

400 Food Center Drive
BROWNFIELD CLEANUP PROGRAM APPLICATION

For the Property located at
400 Food Center Drive
Bronx, NY 10474
BCP #C203101

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 9, 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

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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

☒ Yes ☐ No

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

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			
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				
ADDRESS/LOCATION				
CITY/TOWN		ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach a metes and bounds description of the property.			Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)			Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)			Yes	No
If yes, identify census tract : _____				
Percentage of property in En-zone (check one): 0-49% 50-99% 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No				
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			Yes	No
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			Yes	No

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			
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 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	
<p>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.</p>	
<p>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.</p>	
<p>3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use.</p> <p>If residential, does it qualify as single family housing? Yes No</p>	
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the 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: Andrew Schwartz

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.

BCP App Rev 9

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	No
Please answer questions below and provide documentation necessary to support answers.		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>		

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

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

Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

This is Not an Affordable Housing Project.

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

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

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

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

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

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

Agree

Disagree

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

Agree

Disagree

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

Yes

No

Does Requestor Claim Property is Upside Down:

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Property is Underutilized:**

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Affordable Housing Status:**

Yes

No

Planned, No Contract

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

Figures

Figure 1: Topographic Map

Figure 2: Site Plan

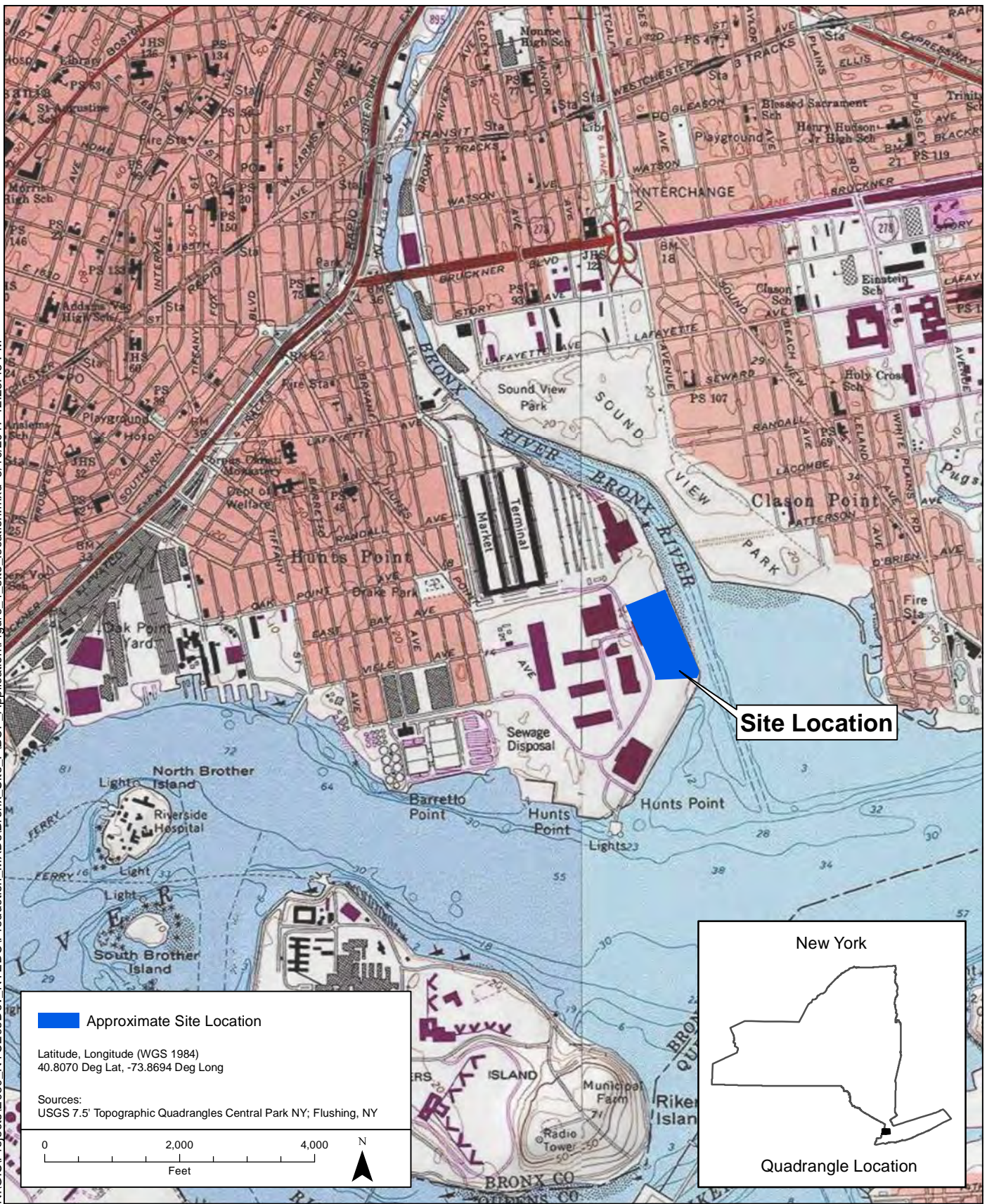
Figure 3: Tax Map

Figure 4: Environmental Zone Map

Figure 5: Surrounding Properties

Figure 6: FEMA Flood Map

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New York, New York 10006
www.integral-corp.com

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New York, New York 10006
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Figure 2.
Site Map
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474

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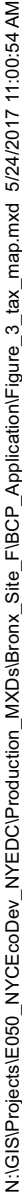


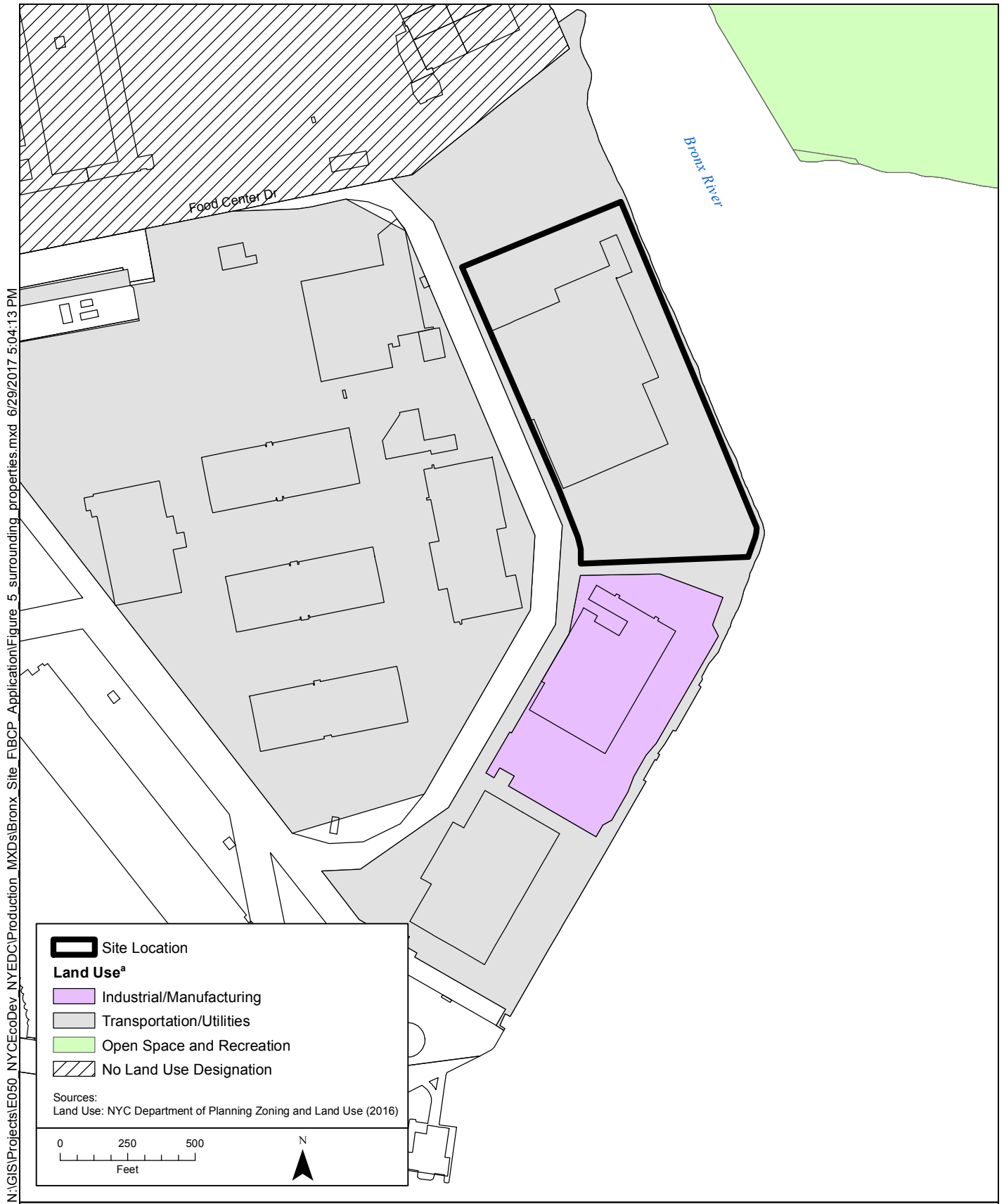
Figure 3.
Tax Map and Adjacent Property Owners
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474

