NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

FORMER ADHESIVES PRODUCTS CORPORATION
1660 BOONE AVENUE
BLOCK 3015, LOT 1
BRONX, NEW YORK

PREPARED FOR:
THE VAJA GROUP LLC
23 LORIMER STREET, 6TH FLOOR
BROOKLYN, NEW YORK 11206

| 213 W 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001

ALDRICH

H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 West 35th Street
7th Floor
New York, NY 10001
646.518.7735

9 October 2024
File No. 0211582

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

Attention: Ms. Jennifer Gonzalez

Subject: Revised BCP Application
Former Adhesives Products Corporation
1660 Boone Avenue
Bronx, New York
BCP Site No. C203130

Dear Ms. Gonzalez,

On behalf of The Vaja Group LLC, H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) is submitting for the review and approval of the New York State Department of Environmental Conservation (NYSDEC) these responses to comments received on 8 October 2024. The comments were provided by NYSDEC on the draft Brownfield Cleanup Program (BCP) Application submitted for the above referenced site ("Site").

Enclosed in this package is the full revised Brownfield Cleanup Program Application Package including a Phase I Environmental Site Assessment (ESA) dated 11 December 2018 by Equity Environmental Engineering, a Remedial Investigation Report dated 28 August 2019 by Impact Environmental Closures, Inc., and a Phase I ESA dated 23 September 2024 by Haley & Aldrich of New York.

The comments have been addressed as follows:

Section I: Property Information

1. Please label the provided map showing the location of the site with the En-zone overlay.

   Response: An updated map showing the location of the Site within the En-zone overlay has been added.

2. Provide a map showing the location of the site with the Disadvantaged Community overlay.

   Response: A map showing the location of the Site within the Disadvantaged Community overlay has been added, along with a reference to the map in the text of Section I.

3. Please identify the Section, Block and Lot of the tax parcel and site boundary on the Tax Map provided.

   Response: Tax parcel information for the Site has been added to the Tax Map figure.

4. Note that additional comments regarding the Environmental Assessment may be included in the attached Project Manager's comments.
   Response: Project Manager's comments are addressed as described below.

Section III: Land Use Factors

5. Please add to the Current Use provided, the date by which the site became vacant and operations or uses ceased.
   Response: Section III has been updated to state that the Site has been vacant since 2023.
6. Please provide a brief explanation whether the proposed use is consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted uses. Include additional documentation if necessary.
   Response: Updated text to indicate proposed use is consistent with applicable zoning and future development will adhere to the requirements of E-Designation E-277.

Section IV: Property's Environmental History

7. Please see attached comments provided by the Project Manager.
   Response: Project Manager's comments are addressed as described below.

Section VI: Requestor Eligibility

8. Please include the Requestor's name in the proof of site access letter provided.
   Response: The Requestor's name has been added to the proof of site access letter, please see the attached Exhibit A within the letter.
9. Please spell the name of the individual signing the proof of site access letter.
   Response: The printed name of the individual signing the proof of site access letter has been added.

Section IX: Current Property Owner and Operator Information

10. Please enter an individual contact name, phone number and email address of the current owner in the spaces provided on the application form.
    Response: Contact information for the current owner has been added to the application form.

Additional Comments

11. In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the space provided.
    Response: Top section of Page 1 updated to reflect the submission of a revised application.

Project Manager Comments

Section I: Environmental Assessment and Section IV: Property's Environmental History

12. Section I #8: No supporting documentation of prior remediation was provided. Please explain, provide supporting documentation, or change answer to No.
    Response: While previous environmental investigations have been conducted at the Site, no prior remediation has occurred. The answer has been changed to 'No'.
13. Section I #10: The answer is Yes; add the Site ID (C203130) to the response.
    Response: Answer changed to 'Yes', Site ID added.
14. Section I #11: The answer is Yes; the site is identified as a potential Site; add HW Site ID (203130).
    Response: Answer changed to 'Yes', Site ID added.

Please do not hesitate to contact us if there are any questions regarding this submittal or any other aspects of the project.

Sincerely yours,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Sarah A. Commisso
Assistant Project Manager

James M. Bellew
Principal

Enclosed copies provided via email to:

Len Zinoman (NYSDEC)	Email: leonard.zinoman@dec.ny.gov
Chaim Wiesenfeld (The Vaja Group LLC)	Email: Chaim@cwbuildersny.com
Rachel Gottlieb (The Vaja Group LLC)	Email: rachel@cwbuildersny.com
Moses Freund (The Vaja Group LLC)	Email: mosesfreund@gmail.com
George C. D. Duke (Connell Foley LLP)	Email: GDuke@connellfoley.com
Cristina Diaz Salcedo (Connell Foley LLP)	Email: CSalcedo@connellfoley.com

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below. **Please select only ONE submittal method – do NOT submit both email and ground mail.**
   a. VIA EMAIL:
      - Upload the compressed folder to the NYSDEC File Transfer Service. (http://fts.dec.state.ny.us/fts) or another file-sharing service.
      - Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
      - Subject line of the email: "*BCP Application NEW - *Proposed Site Name**"
      - Email your submission to DERSiteControl@dec.ny.gov – do NOT copy Site Control staff.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 11th Floor
        Albany, NY 12233-7020

PROPOSED SITE NAME: Former Adhesives Products Corporation	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C203130	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME Former Adhesives Products Corporation

ADDRESS/LOCATION 1660 Boone Avenue

CITY/TOWN Bronx | ZIP CODE 10460

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York

COUNTY Bronx | SITE SIZE (ACRES) 0.25

LATITUDE			LONGITUDE		
°	'	"	°	'	"
40	30	3.56	73	53	2.45

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
1660 Boone Avenue	2	3015	1	0.25

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC's website* for more information) If yes, identify census tract: 161 Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ◉	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (CONTINUED)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. 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.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C203130	◉	○
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: C203130 Class: P	◉	○
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description d	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 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?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: ◉ Investigation ○ Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

○ Yes ○ No ◉ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☑ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? ◉ Yes ○ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R7A, C2-4

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☑ Commercial ☑ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☑

	Y	N
4. Please provide 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 by which the site became vacant. Is this summary included with the application?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following:

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*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**

2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☑	☐	☑
Chlorinated Solvents	☑	☐	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☐	☐
Metals	☑	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this 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: Adhesives Manufacturing

SECTION V: Requestor Information			
NAME The Vaja Group LLC			
ADDRESS 23 Lorimer Street, 6th Floor			
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206
PHONE (845) 248-8889	EMAIL mf@vajagroup.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? ○ N/A	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
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 or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
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?	○	◉

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	○	◉
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 a false statement in connection with any document or application submitted to DEC?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. 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 selecting this option, 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; and, (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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes ◉ No ○ N/A ○

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☑ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached? ◉ Yes ○ No ○ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Moses Freund			
ADDRESS 23 Lorimer Street			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (845) 248-8889	EMAIL mf@vajagroup.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) James M. Bellew			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5686	EMAIL jbellew@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Connell Foley LLP			
ADDRESS 875 Third Avenue, 21st Floor			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (212) 542-3772	EMAIL GDuke@connellfoley.com		

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	○	◉
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER Omkar Properties, LLC			
CONTACT NAME Basanti Mitra			
ADDRESS 258 Longstreet Avenue			
CITY Bronx		STATE NY	ZIP CODE 10465
PHONE (347) 672-9361	EMAIL basantimitra4@gmail.com		
OWNERSHIP START DATE 7/20/2021			
CURRENT OPERATOR N/A Vacant			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: 203130 Class: P	◉	○

SECTION X: Property Eligibility Information (continued)		
	Y	**N**
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: _____	○	◉
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XI: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

SECTION XII: 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 *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 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 authorized signatory (title) of The Vaja Group LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 *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 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: _____

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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 15

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	◉	○
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

From ECL 27-1405(31):
"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.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (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
      (c) there are no structures.

