

**HUNTS POINT VIELE AVENUE
BROWNFIELD CLEANUP PROGRAM APPLICATION**

**For the Property located at the
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474
BCP #C203103**

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 15, 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 (NYCSBS)

ADDRESS 110 William Street

CITY/TOWN New York, NY

ZIP CODE 10038

PHONE 212-513-6300

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			
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

Sewer Corridor/City of New York

Combined Sewer Overflow (CSO) that runs through the eastern portion of Viele Avenue, along the former Hunts Point Avenue.

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	
1. What is the current zoning for the site? What uses are allowed by the current zoning? <div style="display: flex; justify-content: space-around;"> Residential Commercial Industrial </div> If zoning change is imminent, please provide documentation from the appropriate zoning authority.	
2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.	
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use. If residential, does it qualify as single family housing? Yes No	
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I 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: 7/13/2017

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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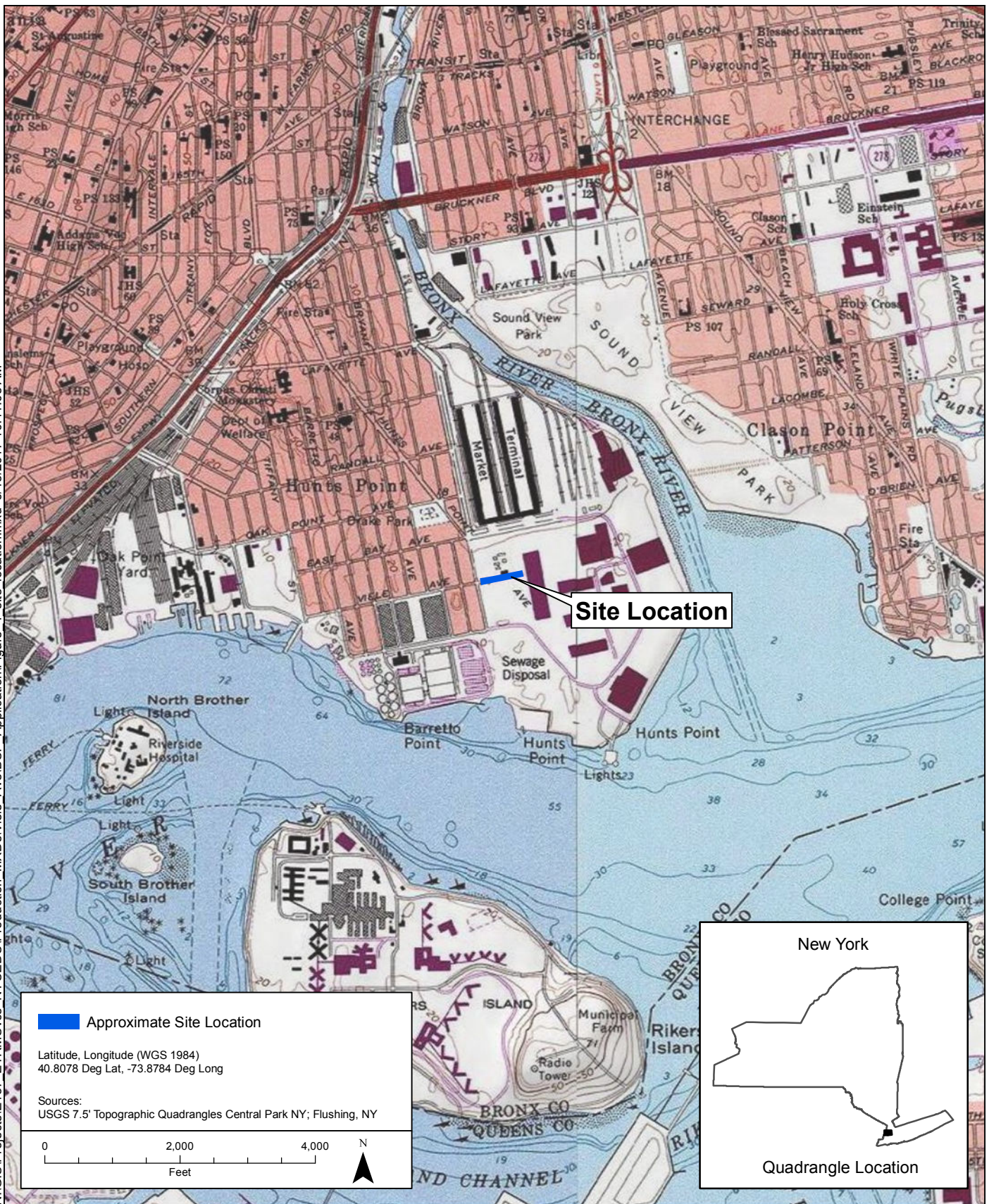


Figure 1.
Viele Avenue Parcel Site Location Map
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474



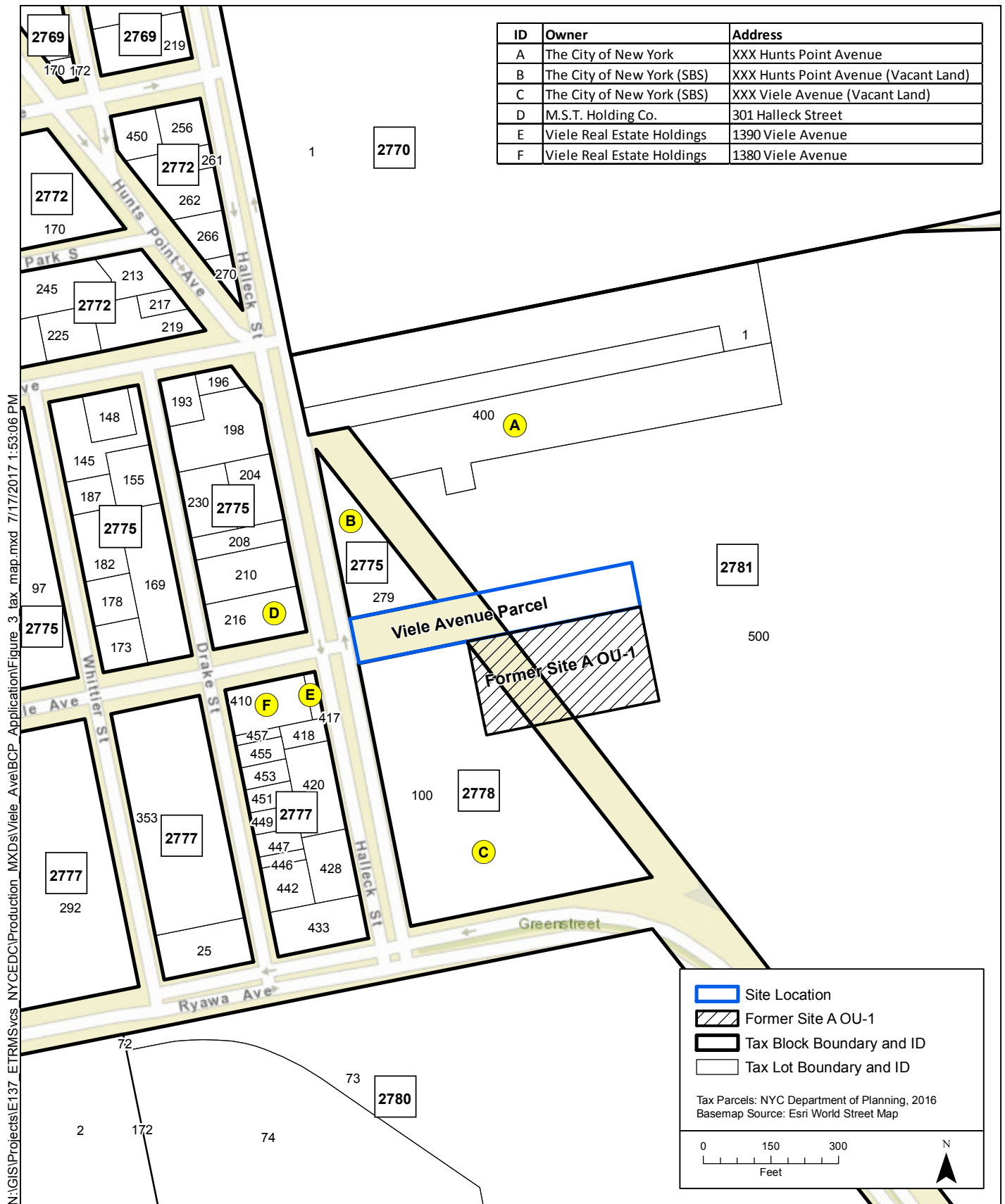
61 Broadway, Suite 1601
New York, New York 10006
www.integral-corp.com