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Figure 4.
Environmental Zone
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474



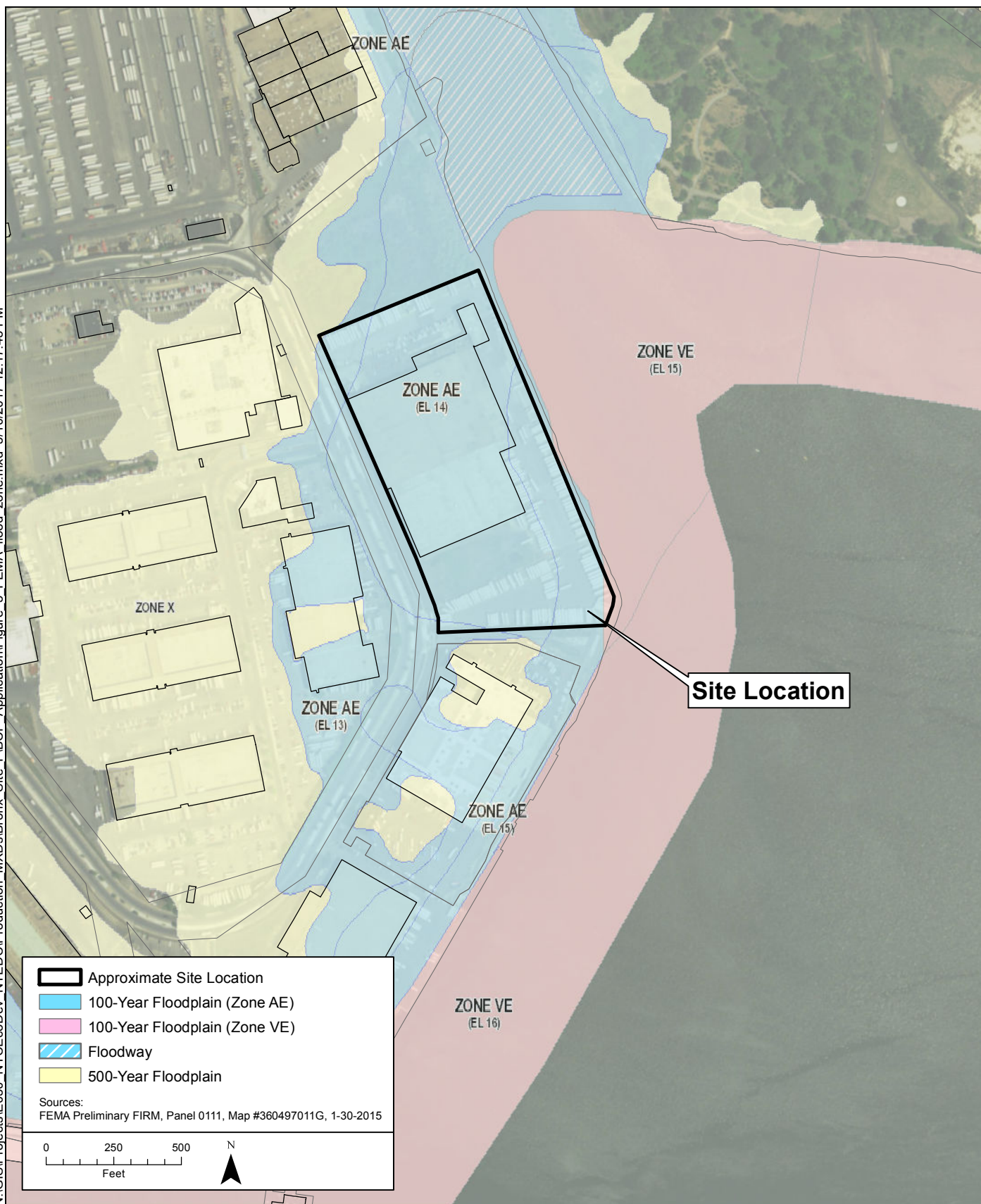
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New York, New York 10006
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Notes:
^aLand use designations may not
portray current conditions.

Figure 5.
Surrounding Properties
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474

DRAFT

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Figure 6.
FEMA Flood Zone Map
NYSDEC BCP Application
400 Food Center Drive, 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 development project consists of raising the Site to final grade with an engineered soil cover that will provide a cap as well as drain or shed stormwater away from the proposed ISS remedy. Krasdale Foods intends to use the entire Site F area for continued tractor-trailer parking for the distribution facility.

The investigatory and remedial program is expected to begin upon approval of this BCP Application. Expected completion of the remedial investigation is September 2017. Remedial Action implementation is anticipated to begin in December of 2018 and finish by October 2019. A Certificate of Completion is anticipated to be issued by January 2020.

Attachment to Section III – Property’s Environmental History

Site Maps

Figure 7: Soil Sampling Results (2005 & 2016)

Figure 8: Groundwater Sampling Results (2016)

Sampling Data

Table 1: Soil Analytical Data – SVOCs (PAHs)

Table 2: Soil Analytical Data - Metals

Table 3: Groundwater Sampling Data

Historic Report (on CD)

1. Site Investigative Report Parcel F, Bronx, NY, Henningson, Durham & Richardson Architecture and Engineering, P.C. (HDR), November 2007

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Location ID	B-10 (3.5-5.5)
Collected	3/28/2005
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	300 G
Benzo(b)fluoranthene	320 G
Benzo(k)fluoranthene	130 G
Benzo(a)pyrene	260 G
Chrysene	290 G
Dibenzo(a,h)anthracene	35 G
Fluoranthene	560 G
Indeno(1,2,3-cd)pyrene	120 G
Metals	
Arsenic	NA
Cyanide, Total	NA

Location ID	B-8 (3-5)
Collected	3/29/2005
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	14 G
Benzo(b)fluoranthene	23 G
Benzo(k)fluoranthene	7.1 G
Benzo(a)pyrene	5.8
Chrysene	13 G
Dibenzo(a,h)anthracene	2.1 G
Fluoranthene	34 GE
Indeno(1,2,3-cd)pyrene	5.9 G
Metals	
Arsenic	NA
Cyanide, Total	NA

Location ID	B-4 (3-5)
Collected	3/29/2005
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	90 G
Benzo(b)fluoranthene	92
Benzo(k)fluoranthene	28 G
Benzo(a)pyrene	66 G
Chrysene	100 G
Dibenzo(a,h)anthracene	4.8 G
Fluoranthene	190 G
Indeno(1,2,3-cd)pyrene	13 G
Metals	
Arsenic	NA
Cyanide, Total	NA

Location ID	B-12 (1-5)
Collected	3/28/2005
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	25 G
Benzo(b)fluoranthene	23 G
Benzo(k)fluoranthene	7.6 G
Benzo(a)pyrene	21 G
Chrysene	28 G
Dibenzo(a,h)anthracene	1.5 G
Fluoranthene	38 G
Indeno(1,2,3-cd)pyrene	11 G
Metals	
Arsenic	NA
Cyanide, Total	NA

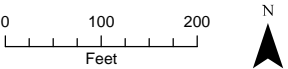
Location ID	Test Pit Mix
Collected	2/18/2016
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	11
Benzo(b)fluoranthene	10
Benzo(k)fluoranthene	4.4
Benzo(a)pyrene	8.2
Chrysene	9.3
Dibenzo(a,h)anthracene	1.5
Fluoranthene	18
Indeno(1,2,3-cd)pyrene	4.3
Metals	
Arsenic	16
Cyanide, Total	27

Site Location
Soil Boring

	*Part 375 Commercial SCOs
SVOCs - PAHs	mg/kg
Benzo(a)anthracene	5.6
Benzo(b)fluoranthene	5.6
Benzo(k)fluoranthene	56
Benzo(a)pyrene	1
Chrysene	56
Dibenzo(a,h)anthracene	0.56
Fluoranthene	500
Indeno(1,2,3-cd)pyrene	5.6
Metals	mg/kg
Arsenic	16
Cyanide, Total	27

Notes:
1. **Bold and shaded** value indicates concentration exceeds Commercial SCOs
2. * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
3. All results are in mg/kg
4. SVOC = Semivolatile Organic Compound
5. J = Estimated Value
6. NA = Not Analyzed
7. G = Value considered estimated based on data quality review
8. E = Value above quantitation range

Source: Boring locations adapted from Site Investigative Report for Parcel F, Bronx, NY, Figure 6 - Site F Probe Locations, HDR | LMS, November, 2007



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Figure 7.
Soil Sampling Results - SVOCs (PAHs) and Metals
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474