"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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
   *Selecting this option 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' household's 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation 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.

   ◉ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ○ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

   ◉ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional Office to schedule a meeting. To add a party to an existing BCP Agreement, use the BCP Agreement Amendment Application.

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the NYSDEC BCP website.

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
  - one file in non-fillable portable document format (PDF) of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
  - one individual file (PDF) of each previous environmental report; and,
  - one file (PDF) of each work plan being submitted with the application, if applicable.
- Compress all files (PDFs) into one zipped/compressed folder
- Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method - do NOT submit both via email and via ground mail.

VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service (https://fts.dec.state.ny.us/fts/) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: *"BCP Application NEW - *Proposed Site Name*"*
- Email your submission to DERSiteControl@dec.ny.gov - do NOT copy Site Control staff.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

SECTION I: Property Information	
PLEASE NOTE	**If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.**
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website. Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website.

SECTION I: Property Information (continued)	
Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website. Additional information on BOA conformance determinations can be found at the Office of Planning and Development website. A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)	
Property Description Narrative	Provide a property description in the format provided below. Each section should be no more than one paragraph long. Location: Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."} Site Features: Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner." Current Zoning and Land Use: (Ensure the current zoning is identified) Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55." Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident). Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells." When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information. Site Geology and Hydrogeology: As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)	
Environmental Assessment	The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site. **A typical Environmental Assessment would look like the following:** Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE). *Soil* - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm). *Groundwater* - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A. *Soil Vapor & Indoor Air* - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.
Questions 15-17: New York City Sites	These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the *Supplemental Questions for Sites Seeking Tangible Property Credits in New York City* **must** be completed.

SECTION II: Project Description
As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.

SECTION III: Land Use Factors	
In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2). This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.	
Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION IV: Property's Environmental History
For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section IV, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION V: Requestor Information	
Requestor Name	Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information). The requestor is the person or entity seeking DEC review and approval of the remedial program. 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 in the *NYS Department of State's Corporation & Business Entity Database*. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners must be provided on a separate attachment.
Document Certification	All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of *DER-10*. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include: • New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State; • qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49; • remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or • site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VI: Requestor Eligibility	
As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.	
Volunteer Statement	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.
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement **must be provided** that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved.

SECTION VII: Requestor Contact Information	
Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION VIII: Program Fee
If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate financial hardship. To demonstrate financial hardship, the applicant must show that with the payment of the program fee, remediation of the brownfield site would not be economically viable. This documentation may be in the form of federal tax returns with applicable schedules, financial statements and balance sheets, proof that that the applicant has waived its right to tax credits, or any other documentation deemed acceptable by the Department.
If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION IX: Current Property Owner and Operator Information	
Owner Information	Provide requested information of the current owner of the property. List all parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION X: Property Eligibility Information	
As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.	
CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
Registry/RCRA Sites Owned by Volunteers	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.

SECTION X: Property Eligibility Information (CONTINUED)	
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XI: Site Contact List
Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

SECTION XII: Statement of Certification and Signatures
The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs[a]	Detections > SCOs[b]	Max. Detection (ppm)[c]	SCO (ppm)[d]	Depth (ft bgs)

Groundwater Table:

Analytes > AWQS[e]	Detections > AWQS[f]	Max. Detection (ppb)[c]	AWQS (ppb)[g]

Soil Gas Table:

Analytes[h]	Total Detections	Max. Detection (ug/m3)[c]	Type[i]

[a] Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

[b] Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

[c] Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

[d] List the respective SCO. Specify which SCOs are being compared to in column header.

[e] Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

[f] Number of detections over AWQS.

[g] List the respective AWQS.

[h] Include all chlorinated volatile organic compound (VOCs) detections.

[i] Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection ($\mu g/m^3$)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
    a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section IV, #3 of the BCP application form.
    b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
        i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
        ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
    c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
    d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
    a. include an approved public notice to be sent to all parties on the Contact List included with the application;
    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

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ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location
The Site is located at 1660 Boone Avenue, Bronx, New York and is identified as Block 3015, Lot 1 on the New York City Tax Map. The Site is approximately 0.25-acres (10,906 square feet) in size and is located in the Crotona neighborhood of the Bronx, New York.

The Site is bounded to the north by a commercial building, to the south by East 173rd Street followed by a mixed-use residential and commercial building, to the east by a New York City Department of Sanitation parking lot, and to the west by Boone Avenue followed by an auto repair shop and a door supplier. The surrounding neighborhood is characterized by multi-story commercial and residential buildings.

A project locus is included in Figure 1. An aerial photograph of the Site showing site and parcel boundaries is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4.

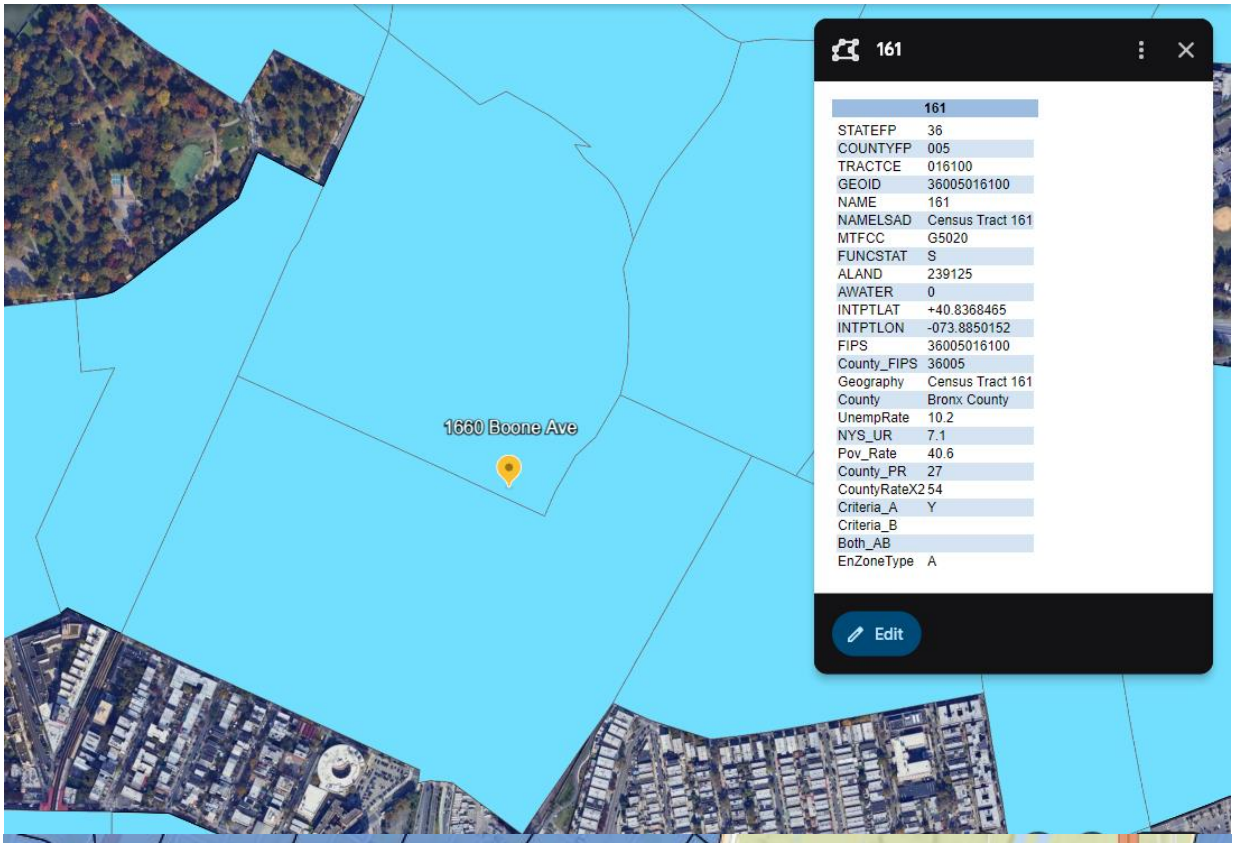
Site Features
The Site is a vacant two-story warehouse building with a full cellar encompassing the entire lot.

