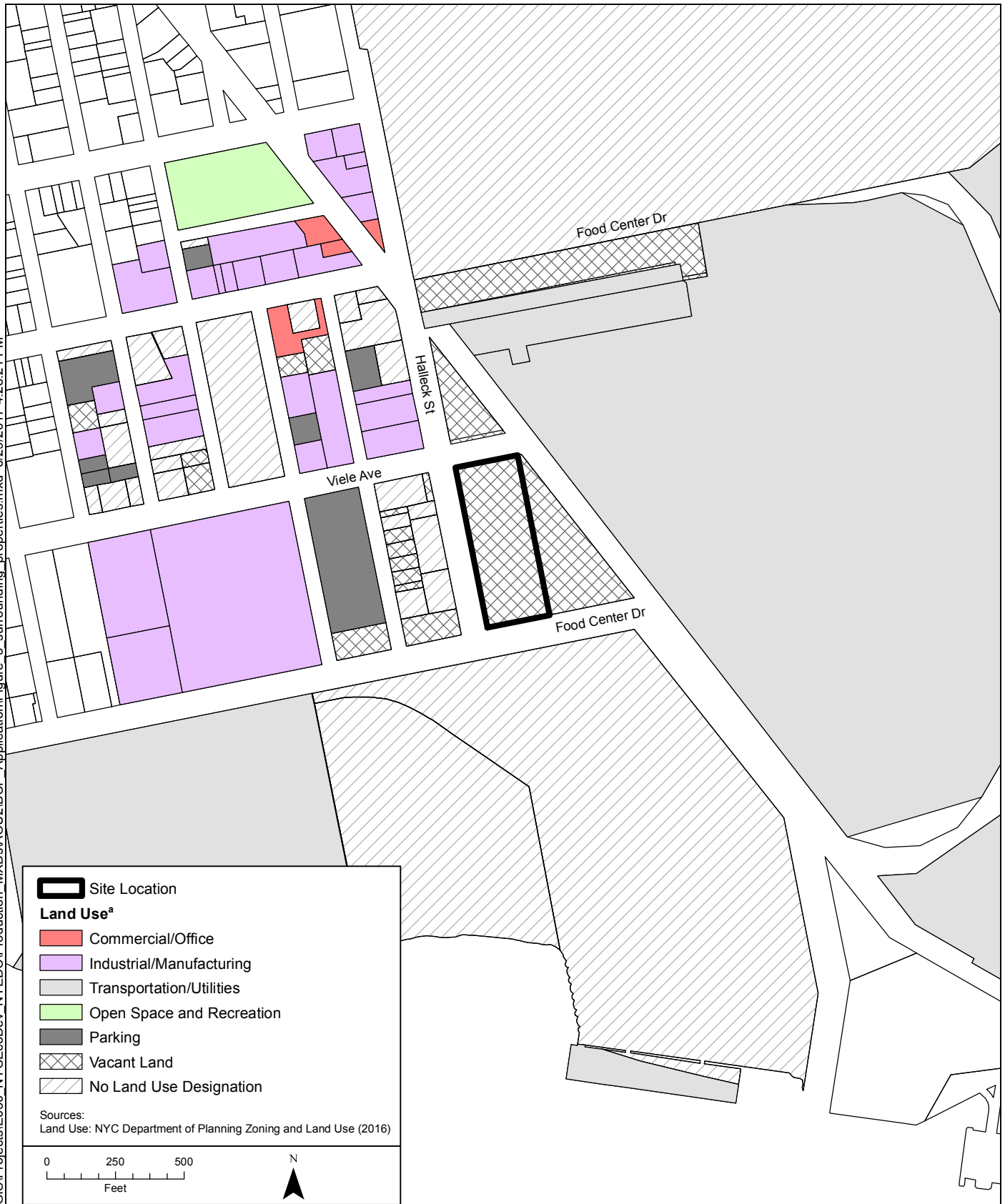


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Figure 4.
Environmental Zone
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCEcoDev_NYDEC\Production_MXD\SAOU2BCP_Application\Figure 5 surrounding_properties.mxd 6/29/2017 4:28:21 PM



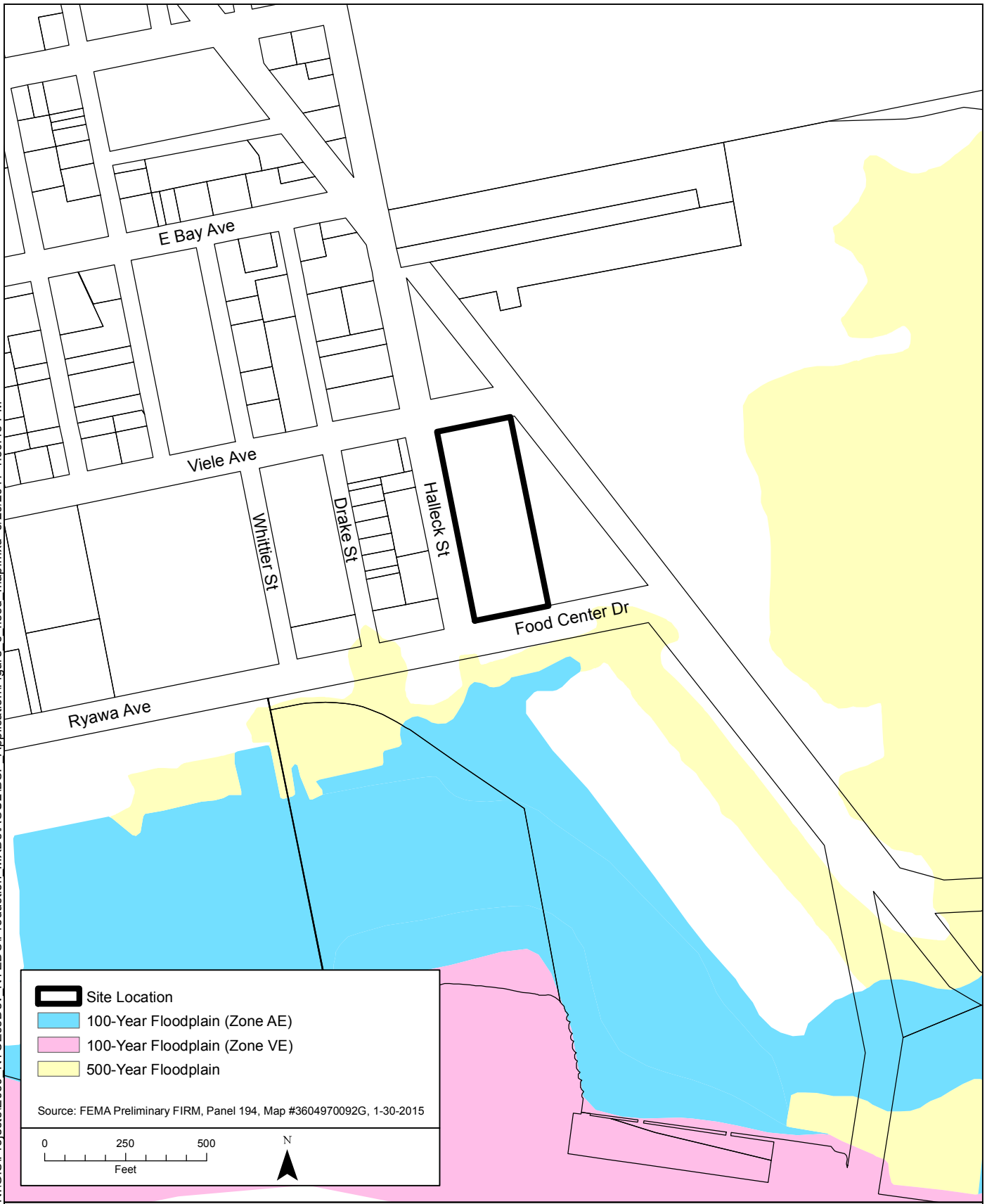
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Notes:
^aLand use designations may not
portray current conditions.

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Figure 5.
Surrounding Properties
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

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Figure 6.
FEMA Flood Zone Map
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

Attachment to Section II – Project Description

- Description of Development Project

Attachment to Section II – Project Description

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.*

The proposed development project consists of a refrigerated warehouse and parking area, consistent with adjacent properties also in the Hunts Point section of the Bronx.

The investigatory and remedial program is expected to begin upon approval of this BCP Application. Remedial Action implementation is anticipated to begin in September of 2017 and finish by mid-2018. Redevelopment plans are currently in their preliminary stages. A Certificate of Completion is anticipated to be issued by 2019.

Attachment to Section III – Property’s Environmental History

Site Maps

Figure 7: SVOCs (PAHs) in Soil (2016)

Figure 8: Metals in Soil (2016)

Figure 9: Cyanide in Soil (2016)

Figure 10: Groundwater Sampling Results (2016)

Sampling Data

Table 1: Soil Analytical Data – Lawler, Matusky & Skelly Engineers, August 2000

Tables 2-4: Soil Analytical Data - Integral Engineering, March 2016

Table 5: Groundwater Analysis, Integral, October 2016

Historic Report (on CD)

1. Investigative Report for the Second Operating Unit Portion of Parcel A, Bronx, NY, Lawler, Matusky & Skelly Engineers LLP, 2002

N:\GIS\Projects\E050_NYCEcoDev_NYEDC\Production_MXD\SAOU2\BCP_Application\Figure 7_SVOCs_results.mxd 6/29/2017 4:31:43 PM

Location ID	SB15 (7-9)
Collected	3/8/2016
SVOCs	
Naphthalene	30679 D
Acenaphthylene	2588
Acenaphthene	696
Fluorene	7038 D
Phenanthrene	17456 D
Anthracene	4742 JD
Fluoranthene	9888 D
Pyrene	9038 D
Benzo(a)anthracene	5262 D
Chrysene	3792
Benzo(b)fluoranthene	2902
Benzo(k)fluoranthene	1675
Benzo(a)pyrene	3069
Indeno(1,2,3-cd)pyrene	2468
Dibenzo(a,h)anthracene	420 J
Benzo(g,h,i)perylene	1389

Location ID	SB12 (11-15)
Collected	3/7/2016
SVOCs	
Naphthalene	15211 D
Acenaphthylene	3468
Acenaphthene	434 J
Fluorene	3558
Phenanthrene	10290 D
Anthracene	3571
Fluoranthene	5615 D
Pyrene	3498
Benzo(a)anthracene	2677
Chrysene	2296
Benzo(b)fluoranthene	1898
Benzo(k)fluoranthene	792
Benzo(a)pyrene	1785
Indeno(1,2,3-cd)pyrene	1414
Dibenzo(a,h)anthracene	255 J
Benzo(g,h,i)perylene	810

Location ID	SB09 (6-8)
Collected	3/7/2016
SVOCs	
Naphthalene	3052
Acenaphthylene	1122
Acenaphthene	189 J
Fluorene	1535
Phenanthrene	5185 D
Anthracene	1360
Fluoranthene	1833
Pyrene	2651
Benzo(a)anthracene	1284
Chrysene	1081
Benzo(b)fluoranthene	714
Benzo(k)fluoranthene	180 J
Benzo(a)pyrene	912
Indeno(1,2,3-cd)pyrene	510
Dibenzo(a,h)anthracene	109 J
Benzo(g,h,i)perylene	456 J

Location ID	SB29 (11-13)
Collected	3/9/2016
SVOCs	
Naphthalene	2981 D
Acenaphthylene	94.6 J
Acenaphthene	368
Fluorene	465
Phenanthrene	1151
Anthracene	389
Fluoranthene	339
Pyrene	686
Benzo(a)anthracene	207 J
Chrysene	151 J
Benzo(b)fluoranthene	113 J
Benzo(k)fluoranthene	ND
Benzo(a)pyrene	161 J
Indeno(1,2,3-cd)pyrene	78.2 J
Dibenzo(a,h)anthracene	ND
Benzo(g,h,i)perylene	87 J

Location ID	SB37A (COMP 7-21)
Collected	3/10/2016
SVOCs	
Naphthalene	18.6 J
Acenaphthylene	ND
Acenaphthene	ND
Fluorene	46.2 J
Phenanthrene	72.2 J
Anthracene	ND
Fluoranthene	45.3 J
Pyrene	48.1 J
Benzo(a)anthracene	33.7 J
Chrysene	25.9 J
Benzo(b)fluoranthene	37.6 J
Benzo(k)fluoranthene	ND
Benzo(a)pyrene	28.8 J
Indeno(1,2,3-cd)pyrene	19.2 J
Dibenzo(a,h)anthracene	ND
Benzo(g,h,i)perylene	ND