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Location ID	MW-4
Collected	7/24/2015
Volatile Organic Compounds (VOCs)	
Benzene	240
Carbon disulfide	270
Ethylbenzene	44 J
Toluene	27 J
Xylenes, Total	100
Semi-Volatile Organic Compounds (SVOCs)	
Chrysene	0.34 J
Naphthalene	720
2,4-Dimethylphenol	41
1,1'-Biphenyl	7.5 J
Metals	
Aluminum	3000
Manganese	1100
Iron	83000
Cyanide	
Cyanide	5100

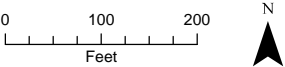
Location ID	MW-10
Collected	7/24/2015
Volatile Organic Compounds (VOCs)	
Benzene	ND
Carbon disulfide	ND
Ethylbenzene	ND
Toluene	ND
Xylenes, Total	ND
Semi-Volatile Organic Compounds (SVOCs)	
Chrysene	ND
Naphthalene	ND
2,4-Dimethylphenol	ND
1,1'-Biphenyl	ND
Metals	
Aluminum	80
Manganese	2700
Iron	67000
Cyanide	
Cyanide	510

- Site Location
- Soil Boring

	TOGS Class GA Standards *
VOCs	µg/L
Benzene	1
Carbon disulfide	60
Ethylbenzene	5
Toluene	5
Xylenes, Total	5
SVOCs	µg/L
Chrysene	0.002
Naphthalene	10
2,4-Dimethylphenol	2
1,1'-Biphenyl	5
Metals	µg/L
Aluminum	2000
Manganese	600
Iron	600
Cyanide	
Cyanide	400

- Notes:
1. **Bold** and shaded value indicates an exceedance of Class GA Standards
2. * = NYSDEC TOGS 1.1.1 Groundwater Effluent Limitations
3. All results are in µg/L
4. J = Estimated Value
5. ND = Not Detected

Source: Boring locations adapted from Remedial Action Work Plan, Hunts Point, Bronx, NY, Figure 6 - Historical Sampling/Well Locations (HDR), GEI Consultants, 2017



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Figure 8.
Groundwater Sampling Results
NYSDEC BCP Application
400 Food Center Drive, Bronx, NY 10474

TABLE 1.

Soil Analytical Data Summary - SVOCs (PAHs)

400 Food Center Drive, Bronx, NY

Sample ID	*NY- COMMERCIAL	Test Pit Mix	B-4 (3-5)	B-8 (3-5)	B-10 (3.5-5.5)	B-12 (1-5)
Sample Date	SCOS	2/18/2016	3/29/2005	3/29/2005	3/28/2005	3/28/2005
Sample Media	(mg/kg)	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Semivolatile Organics						
Anthracene	500	16	65 G	4.2	150 G	14G
Benzo(a)anthracene	5.6	11	90 G	14 G	300 G	25 G
Benzo(b)fluoranthene	5.6	10	92	23 G	320 G	23 G
Benzo(k)fluoranthene	56	4.4	28 G	7.1 G	130 G	7.6 G
Benzo(g,h,i)perylene	500	4.6	14 G	6.8 G	130 G	4.9 G
Benzo(a)pyrene	1	8.2	66 G	5.8	260 G	21 G
Chrysene	56	9.3	100 G	13 G	290 G	28 G
Dibenzo(a,h)anthracene	0.56	1.5	4.8 G	2.1 G	35 G	1.5 G
Fluoranthene	500	18	190 G	34 GE	560 G	38 G
Fluorene	500	22	24 G	1.8 GJ	44 G	6.9 G
Indeno(1,2,3-cd)pyrene	5.6	4.3	13 G	5.9 G	120 G	11 G
Phenanthrene	500	43	220 G	21 G	210 G	43 G
Pyrene	500	16	140 G	34 GE	400 G	47 G
Acenaphthene	500	1.8	2.7	0.32 GJ	1.5 GJ	0.88 G
Acenaphthylene	500	8.4	11 G	3.5 G	50 G	12 G
Naphthalene	500	190	170 G	1.7 GJ	64 G	11 G

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

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

TABLE 2.

Soil Analytical Data Summary - Metals

400 Food Center Drive, Bronx, NY

Sample ID Sample Date Sample Media Unit of Measure	*NY- COMMERCIAL SCOS (mg/kg)	Test Pit Mix 2/18/2016 Soil mg/kg
Metals		
Aluminum	NS	1100
Arsenic	16	23
Barium	400	13
Antimony	NS	6.4
Beryllium	590	0.64
Cadmium	9.3	0.17
Calcium	NS	200000
Chromium	NS	66
Cobalt	NS	5.7
Copper	270	150
Magnesium	NS	99000
Manganese	10000	130
Iron	NS	66000
Lead	1000	39
Potassium	NS	280
Nickel	310	73
Selenium	1500	1.6
Sodium	NS	160
Silver	1500	0.032 J
Thallium	NS	0.027 J
Vanadium	NS	54
Zinc	10000	35
Mercury	2.8	2.1
Cyanide, Total	27	3200
Cyanide, Free	NS	130

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

G = Value considered estimated based on data quality review

E = Value above quantitation range

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

Table 3.
Groundwater Sample Data
400 Food Center Drive, Bronx, NY

LOCATION	*NYSDEC	MW-4	MW-10		
SAMPLING DATE	TOGS	7/24/15	7/24/15		
UNITS	ug/L	ug/L	ug/L		
VOLATILE ORGANIC COMPOUNDS					
1,1,1-Trichloroethane	5	ND	ND		
1,1,2,2-Tetrachloroethane	5	ND	ND		
1,1,2-Trichloro-1,2,2-trifluoroethane	NS	ND	ND		
1,1,2-Trichloroethane	1	ND	ND		
1,1-Dichloroethane	5	ND	ND		
1,1-Dichloroethene	5	ND	ND		
1,2-Dibromo-3-Chloropropane	0.04	ND	ND		
1,2-Dichlorobenzene	3	ND	ND		
1,2-Dichloroethane	0.6	ND	ND		
1,2-Dichloropropane	1	ND	ND		
1,2,4-Trichlorobenzene	5	ND	ND		
1,3-Dichlorobenzene	3	ND	ND		
1,4-Dichlorobenzene	3	ND	ND		
2-Butanone (MEK)	50	ND	ND		
2-Hexanone	50	ND	ND		
4-Methyl-2-pentanone (MIBK)	NS	ND	ND		
Acetone	50	ND	ND		
Benzene	1	240	ND		
Bromoform	50	ND	ND		
Bromomethane	5	ND	ND		
Carbon disulfide	60	270	ND		
Carbon tetrachloride	5	ND	ND		
Chlorobenzene	5	ND	ND		
Chlorodibromomethane	NS	ND	ND		
Chloroform	7	ND	ND		
Chloromethane	NS	ND	ND		
Chloroethane	5	ND	ND		
cis-1,2-Dichloroethene	5	ND	ND		
cis-1,3-Dichloropropene	0.4	ND	ND		
Dichlorobromomethane	50	ND	ND		
Dichlorodifluoromethane	5	ND	ND		
Ethylbenzene	5	44 J	ND		
1,2-Dibromoethane	0.00006	ND	ND		
Cyclohexane	NS	ND	ND		
Isopropylbenzene	5	ND	ND		
Methyl acetate	NS	ND	ND		
Methyl tert-butyl ether	10	ND	ND		
Methylcyclohexane	NS	ND	ND		
Methylene Chloride	930	ND	ND		
Styrene	5	ND	ND		
Tetrachloroethene	5	ND	ND		
Toluene	5	27 J	ND		
trans-1,2-Dichloroethene	5	ND	ND		
trans-1,3-Dichloropropene	0.3	ND	ND		
Trichloroethene	5	ND	ND		
Trichlorofluoromethane	5	ND	ND		
Vinyl chloride	2	ND	ND		
Xylenes, Total	5	100	ND		
SEMI-VOLATILE ORGANIC COMPOUNDS					
Acenaphthene	20	2.4	16		
Acenaphthylene	NS	0.80 J	0.20 J		
Anthracene	50	7.1	0.26 J		
Benzo(a)anthracene	NS	0.51 J	ND		
Benzo(a)pyrene	NS	ND	ND		
Benzo(b)fluoranthene	0.002	ND	ND		
Benzo(ghi)perylene	NS	ND	ND		
Benzo(k)fluoranthene	0.002	ND	ND		
Bis(2-Ethylhexyl)phthalate	5	4.1 J	ND		
2,2'-oxybis[1-chloropropane]	NS	ND	ND		
4-Bromophenyl phenyl ether	NS	ND	ND		
Butyl benzyl phthalate	50	ND	ND		