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New York, New York 10006
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Figure 2.
Viele Avenue Parcel Site Map
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474



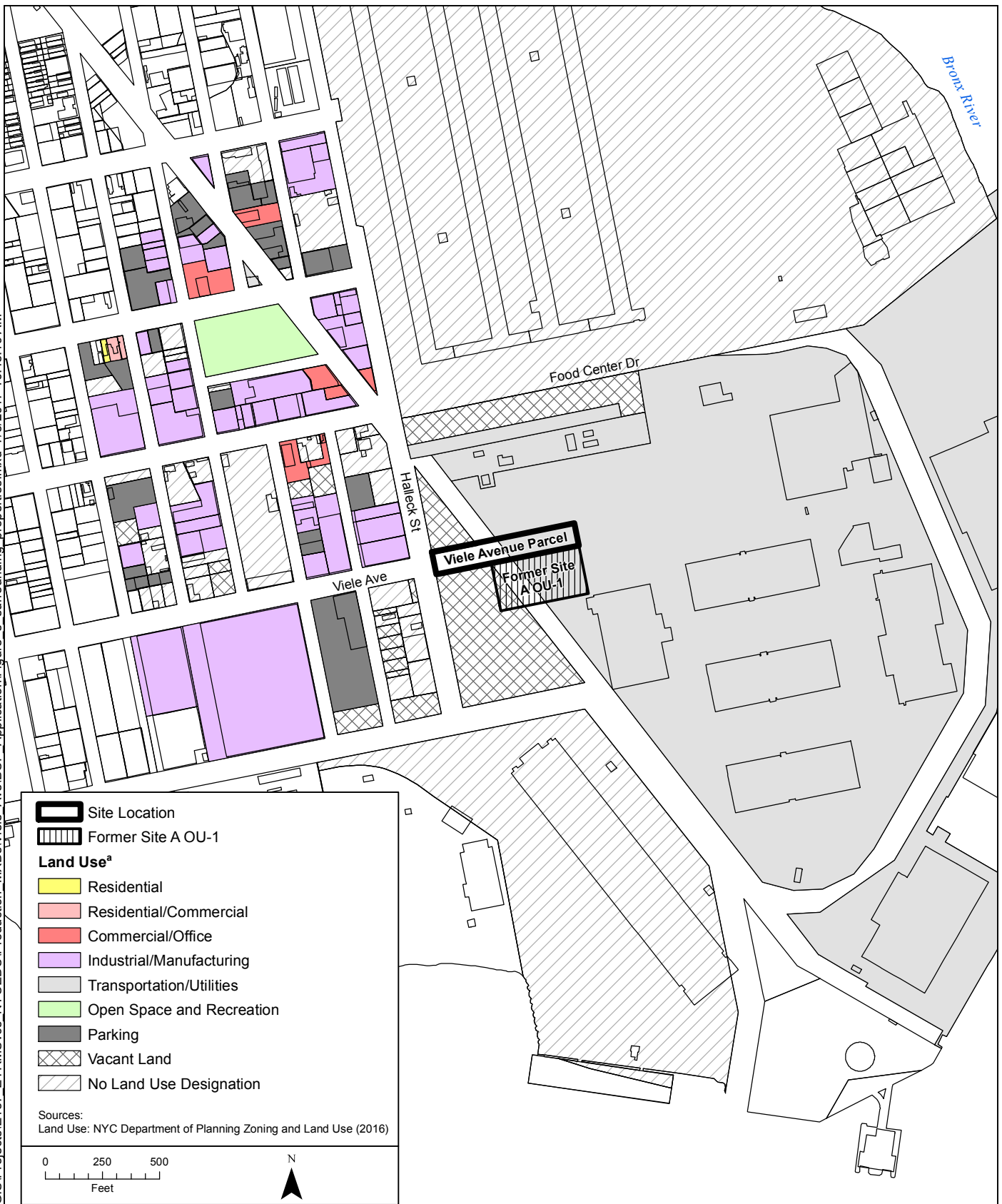
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Figure 4.
Viele Avenue Parcel Environmental Zone
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474

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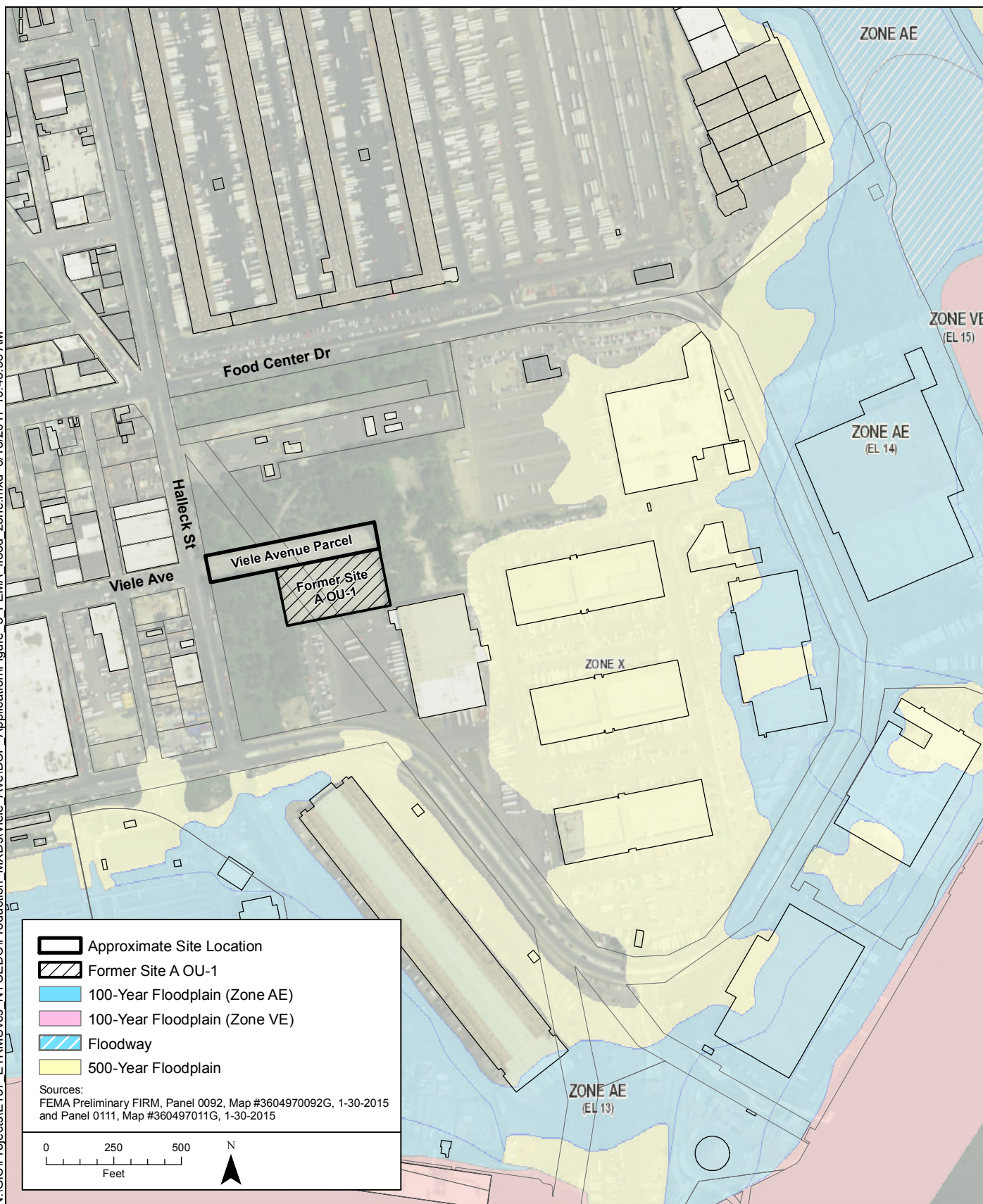
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New York, New York 10006
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Notes:
^aLand use designations may not
portray current conditions.