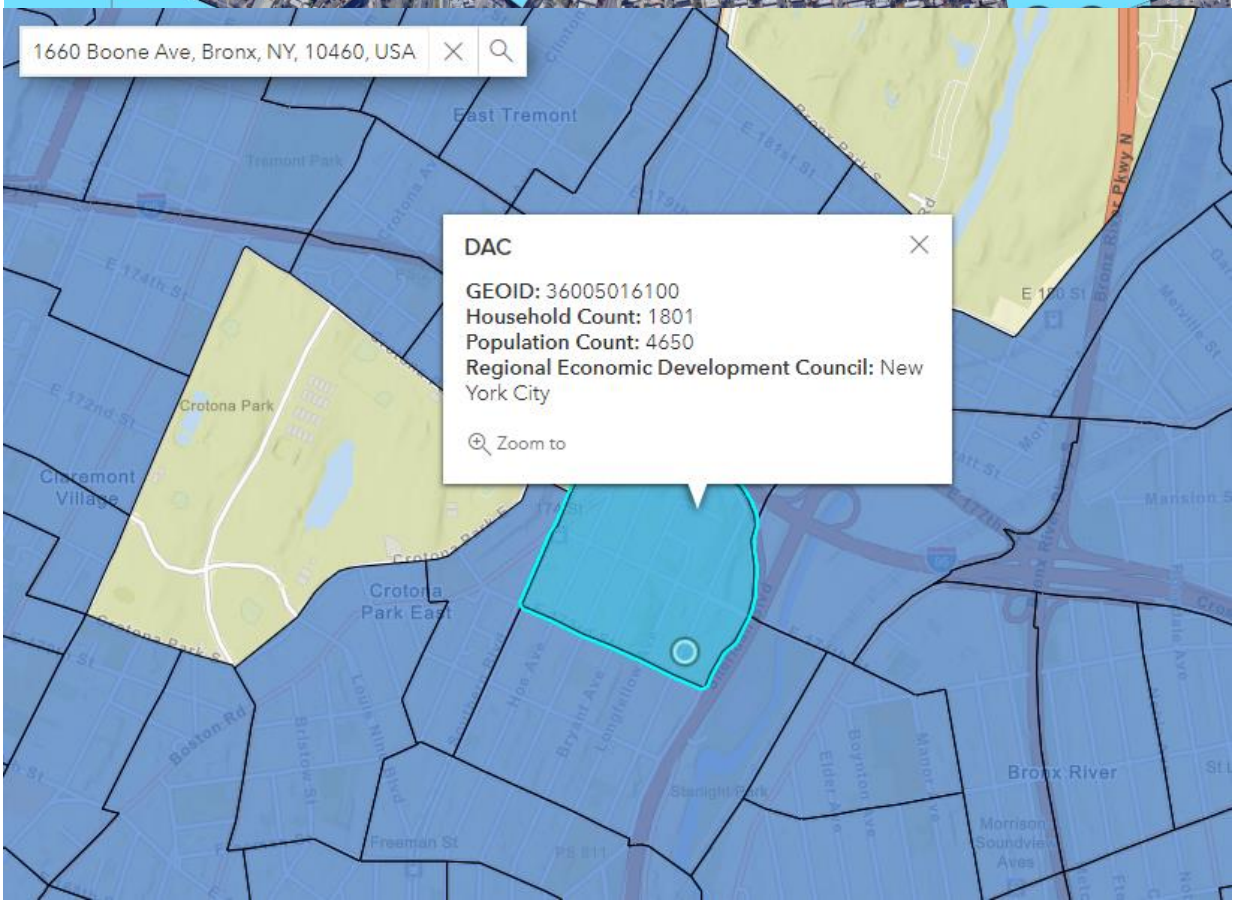
Current Zoning and Land Use
According to the New York City Planning Commission Zoning Map 3d, the Site is located in a R7-A residential zoning district with a C2-4 commercial overlay. The proposed development of this property is consistent with the current zoning and will adhere to the requirements of the City Environmental Quality Review E-Designation E-277.

Past Site Use
According to a Phase I Environmental Site Assessment (ESA) conducted by Haley & Aldrich of New York in August 2024, the Site consists of a vacant two-story warehouse with a full cellar. The Site was undeveloped until 1901 when a building was constructed in the central portion of the Site. By 1915, a dwelling was also present along East 173rd Street. By 1945, the former structures were demolished, and the Site was redeveloped with a building encompassing the entire Site occupied by the Adhesive Products Corporation which was a manufacturer of rubber cement. The Adhesive Products Corporation continued operations through 1992. Most recently a plumbing supplier occupied the building and currently the Site is vacant.

Site Geology and Hydrogeology
According to the Remedial Investigation Report completed by Impact Environmental Closures, Inc. (Impact) in 2019, subsurface soil at the Site consists of fill material mainly composed of brown, medium sand with silt and clay underlain by bedrock which was encountered at depths ranging from 4 to 15 ft below ground surface (ft bgs). Groundwater was reportedly not encountered during the (RI). Groundwater is anticipated to flow to the southeast towards the Bronx River.

Environmental Zone and Disadvantaged Community Designation
The Site is located completely in Census Tract 161 which is identified as Enzone type A and a disadvantaged community, as identified on the maps below.


161
161
STATEFP 36
COUNTYFP 005
TRACTCE 016100
GEOID 36005016100
NAME 161
NAMELSAD Census Tract 161
MTFCC G5020
FUNCSTAT S
ALAND 239125
AWATER 0
INTPTLAT +40.8368465
INTPTLON -073.8850152
FIPS 36005016100
County_FIPS 36005
Geography Census Tract 161
County Bronx County
UnempRate 10.2
NYS_UR 7.1
Pov_Rate 40.6
County_PR 27
CountyRateX2 54
Criteria_A Y
Criteria_B
Both_AB
EnZoneType A
Edit
1660 Boone Ave


1660 Boone Ave, Bronx, NY, 10460, USA
East Tremont
Tremont Park
Crotona Park
Claremont Village
Crotona Park East
Bronx River
DAC
GEOID: 36005016100
Household Count: 1801
Population Count: 4650
Regional Economic Development Council: New York City
Zoom to

SECTION I.8: PREVIOUS REMEDIATION

According to the Phase I ESA completed by Haley & Aldrich of New York in August 2024, Spill #9203740 was reported at the Site on 9 June 1992 due to a release of an unknown petroleum product. Notes from the spill case indicate that toluene was a contaminant associated with the former Adhesives Product Corporation, that cleanup was ongoing, and the New York City Department of Environmental Protection (NYCDEP) was involved. A Freedom of Information Law (FOIL) Request was submitted to the NYSDEC, and the Spill Report received indicates that the NYSDEC closed the Spill Case on 21 March 2001 since the NYCDEP supervised removal of 55-gallon drums containing hazardous materials inside the building and manifests had been obtained. It is stated in the Spill Report that no other remedial work was known to be done other than the drum removal.

There is no indication that subsurface remediation occurred after the spill was reported. Subsurface contamination from the former operation of the Adhesive Product Corporation, in the form of petroleum related and chlorinated volatile organic compounds (VOCs), has been documented on-Site in soil and soil vapor.

The Spill Report is included in Attachment D.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. The following reports were previously completed for the Site:

- *Phase I Environmental Site Assessment*, prepared by Equity Environmental Solutions, prepared for Andrew Esposito, 11 December 2018.
- *Remedial Investigation Report,* prepared by Impact, prepared for the New York City Office of Environmental Remediation on behalf of JJS Boone LLC, 29 August 2019.
- *Waste Characterization Report,* prepared by Impact, prepared for Barone Management LLC, 30 July 2019.
- *NYSDEC Brownfield Cleanup Program Application,* prepared by Impact, prepared for the NYSDEC on behalf of JJS Boone LLC, 17 January 2020.
- *Phase I Environmental Site Assessment,* prepared by Haley & Aldrich of New York, prepared for The Vaja Group LLC., 23 September 2024.