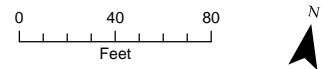
Location ID	SB45 (6.5-8)
Collected	3/10/2016
SVOCs	
Naphthalene	25330 D
Acenaphthylene	4410
Acenaphthene	437 J
Fluorene	5252
Phenanthrene	14932 D
Anthracene	4317
Fluoranthene	5993
Pyrene	5692
Benzo(a)anthracene	3492
Chrysene	2985
Benzo(b)fluoranthene	2443
Benzo(k)fluoranthene	1073
Benzo(a)pyrene	2352
Indeno(1,2,3-cd)pyrene	1577
Dibenzo(a,h)anthracene	413 J
Benzo(g,h,i)perylene	1335

Location ID	SB04 (5-8)	SB04 RE (5-8)
Collected	3/7/2016	3/7/2016
SVOCs		
Naphthalene	24.4 J	22.5 J
Acenaphthylene	ND	ND
Acenaphthene	ND	ND
Fluorene	18.9 J	20.8 J
Phenanthrene	122	115
Anthracene	52.5	46.8 J
Fluoranthene	77.4	82.2
Pyrene	53.1	58.7
Benzo(a)anthracene	38.6 J	35.2 J
Chrysene	26.3 J	26.3 J
Benzo(b)fluoranthene	25 J	28.1 J
Benzo(k)fluoranthene	13.7 J	10.9 J
Benzo(a)pyrene	23.6 J	24.8 J
Indeno(1,2,3-cd)pyrene	17.5 J	13.4 J
Dibenzo(a,h)anthracene	ND	ND
Benzo(g,h,i)perylene	10.4 J	11.1 J

Site Location
Soil Boring

	*Part 375 Commercial SCOs
Semivolatile Organic Compounds (SVOCs) (PAHs)	
	mg/kg
Naphthalene	500
Acenaphthylene	500
Acenaphthene	500
Fluorene	500
Phenanthrene	500
Anthracene	500
Fluoranthene	500
Pyrene	500
Benzo(a)anthracene	5.6
Chrysene	56
Benzo(b)fluoranthene	5.6
Benzo(k)fluoranthene	56
Benzo(a)pyrene	1
Indeno(1,2,3-cd)pyrene	5.6
Dibenzo(a,h)anthracene	0.56
Benzo(g,h,i)perylene	500

- Notes:
- Bold** and shaded value indicates concentration exceeds Commercial SCOs
 - * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
 - All results are in mg/kg
 - J = Estimated Value
 - D = Diluted
 - ND = Not Detected
 - RE = Re-analyzed



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Halleck St

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Figure 7.
Soil Sampling Results - SVOCs (PAHs)
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NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCECoDev_NYDEC\Production_MXD\AO\2\BCP_Application\Figure 8_Metals_results.mxd 6/29/2017 4:33:59 PM

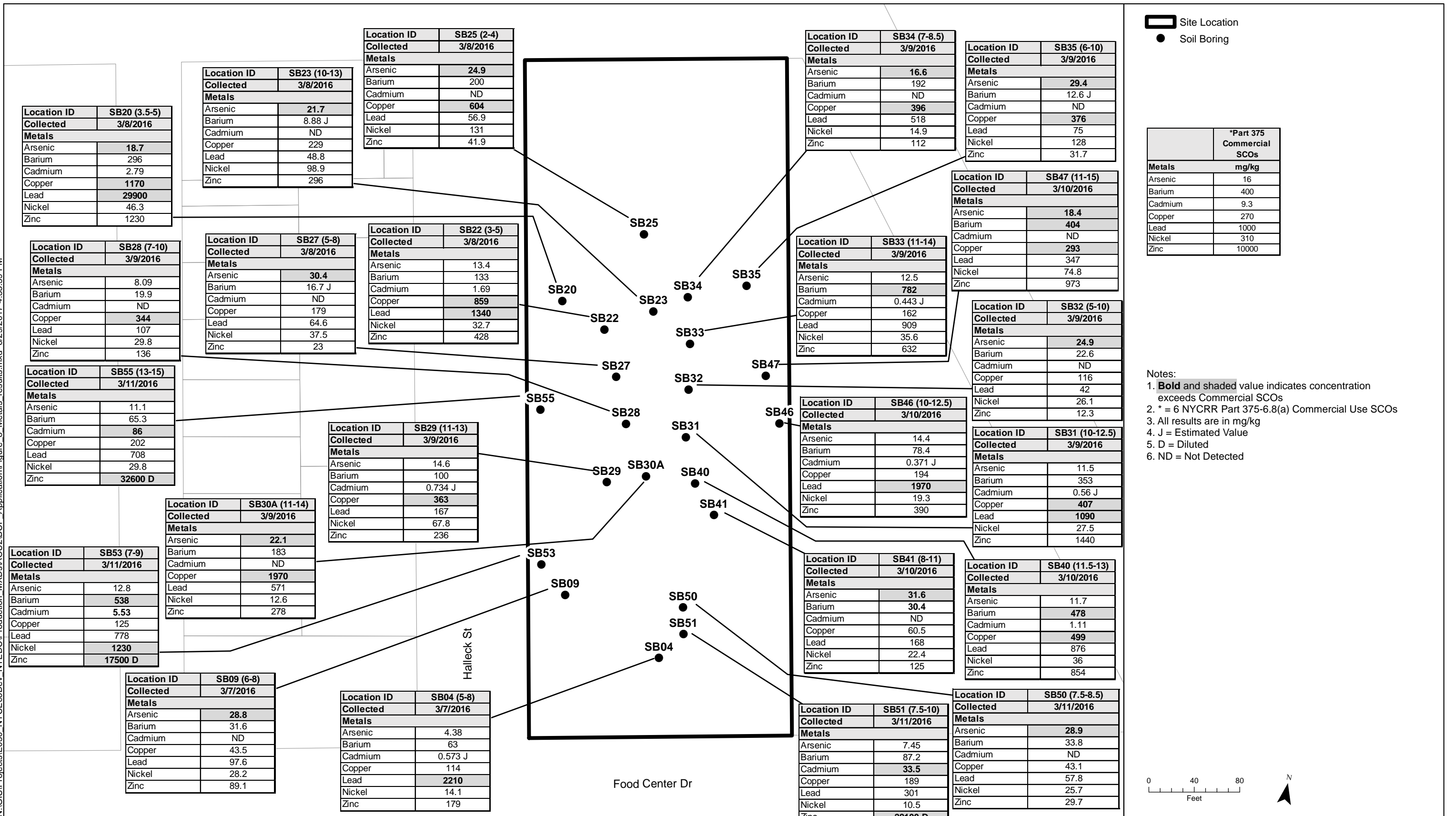


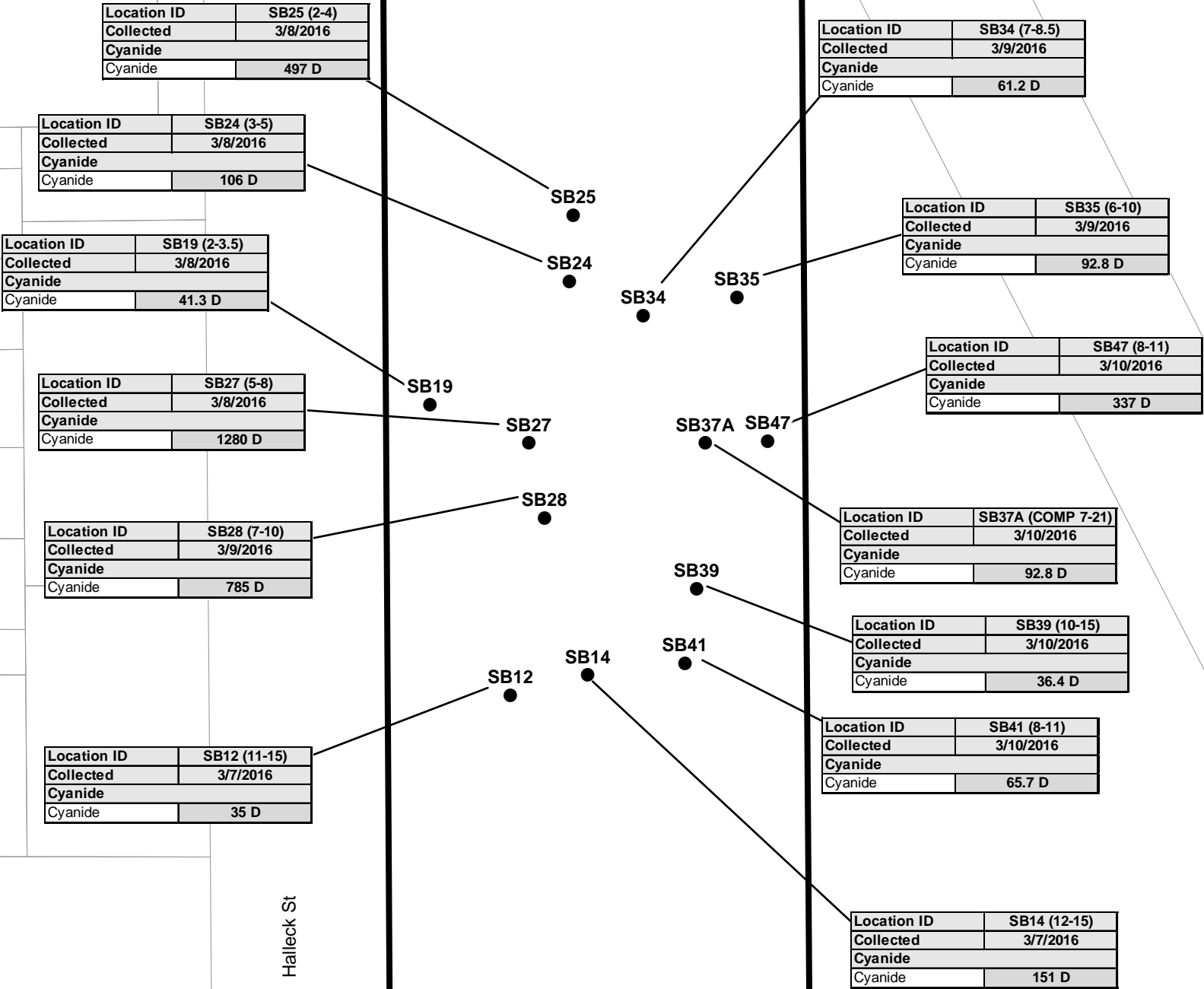
Figure 8.
Soil Sampling Results - Metals
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCEcoDev_NYEDC\Production_MXD\AOU2\BCP_Application\Figure 9_Cyanide_results.mxd 6/29/2017 4:35:03 PM

Drake St

Halleck St

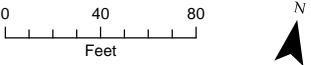
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Site Location
Soil Boring