DRAFT

Figure 5.
Viele Avenue Parcel Surrounding Properties
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474

N:\GIS\Projects\E137 ETRM\svcs NYCEDC\Production MXDs\Viele Ave\BCP Application\Figure 5 FEMA flood zone.mxd 6/13/2017 10:45:55 AM



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Figure 6.
 Viele Avenue Parcel - FEMA Flood Zone Map
 NYSDEC BCP Application
 Former Intersection of Viele Avenue 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, farmers market and truck parking area, consistent with adjacent properties also in the Hunts Point section of the Bronx. The attached GrowNYC development plans include the Site which encompasses the entire former Viele Avenue from Halleck Street up to the eastern extent of the closed VCP Site A OU-1 and also includes the northern portion of Site A OU-1. This portion of A OU-1 is currently under an environmental easement and any development on it will disturb the engineered cap. As such, the protocol and procedures under the approved Site Management Plan (SMP) will be followed.

The remedial investigation is expected to occur between August of 2017 and January of 2018. Remedial Action implementation is anticipated to begin in June of 2018 and finish by October of 2019.

Redevelopment plans for the site include building a refrigerated warehouse. A Certificate of Completion is anticipated to be issued by January of 2020.



REGIONAL PLAN



Siting

The site is located in the Hunts Point neighborhood of the Bronx that is a major component of the City's food distribution infrastructure. The parcel's area is approximately 3.6 acres and is referred to as the "Auxiliary Parking Lot". Access to the site is from Halleck Street. The site is not in a flood hazard zone.

According to an engineering report by Lawler Matusky and Skelly Engineers dated September 2005, the site was found to have below grade conditions that require special consideration. To a depth of 10 feet below grade urban fill with sooty coal, ash, and slag is present. Below the fill is a clay layer. Under a Voluntary Cleanup Agreement, the urban fill will need to be disposed of and a Site Safety Plan and Site Management Plan will need to be implemented.

The site includes a 45' wide sewer easement that runs diagonally across the western portion of the site. Other active utilities are likely located in the easement as well. The building is located to not occur within the easement.

Building Configuration

The building is configured to be all on one level with three main working spaces: leased marketing slips, GrowNYC & Green Market Company operated space, and a food processing (ie: wash and bag) space. The building is intended to be flexible to permit a variety of food types and associated refrigeration types. This is accomplished through a combination of interior circulation and multiple loading docks that allow for efficient unloading and loading of product to minimize temperature fluctuations. The storage spaces as well as the interior circulation and loading docks will be refrigerated.

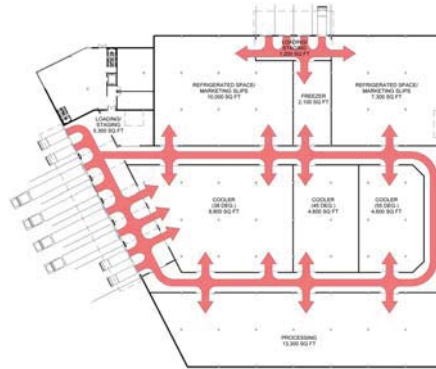
The leased marketing slips will include a freezer storage space of approximately 2,100 sf. This area will likely have refrigeration lines embedded in the slab and special wall and ceiling insulation requirements.

The ground floor includes a retail component and the staff locker/break room. Administrative offices are located on a mezzanine floor above the locker and retail space. An open stair will connect the entry lobby with the mezzanine level administrative space, A 2-stop, hydraulic elevator will provide access to the mezzanine level.

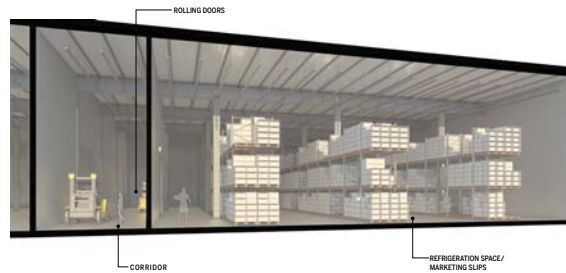
The loading docks will be level with the truck beds by excavating for ramped berths. A future 2nd floor is contemplated for expansion of the food processing capabilities and possibly a greenhouse for commercial use.

Zoning

The site is located in an M3-1 district which permits a variety of warehouse and food distribution uses. The building is intended to be an "as-of-right" design with no special approvals required.



CIRCULATION DIAGRAM



CONCEPTUAL BUILDING SECTION

Building Construction

The building super structure will be a steel frame with a reinforced concrete floor slab. The roof will be a combination of areas that will permit future expansion (designed for future live load) and un-occupied roof. The future expansion areas will be framed with structural steel beams with metal deck and concrete. The un-occupied portions will be structured with long span joists and metal deck. The foundation is likely to be pile supported, but will be confirmed through geotechnical analysis.

The entire envelope will be highly insulated to reduce the refrigeration requirements and operational costs. The envelope design will also incorporate pest management control measures. The envelope will be primarily insulated metal panels that will be attached to the structural frame. The retail and administrative areas will have a window wall enclosure that will signify the main entrance to the building. The metal panels will be a variety of colors and arranged to give the building a distinct appearance. The interior partitions will be a combination of reinforced concrete block walls to define circulation zones and gypsum wall board construction to demarcate thermal zones within the working spaces. All interior walls will be insulated for thermal performance.

Sustainable Design

The building and development of the site will utilize best practices for sustainable design. The project will pursue LEED certification and an early assessment of the possible sustainable strategies indicates that LEED Gold is an achievable target.

The site is not a greenfield and is located in a dense urban environment with access to the BX6 and BX46 bus lines. The site has a layer of urban fill that will require remediation and will likely qualify as a brownfield.

In addition to the high performance envelope, the future greenhouse can benefit from the waste heat generated by the building's refrigeration systems. The arrangement of the refrigerated spaces and freezer will place the coldest spaces closest to the building core so as to use the building's configuration as a thermal buffer. The high performance envelope will also serve as a resiliency measure in the case of power outage.

The building will be comprised of cast in place concrete, concrete block, steel, and prefabricated, insulated metal panels-all materials with potential for high recycled content. The interior environment will utilize low VOC materials.

Though not incorporated into the current design, the expansive roof of the building is an ideal location for photovoltaic panels for on-site renewable power generation.

A combination of low tech and complex systems will be analyzed for the facilities sustainable design initiatives.

Site Data	
Address	Demapped section of Viele Avenue (east of Halleck St.)
Blocks, Lots	2781, portion of Lot 500 2778, portion of Lot 100
Location	Flag shaped lot with a 100' frontage on Halleck St., includes a demapped section of Viele Avenue, and bounded by Food Center Drive to the north, east and south
Zoning District	M3-1
Zoning Map	6c
Community District	Bronx CD 2
Flood Hazard Zone	Preliminary FIRM panel 0092G - site is not within a flood hazard zone
Lot Area	156,000 SF Based upon pdf site plan (believed to be excerpted from associated NYC EDC Halleck Industrial Development RFP)
Dimensions	Irregular - 100 ft. frontage on Halleck St. that is 658.06' deep (demapped portion of Viele Ave) plus an adjacent rectangular parcel approximately 221' wide and 363' deep.
Summary	
The site is located in a manufacturing district that permits a variety of warehouse and food distribution uses.	
Maximum floor area proposed for manufacturing is:	312,000 SF
Maximum base height of building(s) is:	60 ft.
Proposed building height	35 ft; complies
Parking, bicycle, and loading berth requirements	
Parking Spaces provided (interior landscaping requirements apply)	37; complies
Bicycle parking provided	0; complies
Loading berths provided	12; complies