These reports are summarized below in Section I.14 and are appended to this application package. Based on the data collected during the RIR, the primary contaminants of concern for the Site are heavy metals, semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), and VOCs in soil and VOCs including benzene, toluene, ethylbenzene and xylenes (BTEX) and chlorinated VOCs (CVOCs) in soil vapor. A summary of pertinent findings is provided below:

Soil
Soil analytical results were compared to NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs).

SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs) were detected above RRSCOs in shallow soil samples including benzo(a)anthracene (maximum concentration 5.7 mg/kg), benzo(a)pyrene (maximum concentration 4.4 mg/kg), benzo(b)fluoranthene (maximum concentration 5.9 mg/kg), benzo(k)fluoranthene (maximum concentration 2.1 mg/kg), chrysene (maximum concentration 5.1 mg/kg), dibenzo(a,h)anthracene (maximum concentration 0.69 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration 2.9 mg/kg).

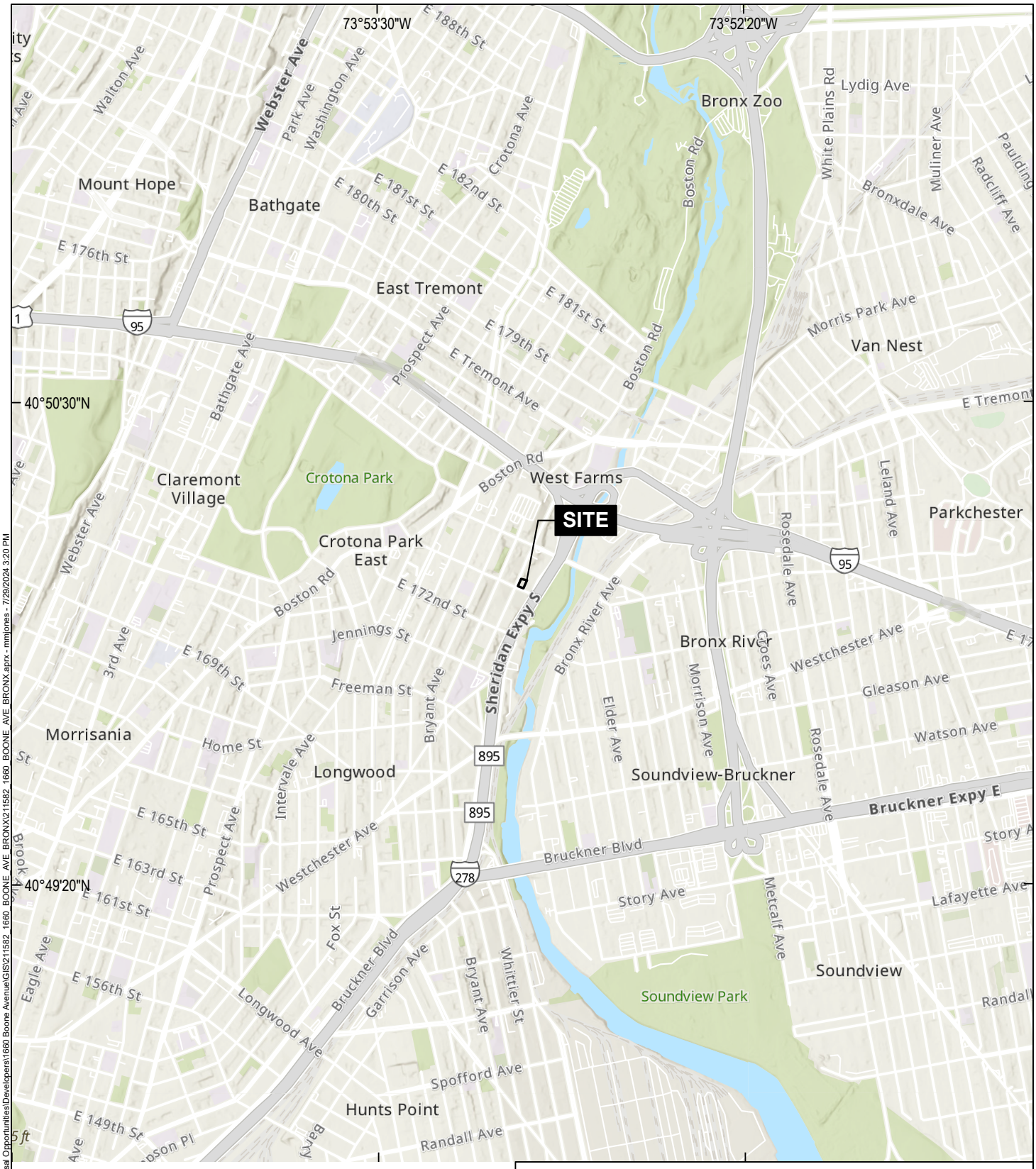
One metal, mercury, was detected above the RRSCO in one shallow soil sample SB-2 (0-2) at a concentration of 0.892 mg/kg.

Multiple VOCs, including BTEX and CVOCs, were identified in shallow and intermediate soil samples above laboratory detection limits but below the RRSCOs including, benzene (maximum concentration 0.1 mg/kg), ethylbenzene (maximum concentration 1.4 mg/kg), total xylenes (maximum concentration of 1.8 mg/kg), 1,2,4-trimethylbenzene (maximum concentration 38 mg/kg), 1,3,5-trimethylbenzene (maximum concentration 9 mg/kg), and tetrachloroethene (maximum concentration 1.9 mg/kg).

Groundwater
Groundwater was not encountered during this investigation.

Soil Vapor

Petroleum related and CVOCs were identified in soil vapor throughout the Site. Total BTEX concentrations ranged from 165.43 micrograms per cubic meter (µg/m^3) in sample SV-8 to 430.7 µg/m^3 in sample SV-2. Total VOC concentrations in soil vapor samples ranged from 666.89 µg/m^3 in sample SV-3 to 3,351.66 µg/m^3 in SV-4. Several CVOCs were detected in multiple soil vapor samples including trichloroethene (TCE) (maximum concentration 26.8 µg/m^3), tetrachloroethene (PCE) (maximum concentration 2,540 µg/m^3), methylene chloride (maximum concentration 6.74 µg/m^3), vinyl chloride (maximum concentration 1.47 µg/m^3), carbon tetrachloride (maximum concentration 45.3 µg/m^3), and cis-1,2-dichloroethene (maximum concentration 2.09 µg/m^3).