	*Part 375 Commercial SCOs
Cyanide	mg/kg
Cyanide	27

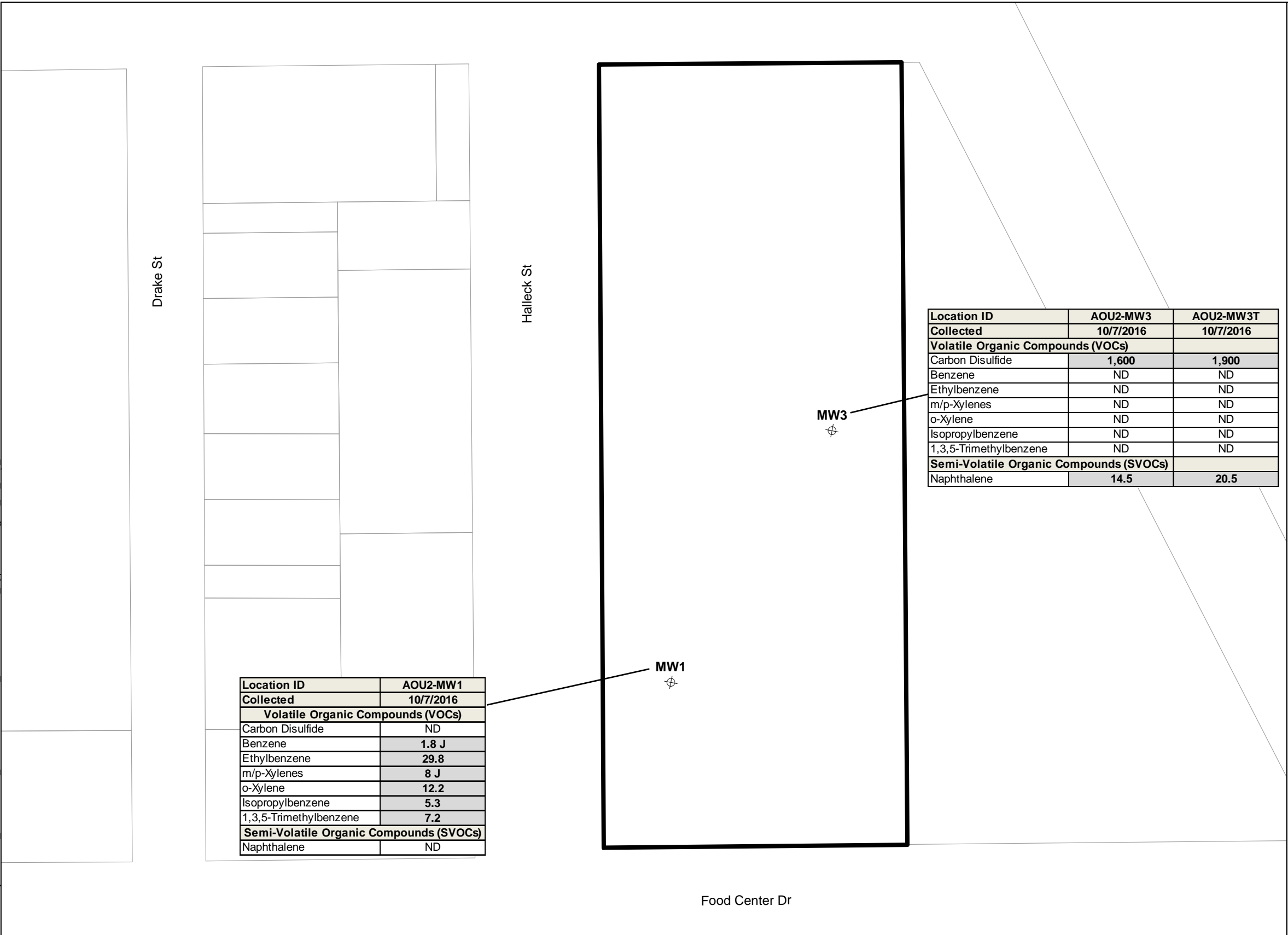
- Notes:
- Bold and shaded** value indicates concentration exceeds Commercial SCOs
 - * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
 - All results are in mg/kg
 - D = Diluted



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Figure 9.
Soil Sampling Results - Cyanide
NYSDEC BCP Application
NE Corner of the Southern Intersection of Food Center Drive
and Halleck Street, Bronx, NY 10474

N:\GIS\Projects\E050_NYCEcoDev_NYEDC\Production_MXDs\AOU2\BCP_Application\Figure 10_GW_results.mxd 6/29/2017 4:36:34 PM



Location ID	AOU2-MW1
Collected	10/7/2016
Volatile Organic Compounds (VOCs)	
Carbon Disulfide	ND
Benzene	1.8 J
Ethylbenzene	29.8
m/p-Xylenes	8 J
o-Xylene	12.2
Isopropylbenzene	5.3
1,3,5-Trimethylbenzene	7.2
Semi-Volatile Organic Compounds (SVOCs)	
Naphthalene	ND

Location ID	AOU2-MW3	AOU2-MW3T
Collected	10/7/2016	10/7/2016
Volatile Organic Compounds (VOCs)		
Carbon Disulfide	1,600	1,900
Benzene	ND	ND
Ethylbenzene	ND	ND
m/p-Xylenes	ND	ND
o-Xylene	ND	ND
Isopropylbenzene	ND	ND
1,3,5-Trimethylbenzene	ND	ND
Semi-Volatile Organic Compounds (SVOCs)		
Naphthalene	14.5	20.5

 Site Location
 Monitoring Well

	TOGS Class GA Standards *
VOCs	µg/L
Carbon Disulfide	60
Benzene	1
Ethylbenzene	5
m/p-Xylenes	5
o-Xylene	5
Isopropylbenzene	5
1,3,5-Trimethylbenzene	5
SVOCs	µg/L
Naphthalene	10

- Notes:
- Bold** and shaded value indicates an exceedance of Class GA Standards
 - * = NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1, Class GA Ambient Water Quality Standards and Guidance Values
 - Sample AOU2-MW3T = Turbid sample collected from MW-3. Tubing was agitated throughout sample collection.
 - All results are in µg/L
 - J = Estimated value
 - ND = Not Detected

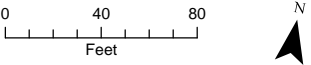


TABLE 1.
Soil Analytical Data Summary - VOCs
Hunts Point Parcel A-2

Sample ID	*NY- COMMERCIAL SCOS	NAT1A 8/10/2000 Soil mg/kg	NAT1B 8/10/2000 Soil mg/kg	NAT1C 8/10/2000 Soil mg/kg	NAT2A 8/10/2000 Soil mg/kg	NAT2B 8/10/2000 Soil mg/kg	NAT2C 8/10/2000 Soil mg/kg	NAT3A 8/10/2000 Soil mg/kg	NAT3B 8/10/2000 Soil mg/kg	NAT3C 8/10/2000 Soil mg/kg	NAT4A 8/10/2000 Soil mg/kg	NAT4A 8/10/2000 Soil mg/kg	NAT4A 8/10/2000 Soil mg/kg	NAT5A 8/10/2000 Soil mg/kg	NAT5B 8/10/2000 Soil mg/kg	NAT5C 8/10/2000 Soil mg/kg
Sample Date																
Sample Media																
Unit of Measure																
Volatile Organics																
Chloromethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroflouromethane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	500	ND	ND	0.093	0.016 J	0.008 J	0.018	0.013 J	0.002 J	ND	0.026	0.002 J	0.011 J	0.008 J	0.074	0.02
Carbon Disulfide	NS	ND	ND	ND	0.002 J	0.002 J	0.002 J	0.014	0.002 J	ND	0.003 J	0.002 J	ND	ND	0.002 J	ND
Methylene Chloride	500	ND	ND	ND	ND	0.001 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	500	ND	ND	21	ND	ND	ND	ND	ND	ND	0.003	ND	ND	ND	0.015	0.003 J
Benzene	44	ND	ND	24	0.015	0.015	0.002 J	0.016	ND	0.001 J	0.15	0.006 J	9.8	ND	0.15	ND
Trichloroethene	200	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-methyl-2-pentanone	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	500	ND	ND	36	ND	0.004	0.003 J	0.005 J	0.002 J	0.0006 J	0.21	0.005 J	15	ND	0.015	ND
Tetrachloroethene	150	ND	ND	ND	ND	ND	ND	0.2	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	390	ND	ND	1.7	0.014	0.13	0.085	0.14	0.005	ND	1	0.044	71	ND	0.039	ND
Xylene (Total)	500	ND	ND	52	0.034	0.38	0.13	0.36	0.013	ND	1.6	0.12	26	ND	0.13	ND
Styrene	NS	ND	ND	ND	0.001	ND	0.007 J	0.001 J	ND	ND	0.058	0.003 J	6.3	ND	ND	ND
Isopropylbenzene	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	190	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	190	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Isopropyltoluene	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	280	ND	ND	ND	ND	0.001 J	ND	0.27	ND	ND	0.004 J	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	130	NR	NR	NR	ND	0.002 J	ND	0.042	ND	ND	0.004 J	ND	ND	NR	NR	NR
1,2-Dichlorobenzene	500	NR	NR	NR	NR	NR	NR	0.005 J	ND	ND	NR	NR	NR	NR	NR	NR
n-Butylbenzene	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOS

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

RE = Re-analyzed

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs

NR = Not reported

TABLE 2.
Soil Analytical Data Summary - SVOCs
Hunts Point Parcel A-2

Sample ID		SB04	SB04 (RE)	SB09	SB12	SB15	SB23	SB23 (RE)	SB29	SB37A	SB38	SB45
Sample Depth (ftbg)	*NY- COMMERCIAL	5-8	5-8	6-8	11-15	7-9	10-13	10-13	11-13	COMP (7-21)	10-13	6.5-8
Sample Date	SCOS	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/8/2016	3/8/2016	3/8/2016	3/9/2016	3/10/2016	3/10/2016	3/16/2016
Sample Media	(mg/kg)	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Semivolatile Organics												
Naphthalene	500	24.4 J	22.5 J	3052	15211 D	30679 D	ND	ND	2981 D	18.6 J	ND	25330 D
Acenaphthylene	500	ND	ND	1122	3468	2588	ND	ND	94.6 J	ND	ND	4410
Acenaphthene	500	ND	ND	189 J	434 J	696	ND	ND	368	ND	ND	437 J
Fluorene	500	18.9 J	20.8 J	1535	3558	7038 D	ND	ND	465	46.2 J	ND	5252
Phenanthrene	500	122	115	5185 D	10290 D	17456 D	10 J	9.9 J	1151	72.2 J	20.1 J	14932 D
Anthracene	500	52.5	46.8 J	1360	3571	4742 JD	ND	ND	389	ND	ND	4317
Fluoranthene	500	77.4	82.2	1833	5615 D	9888 D	ND	ND	339	45.3 J	23.5 J	5993
Pyrene	500	53.1	58.7	2651	3498	9038 D	ND	ND	686	48.1 J	21.1 J	5692
Benzo(a)anthracene	5.6	38.6 J	35.2 J	1284	2677	5262 D	ND	ND	207 J	33.7 J	ND	3492
Chrysene	56	26.3 J	26.3 J	1081	2296	3792	ND	ND	151 J	25.9 J	ND	2985
Benzo(b)fluoranthene	5.6	25 J	28.1 J	714	1898	2902	ND	ND	113 J	37.6 J	ND	2443
Benzo(k)fluoranthene	56	13.7 J	10.9 J	180 J	792	1675	ND	ND	ND	ND	ND	1073
Benzo(a)pyrene	1	23.6 J	24.8 J	912	1785	3069	ND	ND	161 J	28.8 J	ND	2352
Indeno(1,2,3-cd)pyrene	5.6	17.5 J	13.4 J	510	1414	2468	ND	ND	78.2 J	19.2 J	ND	1577
Dibenzo(a,h)anthracene	0.56	ND	NS	109 J	255 J	420 J	ND	ND	ND	ND	ND	413 J
Benzo(g,h,i)perylene	500	10.4 J	11.1 J	456 J	810	1389	ND	ND	87 J	ND	ND	1335