Table 3.
Groundwater Sample Data
400 Food Center Drive, Bronx, NY

LOCATION	*NYSDEC	MW-4	MW-10		
SAMPLING DATE	TOGS	7/24/15	7/24/15		
UNITS	ug/L	ug/L	ug/L		
Carbazole	NS	14	ND		
4-Chloroaniline	5	ND	ND		
4-Chlorophenyl phenyl ether	NS	ND	ND		
Chrysene	0.002	0.34 J	ND		
Dibenzo(a,h)anthracene	NS	ND	ND		
Dibenzofuran	NS	22	ND		
Di-n-butylphthalate	50	ND	ND		
3,3'-Dichlorobenzidine	5	ND	ND		
Diethyl phthalate	50	ND	ND		
Dimethyl phthalate	50	ND	ND		
2,4-Dinitrotoluene	5	ND	ND		
2,6-Dinitrotoluene	5	ND	ND		
Di-n-octylphthalate	50	ND	ND		
Fluoranthene	50	2.7	0.53 J		
Fluorene	50	36	7.0		
Hexachlorobenzene	0.04	ND	ND		
Hexachlorobutadiene	0.5	ND	ND		
Hexachlorocyclopentadiene	NS	ND	ND		
Hexachloroethane	5	ND	ND		
Indeno(1,2,3-cd)Pyrene	0.002	ND	ND		
Isophorone	NS	ND	ND		
2-Methylnaphthalene	NS	39	ND		
Naphthalene	10	720	ND		
2-Nitroaniline	5	ND	ND		
3-Nitroaniline	5	ND	ND		
4-Nitroaniline	5	ND	ND		
4-Nitrophenol	NS	ND	ND		
Nitrobenzene	0.4	ND	ND		
n-Nitrosodi-n-propylamine	NS	ND	ND		
NitrosoDiPhenylAmine(NDPA)/DPA	50	ND	ND		
Phenanthrene	50	28	ND		
Pyrene	50	1.6 J	0.30 J		
4-Chloro-3-methylphenol	NS	ND	ND		
2-Chlorophenol	NS	ND	ND		
2-Methylphenol	NS	6.4 J	ND		
3-Methylphenol/4-Methylphenol	NS	15	ND		
2,4-Dichlorophenol	2	ND	ND		
2,4-Dimethylphenol	2	41	ND		
2,4-Dinitrophenol	2	ND	ND		
4,6-Dinitro-2-methylphenol	NS	ND	ND		
2-Nitrophenol	NS	ND	ND		
Pentachlorophenol	2	ND	ND		
Phenol	2	ND	ND		
2,4,5-Trichlorophenol	NS	ND	ND		
2,4,6-Trichlorophenol	NS	ND	ND		
Acetophenone	NS	2.0 J	ND		
Atrazine	7.5	ND	ND		
Benzaldehyde	NS	ND	ND		
1,1'-Biphenyl	5	7.5 J	ND		
Caprolactam	NS	ND	ND		
Bis(2-chloroethoxy)methane	5	ND	ND		
Bis(2-chloroethyl)ether	1	ND	ND		
ANIONS, ION CHROMATOGRAPHY					
Chloride	500000	59000	320000		
Fluoride	3000	530	180		
Sulfate	500000	1100000	44000		
METALS					
Aluminum	2000	3000	80		
Arsenic	50	6	4.4		
Barium	2000	21	230		
Antimony	6	ND	ND		
Beryllium	3	1.8	ND		

Table 3.
Groundwater Sample Data
400 Food Center Drive, Bronx, NY

LOCATION	*NYSDEC	MW-4	MW-10		
SAMPLING DATE	TOGS	7/24/15	7/24/15		
UNITS	ug/L	ug/L	ug/L		
Cadmium	10	ND	ND		
Calcium	NS	330000	130000		
Chromium	100	15	1.0 J		
Cobalt	NS	35	4.4		
Copper	1000	2.9	0.92 J		
Magnesium	35000	25000	22000		
Manganese	600	1100	2700		
Iron	600	83000	67000		
Lead	50	2.9	9.3		
Potassium	NS	9300	7400		
Nickel	200	9.7	2.1		
Selenium	20	0.67 J	ND		
Sodium	NS	51000	140000		
Silver	100	ND	ND		
Thallium	0.5	0.096 J	0.073 J		
Vanadium	NS	0.37 J	ND		
Zinc	5000	57	3.7 J		
MERCURY					
Mercury	1.4	0.084 J	ND		
SULFUR					
Sulfur	NS	380000	14000		
Sulfide	50	770 J	ND		
PHOSPHORUS					
Phosphorus, Total	20	140	250		
CYANIDE					
Cyanide, Total	400	5100	510		
Cyanide, Free		23	4.7 J		
Cyanide, Available		61	4.2		
Notes:					
*Highlighted and bold indicates an exceedance of NYSDEC TOGS 1.1.1 Groundwater Effluent Limitations					
J = Estimated value					
ND = Not detected					
NS = No Standard					

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.*

Two separate metes and bounds descriptions of the original Site F and expanded Site F parcels are included as an attachment below. Upon approval of the BCP application by the Department, a new survey of the property will be performed and a single metes and bounds description encompassing the entire subject property as proposed under the BCP will be provided.

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 commercial and industrial use area of the Hunts Point section of the Borough of the Bronx. The expanded Site F is an approximate 18.9735 acre area within a larger tax lot containing multiple parcels of land and is identified on New York City tax maps as Block 2781, Lot 500. The Site is bound to the north by the Hunts Point Parcel D, to the east by the Bronx River, to the south by a portion of the South Bronx Greenway and Anheuser-Busch, and to the west by the railroad right-of-way and Food Center Drive. 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 original Site F is a 2.2-acre rectangular area located immediately south of the Krasdale warehouse which is undeveloped, relatively level and vegetated with tall grass and weeds. Previous investigations indicated that purifier waste extends to the south and east of Site F, thus the metes and bounds of the area to be remediated were expanded. The additional portion of Site F includes all areas under the current Krasdale Foods lease that serves to house a warehouse and parking area.

Current Zoning and Land Use

The Site is currently zoned M3-1 (Manufacturing). The original Site F is a vacant, undeveloped parcel of land within the larger Krasdale facility. The proposed expanded Site F as part of this BCP application encompasses the entire improved area containing the Krasdale food distribution warehouse and parking lot. Surrounding properties include the Anheuser-Busch distribution center to the south, the Hunts Point

Cooperative Market to the west, a vacant lot (Site D) to the north, and the Bronx River to the west. A map showing surrounding property use is included as Figure 4.

Past Use of the Site

Historically, the Site was part of the Consolidated Edison Company of New York, Inc. (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Gas operations included a coke/oven gas plant, a carbureted water gas plant, a light oil plant, and a liquid petroleum production area. In total, approximately 46 buildings or structures existed on the former Con Ed MGP facility that were actively involved in gas production.

Site Geology and Hydrogeology

The Site incorporates approximately 18.9735 acres of fairly level land situated on the Hunts Point peninsula in the South Bronx, NY. 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 12 feet above sea level (NAVD 88).