MAP SOURCE: ESRI
SITE COORDINATES: 40°50'04"N, 73°53'02"W

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
JULY 2024

FIGURE 1

GIS: \\haleyaldrich.com\share\CF\Groups\nyc\Proposal Opportunities\Developers\1660 Boone Avenue\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - mmjones - 7/29/2024 3:20 PM

LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

N

0 30 60

SCALE IN FEET

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

SITE PLAN

JULY 2024

FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\CF\Groups\nyc\Proposal Opportunities\Developers\1660 Boone Avenue\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - USER: mnjones - LAST SAVED: 7/29/2024 3:06 PM

LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

N

0 50 100

SCALE IN FEET

HALEY ALDRICH

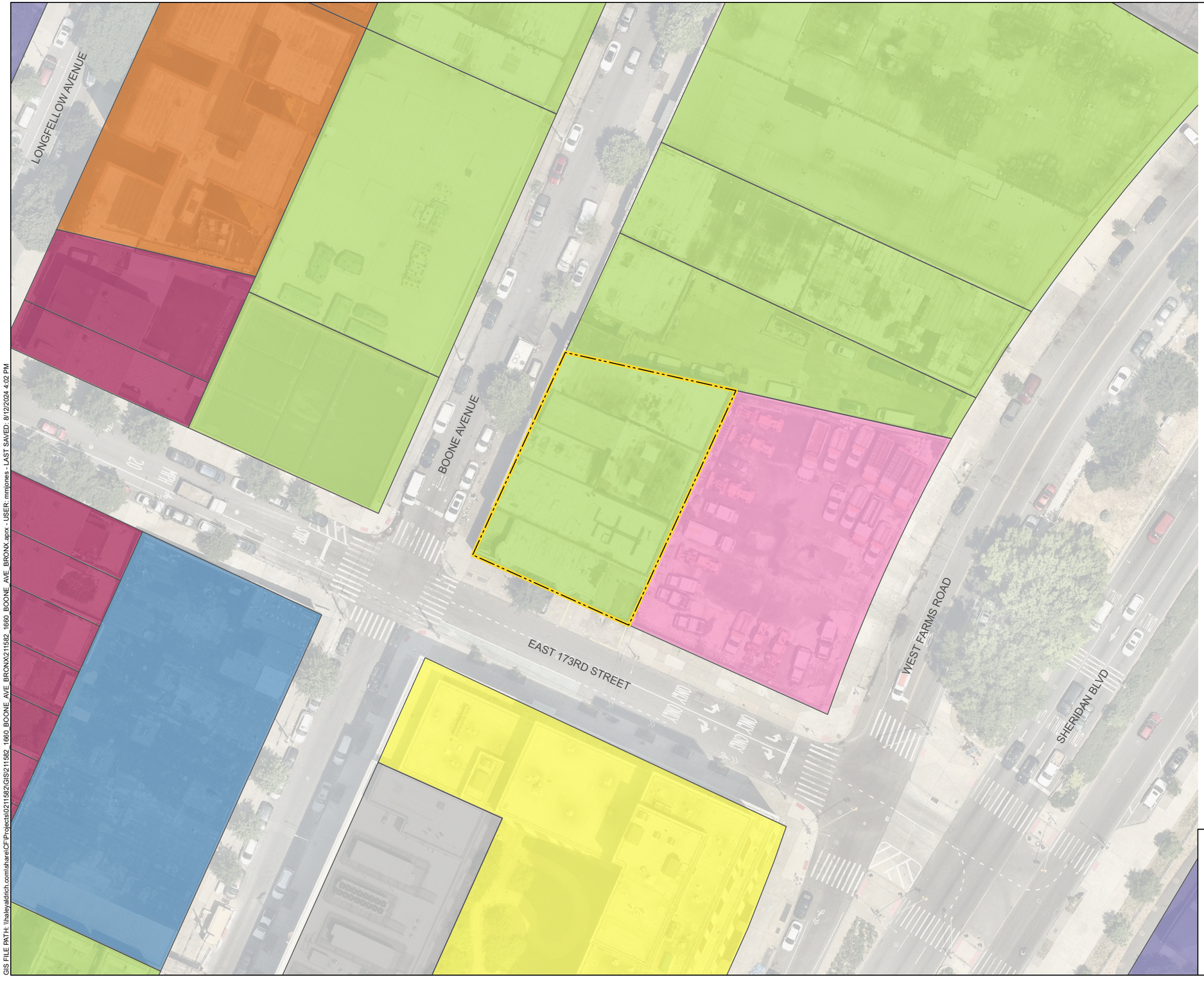
1660 BOONE AVENUE
BRONX, NEW YORK

TAX MAP

AUGUST 2024

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0211582\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - USER: mmjones - LAST SAVED: 7/29/2024 3:20 PM



LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY

LAND USE CATEGORY

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- INDUSTRIAL AND MANUFACTURING
- TRANSPORTATION AND UTILITY
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. LAND USE SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING
3. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
4. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

N

0 50 100

SCALE IN FEET

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

LAND USE MAP

AUGUST 2024

FIGURE 4

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0211582\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - USER: mmjones - LAST SAVED: 8/12/2024 4:02 PM

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment.

Proposed Development
Although the future development plans for the Site are in preliminary design phases, the proposed development will consist of construction a new multi-story residential building requiring excavation to 14 ft bgs site-wide.

Rationale for BCP Program
The Requestor seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of the analytical results of prior reports, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to, soil impacted with metals, VOCs, SVOCs, PCBs, and pesticides, and soil vapor impacted with VOCs including CVOCs and BTEX.

While the previous investigations provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination. Requestor is, therefore, also submitting for NYSDEC approval a Draft RIWP along with this BCP Application.

Project Schedule
It is anticipated that the RI will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 weeks following acceptance of the Remedial Action Work Plan and issuance of Decision Document by NYSDEC. Completion of the remedy is anticipated by January 2026 with a Certificate of Completion expected in 2026. A tentative project schedule is below.

Task	Start	End	2024					2025												2026						
			Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Preparation and Submission of BCP Application, RIWP and CPP	8/1/2024	9/15/2024																								
NYSDEC BCP Application and RIWP Review	9/15/2024	11/1/2024																								
30-Day Public Comment Period for BCP Application	11/1/2024	12/1/2024																								
Execute Brownfield Cleanup Agreement	12/1/2024	1/1/2025																								
NYSDEC & NYSDOH Approval of RIWP	1/1/2025	2/1/2025																								
Implementation of Remedial Investigation	2/1/2025	3/15/2025																								
Preparation and Submission of RIR and RAWP	3/15/2025	5/15/2025																								
NYSDEC & NYSDOH Review of RIR & RAWP	5/15/2025	7/1/2025																								
45-Day Public Comment Period for RAWP	7/1/2025	8/15/2025																								
Issuance of Decision Document	8/15/2025	10/1/2025																								
Implementation of RAWP with Engineering Oversight	10/1/2025	2/1/2026																								
Preparation of FER, SVI Evaluation and SMP (if required)	2/1/2026	4/1/2026																								
NYSDEC & NYSDOH Review of FER (and SMP, if required)	4/1/2026	6/1/2026																								
NYSDEC Issues COC	6/1/2026	8/1/2026																								

Notes:
1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. RIWP = Remedial Investigation Work Plan
8. CPP = Citizen Participation Plan
9. RIR = Remedial Investigation Report
10. RAWP - Remedial Action Work Plan
11. FER - Final Engineering Report
12. SVI - Soil Vapor Instrusion
13. SMP - Site Management Plan
14. COC - Certificate of Completion
15. COC issuance estimated for July 2026 and prior to December 31, 2026