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

RE = Re-analyzed

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs

TABLE 3.
Soil Analytical Data Summary - Metals
Hunts Point Parcel A-2

Sample ID	*NY- COMMERCIAL SCOS	SB01 2-5	SB02 8-10	SB03 8-12	SB04 5-8	SB05 5-8	SB06 5-10	SB07 3-5	SB08 3-5	SB09 6-8	SB10 7-10	SB11 10-13	SB12 11-15	SB13 7-10	SB14 12-15	SB15 7-9	SB16 8-11
Sample Depth (ftbg)		3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/8/2016	3/8/2016
Sample Date																	
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Metals																	
Aluminum	NS	1010	1430	1190	1650	2120	1420	105	1320	950	4140	971	807	986	1070	751	1090
Antimony	NS	ND	ND	ND	ND	ND	ND	ND	ND	2.24 J	ND	ND	ND	ND	ND	ND	ND
Arsenic	16	9.43	11.9	6.88	4.38	4.75	14.8	1.77 J	4.34	28.8	5.93	5.74	4.17	6.78	7.41	3.35 J	7.23
Barium	400	118	163	66.2	63	63.7	51.5	2.65 J	67.4	31.6	171	56.4	26.4	15.8 J	31.4	J9.28	69.3
Beryllium	590	ND	0.35 J	0.325 J	0.37 J	0.375 J	0.664 J	ND	0.621 J	0.438 J	0.426 J	0.23 J	ND	ND	0.245 J	ND	0.309 J
Cadmium	9.3	0.362 J	1.52	0.464 J	0.573 J	1.01 J	0.876 J	ND	0.214 J	ND	1.46	0.894 J	1.04 J	1.11	1.21	J1.03	0.298 J
Calcium	NS	2750	1870	2440	1940	2100	3460	362	1560	2450	19200	8620	1230	1620	1950	J334	3480
Chromium	NS	5.9	18.5	8.65	7.14	10.2	15.7	0.817 J	3.48	4.94	14.7	4.86	1.49 J	4.91	3.39	J0.554	7.77
Cobalt	NS	1.64 J	2.88 J	2.52 J	3.61 J	3.69 J	4.94 J	ND	2.24 J	2.42 J	4.54 J	1.8 J	ND	1.48 J	ND	ND	2.45 J
Copper	270	29.3	162	79.9	114	98.2	122	8.14	45.8	43.5	131	51.9	20	19.9	127	J3.7	72.3
Iron	NS	5810	7790	14100	13400	11900	34900	326	6570	3810	11000	8520	1730	2750	9530	915	6220
Lead	1000	259	441	233	2210	137	218	66.6	314	97.6	329	404	68	82.2	90.4	51.5	139
Magnesium	NS	253 J	295 J	355 J	317 J	941	309 J	39.2 J	179 J	707	3210	4160	258 J	249 J	197 J	J72.1	340 J
Manganese	10000	60.9	47.7	68	74.5	119	307	2.79 J	43.3	21.7	136	44.8	10.2	16.1	26	5.17	40.4
Mercury	2.8	0.417	2.15 D	0.748 D	0.822 D	0.153	0.379	ND	0.087	ND	0.427	0.967 D	0.051	0.402	0.357	ND	0.197
Nickel	310	5.49 J	20.2	9.72	14.1	31.2	58.1	15.4	7.99	28.2	10.9	7.41 J	ND	6.08 J	10	ND	8.77
Potassium	NS	251 J	235 J	313 J	261 J	811	398	110 J	206 J	279 J	1060	207 J	128 J	147 J	205 J	J138	198 J
Selenium	1500	2.12 J	1.52 J	ND	ND	ND	ND	2.88 J	ND	6.3	ND	1.6 J	2.43 J	2.3 J	1.56 J	J1.33	3 J
Silver	1500	0.982 J	1.34 J	1.98	1.74 J	1.54 J	4.31	ND	0.76 J	0.958 J	1.6 J	1.19 J	0.504 J	0.449 J	1.21 J	ND	0.936 J
Sodium	NS	272 J	229 J	261 J	96.9 J	164 J	254 J	185 J	187 J	272 J	250 J	110 J	81.2 J	88.4 J	148 J	J70.8	91.5 J
Thallium	NS	ND	ND	ND	ND	ND	ND	ND	ND	2.38 J	ND	ND	1.88 J	1.95 J	1.69 J	J2.94	ND
Vanadium	NS	3.75 J	10.2	13.4	11.4	62.9	9.23	34.1	17.6	109	24.1	17	2.2 J	9.08	3.71 J	ND	33.6
Zinc	10000	185	518	227	179	398	188	14.4	32.6	89.1	649	307	72.5	68.4	88	83.3	121

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

RE = Re-analyzed

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs

TABLE 3.
Soil Analytical Data Summary - Metals
Hunts Point Parcel A-2

SB17 13-16 3/8/2016 Soil mg/kg	SB18 2.5-4 3/8/2016 Soil mg/kg	SB19 2-3.5 3/8/2016 Soil mg/kg	SB20 3.5-5 3/8/2016 Soil mg/kg	SB22 3-5 3/8/2016 Soil mg/kg	SB23 10-13 3/8/2016 Soil mg/kg	SB24 3-5 3/8/2016 Soil mg/kg	SB25 2-4 3/8/2016 Soil mg/kg	SB26 2-3.5 3/8/2016 Soil mg/kg	SB27 5-8 3/8/2016 Soil mg/kg	SB28 7-10 3/9/2016 Soil mg/kg	SB29 11-13 3/9/2016 Soil mg/kg	SB30A 11-14 3/9/2016 Soil mg/kg	SB31 10-12.5 3/9/2016 Soil mg/kg	SB32 5-10 3/9/2016 Soil mg/kg	SB33 11-14 3/9/2016 Soil mg/kg	SB34 7-8.5 3/9/2016 Soil mg/kg	SB35 6-10 3/9/2016 Soil mg/kg	SB36 13-15 3/9/2016 Soil mg/kg
949	8130	1120	1500	4970	655	2320	360	4540	256	49.6	751	3030	1850	123	8010	3240	209	1480
3.13 J	ND	4.72 J	ND	ND	8.41 J	3.39 J	9.79 J	ND	8.7 J	10.2	4.8 J	ND	14.4	8.07 J	ND	2.29 J	6.99 J	ND
10.6	6.56	6.69	18.7	13.4	21.7	12.3	24.9	11.1	30.4	8.09	14.6	22.1	11.5	24.9	12.5	16.6	29.4	ND
32.3	243	306	296	133	8.88 J	371	200	104	16.7 J	19.9	100	183	353	22.6	782	192	12.6 J	26.7
1.22	0.8 J	ND	0.657 J	0.808 J	0.795 J	0.449 J	0.422 J	0.539 J	0.691 J	ND	0.497 J	0.449 J	0.349 J	0.493 J	0.848 J	0.622 J	0.906 J	0.461 J
3.01	0.678 J	ND	2.79	1.69	ND	0.721 J	ND	0.305 J	ND	ND	0.734 J	ND	0.56 J	ND	0.443 J	ND	ND	ND
1330	2090	2300	7030	7780	339 J	1960	1910	7570	1380	1820	1930	9860	2400	1790	852	1170	11400	382
35.4	42.3	20.7	18.2	21.9	78.2	14.6	76.6	17.8	36	9.38	37.5	10	14.8	18.5	68.2	20.6	80.1	5.08
6.57	8.25	2.16 J	8.16	7.03	7.58	2.84 J	18.1	6.85	4.12 J	1.62 J	9.47	4.05 J	5.34 J	3.57 J	5.38	2.84 J	7.47	1.63 J
165	63.8	94	1170	859	229	146	604	139	179	344	363	1970	407	116	162	396	376	10.2
93900	21900	7790	45900	31200	86100	19200	42200	14900	73800	6640	44500	24600	15300	52900	4810	28900	95100	1340
122	256	492	29900	1340	48.8	711	56.9	324	64.6	107	167	571	1090	42	909	518	75	30
538	175 J	267 J	1220	2550	51.3 J	807	105 J	2480	72.5 J	71.8 J	121 J	931	420	91.8 J	349	224 J	66.9 J	72 J
362	32.7	20.3	205	217	53.3	84.7	122	179	248	113	153	169	91.3	51.1	28.6	48.6	245	10.3
0.309	0.171	0.998 D	1.27 D	2.13 D	0.916 D	1.98 D	0.559	1.27 D	0.826 D	0.351	0.093	0.251	1.36 D	0.343	2.76 D	0.952 D	0.857 D	0.034
76.3	50.5	6.72 J	46.3	32.7	98.9	10.7	131	28.1	37.5	29.8	67.8	12.6	27.5	26.1	35.6	14.9	128	3.55 J
193 J	317 J	276 J	244 J	759	169 J	701	354 J	957	316 J	456	280 J	733	293 J	80 J	240 J	246 J	133 J	65.2 J
ND	ND	ND	ND	ND	ND	ND	ND	1.52 J	ND	1.25 J	ND	2.67 J	ND	ND	2.21 J	ND	ND	ND
11.1	2.87	1.84	10.8	4.48	ND	4.53	ND	ND	ND	ND	ND	3.61	ND	ND	2.19	ND	ND	ND
100 J	265 J	159 J	207 J	131 J	99.5 J	109 J	195 J	177 J	55 J	58.6 J	162 J	347 J	150 J	16.3 J	171 J	77.2 J	51.4 J	152 J
ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
13.3	26.3	9.64	10.6	65	18.9	41.4	42.2	58.7	21	2.9 J	45.6	11.7	9.83	16.6	32.2	10.9	33	7.65
189	553	63	1230	428	296	186	41.9	217	23	136	236	278	1440	12.3	632	112	31.7	41.5

TABLE 3.
Soil Analytical Data Summary - Metals
Hunts Point Parcel A-2

SB37A COMP (7-21) 3/10/2016 Soil mg/kg	SB38 10-13 3/10/2016 Soil mg/kg	SB39 10-15 3/10/2016 Soil mg/kg	SB40 11.5-13 3/10/2016 Soil mg/kg	SB41 8-11 3/10/2016 Soil mg/kg	SB42 11.5-14 3/10/2016 Soil mg/kg	SB43 8-10 3/10/2016 Soil mg/kg	SB44 6-8 3/10/2016 Soil mg/kg	SB45 6.5-8 3/10/2016 Soil mg/kg	SB46 10-12.5 3/10/2016 Soil mg/kg	SB47 11-15 3/10/2016 Soil mg/kg	SB48 10-12 3/10/2016 Soil mg/kg	SB49 7.5-9 3/10/2016 Soil mg/kg	SB50 7.5-8.5 3/11/2016 Soil mg/kg	SB51 7.5-10 3/11/2016 Soil mg/kg	SB52 7.5-10 3/11/2016 Soil mg/kg	SB53 7-9 3/11/2016 Soil mg/kg	SB54 5-6.5 3/11/2016 Soil mg/kg	SB55 13-15 3/11/2016 Soil mg/kg
1180	1830	1490	2540	838	1290	496	1050	909	5410	2810	8130	1250	925	3320	664	4330	1670	4260
9.14 J	ND	ND	12.3	8.34 J	ND	ND	ND	ND	ND	10.2	ND	ND	2.45 J	3.63 J	ND	5.35 J	ND	19.9
15.4	7.86	4.73	11.7	31.6	5.82	5.85	7.92	4.86	14.4	18.4	8.19	4.08	28.9	7.45	10.4	12.8	13.9	11.1
94.4	144	80.1	478	30.4	22.5	13.5 J	17.9 J	11.1 J	78.4	404	48.9	129	33.8	87.2	29.4	538	59.3	65.3
0.381 J	0.565 J	ND	0.449 J	0.644 J	ND	0.272 J	ND	ND	0.58 J	1.13	0.655 J	0.681 J	0.545 J	0.984 J	0.322 J	0.695 J	0.471 J	0.752 J
ND	0.652 J	1.34	1.11	ND	0.963 J	ND	1.41	0.551 J	0.371 J	ND	ND	0.331 J	ND	33.5	ND	5.53	ND	86
1250	2310	1280	5430	1820	1230	870	456	310 J	2680	3690	3060	4270	565	1200	931	20000	4310	3700
65.3	9.51	1.93	23.2	9.56	2.6	2.78	1.04 J	0.574 J	16.1	45.2	20	7.61	5.93	6.52	3.46	64.6	12.2	19.5
4.55 J	3.46 J	ND	4.48 J	2.36 J	ND	2.48 J	ND	ND	5.89	8.95	7.03	3.04 J	3.36 J	2.93 J	1.88 J	8.02	2.57 J	9.78
163	147	13.9	499	60.5	18.3	15.4	11.4	4.23	194	293	43.6	58.4	43.1	189	21.5	125	98.3	202
32400	24700	2080	26900	16700	2620	1700	1860	1070	18400	77300	18200	14200	5780	19800	3810	51300	9970	33400
283	160	73.9	876	168	74.5	28	228	43.8	1970	347	49	92.2	57.8	301	56.7	778	108	708
321 J	592	184 J	800	259 J	206 J	175 J	85.4 J	77.5 J	2910	336 J	4050	302 J	91.2 J	229 J	183 J	1620	435	2680
48.7	152	14.6	117	71.7	19.1	18.8	11.2	12.8	339	636	557	167	16.6	109	23.6	423	60.7	358
0.801 D	0.3	0.181	1.91 D	0.631	0.457	ND	0.044	0.026	0.354	2.78 D	0.304	0.424	0.143	0.291	0.057	0.7 D	0.321	0.215
67	10.2	ND	36	22.4	4.19 J	13.5	ND	ND	19.3	74.8	15.4	12.1	25.7	10.5	10.1	1230	12.1	29.8
420	390	307 J	381	143 J	194 J	154 J	183 J	126 J	1390	491	2030	149 J	175 J	167 J	155 J	655	516	284 J
ND	ND	3.11 J	ND	20.8	3.28 J	3.32 J	4.56	3.17 J	ND	ND	ND	ND	3.94	ND	3.11 J	ND	2.24 J	ND
ND	ND	ND	ND	ND	ND	ND	ND	ND	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
169 J	281 J	167 J	310 J	230 J	119 J	188 J	110 J	85.9 J	553	298 J	544	172 J	169 J	J	122 J	338 J	169 J	320 J
ND	ND	4.13 J	ND	4.26 J	1.71 J	ND	4.01 J	1.33 J	ND	ND	ND	ND	1.6 J	ND	ND	ND	ND	ND
29.1	9.61	2.05 J	14.9	97.7	12	60.8	ND	ND	19.1	22	22.2	5.31 J	138	11.8	38.4	43.8	50.8	23
64.8	301	87.3	854	125	70.5	26.3	93.5	42.2	390	973	66.5	344	29.7	28100 D	57.4	17500 D	132	32600 D