Analysis	
Permitted Uses	
42-14	Use Group 17A - Manufacturing - Produce Wholesale Use Group 17C - Greenhouses
42-20	In all Manufacturing Districts, any Use Group 17 building shall comply with each and every performance standard governing noise, vibration, smoke and other particulate matter, odorous matter, toxic or noxious matter, radiation hazards, fire and explosive hazards, humidity, heat or glare applicable to the district in which such use, building or other structure or open area is located.
42-21	Measurement and thresholds for standards noted in ZR42-20 are described in detail in this section.
Bulk Regulations	
43-02	In M3 districts, all developments, excluding developments in Use Groups 17 or 18, shall provide street trees in accordance with Section 26-41.
Max. Floor Area Ratio and Max. Floor Area	
43-12	Max. floor area ratio for manufacturing uses 2.00 FAR 312,000 SF
Yard Requirements	
43-25	Side Yards: not required but min. width if provided: 8 ft.
43-26	Min. Rear Yard depth for manufacturing uses is: 20 ft.
43-313	For Zoning Lots with Multiple Rear Lot Lines In M3 districts, for zoning lots with multiple rear lot lines, if a rear yard extends from a rear lot line away from the street line which is used to determine such rear lot line, the following rules shall apply: (a) A rear yard with a minimum depth of 20 feet shall be provided where such rear lot line coincides with a rear lot line of an adjoining zoning lot. (b) No rear yard shall be required where such rear lot line coincides with a side lot line of an adjoining zoning lot.
Height and Setback	
43-43	Maximum Height of Front Wall and Required Front Setbacks The height of all buildings shall be measured from curb level. Max. Front Wall Height at the Street Line or within Initial Setback Distance 60 ft. ;complies Sky Exposure Plane wide street 5.6 :1 narrow street 2.7 :1 Initial Setback Distance wide street 15 ft. narrow street 20 ft.

Parking Requirements	
44-21	Parking Requirements for Storage or Miscellaneous Uses In M3-1 Districts for Use Group 17A 1 space per 2,000 sf or 1 space for 3 employees, whichever results in fewer spaces In M3-1 Districts for Community Facility Uses (including greenhouses) 1 space per 1,000 sf of Lot Area used for selling purposes
44-231	Waiver for a small number of spaces does not apply to Use Group 17A & C.
44-48	In M3 districts containing commercial developments, accessory parking areas shall be landscaped per ZR 37-90.
37-922	Interior landscaping requirements apply to lots providing over 36 parking spaces.
44-52	In M3 districts, Required Accessory Off-Street Loading Berths for Use Group 17A First 8,000sf None required Next 17,000sf 1 required Next 15,000sf 1 required Next 20,000sf 1 required For each add'l 80,000sf 1 required
44-581	Size of Required Loading Berths (greater than 10K sf) Length x Width x Vertical Clearance 50' x 12' x 14'
44-60	In M3-1 districts, Section 36-70 shall apply to Commercial Uses for bicycle parking requirements.
36-711	Use Group 17A & C none required



1 LOOKING SOUTH AT THE INTERSECTION OF HALLECK ST AND VIELE AVE.

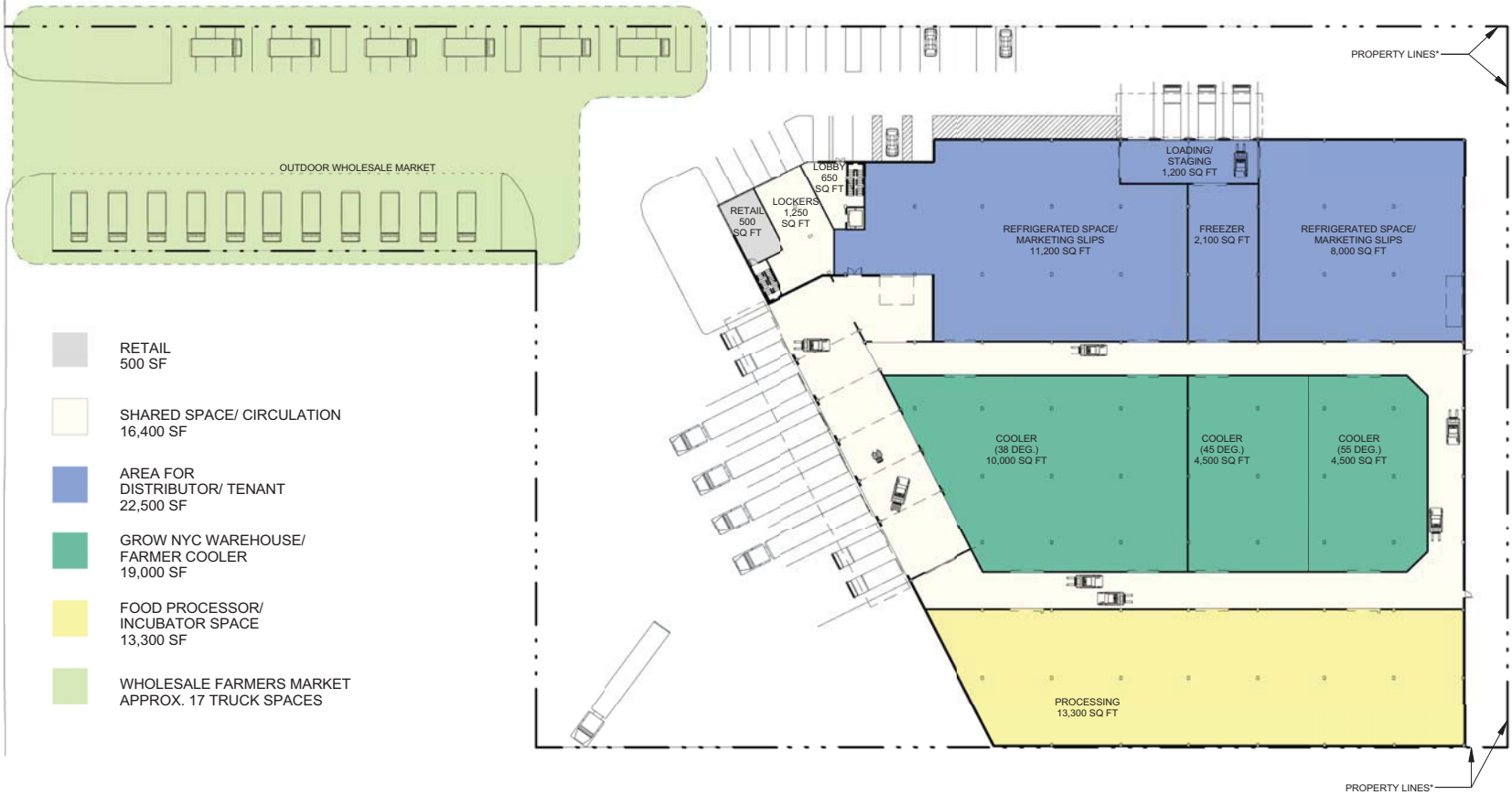


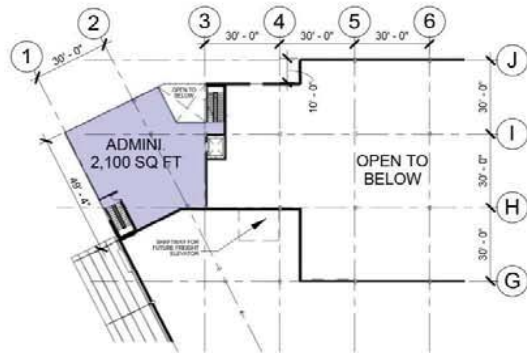
2 SITE ENTRY - LOOKING EAST ALONG VIELE AVE.