ATTACHMENT C

Section III: LAND USE FACTORS

SECTION III: LAND USE FACTORS

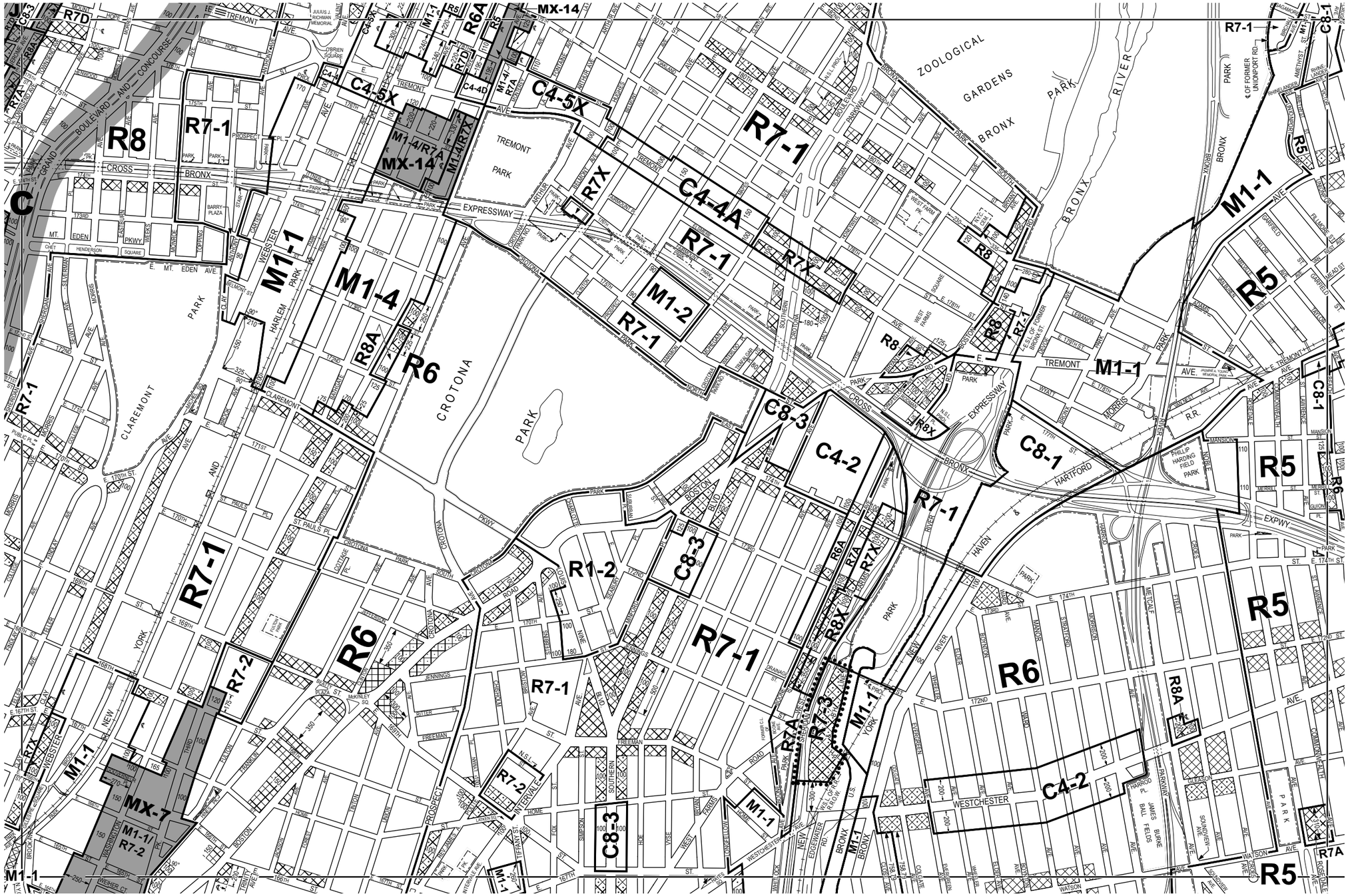
Zoning
According to the New York City Planning Commission Zoning Map 3d, the Site is located within a residential and commercial zoning district (R7-A and C2-4) with the intended post-development use as a multi-story residential building. The proposed development of this property is consistent with the current zoning.

Current Use
The roughly 10,906-square-foot (0.23 acre) Site is developed with a two-story warehouse with a full cellar. The Site has been vacant since 2023.

Intended Use Post-Remediation
Although the future development plans are in preliminary design phases, the proposed development will consist of constructing a new muti-story residential building.

Compliance with Applicable Zoning Laws, Recent Development and Community Master Plans
According to the New York City Planning Commission Zoning Map 3d, the Site is located within a residential and commercial zoning district (R7-A and C2-4). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

The Site is also identified with an E-Designation (E-277) under City Environmental Quality Review #10DCP017X. Future development of the Site will adhere to the requirements under this E-Designation.



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 an **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:
09-28-2023 C 230291 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

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

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ZONING MAP **3d**

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.

ATTACHMENT D

Section IV: Property's Environmental History

SECTION IV.1: REPORTS

The following reports were prepared for the Site prior to the Requestor's BCP Application:

- *Phase I Environmental Site Assessment*, prepared by Equity Environmental Solutions, prepared for Andrew Esposito, 11 December 2018.
- *Remedial Investigation Report,* prepared by Impact, prepared for the New York City Office of Environmental Remediation on behalf of JJS Boone LLC, 29 August 2019.
- *Waste Characterization Report,* prepared by Impact, prepared for Barone Management LLC, 30 July 2019.
- *NYSDEC Brownfield Cleanup Program Application,* prepared by Impact, prepared for the NYSDEC on behalf of JJS Boone LLC, 17 January 2020.
- *Phase I Environmental Site Assessment,* prepared by Haley & Aldrich of New York, prepared for Vaja Group LLC, 23 September 2024.

The reports above are included in Appendix D. A summary of the environmental findings from these investigations is provided below.

Phase I Environmental Site Assessment, prepared by Equity Environmental Solutions, prepared for Andrew Esposito, 11 December 2018

A Phase I Environmental Site Assessment (ESA) was conducted for the Site by Equity Environmental Solutions (Equity) in December 2018. At the time of the Phase I ESA site reconnaissance in December 2018, the two-story building was being used for the storage and distribution of plumbing equipment. Equity indicted the following Recognized Environmental Conditions (RECs) associated with the Site.

REC #1: An E-Designation (E-277) was placed on the Site. Specifically, E-277 for hazardous materials, air, and noise components.

Equity also identified that the EDR showed many Vapor Encroachment Conditions (VECs) within 1/10 of a mile of the Site. The findings include E-designations for hazardous materials, reported spills, and a manufactured gas plant were identified within a 1/10 of a mile of the Site. Due to the identified sites, Equity concluded that a VEC cannot be ruled out.

Equity did not identify any other environmental concerns associated with the Site.

***Waste Characterization Report,* prepared by Impact, prepared for Barone Management LLC, 30 July 2019**

A Waste Characterization Report was completed by Impact to summarize the soil characterization sampling conducted at the Site in July 2019. The scope of work included characterization of soil within the proposed building footprint to bedrock. The Site was divided into three horizontal waste characterization grids (WC-1 through WC-3). WC-2 and WC-3 contained a vertical layer encompassing the entire area below these two grids identified as WC-4 which was characterized for the proposed cellar area. A total of four composite and four grab samples were collected for laboratory analysis. Waste characterization samples were compared to 6 NYCRR Part 375 UUSCOs, RRSCOs, Restricted-

Commercial SCOs (RCSCOs), New Jersey Residential and Non-Residential Direct Contact Soil Remediation Standards (NJRDCSRS and NJNRDCSRS), the New Jersey Default Impact to Groundwater Soil Screening Levels (NJIGWSSL), the Pennsylvania Clean Fill Limits (PACFL), and the Pennsylvania Regulated Fill Limits (PARFL). Analytical results are summarized as follows:

- The grab sample collected from WC-1 contained acetone above the UUSCO and the composite sample contained exceedances of several metals above the NJIGWSSL and NJNRDCSRS.
- The grab sample collected from WC-2 contained acetone above the UUSCO and the composite sample had exceedances of mercury and zinc above the UUSCOs and several metals above the NJIGWSSL and NJNRDCSRS.
- The grab sample collected from WC-3 also contained acetone above the UUSCO, the composite sample had exceedances of lead, mercury and zinc above the UUSCOs and several metals above the NJIGWSSL and NJNRDCSRS. Additionally, benzo(a)pyrene was detected above the NJIGWSSL.
- The grab sample collected from WC-4 contained acetone above the UUSCO and benzene above the NJIGWSSL. The composite sample collected from WC-4 contained zinc above the UUSCO and several metals were detected above the NJIGWSSL and NJNRDCSRS.
- Toxicity Characteristic Leachate Procedure (TCLP) metals were not detected in any composite samples above the hazardous waste toxicity characteristic standards.