TABLE 4.
Soil Analytical Data Summary - Cyanide
Hunts Point Parcel A-2

Sample ID	*NY- COMMERCIAL SCOS (mg/kg)	SB04	SB07	SB09	SB12	SB14	SB15	SB17	SB18	SB19	SB23	SB24	SB25	SB26	SB27	SB28
Sample Depth (ftbg)		5-8	3-5	6-8	11-15	12-15	7-9	13-16	2.5-4	2-3.5	10-13	3-5	2-4	2-3.5	5-8	7-10
Sample Date		3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/7/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/8/2016	3/9/2016
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Cyanide																
Cyanide	27	7.66	0.254	0.713	35 D	151 D	2.83	8.78	1.52	41.3 D	2.69	106 D	497 D	8.24	1280 D	785 D

Sample ID	*NY- COMMERCIAL SCOS (mg/kg)	SB29	SB30A	SB31	SB32	SB33	SB34	SB35	SB36	SB37A	SB38	SB39	SB40	SB41	SB42	SB43
Sample Depth (ftbg)		11-13	11-14	10-12.5	5-10	11-14	7-8.5	6-10	13-15	COMP (7-21)	10-13	10-15	11.5-13	8-11	11.5-14	8-10
Sample Date		3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/9/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Cyanide																
Cyanide	27	8.14	1.45	0.81	6.54	1.49	61.2 D	92.8 D	0.92	401 D	4.81	36.4 D	2.2	65.7 D	4.64	4.25

Sample ID	*NY- COMMERCIAL SCOS (mg/kg)	SB44	SB45	SB46	SB47	SB48	SB49	SB50	SB51	SB52	SB53	SB54	SB55
Sample Depth (ftbg)		6-8	6.5-8	10-12.5	11-15	10-12	7.5-9	7.5-8.5	7.5-10	7.5-10	7-9	5-6.5	13-15
Sample Date		3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/10/2016	3/11/2016	3/11/2016	3/11/2016	3/11/2016	3/11/2016	3/11/2016
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Cyanide													
Cyanide	27	1.63	3.47	0.801	337 D	2.63	1.53	2.74	0.884	3.73	3.87	9.89	3.39

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

RE = Re-analyzed

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs

Table 5.

**Hunts Point Parcel A-2
Groundwater Analysis**

Sample ID Sampling Date Sample Media Unit of Measure	TOGS GW Standards (AWQS) µg/L	AOU2-MW1-100716 7-Oct-16 Groundwater µg/L	AOU2-MW3-100716 7-Oct-16 Groundwater µg/L	AOU2-MW3T-100716 7-Oct-16 Groundwater µg/L
Volatile Organic Compounds (VOCs)				
Dichlorodifluoromethane	5	ND	ND	ND
Chloromethane	NS	ND	ND	ND
Vinyl Chloride	2	ND	ND	ND
Bromomethane	5	ND	ND	ND
Chloroethane	5	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND
1,1,2-Trichlorotrifluoroethane	5	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND
Acetone	50	ND	ND	ND
Carbon Disulfide	60	ND	1,600	1,900
Methyl tert-Butyl Ether	10	2.5 J	ND	ND
Methyl Acetate	NS	ND	ND	ND
Methylene Chloride	5	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND
Cyclohexane	NS	ND	ND	ND
2-Butanone	50	ND	ND	ND
Carbon Tetrachloride	5	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND
Chloroform	7	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND
Methylcyclohexane	NS	ND	ND	ND
Benzene	1	1.8 J	ND	ND
1,2-Dichloroethane	0.5	ND	ND	ND
Trichloroethene	5	ND	ND	ND
1,2-Dichloropropane	1	ND	ND	ND
Bromodichloromethane	50	ND	ND	ND
4-Methyl-2-Pentanone	NS	ND	ND	ND
Toluene	5	ND	ND	ND
t-1,3-Dichloropropene	0.4	ND	ND	ND
cis-1,3-Dichloropropene	0.4	ND	ND	ND
1,1,2-Trichloroethane	1	ND	ND	ND
2-Hexanone	50	ND	ND	ND
Dibromochloromethane	50	ND	ND	ND
1,2-Dibromoethane	0.0006	ND	ND	ND
Tetrachloroethene	5	ND	ND	ND
Chlorobenzene	5	ND	ND	ND
Ethyl Benzene	5	29.8	ND	ND
m/p-Xylenes	5	8 J	ND	ND
o-Xylene	5	12.2	ND	ND
Styrene	930	ND	ND	ND
Bromoform	50	ND	ND	ND
Isopropylbenzene	5	5.3	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND
1,3,5-Trimethylbenzene	5	7.2	ND	ND
1,3-Dichlorobenzene	3	ND	ND	ND
1,4-Dichlorobenzene	3	ND	ND	ND
1,2-Dichlorobenzene	3	ND	ND	ND
1,2-Dibromo-3-Chloropropane	0.04	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND
Semi-Volatile Organic Compounds (SVOCs)				
Naphthalene	10	ND	14.5	20.5
Acenaphthylene	NS	ND	ND	ND
Acenaphthene	20	19.4	ND	ND
Fluorene	50	ND	28.6	33.4
Phenanthrene	50	ND	11.6	14.2
Anthracene	50	ND	ND	ND
Fluoranthene	50	ND	ND	ND
Pyrene	50	3.3	ND	ND
Benzo(a)anthracene	0.002	ND	ND	ND
Chrysene	0.002	ND	ND	ND
Benzo(b)fluoranthene	0.002	ND	ND	ND
Benzo(k)fluoranthene	0.002	ND	ND	ND
Benzo(a)pyrene	NS	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.002	ND	ND	ND
Dibenzo(a,h)anthracene	NS	ND	ND	ND
Benzo(g,h,i)perylene	NS	ND	ND	ND
Metals				
Aluminum	2,000	541	1,960	4,900
Antimony	3	ND	ND	ND
Arsenic	50	ND	9.98 J	17.1
Barium	1,000	531	46.3 J	145
Beryllium	3	ND	0.325 J	0.55 J
Cadmium	5	ND	ND	ND
Calcium	NS	122,000	150,000	150,000
Chromium	50	2.71 J	17	27.4
Cobalt	5	ND	ND	ND
Copper	200	6.69 J	9.68 J	99.1
Iron	300	14,300	28,300	35,700
Lead	25	103	44.4	347
Magnesium	35,000	15,400	27,500	28,100
Manganese	300	781	923	1,240
Mercury	0.7	0.186 J	0.186 J	5.39
Nickel	100	ND	7.72 J	22.9
Potassium	NS	14,600	10,100	9,930
Selenium	10	ND	ND	ND
Silver	50	ND	ND	ND
Sodium	20,000	241,000	260,000	253,000
Thallium	0.5	ND	ND	ND

Table 5.
Hunts Point Parcel A-2
Groundwater Analysis

Vanadium	NS	4.93 J	4.77 J	18.8 J
Zinc	5,000	99.9	86.3	139
Trivalent Chromium	NS	2,700	17,000	27,400
Hexavalent Chromium	50	ND	ND	ND
PCBs				
Aroclor-1016	0.09	ND	ND	ND
Aroclor-1221	0.09	ND	ND	ND
Aroclor-1232	0.09	ND	ND	ND
Aroclor-1242	0.09	ND	ND	ND
Aroclor-1248	0.09	ND	ND	ND
Aroclor-1254	0.09	ND	ND	ND
Aroclor-1260	0.09	ND	ND	ND
Total Nitrogen (= Nitrate + Nitrite +TKN)				
Nitrate+Nitrite	20000	ND	ND	ND
Cyanide				
Cyanide-Amenable	NS	13	80	68
Cyanide (Total)	200	18	443	4,240 D
Chloride				
Chloride	250,000	490,000	590,000	600,000

Notes:

Sample "AOU2-MW3T-100716" = Turbid sample collected from MW-3. Tubing was agitated throughout sample collection.

Bold and Shaded value indicates that the concentration exceeds TOGS Ambient Water Quality Standards (AWQS)

ND = Not detected

NS = No Standard

J = The concentration given is an approximate value. Data indicates the presence of a compound that meets the identification criteria. The results is less than the quantitation limit but greater than MDL.

D = The reported value is a secondary analysis with a dilution factor. The original analysis exceeded the calibration range.

Attachment to Section IV – Property Information

- Property Description and Environmental Assessment
- Metes and Bounds Description

Attachment to Section IV - Property Information

1. *A metes and bounds description of the property is required if the proposed site boundaries do not correspond to tax map metes and bounds.*

The Site boundary occupies less than its respective tax lot. A metes and bounds description of the property is included in this attachment below.

2. *Is the required property map attached to the application?*

A County Tax Map (with adjacent property owners) is included as Figure 3.

10. Property Description and Environmental Assessment

Location

The Site is located in a mixed use area of the Hunts Point section of the Borough of the Bronx. The Site is an approximate 3.2 acre lot within a larger tax lot containing multiple parcels of land and is identified on New York City tax maps as Block 2778, Lot 100. The Site is bound to the north by Viele Avenue, to the east by Site A OU-1, to the south by Food Center Drive, and to the west by Halleck Street. A USGS Topographic Map is included as Figure 1. A Site plan showing the Site property boundaries is included as Figure 2.

Site Features

The Site is currently vacant with the investigative area being mostly level terrain, aside from a large stockpile of fill material (approximately 9,900 cubic yards) located at the northern end of the Site. The Site is covered in vegetation with some areas being wooded, and is surrounded by an 8-foot chain link fence with one gate opening on the southeastern corner of the parcel along Food Center Drive.

Current Zoning and Land Use

The Site is currently zoned M3-1 (Manufacturing) and is vacant. Surrounding properties include the Fulton Fish Market to the south, Nebraskaland and the Hunts Point Cooperative Market to the east, mixed commercial and industrial to the north, and mixed industrial and parking to the west. A map showing surrounding property use is included as Figure 5.

Past Use of the Site

Historically, the Hunts Point Cooperative Market was part of the Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that was initially constructed between 1924 and 1932, and operated until the early 1960s. The plant was constructed to manufacture both oven gas and

carbureted water gas, producing coke, ammonium sulfate, coal tar, water gas tar, and light oil as major by-products. In total, approximately 46 buildings or structures existed on the former Con Ed facility that were actively involved in gas production.

Previous investigations on Site A OU-2 and adjacent parcels in the Hunts Point Food Distribution Center have located deposits of the two major byproducts of MGP operations within the subsurface: coal tar and purifier waste.

Site Geology and Hydrogeology

The Site incorporates approximately 3.2 acres of fairly level land situated in the City of New York, New York County, New York. The Site is mapped on the *Central Park, NY and Flushing, NY* Quadrangles of the 7.5 Minute Topographic Map, published by the United States Geological Survey (USGS). Review of the topographic map indicates that the Site is located approximately 13 feet above sea level (NAVD 88).

The soil stratigraphy of Site typically contains a 1-2 ft thick layer of silty sand underlain by fill material including sand, construction and demolition debris, coal ash, incinerator ash, coal, cinders and material significantly impacted by MGP-related waste (coal tar and purifier waste). The fill material generally ranges from 5-10 ft thick and is underlain by a native clay layer.

Based on the proximity to the Bronx River groundwater is expected to flow to the southeast. A FEMA Floodplain Map is included as Figure 6.