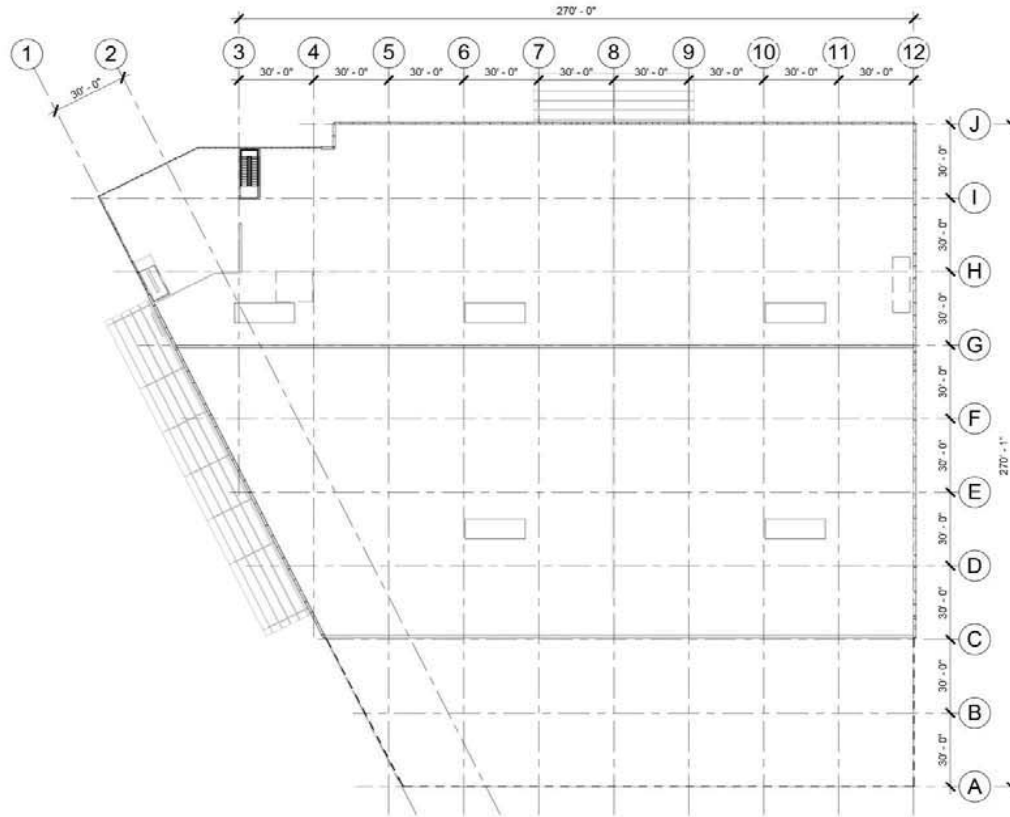
3 LOOKING WEST AT THE INTERSECTION OF HALLECK ST AND VIELE AVE.

HALLECK ST





1 MEZZANINE (2,100 sq ft)
1" = 50'-0"



2 ROOF PLAN
1" = 50'-0"

Attachment to Section III – Property’s Environmental History

Site Maps

Figure 7: SVOCs (PAHs) and Metals in Soil (2010)

Figure 8: VOCs, SVOCs (PAHs), and Metals in Groundwater (2010)

Sampling Data

Tables 1-2: Soil Analytical Data – Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Table 3: Groundwater Analytical Data - Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Historic Report (on CD)

1. Hunts Point Food Distribution Center E OU-3 Extension and Viele Avenue Extension, Site Investigation Report, Bronx, NY, Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

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Location ID	B-16 (8'-9')	B-16 (8'-9')
Collected	3/18/2010	3/18/2010
SVOCs (PAHs)	mg/kg	mg/kg
	Dilution Factor 2:1	
Benzo(a)anthracene	2.9	2.4
Benzo(a)pyrene	3	1.8
Benzo(b)fluoranthene	1.6	1.6
Dibenzo(a,h)anthracene	0.3	0.51
Indeno(1,2,3-cd)pyrene	1	0.86

Location ID	B-12 (8'-9')
Collected	3/18/2010
SVOCs (PAHs)	mg/kg
	Dilution Factor 4:1
Benzo(a)anthracene	3.2
Benzo(a)pyrene	2.6
Benzo(b)fluoranthene	1.9
Dibenzo(a,h)anthracene	0.41
Indeno(1,2,3-cd)pyrene	1.1

Location ID	B-19 (6'-7')
Collected	3/19/2010
Metals	mg/kg
Arsenic	30.6**
Barium	114

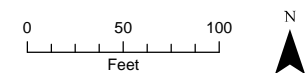
Location ID	B-17 (8'-9)
Collected	3/17/2010
Metals	mg/kg
Arsenic	11.7**
Barium	409 E**

Location ID	B-19 (6'-7')	B-19 (6'-7')
Collected	3/19/2010	3/19/2010
SVOCs (PAHs)	mg/kg	mg/kg
	Dilution Factor 10:1	Dilution Factor 40:1
Benzo(a)anthracene	45 E	42
Benzo(a)pyrene	41 E	35
Benzo(b)fluoranthene	26	27
Dibenzo(a,h)anthracene	5.3	7.5 J
Indeno(1,2,3-cd)pyrene	13	14

- Site Location
- Former Site A OU-1
- Soil Boring

	*Part 375 Commercial SCOs
SVOCs (PAHs)	mg/kg
Benzo(a)anthracene	5.6
Benzo(a)pyrene	1
Benzo(b)fluoranthene	5.6
Dibenzo(a,h)anthracene	0.56
Indeno(1,2,3-cd)pyrene	5.6
Metals	mg/kg
Arsenic	16
Barium	400

- Notes:
- Bold** and shaded value indicates concentration exceeds Commercial SCOs
 - * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
 - ** = Relative Percent Difference for duplicate analyses is outside of the control limit
 - All results are in mg/kg
 - SVOC = Semivolatile Organic Compound
 - J = Estimated value
 - E = Analytes concentration exceeds the GC/MS instrument's calibrated range



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DRAFT

Figure 7.
Viele Avenue Parcel Soil Sampling Results
SVOCs (PAHs) and Metals
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474

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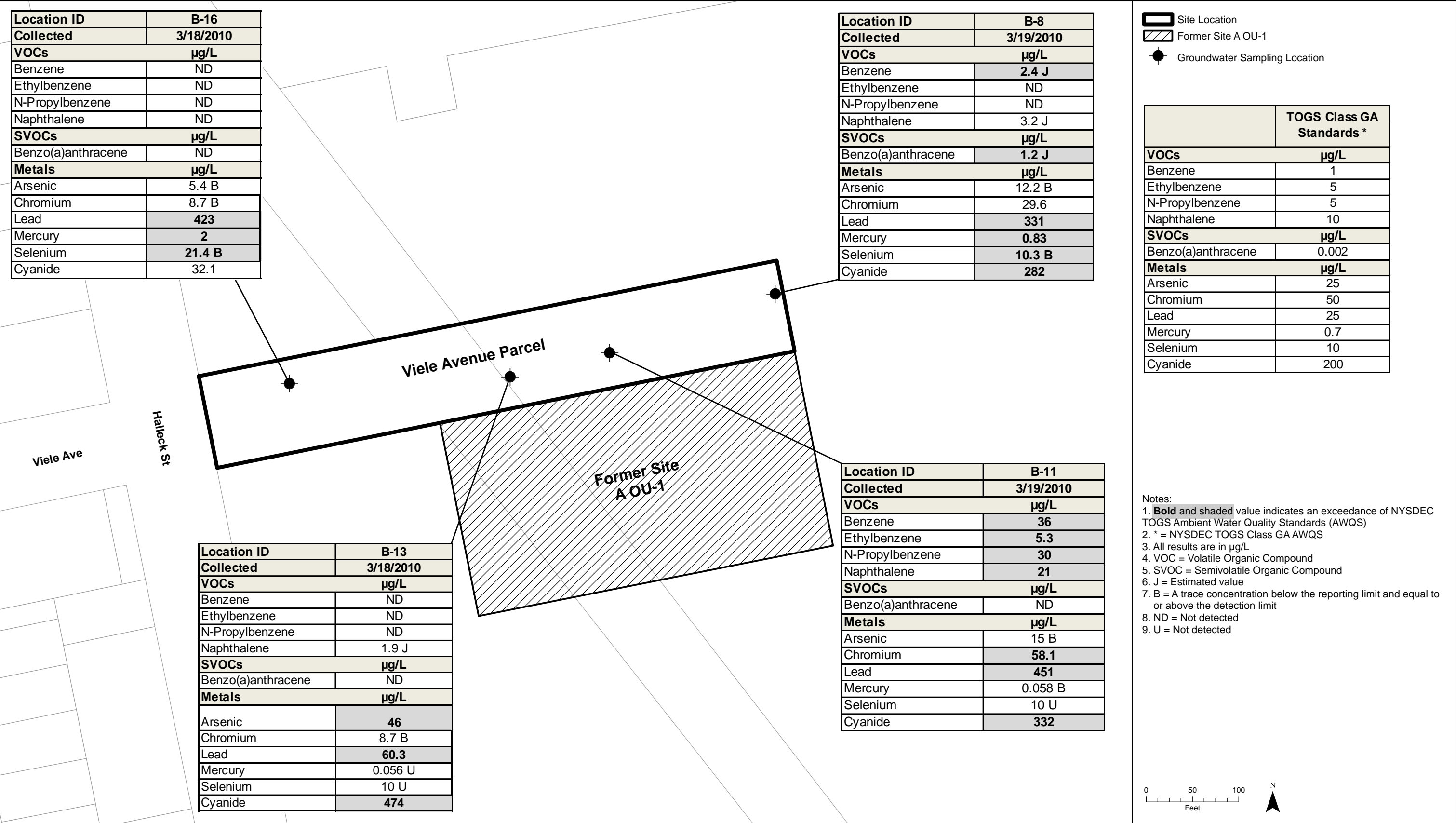