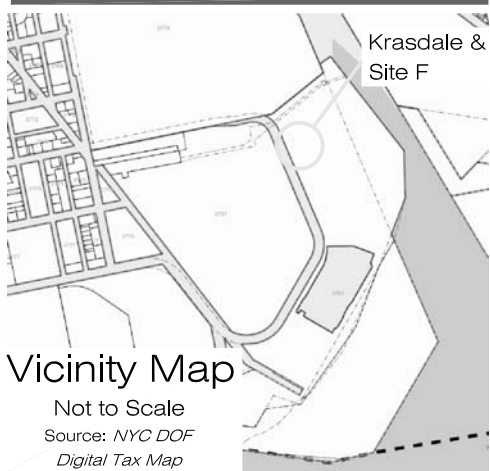
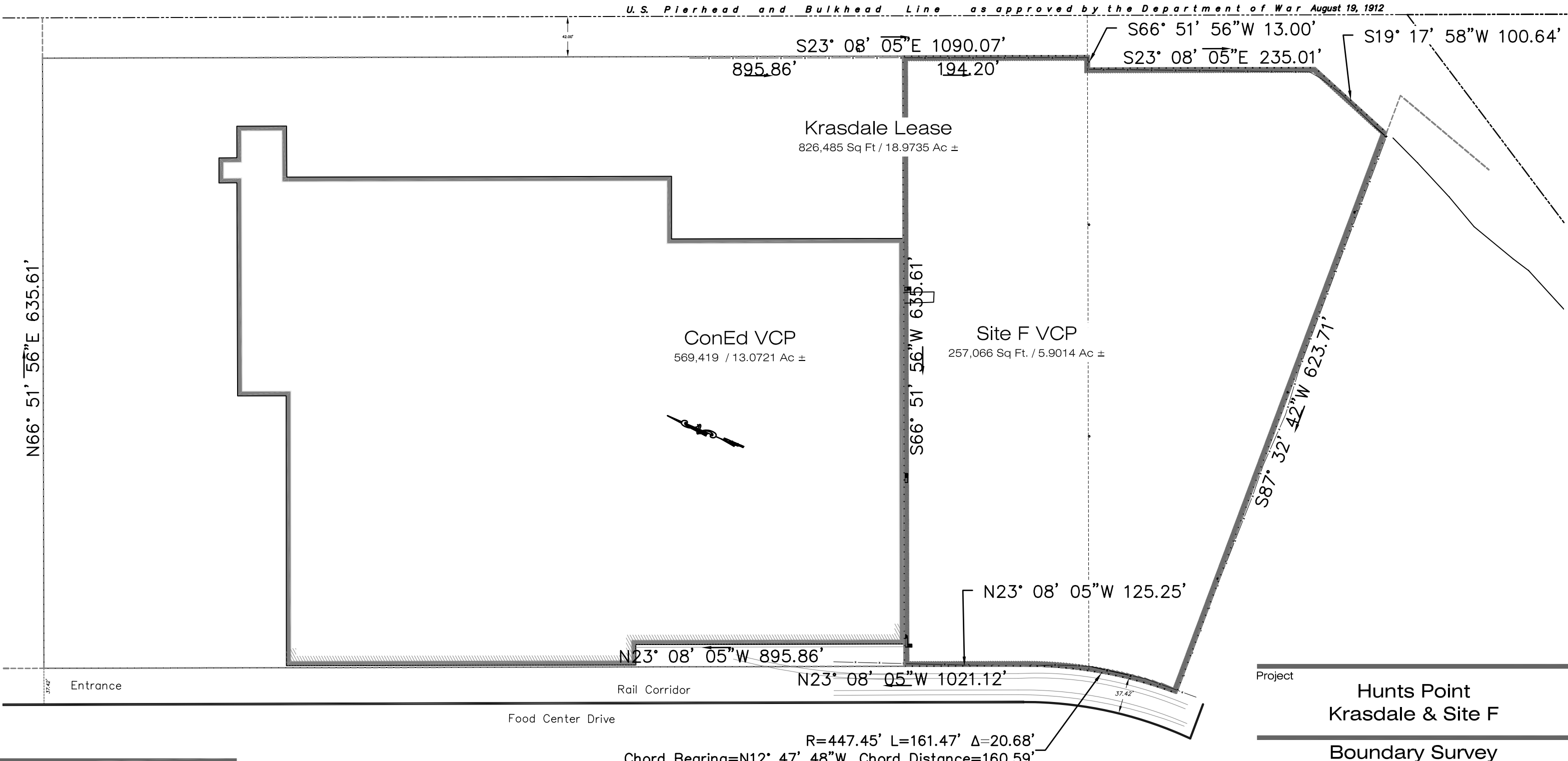
The soil stratigraphy of Site typically contains a 5 ft overburden fill layer of silty sand with gravel, coal and ash material underlain by MGP-related waste (purifier waste and minimal coal tar). The waste material generally ranges from 5-10 ft thick mostly containing purifier waste and is underlain by a native intermediate clay layer. The clay unit is further underlain by 5-10 ft of alluvial type deposits. A dense till reaching 20 ft in thickness is present just above bedrock.

Groundwater at Site is located approximately 4 ft below ground surface. Based on the proximity to the Bronx River, groundwater is expected to flow to the east. A FEMA Floodplain Map is included as Figure 5. The entire expanded 400 Food Center Drive Site is located within the 100-year floodplain. A small portion of the southeast corner of Site is also subject to high velocity wave action.

Environmental Assessment

Previous Site investigations as performed by Henningson, Durham & Richardson Architecture and Engineering, P. C. (HDR) in 2007 indicate a significantly large deposit of purifier waste within the Site F boundaries. All soil samples collected during the HDR investigation contained SVOC compounds above commercial SCOs, with the highest concentrations of 2-methylnaphthalene, fluorine, benzo(a)anthracene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, dibenzo(a,h)anthracene and benzo(a)pyrene. Results of the metals analysis indicated that arsenic and cyanide exhibited the greatest exceedances of commercial SCOs in areas containing purifier waste. Metals and cyanide data tables were not available in the HDR report. The investigation also noted groundwater exceedances of BTEX and NAPL above NYSDEC TOGS 1.1.1 GA Class Limitations.

Based upon the results of the more recent investigations performed by Integral Engineering and GEI Consultants, elevated concentrations of VOCs and SVOCs were detected in monitoring well MW-4, located within the Site F purifier waste deposit. VOC compounds that were in exceedance of TOGS include BTEX and carbon disulfide. SVOC compounds in exceedance of TOGS include chrysene, naphthalene, 2-4,dimethylphenol and 1,1'-biphenyl. Metals and cyanide were found to be in exceedance of TOGS in both MW-4 and MW-10 (outside of the purifier waste area). Metals included are aluminum, manganese and iron. Soil samples collected by Integral/GEI were consistent with previous soil results as reported by HDR. A composite sample of two test pits within the purifier waste deposit was collected for analysis. The sample detected exceedances of PAHs (benzo(a)anthracene, benzo(b)fluoranthene, benzo(ay)pyrene and dibenzo(a,h)anthracene) and metals (arsenic and cyanide) above their respective Part 375 commercial SCOs.



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's 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 surveyor's blue inked seal shall be considered to be valid true copies.

REVISIONS		
No.	Date	Description
A	8/26/15	Initial Issue
1		



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and signature

J. R. Lemuel Morrison
NY Lic Surveyor #50404

Project	Hunts Point Krasdale & Site F	
Boundary Survey		
Block 2781 p/o Lot 500 Bronx County, State of New York		
Date of Survey: July 20th, 2015	Scale: 1" = 100' / 1:1200	
Seal & Signature	Date:	9/11/15
	Project No:	15J137
	Drawn:	PC
	Checked:	RLM
	DWG No	V-15J137.2
	CADD File:	V-15J137-01(Topo)NYLLc.dwg
		1 of 1

Description ConEd VCP

Being a part of Block 2781 Lot 500 situate, lying, and being in the Borough of Bronx, City and State of New York, bounded and more particularly described as:

BEGINNING at a point being 37.42' east of the easterly right-of-way line Food Center Drive (90' wide) and running thence:

1. Along the northerly lease line N 66° 51' 56" E 635.61' to a point on the easterly lease line, thence;
2. Along the lease line S 23° 08' 05" E 895.86 to a point on the southerly lease line, thence;
3. Along the southerly lease line, S 66° 51' 55" W 635.61 to a point on the westerly lease line, thence;
4. Along the westerly lease line being parallel to and 37.42' distant from the Food Center Drive right-of-way line, N 23° 08' 05" W 895.86' to the point of true BEGINNING.

Containing 569,420 Sq Ft / 13.0721 Ac more or less.

Description Site F VCP

Being a part of Block 2781 Lot 500 situate, lying, and being in the Borough of Bronx, City and State of New York, bounded and more particularly described as:

COMMENCING at a point being 37.42' east of the easterly right-of-way line Food Center Drive (90' wide) and running thence:

- A. Along the westerly lease line being parallel to and 37.42' distant from the right-of-way line, S 23°08'05"E 895.86' to the point of true BEGINNING, thence;

1. Along the northerly lease line N 66° 51' 55" E 635.61' to a point, thence;
2. Along the easterly lease line S 23° 08' 05" E 194.20' to a point, thence;
3. Continuing along the lease line, S 66° 51' 55" W 13.00' to a point, thence;
4. Continuing along the lease line, S 23° 08' 05" E 235.01' to a point, thence;
5. Continuing along the lease line, S 19° 17' 58" W 100.64' to a point on the southerly lease line, thence;
6. Along the southerly line, S 87° 32' 42" W 623.71' to a point on a curve of the westerly lease line, thence;
7. Along the westerly line parallel to and 37.42' distant from the Food Center Drive right-of-way line with a curve to the left having a radius of 447.45', an arc length of 161.47, an internal angle of 20° 40' 34" and a chord bearing N 12° 47' 48"W 160.59' to a point of tangency, thence;
8. Continuing along the westerly lease line, N 23° 08' 05" W 125.25' to the point of true BEGINNING.

Containing 257,066 Sq Ft / 5.9014 Ac more or less.