Remedial Investigation Report, prepared by Impact Environmental Closures, Inc., prepared for JJS Boone LLC, 28 August 2019

Impact Environmental Closures, Inc. (Impact) completed a RI at the Site in August 2019 for submission to the New York City Office of Environmental Remediation (NYCOER). The investigation included completion of a geophysical (GPR) survey across accessible areas of the Site, installation of seven soil borings and collection of thirteen soil samples, and installation of eight soil vapor points to 5 ft bgs and collection of eight soil vapor samples. Soil samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and metals, and soil vapor samples were analyzed for VOCs. The findings of the investigation are summarized below.

- The stratigraphy of the Site, from the surface down, generally consisted of fill material mainly composed of brown, medium sand with silt and clay underlain by bedrock which was encountered at depths ranging from 4 to 15 ft below ground surface (ft bgs). Groundwater was reportedly not encountered during the RI. Groundwater is anticipated to flow to the southeast towards the Bronx River.
- Soil analytical results were compared to NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted-Residential Use Soil Cleanup Objectives (RRSCOs). Results are summarized as follows:
  - VOCs were detected at concentrations above the UUSCOs in four soil samples. Of these, two samples had exceedances for acetone only (maximum concentration 0.059 mg/kg). Two VOCs were detected above the UUSCOs in sample SB-4 (0-2) including benzene (0.1 mg/kg) and tetrachloroethene (1.9 mg/kg). Several VOCs were detected above UUSCOs in sample SB-3 (13-15) including 1,2,4-trimethylbenzene (38 mg/kg), 1,3,5-

trimethylbenzene (9 mg/kg), ethylbenzene (1.4 mg/kg), n-propylbenzene (5 mg/kg) and total xylenes (1.8 mg/kg). No VOCs were detected above RRSCOs.

- SVOCs were detected above the UUSCOs and RRSCOs in soil samples SB-2 (0-2) and SB-7 (0-2) including benzo(a)anthracene (maximum concentration 5.7 mg/kg), benzo(a)pyrene (maximum concentration 4.4 mg/kg), benzo(b)fluoranthene (maximum concentration 5.9 mg/kg), benzo(k)fluoranthene (maximum concentration 2.1 mg/kg), chrysene (maximum concentration 5.1 mg/kg), dibenzo(a,h)anthracene (maximum concentration 0.69 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration 2.9 mg/kg).
- Six metals were detected at concentrations above UUSCOs in at least one shallow soil sample analyzed including lead, in four soil samples (maximum concentration 359 mg/kg), zinc, in three soil samples (maximum concentration 312 mg/kg), nickel, in three soil samples (maximum concentration 37.9 mg/kg), cadmium, in one soil sample at a concentration of 2.76 mg/kg, hexavalent chromium in one soil sample at a concentration of 16.6 mg/kg, and copper, in one soil sample at a concentration of 67.8 mg/kg. Mercury was detected above both the UUSO and RRSCO in one soil sample, SB-2 (0-2) at a concentration of 0.892 mg/kg.
- The pesticide, 4,4-DDT was detected above the UUSCO in one sample, SB-03 (0-2) at a concentration of 0.00823 mg/kg. No other pesticides were detected above UUSCOs or RRSCOs.
- PCBs were detected above the UUSCO in one soil sample, SB-03 (0-2), at a concentration of 0.108 mg/kg. PCBs were not detected above the UUSCO or RRSCO in any other soil samples.

- Soil vapor results are summarized below.
  - Total BTEX concentrations ranged from 165.43 µg/m^3 in sample SV-8 to 430.7 µg/m^3 in sample SV-2. Total VOC concentrations in soil vapor samples ranged from 666.89 µg/m^3 in sample SV-3 to 3,351.66 µg/m^3 in SV-4. Several CVOCs were detected in multiple soil vapor samples including trichloroethene (TCE) (maximum concentration 26.8 µg/m^3), tetrachloroethene (PCE) (maximum concentration 2,540 µg/m^3), methylene chloride (maximum concentration 6.74 µg/m^3), vinyl chloride (maximum concentration 1.47 µg/m^3), carbon tetrachloride (maximum concentration 45.3 µg/m^3), and cis-1,2-dichloroethene (maximum concentration 2.09 µg/m^3).

In July 2020, the Site received a referral to NYSDEC as P Site 203130, meaning that preliminary information indicates that a site may have contamination that makes it eligible for consideration for placement on the Registry of Inactive Hazardous Waste Disposal Sites.

***NYSDEC Brownfield Cleanup Program Application,* prepared by Impact, prepared for the NYSDEC on behalf of JJS Boone LLC, 17 January 2020.**

A BCP Application was submitted to NYSDEC on behalf of the Applicant, JJS Boone LLC, in January 2020 to enroll the Site in the BCP. JJS Boone LLC was applying to enter the BCP as a Volunteer. The BCP Application summarizes historical sampling data (detailed in previous reports above), the environmental

Site history, database listings, and adjacent property information. A Brownfield Cleanup Agreement (BCA) was never executed by the Applicant.

***Phase I Environmental Site Assessment,* prepared by Haley & Aldrich of New York, prepared for The Vaja Group LLC., 23 September 2024.**

A Phase I ESA was conducted for the Site by the Vaja Group LLC in September 2024. At the time of the Phase I ESA site reconnaissance in August 2024, the building was vacant. Haley & Aldrich of New York indicted the following Recognized Environmental Conditions (RECs) and Historical Recognized Environmental Conditions (HRECs) associated with the Site.

REC #1: Documented Subsurface Contamination at Subject Property

A RI was conducted at the subject property by Impact Environmental in August 2019. The presence of fill material was reportedly observed in a 4- to 15-foot-thick layer across the subject property underlain by bedrock. Soil analytical results indicated that soil is impacted with VOCs, specifically chlorinated and petroleum-related VOCs, SVOCs, specifically PAHs, pesticides, PCBs, and metals above the UUSCOs and/or RRSCOs. Soil vapor analytical results indicated the presence of CVOCs and petroleum-related VOCs in soil vapor above laboratory detection limits throughout the subject property. Groundwater was reportedly not encountered during the investigation. In July 2020, the subject property received a referral to the NYSDEC as P Site 203130, meaning that preliminary information indicates that a site may have contamination that makes it eligible for consideration for placement on the Registry of Inactive Hazardous Waste Disposal Sites (State Superfund Registry). Documented subsurface contamination at the subject property including impacts to soil and soil vapor is indicated as a REC.

REC #2: Former Adhesives Products Corporation

The Adhesive Products Corporation formerly operated on the subject property from 1945 to 1992 and utilized the subject property to manufacture rubber cement. The Adhesives Products Corporation is listed in the PBS database under PBD ID 2-200688 for the former presence of six USTs containing either gasoline or no. 2 fuel oil that were installed in 1942 and were closed and removed on 1 April 1992. Additionally, one 275-gallon gasoline UST installed in 1942 is currently listed as out of service. The Adhesives Products Corporation is also listed in the CBS database under CBS ID 2-000246 with ten 550-gallon and six 1,500-gallon USTs that reportedly contained either ethyl acetate, methyl ethyl ketone (MEK), toluene, or 2-propanone. The tanks were reportedly installed in 1942 and all tanks are currently listed with a status of closed-in-place as of 1 April 1992. It is unknown whether the tanks are still present at the Site. The Adhesives Products Corporation ceased operations in 1992 and a NYCDEP inspection report from April 1992 indicated that approximately 300 55-gallon drums of material were stored within the subject property building from the Adhesives Products Corporation. Subsequently in 1992, the subject property was listed as a Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) of halogenated degreasing solvents for the removal of the 55-gallon drums stored in the building. Hazardous chemicals used in the adhesive manufacturing process have historically been stored in USTs on the subject property and in 55-gallon drums throughout the subject property building. In addition, former adhesive manufacturing uses of the subject property could have potentially used materials containing Perfluorooctanoic acid (PFOA) or Perfluorooctanesulfonic acid (PFOS), which reportedly may be added to adhesives to increase resistance to moisture. The historical operation of the Adhesive Products Corporation is considered a REC as potential or undocumented releases of chemicals

used in the former manufacturing process may have adversely impacted groundwater, soil, and/or soil vapor at the subject property.