Figure 8.
Viele Avenue Parcel Groundwater Sampling Results
NYSDEC BCP Application
Former Intersection of Viele Avenue and Halleck Street
Bronx, NY 10474

TABLE 1.

Soil Analytical Data Summary - SVOCs
Hunts Point Viele Avenue, Bronx, NY

Sample ID	*NY- COMMERCIAL SCOS (mg/kg)	B-9 8-9 3/19/2010 Soil mg/kg	B-12 8-9 3/18/2010 Soil mg/kg	B-12 8-9 3/18/2010 Soil mg/kg	B-13 8-9 3/18/2010 Soil mg/kg	B-15 9-10 3/17/2010 Soil mg/kg	B-16 8-9 3/18/2010 Soil mg/kg	B-16 8-9 3/18/2010 Soil mg/kg	B-17 8-9 3/17/2010 Soil mg/kg	B-19 6-7 3/19/2010 Soil mg/kg	B-19 6-7 3/19/2010 Soil mg/kg
Semivolatile Organics											
2-Methylnaphthalene	NS	0.064 J	.16 J	.17 [DF 4:1] J	ND	ND	.022 J	ND	ND	1 [DF 10:1] J	.89 [DF 40:1] J
2-Methylphenol	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methylphenol	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthene	500	.035 J	0.48	.45 [DF 4:1] J	ND	ND	.062 J	.059 [DF 2:1] J	.065 J	2.5 [DF 10:1]	2.7 [DF 40:1] J
Acenaphthylene	500	.028 J	0.84	.84 [DF 4:1]	.028 J	.027 J	0.39	.37 [DF 2:1] J	.13 J	14 [DF 10:1]	16 [DF 40:1]
Anthracene	500	.049 J	1.6	1.7 [DF 4:1] U	.038 J	.019 J	0.44	.46 [DF 2:1]	.22 J	22 [DF 10:1]	27 [DF 40:1]
Benzo(a)anthracene	5.6	.1 J	3.3 E	3.2 [DF 4:1]	.089 J	.063 J	2.9	2.4 [DF 2:1]	1	45 [DF 10:1] E	42 [DF 40:1]
Benzo(a)pyrene	1	.11 J	2.9	2.6 [DF 4:1]	.085 J	.077 J	3	1.8 [DF 2:1]	0.84	41 [DF 10:1] E	35 [DF 40:1]
Benzo(b)fluoranthene	5.6	.077 J	2.4	1.9 [DF 4:1]	.059 J	.043 J	1.6	1.6 [DF 2:1]	0.76	26 [DF 10:1]	27 [DF 40:1]
Benzo(g,h,i)perylene	500	.054 J	1.2	1.1 [DF 4:1] U	.041 J	.039 J	1.2	.82 [DF 2:1]	0.5	11 [DF 10:1]	16 [DF 40:1] U
Benzo(k)fluoranthene	56	.098 J	1.6	2.5 [DF 4:1]	.061 J	.079 J	1.3	1.4 [DF 2:1]	0.62	18 [DF 10:1]	28 [DF 40:1]
Bis(2-Ethylhexyl)phthalate	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbazole	NS	ND	0.27	.26 [DF 4:1] J	ND	ND	.081 J	.077 [DF 2:1] J	.064 J	3.4 [DF 10:1]	3.5 [DF 40:1] J
Chrysene	56	.11 J	2.3	2.6 [DF 4:1]	.081 J	.076 J	1.8	2.2 [DF 2:1]	0.79	23 [DF 10:1]	41 [DF 40:1]
Dibenzo(a,h)anthracene	0.56	.026 J	0.55	.41 [DF 4:1] J	ND	ND	0.3	.51 [DF 2:1]	.23 J	5.3 [DF 10:1]	7.5 [DF 40:1] J
Dibenzofuran	350	ND	0.34	.32 [DF 4:1] J	ND	ND	.023 J	ND	.033 J	4.5 [DF 10:1]	4.5 [DF 40:1] J
Fluoranthene	500	0.26	6.1 E	6.6 [DF 4:1]	.14 J	.11 J	3.8 E	3.7 [DF 2:1]	1.4	66 [DF 10:1] E	93 [DF 40:1]
Fluorene	500	.04 J	0.99	.96 [DF 4:1]	.019 J	ND	.096 J	.092 [DF 2:1] J	.064 J	14 [DF 10:1]	14 [DF 40:1]
Indeno(1,2,3-cd)pyrene	5.6	.057 J	1.3	1.1 [DF 4:1]	.036 J	.042 J	1	.86 [DF 2:1]	0.43	13 [DF 10:1]	14 [DF 40:1]
Naphthalene	500	0.51	0.17 J	ND	ND	ND	ND	ND	.037 J	1 [DF 10:1] J	1 [DF 40:1] J
Phenanthrene	500	.18 J	5 E	5.1 [DF 4:1]	.11 J	.061 J	1.7	1.7 [DF 2:1]	0.81	41 [DF 10:1] E	48 [DF 40:1]
Phenol	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Pyrene	500	0.22	5.1 E	5.3 [DF 4:1] U	.15 J	.11 J	4.7 E	4.3 [DF 2:1]	1.3	57 [DF 10:1] E	74 [DF 40:1]

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

DF = Dilution Factor

E = Compound Concentration Exceeded the Calibration Range

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

TABLE 2.

Soil Analytical Data Summary - Metals
Hunts Point Viele Avenue, Bronx, NY

Sample ID		B-9	B-12	B-13	B-15	B-16	B-17	B-19
Sample Depth (ftbg)	*NY- COMMERCIAL SCOS	8-9	8-9	8-9	9-10	8-9	8-9	6-7
Sample Date		3/19/2010	3/18/2010	3/18/2010	3/17/2010	3/18/2010	3/17/2010	3/19/2010
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Metals								
Arsenic	16	2.1**	9.3**	3.3**	1.2**	10.8**	11.7**	30.6**
Barium	400	92.6	159	86.5	36.3 E**	129	409 E**	114
Cadmium	9.3	.18 B	0.45	0.27	.093 B**	1.3	1.2**	2
Chromium	1500	28.3	16.8	22.6	9.6**	11.4	17.8**	41.8
Lead	1000	19.9 E	412 E	68.5 E	13.9 NE**	233 E	678 NE**	296 E
Mercury	2.8	.05 N**	.69 N**	.19 N**	0.066	.15 N**	0.64	1.1 N**
Selenium	1500	2.4	3.1	2.1	.49 U	1.5	.78 U	6.2
Silver	1500	.11 B	.47 B	.18 B	.051 U	.23 B	.078 U	.42 B
Cyanide	27	.15 U	.18 U	.15 U	.13 U	.15 U	.65 B	.16 U

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

D = Diluted

N = Matrix spike recovery falls outside of the control limit

B = Analyte found in blank as well as sample

E = Analytes concentration exceeds the GC/MS instrument's calibrated range

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

** = Relative Percent Difference for duplicate analyses is outside of the control limit

Table 3.