Krasdale Lease

826,485 Sq Ft / 18.9735 Ac ±

ConEd VCP

569,420 / 13.0721 Ac ±

Site F VCP

257,066 Sq Ft. / 5.9014 Ac ±

N66° 51' 56"E 635.61'

S23° 08' 05"E 1090.07'

895.86'

194.20'

S66° 51' 56"W 13.00'

S23° 08' 05"E 235.01'

S19° 17' 58"W 100.64'

S66° 51' 55"W 635.61'

S87° 32' 42"W 623.71'

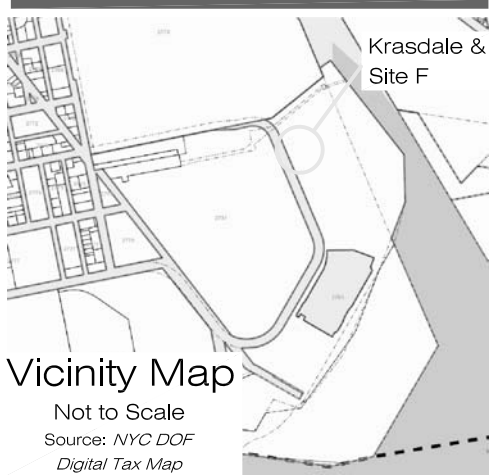
N23° 08' 05"W 125.25'

N23° 08' 05"W 895.86'

N23° 08' 05"W 1021.12'

R=447.45' L=161.47' Δ=20° 40' 34"

Chord Bearing=N12° 47' 48"W, Chord Distance=160.59'



Project
**Hunts Point
Krasdale & Site F**
Boundary Survey

**Block 2781 p/o Lot 500
Bronx County, State of New York**

Date of Survey: July 20th, 2015 Scale: 1" = 100' / 1:1200

Seal & Signature

Date: 9/30/15

Project No: 15J137

Drawn: PC

Checked: RLM

DWG No

V-15J137.2

CADD File: V-15J137-01(Topo)NYLLcwg 1 of 1

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's 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 surveyor's blue inked seal shall be considered to be valid true copies.

REVISIONS		
No.	Date	Description
A	8/28/15	Initial Issue
1	9/30/15	add descriptions



MERCATOR
Land Surveying, LLC

75 East 4th Street
New York, NY 10003
(646) 837-0780 Ph
www.mercatorsurveying.com
NYS COA#0002514

Valid only with blue seal
and signature

J. R. Lemuel Morrison
NY Lic Surveyor #50404

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 2781

	Owner	Operator
Lot 500	<p>New York City Department of Small Business Services Andrew Schwartz, Deputy Commissioner 110 William Street New York, NY 10038</p> <p>Ph: (212) 513-6428</p> <p>Email: aschwartz@sbs.nyc.gov</p>	<p>Krasdale Foods Howard Jacobs, Vice President 400 Food Center Drive Bronx, NY 10474</p> <p>Ph: (914) 694-6400</p> <p>Email: howardj@krasdalefoods.com</p>

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 2781, Lot 500:

Period	Owners	Address	Relationship to Requestor	Operators	Relationship to Requestor	Address
1924-1970	Consolidated Edison	Unknown	None	Consolidated Edison	None	Unknown
1970-Present	New York City Small Business Services	110 William Street, New York, NY 10038	Same Entity	Krasdale Foods	Lessee	400 Food Center Drive, Bronx, NY 10474

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
- Letter from the Project Repository
 - New York Public Library - Woodstock Branch
 - Bronx Community Board 2

Hunts Point 400 Food Center Drive Contact List Information

Constituency	Title	Contact Person		Local Address		City, State	Zip
		First	Last	Street			
Bronx Community Board 2	Chairperson	Dr. Ian	Anrutt	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			1029 E 163rd Street, Room 202		Bronx, NY	10459
New York Public Library - Woodstock Branch	Repository	Cory	Rodriguez	761 E 160th Street		Bronx, NY	10456
54th Assembly District	NYS Assemblymember	Carmen E.	Arroyo	384 E. 149th Street, Suite 301		Bronx, NY	10455
34th Senate District	NYS Senator	Jeffrey D.	Klein	1250 Waters Place, Suite 1202		Bronx, NY	10461
Borough of the Bronx	Borough President	Ruben	Diaz, Jr.	851 Grand Concourse		Bronx, NY	10451
16th Congressional District	U.S. House of Representatives	José	Serrano	1231 Lafayette Avenue, 4th Floor		Bronx, NY	10474
7th Congressional District	The Honorable	Joseph	Crowley	2800 Bruckner Boulevard		Bronx, NY	10465
	U.S. Senator	Charles	Shumer	780 Third Avenue, Suite 2301		NY, NY	10017
	U.S. Senator	Kristin	Gillibrand	780 Third Avenue, Suite 2601		NY, NY	10017
NYSDEC		Larry	Ennist	625 Broadway		Albany, NY	12233
NYSDEC Region 2 Citizen Participation Specialist		Thomas	Panzone	47-40 21st Street		Long Island City, NY	11101
NYSDEC Project Manager		Ronnie	Lee	625 Broadway		Albany, NY	12233
NYSDOH Public Health Specialist		Stephanie	Selmer	Empire State Plaza, Corning Tower Room 1787		Albany, NY	12237
NYC Mayor	Mayor	Hon. Bill	de Blasio	City Hall		New York, NY	10007
NYC Comptroller	Comptroller	Hon. Scott	Stringer	1 Centre Street		New York, NY	10007
NYC Public Advocate	Public Advocate	Hon. Letitia	James	1 Centre Street, 15th Floor		New York, NY	10007
NYC Department of Environmental Protection	Acting Commissioner	Vincent	Sapienza	59-17 Junction Boulevard		Flushing, NY	11373
Bronx County Clerk's Office		Luis M.	Diaz	851 Grand Concourse Rm. 118		Bronx, NY	10451
NYC Dept. of City Planning	Commissioner	Marisa	Lago	One Fordham Plaza, 5th Floor		Bronx, NY	10458
NYC Office of Environmental Remediation	Director	Dan	Walsh	100 Gold Street - 2nd Floor		New York, NY	10007
NYC Dept. Environmental Protection	Office of Environmental Planning & Assessment	Julie	Stein	96-05 Horace Harding Expressway		Flushing, NY	11373
Bronx 41st Precinct Council	President	Raphael	Salamanca	1035 Long Wood Avenue		Bronx, NY	10459
Con Edison Bronx Public Affairs		Eric	Soto	511 Theodore Fremd Avenue		Rye, 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 Custer 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 Dreiser Loop		Bronx, NY	10475
NY 1 News				75 Ninth Avenue		New York, NY	10011
Food Bank for NYC	Attn: Executive Director			355 Food Center Drive		Bronx, NY	10474
Hunts Point Produce Market	Executive Administrative Director	Myra	Gordon	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 Custer 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	355 Food Center Drive		Bronx, NY	10474
		Ralph	Ferrara	Halleck 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 Halleck Street		Bronx, NY	10474
Resident or Business Owner				1330 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 Halleck 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 Whitier Street		Bronx, NY	10474
Resident or Business Owner				310 Whitier 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 Halleck Street		Bronx, NY	10474
Resident or Business Owner				321 Halleck Street		Bronx, NY	10474
Resident or Business Owner				311 Halleck Street		Bronx, NY	10474
Resident or Business Owner				307 Halleck Street		Bronx, NY	10474
Resident or Business Owner				301 Halleck Street		Bronx, NY	10474
Resident or Business Owner				318 Drake Street		Bronx, NY	10474
Resident or Business Owner				350 Drake Street		Bronx, NY	10474
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 Halleck Street		Bronx, NY	10474
Resident or Business Owner				281 Halleck Street		Bronx, NY	10474
Resident or Business Owner				275 Halleck 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 Ryavva 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



July 25, 2017

Dear Mr. McCarty,

The Woodstock Branch of the New York Public Library, located at 761 East 160th Street, Bronx, has agreed to serve as the document repository for the projects referenced below within the Hunts Point Food Distribution Center.

- Parcel A-2
- Parcel D
- Parcel E-2
- Railroad Right-of-Way
- Viele Avenue
- 155 Food Center Drive
- 355 Food Center Drive
- 400 Food Center Drive
- 600 Food Center Drive