Environmental Assessment

Historic investigations as performed by Lawler, Matusky & Skelly Engineers (LMS) indicate the presence of MGP-related waste (coal tar and purifier waste) within the subsurface of Site. Exceedances of VOCs (BTEX compounds) SVOCs (polycyclic aromatic hydrocarbons (PAHs) and naphthalene) and Metals (arsenic, beryllium, cadmium, chromium, copper, iron, lead, mercury, nickel and zinc) were detected in soil and groundwater samples across Site (refer to *Investigative Report for the Second Operating Unit Portion of Parcel A, Bronx, NY*, LMS, 2002).

Based upon the results of the most recent supplemental investigation performed by Integral (2016), elevated concentrations of PAHs were present, particularly in samples with visible coal tar impacts. In SB45 [6.5-8'], naphthalene was detected at its greatest concentration of 25,330 mg/kg, well in exceedance of its commercial SCO of 500 mg/kg. Almost all samples analyzed for SVOCs detected and mostly exceeded in all PAH compounds, usually ranging in one to three orders of magnitude greater than their respective commercial SCOs (Figure 7). Arsenic, barium, cadmium, copper, lead, nickel and zinc were detected in almost all soil samples with numerous exceedances of their respective commercial SCOs (Figure 8). All 43 samples analyzed for cyanide showed detections with 13 exceedances of the commercial SCO of 27 mg/kg. Concentrations of cyanide ranged from 0.254 mg/kg in SB07 [3-5'] to 1280 mg/kg in SB27 [5-8'] (Figure 9).

May 9, 2017

Being a part of Block 2778 lot 100 and situate, lying, and being in the Borough of Bronx, City and State of New York, bounded and more particularly described as:

COMMENCING at the intersection of the southerly right-of-way of Food Center Drive (90' wide) with the easterly right-of-way line of Halleck Avenue (100' wide) and running thence:

- A. Along the easterly right-of-way line of Halleck Avenue, S 11°22'38" E, 700.00 to a point, being the point of true BEGINNING, thence;
- 1. Along a line being the southerly line of demapped Viele Avenue, N 78° 37' 22" E, 232.00 to a point on AOU-1, thence;
- 2. Along AOU-1 S 11° 22' 38" E 600.00' to a point on the northerly right-of-way line of Food center Drive, thence;
- 3. Along said northerly line S 78° 37' 22" W 232.00' to a point on the easterly right-of-way line of Halleck Avenue, thence;
- 4. Along said easterly line, N 11° 22' 38" W 600.00' to the true point of beginning.

Containing 1396,200 Sq Ft / 3.1956 Ac more or less.

Attachment to Section VI – Current Property Owner/Operator Information

- Current Owner
- List of Previous Owners and Operators and their relationship to the Requestor

Attachment to Section VI – Current Property Owner/Operator Information

Block 2778

Lot 100	Owner	Operator
	New York City Department of Small Business Services Andrew Schwartz, Deputy Commissioner 110 William Street New York, NY 10038 Ph: (212) 513-6428 Email: aschwartz@sbs.nyc.gov	N/A – Vacant Lot

Attachment to Section VI– Previous Owners and Operators

List of previous owners and operators with names. Description of relationship to requestor.

The requestor is the current owner and has no relationship to any previous owner or operator of the Site.

Block 2778, Lot 100:

Period	Owners	Address	Relationship to Requestor	Operators	Relationship to Requestor	Address
1924- 1976	Consolidated Edison	Unknown	None	Consolidated Edison	None	Unknown
1976- Present	New York City Small Business Services	110 William Street, New York, NY 10038	Same Entity	None- Vacant Lot	Not Applicable	Not Applicable

Attachment to Section VII – Requestor Eligibility Information

- Volunteer Statement

Attachment to Section VII – Project Description

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.

The Requestor has never operated the Site and took ownership of the Site subsequent to MGP operations. Any disposal of hazardous waste or discharge of petroleum occurred prior to the Requestor's involvement. Since becoming the owner of the Site, the Requestor has exercised appropriate care with respect to the MGP waste found at the property by taking such steps as subsurface investigation and conceptual remedial design analysis.

Attachment to Section IX – Contact List Information

- Contact List
- Letters from the Project Repositories
 - New York Public Library – Hunts Point Branch
 - Bronx Community Board 2

Hunts Point Parcel A-2 Contact List Information

Constituency	Title	Contact Person		Local Address		
		First	Last	Street	City, State	Zip
Bronx Community Board 2	Chairperson	Dr. Ian	Amritt	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	District Manager	Ralph	Acevedo	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	Repository	Liana	Acevedo	1029 E 163rd Street, Room 202	Bronx, NY	10459
New York Public Library - Hunts Point Branch	Repository	Carmen E.	Arroyo	877 Southern Boulevard	Bronx, NY	10459
84th Assembly District	NYS Assemblymember	Jeffrey D.	Klein	384 E. 149th Street, Suite 301	Bronx, NY	10455
34th Senate District	NYS Senator	Ruben	Diaz, Jr.	1250 Waters Place, Suite 1202	Bronx, NY	10461
Borough of the Bronx	Borough President	José	Serrano	851 Grand Concourse	Bronx, NY	10451
16th Congressional District	U.S. House of Representatives	Joseph	Crowley	1231 Lafayette Avenue, 4th Floor	Bronx, NY	10474
7th Congressional District	The Honorable	Charles	Shumer	2800 Bruckner Boulevard	Bronx, NY	10465
	U.S. Senator	Kristin	Gillibrand	780 Third Avenue, Suite 2301	NY, NY	10017
	U.S. Senator	Larry	Ennist	780 Third Avenue, Suite 2601	NY, NY	10017
NYSDEC		Thomas	Panzone	625 Broadway	Albany, NY	12233
NYSDEC Region 2 Citizen Participation Specialist		Ronnie	Lee	47-40 21st Street	Long Island City, NY	11101
NYSDEC Project Manager		Stephanie	Selmer	635 Broadway	Albany, NY	12233
NYSDOH Public Health Specialist		Hon. Bill	de Blasio	Empire State Plaza, Corning Tower Room 1787	Albany, NY	12237
NYC Mayor	Mayor	Hon. Scott	Stringer	City Hall	New York, NY	10007
NYC Comptroller	Comptroller	Hon. Letitia	James	1 Centre Street	New York, NY	10007
NYC Public Advocate	Public Advocate	Vincent	Sapienza	1 Centre Street, 15th Floor	New York, NY	10007
NYC Department of Environmental Protection	Acting Commissioner	Luis M.	Diaz	59-17 Junction Boulevard	Flushing, NY	11373
Bronx County Clerk's Office		Marisa	Lago	851 Grand Concourse Rm. 118	Bronx, NY	10451
NYC Dept. of City Planning	Commissioner	Dan	Walsh	One Fordham Plaza, 5th Floor	Bronx, NY	10458
NYC Office of Environmental Remediation	Director	Julie	Stein	100 Gold Street - 2nd Floor	New York, NY	10007
NYC Dept. Environmental Protection	Office of Environmental Planning & Assessment	Raphael	Salamanca	96-05 Horace Harding Expressway	Flushing, NY	11373
Bronx 41st Precinct Council	President	Eric	Soto	1035 Long Wood Avenue	Bronx, NY	10459
Con Edison Bronx Public Affairs				511 Theodore Fremd Avenue	Kyle, NY	10580
FDNY Engine 84 Ladder 48 Battalion 3 Fire Station				1226 Seneca Avenue	Bronx, NY	10474
Bronx County Clerk's Office	County Clerk	Luis M.	Diaz	851 Grand Concourse, Room 118	Bronx, NY	10451
Hunts Point Economic Development Corporation		Sondra	Sanchez	355 Food Center Drive, Suite C-104	Bronx, NY	10474
Hunts Point Awareness Committee				726 Coster Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
New York Daily News				4 New York Plaza	New York, NY	10004
New York Post				1211 Avenue of the Americas	New York, NY	10036
Hoy Nueva York				1 MetroTech Center, 18th Floor	Bronx, NY	11201
El Diario La Prensa				1 MetroTech Center, 18th Floor	Bronx, NY	11201
Hunts Point Express				http://www.huntspointexpress.com/		
Bronx Times Reporter				900 East 132nd Street	Bronx, NY	10454
Bronx News				135 Decker Loop	Bronx, NY	10475
NY 1 News				75 Ninth Avenue	New York, NY	10011
Food Bank for NYC	Attn: Executive Director	Myra	Gordon	355 Food Center Drive	Bronx, NY	10474
Hunts Point Produce Market	Executive Administrative Director			101 Food Center Drive, Rm 2A	Bronx, NY	10474
Hunts Point Terminal Market	Attn: Director			772 Edgewater Road	Bronx, NY	10474
Bronx Chamber of Commerce	Hutchinson Metro Center	Nunzio	Del Greco	1200 Waters Place, Suite 106	Bronx, NY	10461
Hunts Point Awareness Committee	Attn: Director			726 Coster Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
		Chris	Pappas	200-240 Food Center Drive	Bronx, NY	10474
Baldor Specialty Foods		Michael	Muzyk	155 Food Center Drive	Bronx, NY	10474
Hunts Point Cooperative Market		Bruce	Reingold	555 Food Center Drive	Bronx, NY	10474
		Ralph	Feran	11100 Hallett and Spofford Streets	Bronx, NY	10474
		Ed	Fitzmaurice	510 Food Center Drive	Bronx, NY	10474
		Steve	Bettencourt	800 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				361 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				550 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				410 Hallett Street	Bronx, NY	10474
Resident or Business Owner				1320 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1326 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1330 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				437 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				433 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				421 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				407 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1335 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				418 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				432 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				421 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				405 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				401 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				1361 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1349 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1339 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1337 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				410 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				412 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1360 Drake Park South	Bronx, NY	10474
Resident or Business Owner				1392 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				439 Hallett Street	Bronx, NY	10474
Resident or Business Owner				490 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				420 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				402 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				494 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				338 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1330 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				327 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1321 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				318 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				322 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				324 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				330 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1340 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1360 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1368 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1367 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				1361 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				304 Whittier Street	Bronx, NY	10474
Resident or Business Owner				310 Whittier Street	Bronx, NY	10474
Resident or Business Owner				1380 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				367 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				363 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				341 Hallett Street	Bronx, NY	10474
Resident or Business Owner				321 Hallett Street	Bronx, NY	10474
Resident or Business Owner				311 Hallett Street	Bronx, NY	10474
Resident or Business Owner				307 Hallett Street	Bronx, NY	10474
Resident or Business Owner				301 Hallett Street	Bronx, NY	10474
Resident or Business Owner				318 Drake Street	Bronx, NY	10474
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Resident or Business Owner				1340 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				1370 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				1380 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				1390 Vile Avenue	Bronx, NY	10474
Resident or Business Owner				287 Hallett Street	Bronx, NY	10474
Resident or Business Owner				281 Hallett Street	Bronx, NY	10474
Resident or Business Owner				275 Hallett Street	Bronx, NY	10474
Resident or Business Owner				212 Drake Street	Bronx, NY	10474
Resident or Business Owner				275 Drake Street	Bronx, NY	10474
Resident or Business Owner				271 Drake Street	Bronx, NY	10474
Resident or Business Owner				278 Drake Street	Bronx, NY	10474
Resident or Business Owner				1280 Ryawa Avenue	Bronx, NY	10474
Resident or Business Owner				2 Farragut Street	Bronx, NY	10474
Resident or Business Owner				Bronx River Avenue	Bronx, NY	10473
Resident or Business Owner				Randall Avenue	Bronx, NY	10473



New York
Public
Library

To Whom It May Concern,

The Hunts Point branch acknowledges that the Site A OU-2 project is transitioning into the BCP from the VCP and that the Hunts Point Branch will continue to serve as the repository.

Sincerely,

Liana Acevedo

Liana Acevedo

Library Manager

T 718.617.0338

lianaacevedo@nypl.org

Bronx Community Board #2

Borough President Ruben Diaz, Jr.