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

Sample ID Sampling Date Sample Media Unit of Measure	TOGS GW Standards (AWQS) µg/L	B-8 19-Mar-10 Groundwater µg/L	B-11 19-Mar-10 Groundwater µg/L	B-13 18-Mar-10 Groundwater µg/L	B-16 18-Mar-10 Groundwater µg/L
Volatile Organic Compounds (VOCs)					
1,2,4-Trimethylbenzene	5	ND	1.5 J	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND
4-Isopropyltoluene	5	ND	ND	ND	ND
Acetone	50	ND	ND	7.3	ND
Benzene	1	2.4 J	36	ND	ND
Chloromethane	5	ND	ND	ND	1 J
Ethylbenzene	5	ND	5.3	ND	ND
Isopropylbenzene	5	ND	43	ND	ND
M&p-Xylenes	5	ND	3.2 J	ND	ND
Methyl-tert-Butyl Ether	10	6.3	1.4 J	1.7 J	ND
N-Butylbenzene	5	ND	3.1 J	ND	ND
N-Propylbenzene	5	ND	30	ND	ND
Naphthalene	10	3.2 J	21	1.9 J	ND
O-Xylene	5	ND	2.9 J	ND	ND
Sec-Butylbenzene	5	ND	1.3 J	ND	ND
Toluene	5	ND	1.1 J	ND	ND
Semi-Volatile Organic Compounds (SVOCs)					
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND
2,4-Dimethylphenol	1	ND	ND	ND	ND
2-Methylnaphthalene	NS	ND	11	ND	ND
2-Methylphenol	1	ND	ND	ND	ND
4-Methylphenol	1	ND	ND	ND	ND
Acenaphthene	20	ND	6 J	ND	ND
Acenaphthylene	NS	ND	ND	ND	ND
Anthracene	50	ND	ND	ND	ND
Benzo(a)anthracene	0.002	1.2 J	ND	ND	ND
Benzo(a)pyrene	NS	ND	ND	ND	ND
Benzo(b)fluoranthene	0.002	ND	ND	ND	ND
Benzo(g,h,i)perylene	NS	ND	ND	ND	ND
Benzo(k)fluoranthene	0.002	ND	ND	ND	ND
Bis(2-Ethylhexyl)phthalate	5	2.6 J	ND	ND	ND
Carbazole	NS	ND	ND	ND	ND
Chrysene	0.002	ND	ND	ND	ND
Dibenzo(a,h)anthracene	NS	ND	ND	ND	ND
Dibenzofuran	NS	ND	ND	ND	ND
Fluoranthene	50	2.9 J	ND	ND	ND
Fluorene	50	ND	3 J	ND	ND
Indeno(1,2,3-cd)pyrene	0.002	ND	ND	ND	ND
Naphthalene	10	1.8 J	6.7 J	ND	ND
Phenanthrene	50	3.1 J	5 J	ND	ND
Phenol	1	ND	ND	ND	ND
Pyrene	50	2.7 J	ND	ND	ND
Metals					
Arsenic	25	12.2 B	15 B	46	5.4 B
Barium	1000	602	492 B	160 B	366
Cadmium	5	.61 B	.92 B	0.5 U	.75 B
Chromium	50	29.6	58.1	8.7 B	8.7 B
Lead	25	331	451	60.3	423
Mercury	0.7	0.83	.058 B	.056 U	2
Selenium	10	10.3 B	10 U	10 U	21.4 B
Silver	50	2.4 U	2.4 U	2.4 U	2.4 U
Cyanide	200	282	332	474	32.1

Notes:

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.

U = Not Detected

B = A trace concentration below the reporting limit and equal to or above the detection limit.

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 a portion of the western side of Tax Lot 500 on Block 2781.. A metes and bounds description of the property will be provided upon entry into the BCP. A Site plan showing the proposed Site property boundaries is included as Figure 2.

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 area of the Hunts Point section of the Borough of the Bronx. The Site is an approximate 1.45 acre lot contained within a portion of a tax lot identified on New York City tax maps as Block 2781, Lot 500. The Site is bound to the north by the former VCP Site E OU-3, to the east by Baldor Specialty Foods, to the south by Nebraskaland and Parcel A-2 (former VCP Site A OU-2), and to the west by Halleck Street. A USGS Topographic Map is included as Figure 1.

Site Features

The Site is currently improved with an asphalt cap and serves as an overflow parking area for the Fulton Fish Market. The Site is surrounded by an 8-foot chain link fence on all sides with one gate opening on the west side of the parcel along Halleck Street.

Current Zoning and Land Use

The Site is a vacant, asphalt-paved lot and is currently zoned M3-1 (Manufacturing). Surrounding properties include Nebraskaland to the south, Baldor Specialty Foods to north the east, 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 Site was part of the Consolidated Edison Company of New York (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 plans, 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 3.58 acres of fairly level land situated in the City of New York, Bronx 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 14 feet above sea level (NAVD 88).

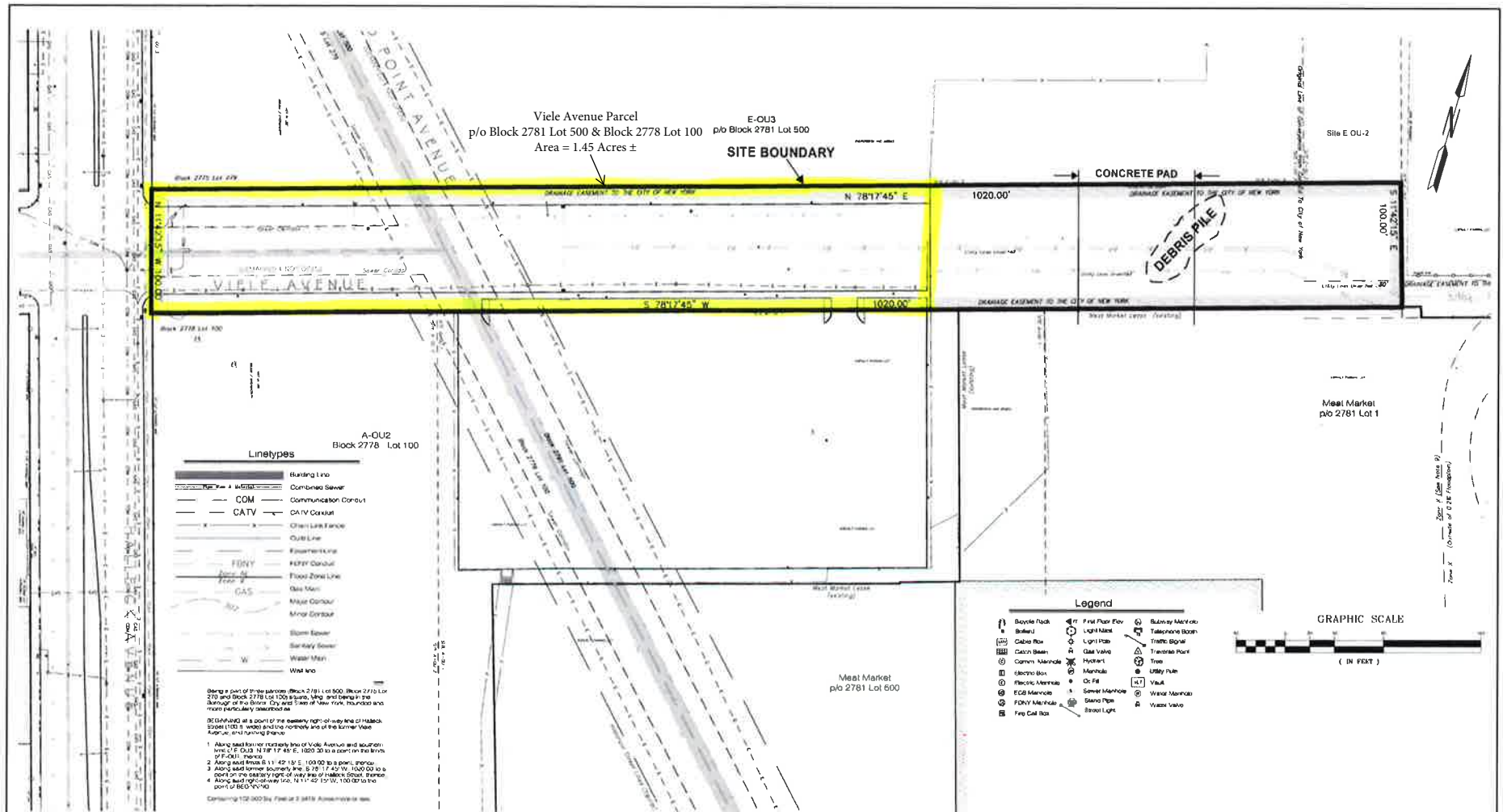
The soil stratigraphy of Site typically contains a 10-15 ft thick layer of fill material including sand, brick debris, coal ash, incinerator ash, coal, wood, and material significantly impacted by MGP-related waste. The fill material is underlain by a native clay layer.