Kindest Regards,

Corey Rodriguez

Library Manager

T 718-665-6255

Coreyrodriguez@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.*

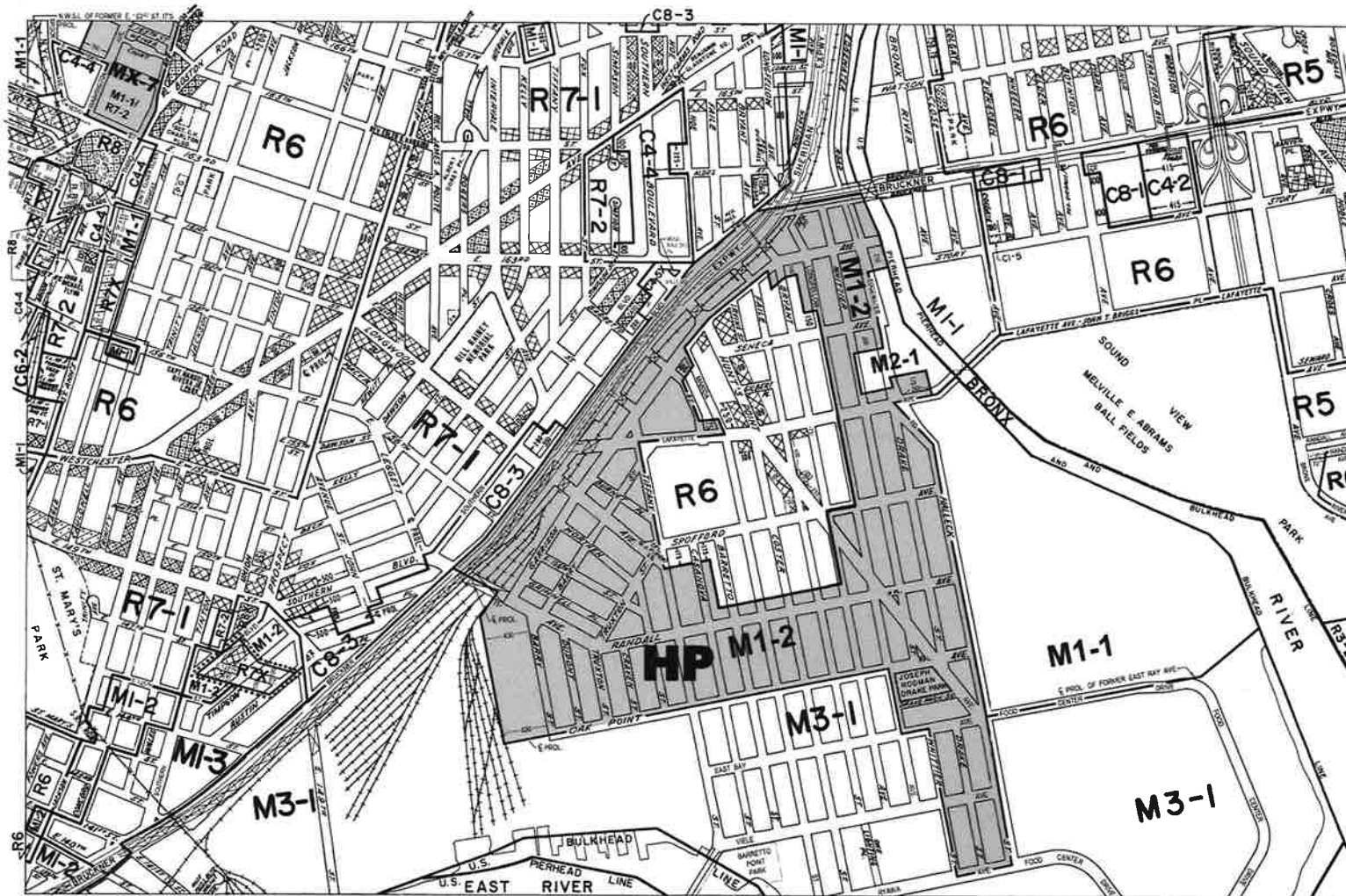
The Site includes the entire Krasdale leasehold which incorporates the former VCA Site F and the remaining area that was covered under the Con Ed VCA. Prior to its proposed expansion, Site F consisted of an undeveloped, 2.2-acre rectangular area of land just south of the Krasdale warehouse, which is presently still vacant and overgrown with vegetation. The expanded 400 Food Center Drive limits encompasses a total area of 18.9735 acres. The expanded 400 Food Center Drive boundary includes the entire active food distribution warehouse and parking lot for Krasdale Foods.

The Site is historically part of the Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that was operated from 1926 until the early 1960s. Previous onsite investigations indicate the presence of a major byproduct of MGP operations within the subsurface: purifier waste. Minimal coal tar has also been identified on site.

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

Post-remedy, the proposed development consists of restoring the area back to final grade with an engineered soil cover containing underground storm drainage, fire control and electrical infrastructure required for use of the entire Site F area as a parking lot for the Krasdale tractor-trailers.

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

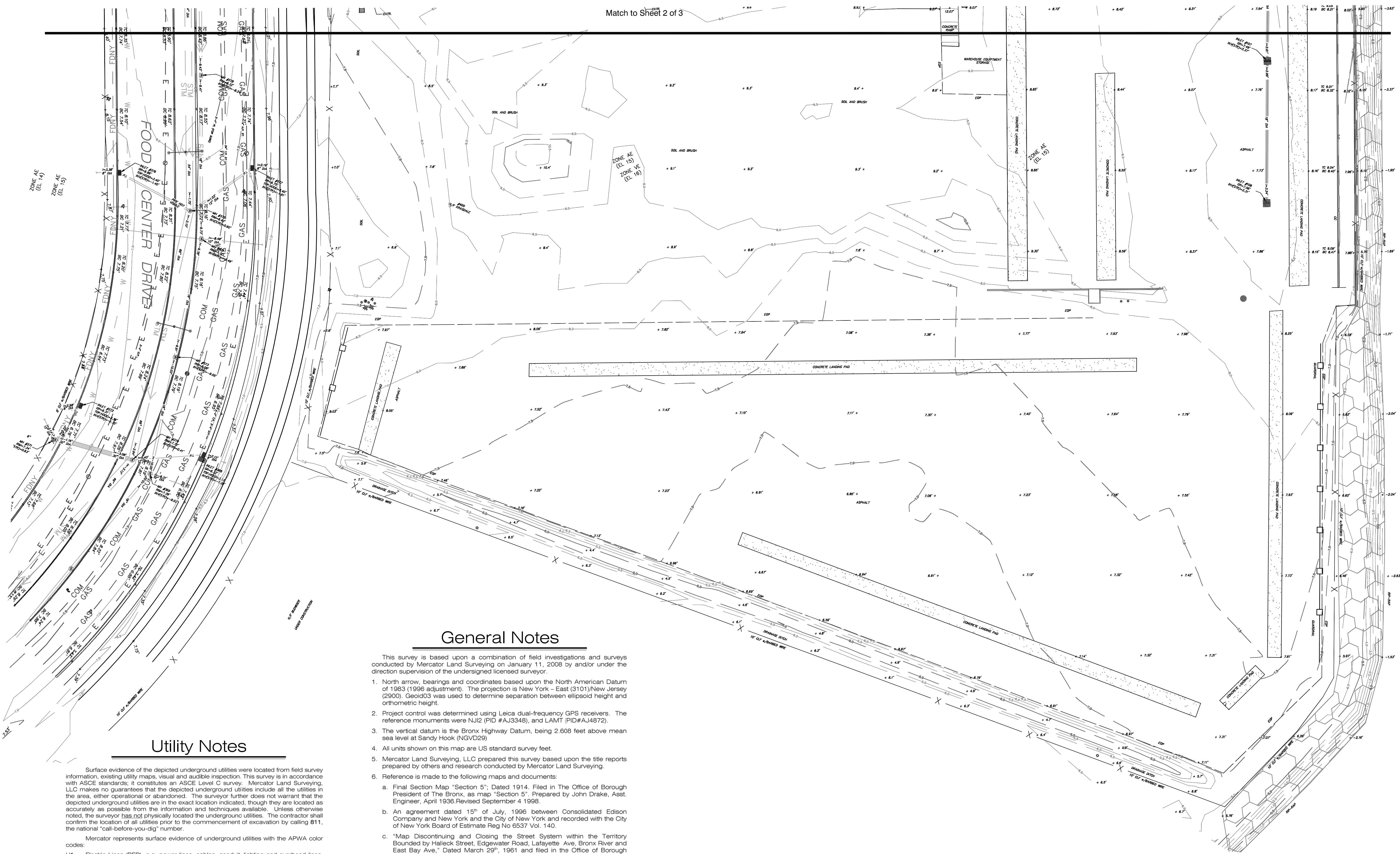
3b	3d	4b
6a	6c	7a
6b	6d	7b

© 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



Utility Notes

Surface evidence of the depicted underground utilities were located from field survey information, existing utility maps, visual and audible inspection. This survey is in accordance with ASCE standards; it constitutes an ASCE Level O survey. Mercator Land Surveying, LLC makes no guarantees that the depicted underground utilities include all the utilities in the area, either operational or abandoned. The surveyor further does not warrant that the depicted underground utilities are in the exact location indicated, though they are located as accurately as possible from the information and techniques available. Unless otherwise noted, the surveyor has not physically located the underground utilities. The contractor shall confirm the location of all utilities prior to the commencement of excavation by calling 811, the national "call-before-you-dig" number.