1029 East 163rd St.

Bronx, NY 10459

718-328-9125 • 718-991-4974 Fax

[E-mail: brxcb2@optonline.net](mailto:brxcb2@optonline.net)



Roberto Crespo
Chairperson



Ralph Acevedo
District Manager

June 30th 2017

Tracey Bell
Vice President
New York City Economic Development Corporation
110 William Street, 3rd Floor
New York, NY 10038

Subject: **Bronx Community Board #2 Repository for Hunts Point Brownfield Cleanup Program Documentation**

Dear Ms. Bell,

This letter will serve as the approval for Bronx Community Board This letter will serve as the approval for the Bronx Community Board (CB) #2 to act as the document repository for Hunts Point Brownfield Cleanup Program Sites. We understand that documents will be sent to the CB by either NYCEDC or directly by your consultant. The CB will hold the documents and allow the public to review them for information and also during public comment periods to allow comments to be provided. Documents can be provided in paper copy, as a CD or both depending on our space for storage. The CB are under no legal obligation to hold these documents and are performing this as a voluntary public service. NYCEDC will notify the CB when each individual site receives a Certificate of Completion (COC) and at that time the CB may discard all documents for that specific Site.

Should you have any questions or need further information, please feel free to contact District Manager Ralph Acevedo at (718) 328 9125 or at ralacevedo@cb.nyc.gov

Sincerely,

Roberto Crespo
Chairman

Rafael Acevedo
District Manager

Attachment to Section X – Land Use Factors

- Summary of Current Business Operations or Uses
- Summary of Proposed Use
- New York City Planning Commission Zoning Map

6c

Attachment to Section X – Land Use Factors

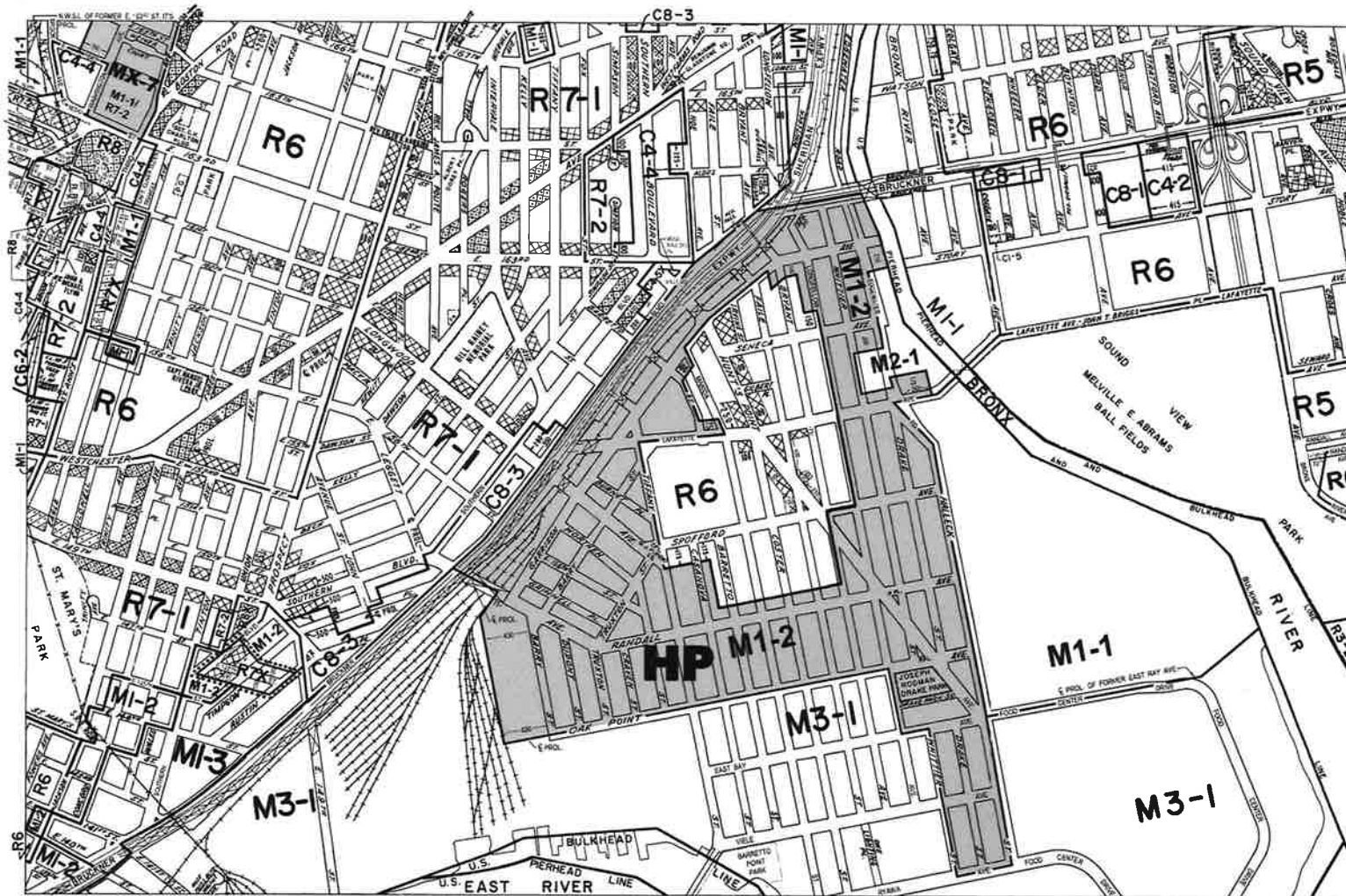
2. *Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.*

The Site is currently vacant and unimproved with any structures. The Site was historically part of the Hunts Point Cooperative Market, a Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP), that was initially constructed between 1924 and 1932, and operated until the early 1960s. Previous onsite investigations indicate the presence of the two major byproducts of MGP operations within the subsurface: coal tar and purifier waste.

3. *Attach a statement detailing the specific proposed use.*

The proposed development project consists of a commercial refrigerated warehouse with onsite parking.

Click blue outline on map to view diagram of proposed zoning change



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
10-27-2016 C 160251 ZMX

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3b	3d	4b
6a	6c	7a
6b	6d	7b

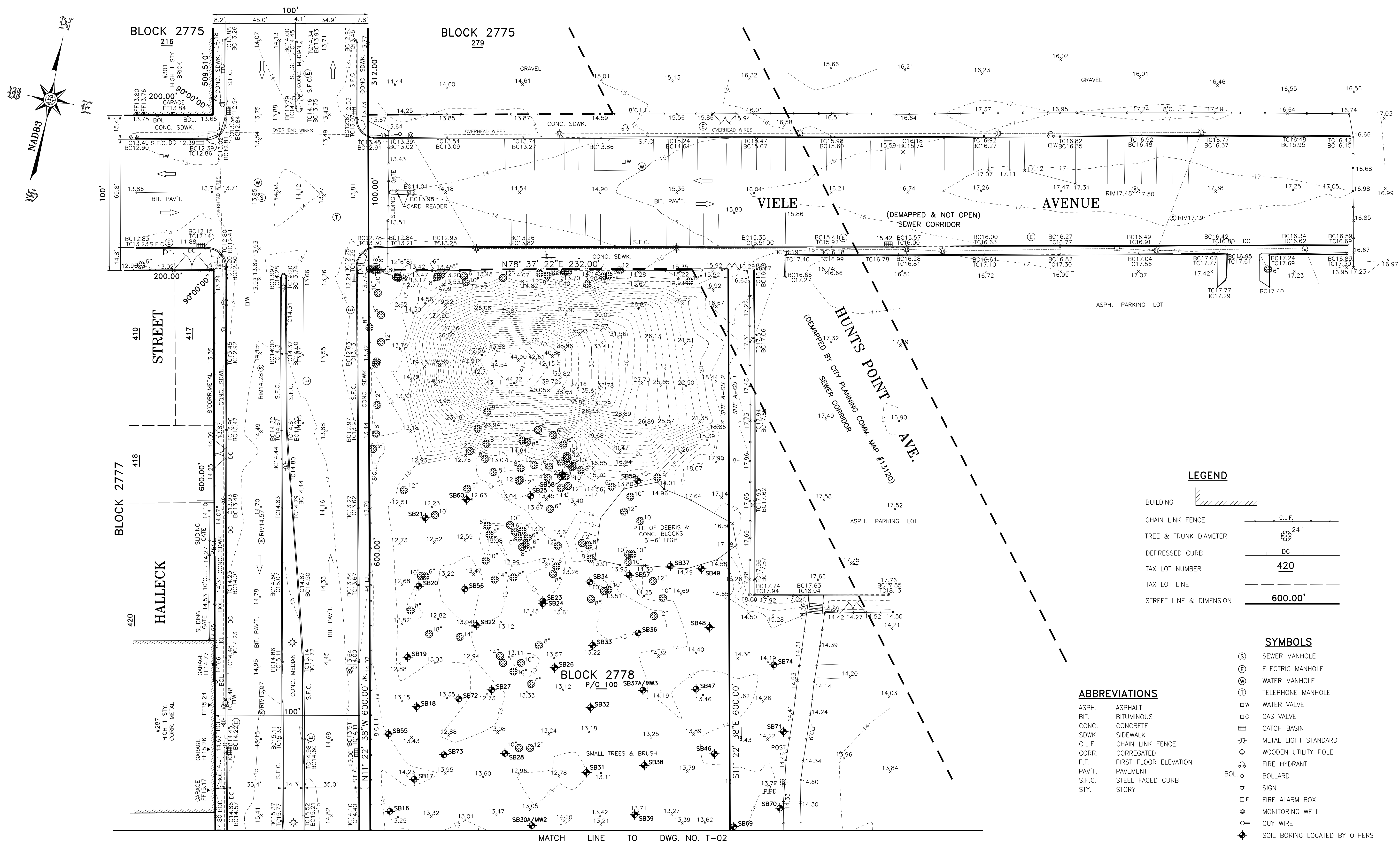
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 6c

Topographic Survey

COPY THESE DRAWINGS SHALL NOT BE ALTERED OR UTILIZED BY ANY FIRM, CORPORATION OR PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF HAKS



SURVEY NOTES:

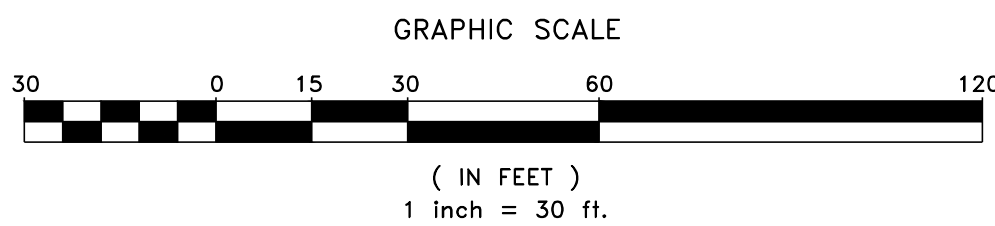
- THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 83, LONG ISLAND ZONE.
- ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.089 FEET ABOVE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) MEAN SEA LEVEL AT SANDY HOOK, NJ.
- THIS SURVEY DRAWING WAS PREPARED USING ACTUAL FIELD SURVEY MEASUREMENTS PERFORMED AT THE SITE DURING NOVEMBER & DECEMBER 2016.
- ALL DIMENSIONS SHOWN ARE IN U.S. FEET.
- THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ON THE SITE PREMISES AS SHOWN HEREON.
- REFERENCES:
 - BOROUGH PRESIDENT OF THE BRONX TOPOGRAPHIC BUREAU SECTION MAP #5.
 - CURRENT CITY OF NEW YORK TAX MAP.

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S BLUE INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY"

"UNAUTHORIZED ALTERATIONS OR ADDITION TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW"

ALL INFORMATION ON THIS MAP, EXCEPT THAT PERTAINING TO THE PROPERTY LINE, IS FOR REFERENCE ONLY.

PARTY CHIEF _____ H.DAR
COMPUTATION E.MIDDLETON _____ CHECKED R.KELLY
DRAFTED E.MIDDLETON _____ CHECKED R.KELLY
FIELD EDITED _____ D.GINART



HAKS
ENGINEERS, ARCHITECTS &
LAND SURVEYORS, P.C.
40 WALL STREET, 11TH FLOOR
NEW YORK, N.Y. 10005

Unauthorized alteration or addition to a survey map bearing a
licensed land surveyors seal is a violation of Section 7209,
Subdivision 2 of the New York State Education Law.

Only copies from the original of this survey marked with an
original land surveyors blue inked seal shall be considered to be
valid true copies.