Groundwater is encountered approximately 5 ft below grade on Site. Based on the proximity to the Bronx River groundwater is expected to flow to the east. A FEMA Floodplain Map is included as Figure 6.

Environmental Assessment

Based upon the results of the most recent site investigation as performed by HDR, the presence of MGP-related waste (coal tar) is indicated within the subsurface of Site. Exceedances of SVOCs (polycyclic aromatic hydrocarbons (PAHs) and Metals (arsenic and barium) were detected in soil samples across Site and exceedances of VOCs (BTEX and Naphthalene), SVOCs (Benzo(a)anthracene), and Metals (Arsenic, Chromium, Lead, Mercury, Selenium, and Cyanide) were detected in groundwater samples across Site (refer to *Hunts Point Food Distribution Center E OU-3 Extension and Viele Avenue Extension Site Investigation Report, Bronx, NY*, HDR, 2010).

Based upon the results of the most recent site investigation performed by HDR (2010), elevated concentrations of PAHs were present 3 out of 7 soil samples and elevated concentrations of Metals were present in 2 out of 7 soil samples. Arsenic was detected at levels as high as 30.6 mg/kg with a dilution factor of 10:1 in B-19, almost twice as high as the commercial SCO of 16 mg/kg (Figure 7). Lead was detected at concentrations of 60.3 µg/L to 451 µg/L in groundwater samples, well above the AWQS of 25 µg/L (Figure 8).



Map Source: Investigation Area Survey, October 24, 2009
Mercator Land Surveying, LLC
Prepared for New York City Economic Development Corp.

\\201044_0030697_VGraphics\DTM\2010_SitePlan.dwg

HDR

Henningson, Durham & Richardson
Architecture and Engineering, P.C.
One Blue Hill Plaza
Peat River, NY 10965

Site Plan

E OU-3 and Vile Avenue Extension Sits • Bronx, New York

Figure 2

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	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 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	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 - Woodstock Branch
 - Bronx Community Board 2

Hunts Point Viale Avenue 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 Viale 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 Viale Avenue		Bronx, NY	10474
Resident or Business Owner				1361 Viale 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 Viale Avenue		Bronx, NY	10474
Resident or Business Owner				1370 Viale Avenue		Bronx, NY	10474
Resident or Business Owner				1380 Viale Avenue		Bronx, NY	10474
Resident or Business Owner				1390 Viale 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

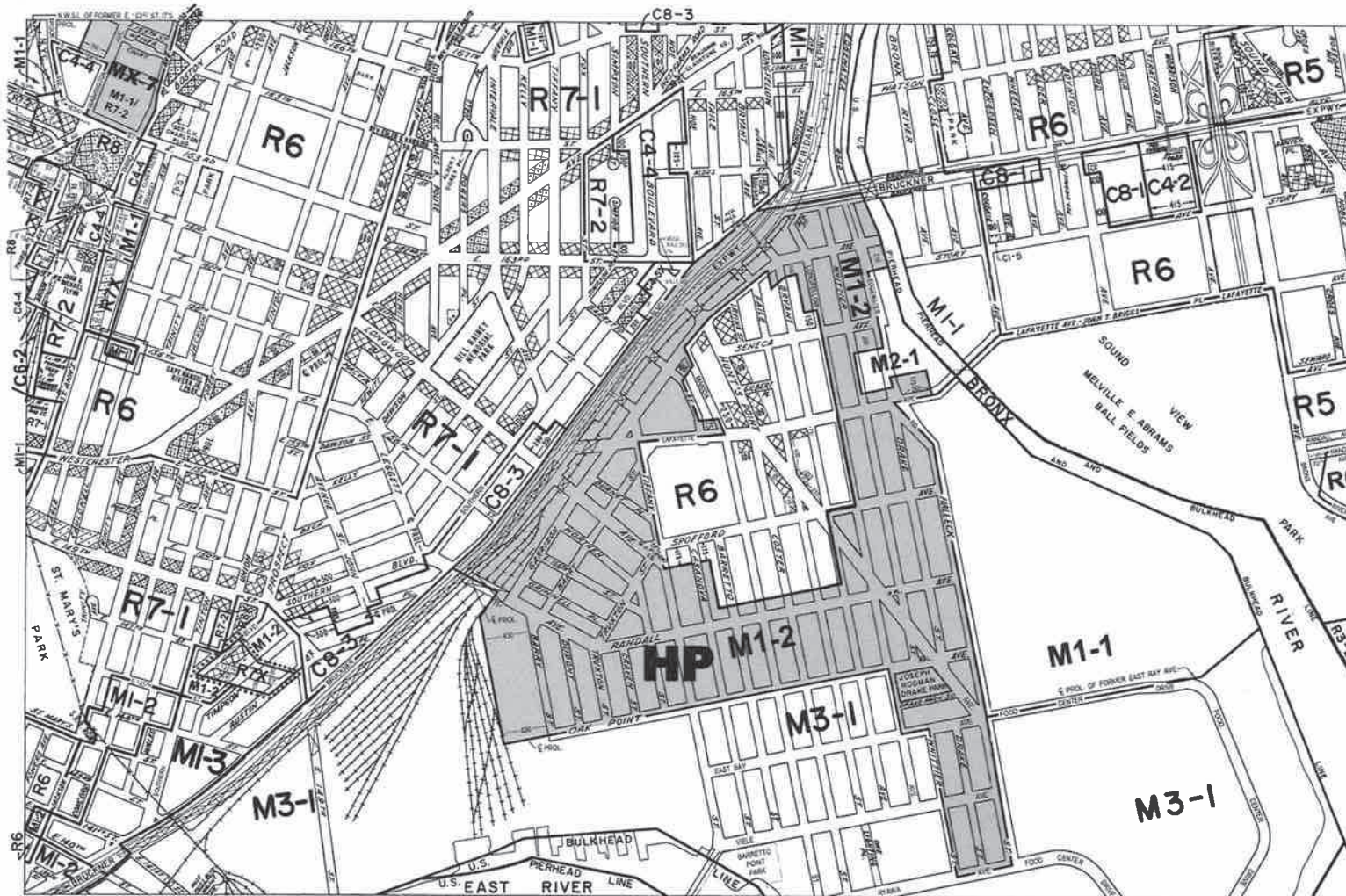
2. *Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.*

The Site is currently a vacant and asphalt-paved lot. The lot does not contain any structures and has not had an operator since 1972. The area was previously constructed to serve as an overflow parking area for the Fulton Fish Market. The Site was historically part of the Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Previous onsite investigations indicate the presence of MGP waste (coal tar) in the subsurface at the Site.

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

The proposed development project consists of a refrigerated warehouse, farmers market and truck parking area. The Grow NYC development plans are included in this application.

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



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

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ZONING
MAP
6c

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.

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.