Mercator represents surface evidence of underground utilities with the APWA color codes:

- U1. Electric Lines (RED), e.g. power lines, cables, conduit, lighting and overhead lines, were generated from the following documents:
 - a. ConEd Conduit Plates: 5-M, 5-N, 5-O, 4-N, 4-O, 3-M, 3-N, 3-O and 2-O.
- U2. Fuel Lines (YELLOW), e.g. gas, oil and steam, were generated from the following documents:
 - a. ConEd Gas Main and Service Plates: 5-M, 5-N, 5-O, 4-N, 4-O, 3-M, 3-N, 3-O and 2-O.
- U3. Communication Lines (ORANGE), e.g. signals cable, CATV, FDNY and telephone, were generated from the following documents:
 - a. Empire City Subway Maps: 1376, 1377, 1378, M761 and T377.
 - b. Fire Department of NY Maps: Bx 30, ERS Loop 110, Feed Pts 2 3/2 4.
- U4. Water Lines (BLUE), e.g. potable water, were generated from the following documents:
 - a. NYCDEP water distribution maps
- U5. Other Water Lines (PURPLE), e.g. reclaimed water, irrigation and slurry, were generated from the following documents:
 - a. No records were made available.
- U6. Drainage Line (GREEN), e.g. sanitary sewer, storm sewer, combined sewer and interceptor line, were generated from the following documents & methods:
 - a. Inverts and pipe sizes were determined by visual inspection. Please refer to the structure sheets for manholes and catch basins for additional information not shown on this survey.
 - b. NYC Dept of Sewers Map #5 Drawer #26
 - c. NYC Dept of Public Works Map: "Hunt's Point Intersecting sewers Contract 3A, Sheets S-8, 9, 13 & 14."
- U7. Subway Lines were generated from the following documents:
 - a. No subway lines are near the project area.
- U8. Tunnels were generated from the following documents:
 - a. No Tunnels in the project area.
- U9. Miscellaneous Structures were generated from the following documents:
 - a. No records were made available indicating underground tanks nor physical evidence.
- U10. Miscellaneous Utility Notes:
 - a. none

General Notes

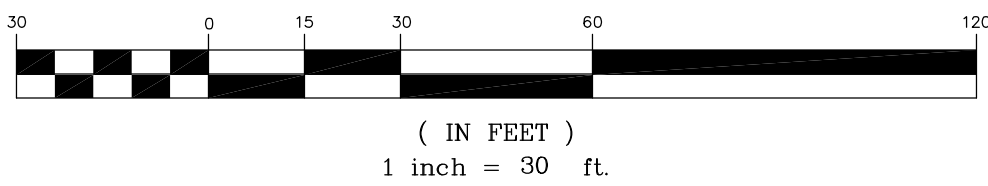
This survey is based upon a combination of field investigations and surveys conducted by Mercator Land Surveying on January 11, 2008 by and/or under the direction supervision of the undersigned licensed surveyor.

1. North arrow, bearings and coordinates based upon the North American Datum of 1983 (1996 adjustment). The projection is New York - East (3101)/New Jersey (2900). Geoid03 was used to determine separation between ellipsoid height and orthometric height.
2. Project control was determined using Leica dual-frequency GPS receivers. The reference monuments were NJI2 (PID #AJ3348), and LAMT (PID#AJ4872).
3. The vertical datum is the Bronx Highway Datum, being 2.608 feet above mean sea level at Sandy Hook (NGVD29).
4. All units shown on this map are US standard survey feet.
5. Mercator Land Surveying, LLC prepared this survey based upon the title reports prepared by others and research conducted by Mercator Land Surveying.
6. Reference is made to the following maps and documents:
 - a. Final Section Map "Section 5", Dated 1914, Filed in The Office of Borough President of The Bronx, as map "Section 5". Prepared by John Drake, Asst. Engineer, April 1936.Revised September 4 1998.
 - b. An agreement dated 15th of July, 1996 between Consolidated Edison Company and New York and the City of New York and recorded with the City of New York Board of Estimate Reg No 6537 Vol. 140.
 - c. "Map Discontinuing and Closing the Hunt's Point Avenue within the Territory Bounded by Halleck Street, Edgewater Road, Lafayette Ave, Bronx River and East Bay Ave," Dated March 29th, 1961 and filed in the Office of Borough President of The Bronx, Topographic Bureau as map number 11627.
 - d. "Map Showing the Changes to Lines and Grades in Halleck Street at Hunt's Point Avenue," Dated March 2nd, 1962 and filed in the Office of Borough President of The Bronx, Topographic Bureau as map number 11659.
 - e. "Map Discontinuing and Closing the Hunt's Point Avenue from Hallack Street to Farragut St & Vele Ave . . ." Undated and filed in the Office of Borough President of The Bronx, Topographic Bureau as map number 11772.
 - f. Map Showing Elimination of Hunts Point Ave. From Farragut Street to Hallack Street and Ryawia Avenue . . ." never adopted. Plan No. 11770. Dated April 27th, 1966.
 - g. "Map Showing Market Running Tk. Albany Div. Sidetrack Serving The Hunts Point Terminal Cooperative Association And The City Of New York Hunts Point, Bronx, New York" Plan no. 4219-21.11. Dated Feb. 7th, 1989.
 - h. "Map Showing Consolidated Edison Co, NY" Property Record Department, Location Hunts Point Regulating Station Dated June 6, 1972.
 - i. "Map Showing Consolidated Edison Company Of New York, Inc. Borough Of The Bronx, N.Y. City, N.Y. Hunts Point Key Map (Insurance Map No. 5-25)" Dated Nov. 1964, Insurance map Surveyed By B. Wainwright.
 - j. Letters patent from the state of New York the city of New York dated October 8th, 1883 recorded November 13th, 1883 in Liber 422 CP 355
7. The survey is hereby certified to:
 - a. The New York City Economic Development Corporation, its successor and/or assigns
8. The confluences of the Bronx River and East River were the only watercourses visible at the time of the survey.
9. The property in question (P/O) is located in Flood Hazard Zone AE (base flood elevation 14 & 15 - NGVD29) and in Flood Hazard Zone VE (coastal flood zone with wave action) and in Flood Hazard Zone X as depicted on FIRM Community-Panel No 360497 0111F dated: September 5, 2007.

Linetypes

	Building Line
	Combined Sewer
	Communication Conduit
	CATV Conduit
	Steam/Chilled Water Line
	Curb Line
	Electric Conduit
	FDNY Conduit
	Gas Main
	Major Contour
	Minor Contour
	Storm Sewer
	Sanitary Sewer
	Water Main
	Wall line

GRAPHIC SCALE



Legend

	Bicycle Rack		Fire Call Box		Subway Manhole
	Bollard		First Floor Elev.		Telephone Booth
	Cable Box		Light Pole		Traffic Signal
	Catch Basin		Gas Valve		Traverse Point
	Comm. Manhole		Hydrant		Tree
	Drain		Manhole		Utility Pole
	Electric Box		Oil Fill		Vault
	Electric Manhole		Sewer Manhole		Water Manhole
	ECS Manhole		Stand Pipe		Water Valve
	FDNY Manhole		Street Light		

Abbreviations

Aband., Abandoned	SFC Steel Faced Curb
BC Bottom Curb	STM Storm
INLET Street Inlet	TC Top Curb
CL Center Line	TRAV Traverse Point
Typ Typical	UTIL Utility
CONC Concrete	VL Vault
COND. Conduit	WV Water Valve
COM Communication	(U1 A) "Utility Category";Reference Map"
Dep'r Depressed Curb	(See Utility Notes)
DIP Ductile Iron Pipe	
ELEV Elevation	



Prepared For:

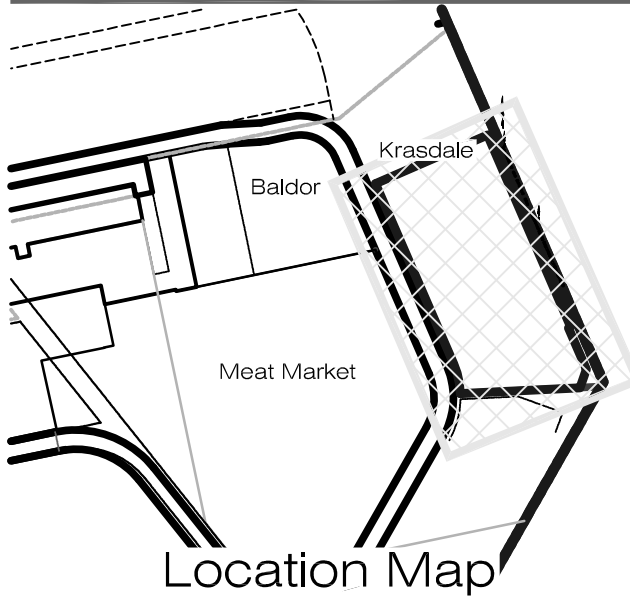


110 William Street New York, NY 10158

Hunt's Point

Krasdale Leasehold

p/o Block 2781 Lot 500
Hunt's Point, Bronx County
State of New York
NYC EDC Contract# 219000001-10



1	4/23/08	Add existing and proposed lease limits
B	4/04/08	Add OS contours
A	2/08/08	Submitted for comments
No.	Date	Description
R E V I S I O N S		
Date	1/15/08	First Issue of Drawing
Drawing Title		
Topographic & Utility Survey		
Scale	1" = 30' / 1:360	Project Number: 05J152C
Field Book	FB 26	Sheet Number
Surveyed	4/7/08	
Drawn	DM	
Checked	AS	
Approved	RLM	

1	4/23/08	Add existing and proposed lease limits
B	4/04/08	Add .05' contours
A	2/08/08	Submitted for comments
No.	Date	Description
REVISIONS		
Date	1/15/08	First Issue of Drawing
Drawing Title		
Topographic & Utility Survey		
Scale	1" = 30' / 1:360	Project Number: 05J152
Field Book	FB 26	Sheet Number 1 of 3
Surveyed	4/7/08	
Drawn	DM	
Checked	AS	
Approved	RLM	