ISSUES OF DRAWINGS
No. Date Description
A 12/8/16 Initial Issue of Preliminary Drawing

LEGEND

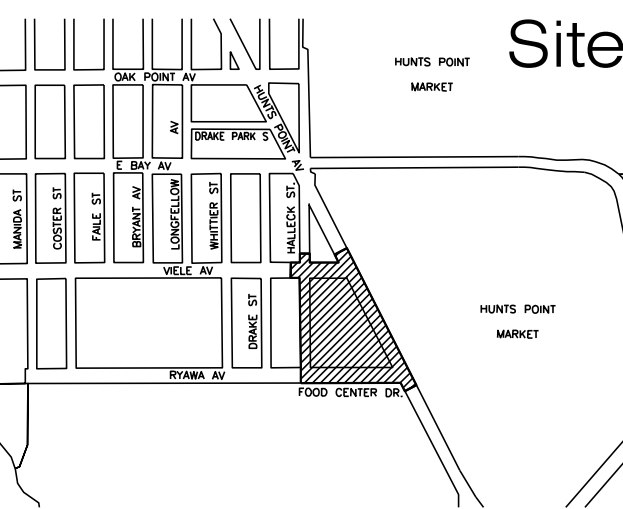
BUILDING
CHAIN LINK FENCE
TREE & TRUNK DIAMETER
DEPRESSED CURB
TAX LOT NUMBER
TAX LOT LINE
STREET LINE & DIMENSION

SYMBOLS

⊙ SEWER MANHOLE
⊕ ELECTRIC MANHOLE
⊖ WATER MANHOLE
⊗ TELEPHONE MANHOLE
⊠ WATER VALVE
⊡ GAS VALVE
⊢ CATCH BASIN
⊣ METAL LIGHT STANDARD
⊤ WOODEN UTILITY POLE
⊥ FIRE HYDRANT
⊦ BOLLARD
⊧ SIGN
⊨ FIRE ALARM BOX
⊩ MONITORING WELL
⊪ GUY WIRE
⊫ SOIL BORING LOCATED BY OTHERS
--- CONTOUR AT 1' INTERVAL
➔ DIRECTION OF TRAFFIC

ABBREVIATIONS

ASPH. ASPHALT
BIT. BITUMINOUS
CONC. CONCRETE
SDWK. SIDEWALK
C.L.F. CHAIN LINK FENCE
CORR. CORRUGATED
F.F. FIRST FLOOR ELEVATION
PAV'T. PAVEMENT
S.F.C. STEEL FACED CURB
STY. STORY



Vicinity Map
Not to Scale

Prepared For:
NEW YORK CITY
ECONOMIC DEVELOPMENT CORPORATION

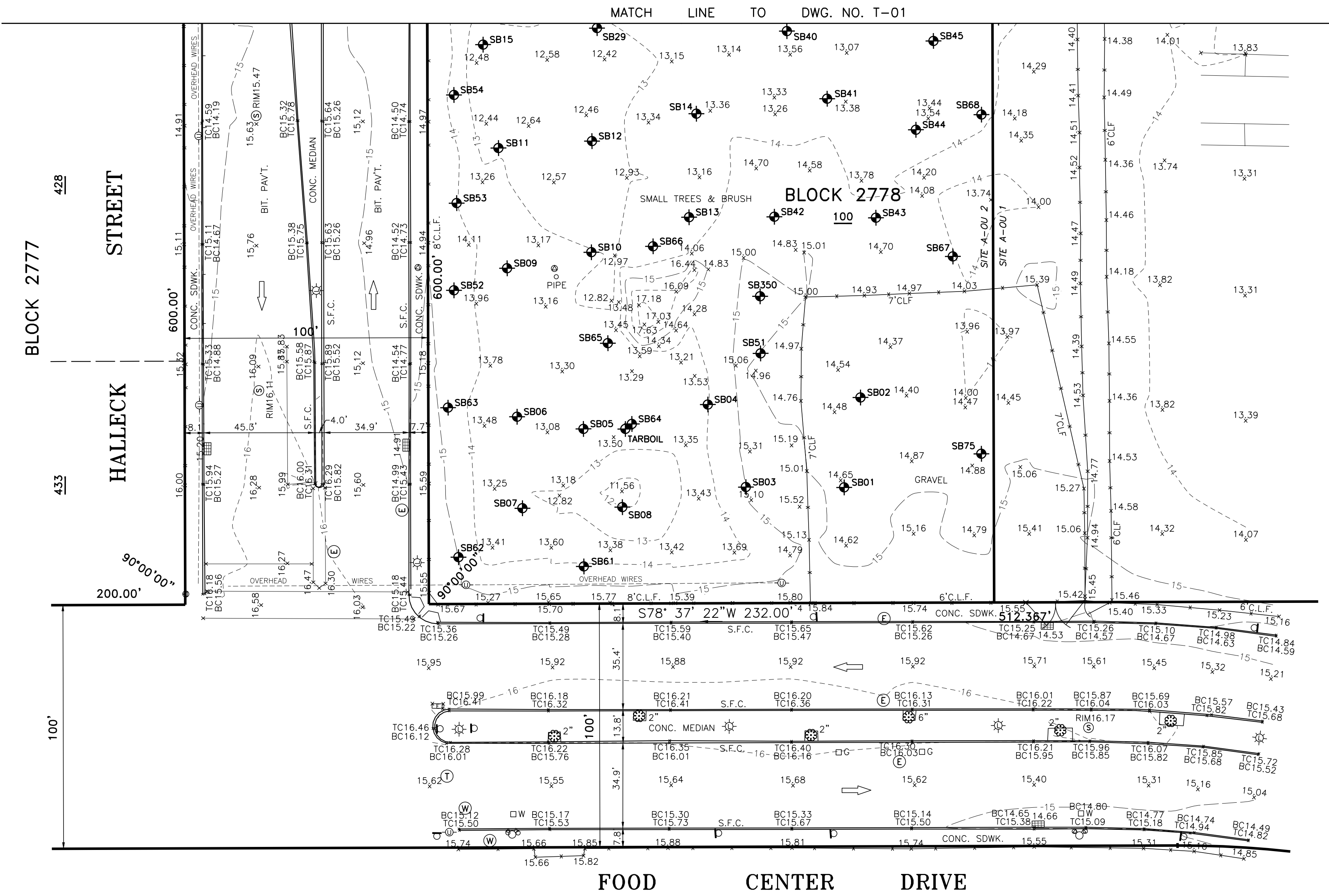
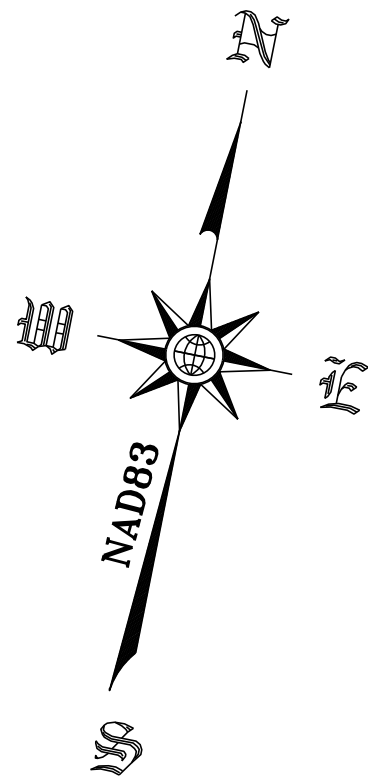
Project
HUNTS POINT SITE A-OU 2
NYSDEC SITE NO. V00233

TOPOGRAPHICAL SURVEY
385 Food Center Drive
Bronx, New York 10474

Date of Survey: DEC. 2016 Scale: 1" = 30' / 1:360
Seal & Signature Date: 12/23/16
Project No: 875A01
Drawn: EM
Checked: RK
DWG No

T-01

ALFRED BARCENILLA, PE, PLS
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LAND FILE
NYS Lic. #050081-1
1 of 2



LEGEND

BUILDING	
CHAIN LINK FENCE	
TREE & TRUNK DIAMETER	
DEPRESSED CURB	
TAX LOT NUMBER	420
TAX LOT LINE	
STREET LINE & DIMENSION	600.00'

SYMBOLS

Ⓢ	SEWER MANHOLE
ⓔ	ELECTRIC MANHOLE
Ⓦ	WATER MANHOLE
Ⓣ	TELEPHONE MANHOLE
□W	WATER VALVE
□G	GAS VALVE
⌘	CATCH BASIN
⚡	METAL LIGHT STANDARD
⊕	WOODEN UTILITY POLE
⚡	FIRE HYDRANT
BOL-○	BOLLARD
▽	SIGN
□F	FIRE ALARM BOX
⊙	MONITORING WELL
⊕	GUY WIRE
⚡	SOIL BORING LOCATED BY OTHERS
---14---	CONTOUR AT 1' INTERVAL
→	DIRECTION OF TRAFFIC

ABBREVIATIONS

ASPH.	ASPHALT
BIT.	BITUMINOUS
CONC.	CONCRETE
SDWK.	SIDEWALK
C.L.F.	CHAIN LINK FENCE
CORR.	CORROGATED
F.F.	FIRST FLOOR ELEVATION
PAV'T.	PAVEMENT
S.F.C.	STEEL FACED CURB
STY.	STORY

SURVEY NOTES:

- THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYTEM, NAD 83, LONG ISLAND ZONE.
- ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.089 FEET ABOVE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) MEAN SEA LEVEL AT SANDY HOOK, NJ.
- THIS SURVEY DRAWING WAS PREPARED USING ACTUAL FIELD SURVEY MEASUREMENTS PERFORMED AT THE SITE DURING NOVEMBER & DECEMBER 2016.
- ALL DIMENSIONS SHOWN ARE IN U.S. FEET.
- THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ON THE SITE PREMISES AS SHOWN HEREON.
- REFERENCES:
 - BOROUGH PRESIDENT OF THE BRONX TOPOGRAPHIC BUREAU SECTION MAP #5.
 - CURRENT CITY OF NEW YORK TAX MAP.

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S BLUE INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY"

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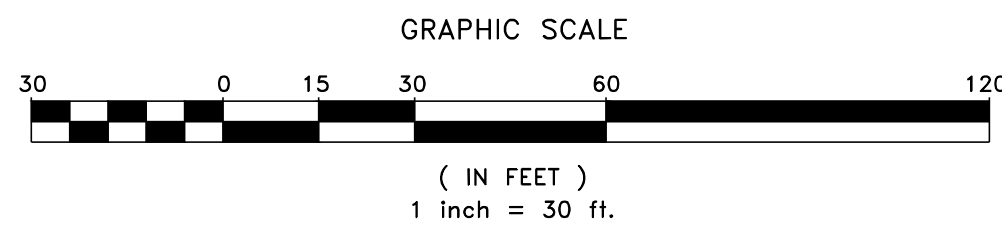
ALL INFORMATION ON THIS MAP, EXCEPT THAT PERTAINING TO THE PROPERTY LINE, IS FOR REFERENCE ONLY.

PARTY CHIEF H.DAR

COMPUTATION E.MIDDLETON CHECKED R.KELLY

DRAFTED E.MIDDLETON CHECKED R.KELLY

FIELD EDITED D.GINART

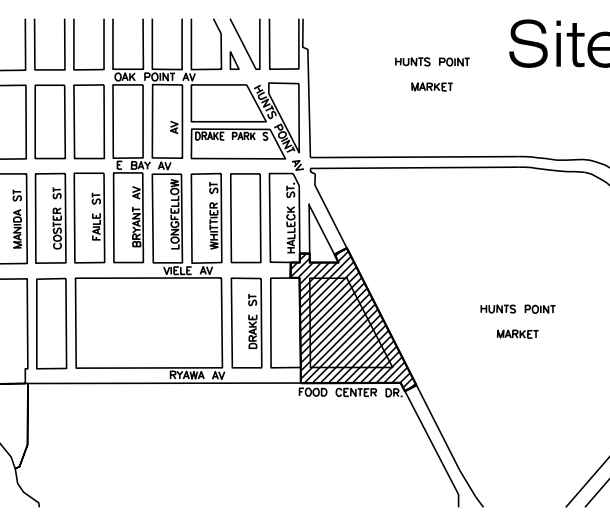


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ISSUES OF DRAWINGS
No. Date Description
A 12/8/16 Initial Issue of Preliminary Drawing



Vicinity Map
Not to Scale

Prepared For:
**NEW YORK CITY
ECONOMIC DEVELOPMENT CORPORATION**

Project
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LAWD FID
2 of 2