HREC #1: NY Spills Case 9203740

The subject property is identified in the NY Spills database under Spill Case Number 9203740. A spill reportedly occurred at the subject property on 09 June 1992 due to a release of an unknown petroleum product. Notes from the spill case were incomplete in detailing the nature of the release, however notes indicate that total petroleum hydrocarbons (TPH) and toluene were contaminants associated with the former Adhesives Product Corporation, that cleanup was ongoing, and the NYCDEP was involved. A Freedom of Information Law (FOIL) Request was submitted to the NYSDEC, and the spill report received in response indicates that the NYSDEC closed the spill case on 21 March 2001 since the NYCDEP supervised removal of 55-gallon drums containing hazardous materials inside the building and manifests had been obtained. It is stated in the spill report that no other remedial work was reported to be completed as part of the remedial action other than the drum removal. Since the spill case was closed by NYSDEC and the 55-gallon drums were removed from the subject property, the closed spill case is considered an HREC.

Section IV.2: Sampling Data
Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Mercury, total	1	0.892	0.81	0-2
Benzo(a)anthracene	2	5.7	1	0-2
Benzo(a)pyrene	2	4.4	1	0-2
Benzo(b)fluoranthene	2	5.9	1	0-2
Benzo(k)fluoranthene	2	2.1	3.9	0-2
Chrysene	2	5.1	3.9	0-2
Dibenzo(a,h)anthracene	1	0.69	0.33	0-2
Indeno(1,2,3-cd)pyrene	2	2.9	0.5	0-2

Soil Vapor Summary Table

CVOC and BTEX Analytes Detected	Total Detections	Max. Detection (µg/m³)	Type
Tetrachloroethene	8	2,540	Soil Vapor
Carbon Tetrachloride	3	45.3	Soil Vapor
Trichloroethene	5	26.8	Soil Vapor
Methylene Chloride	2	6.74	Soil Vapor
Vinyl Chloride	1	1.47	Soil Vapor
Cis-1,2-dichloroethene	1	2.09	Soil Vapor
Total Xylenes	8	134	Soil Vapor
Ethylbenzene	8	33.7	Soil Vapor
Toluene	8	315	Soil Vapor
Total BTEX	8	430.7	Soil Vapor
Total VOCs	8	3,351.66	Soil Vapor

BTEX = benzene, toluene, ethylbenzene and total xylenes
CVOC = Chlorinated volatile organic compound
Ft bgs = Feet below grade surface
ppm= Parts per million
RRSCO = NYSDEC Restricted Residential Soil Cleanup Objective
µg/m³ = Microgram per cubic meter

SECTION IV.3: SAMPLING DATA

For each impacted medium above, see attached Figures 5 through 6 below which include detailed information requested in Application Section III.3.

SECTION IV.3: PAST LAND USES

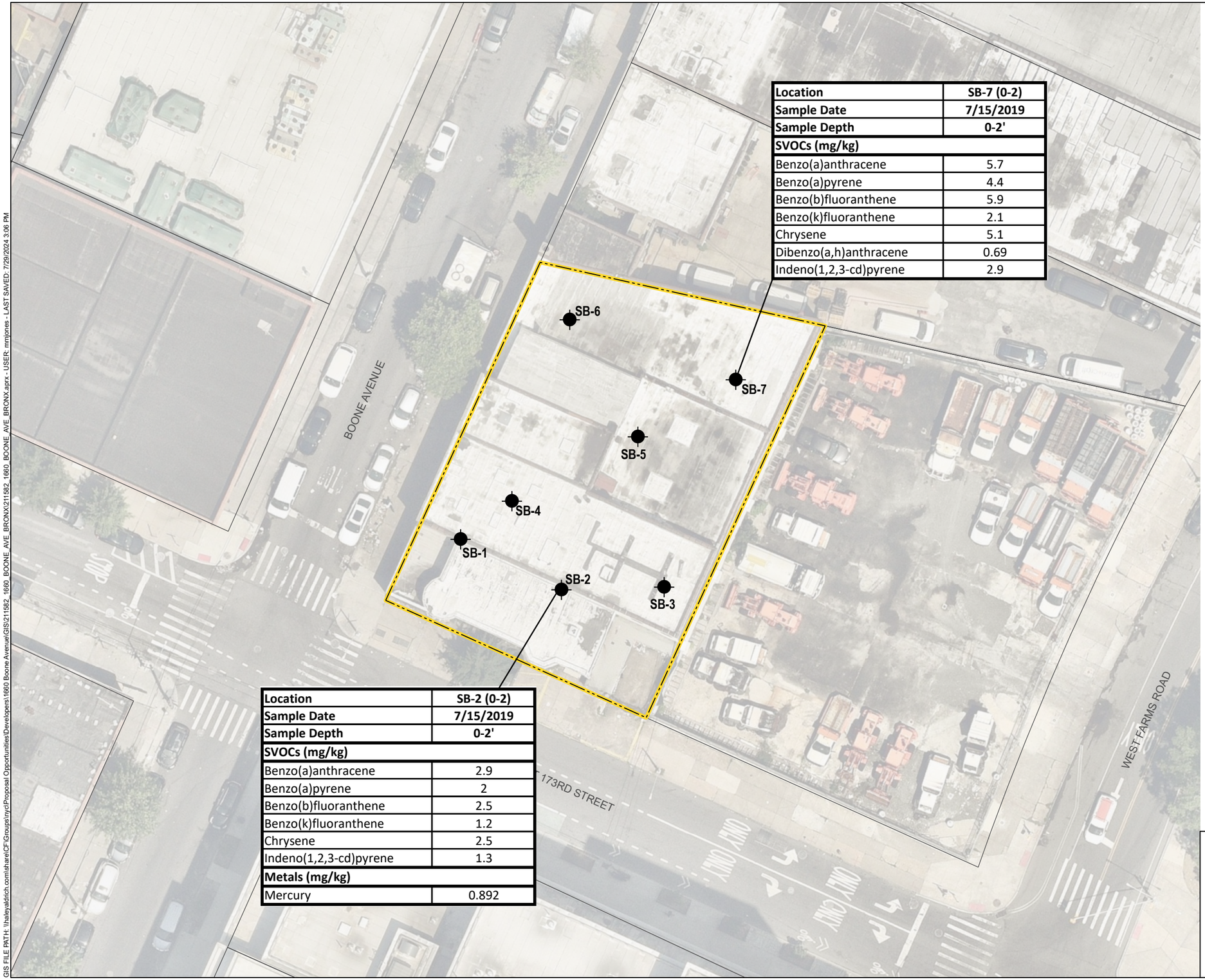
The Site is listed in the NYSDEC Chemical Bulk Storage (CBS) database under CBS ID 2-000246 with ten 550-gallon and six 1,500-gallon USTs that reportedly contained either ethyl acetate, methyl ethyl ketone (MEK), toluene, or 2-propanone. The tanks were reportedly installed in 1942 and all tanks are currently listed with a status of closed-in-place as of 1 April 1992. It is unknown whether the tanks are still present at the Site.

The Site is also listed in the Petroleum Bulk Storage (PBS) database under PBS ID 2-200688 with three 550-gallon, two 275-gallon, and one 5,000-gallon USTs containing either gasoline or no. 2 fuel oil. These tanks were reportedly installed in 1942 and all tanks were closed and removed on 1 April 1992. Additionally, there is one 275-gallon gasoline UST installed in 1942 and is currently listed as out of service.

According to the BCP Application completed by Impact Environmental in January 2020, tank location and installation information was obtained from the Department of Buildings (DOB) and these reported tank locations are shown on Figure 7 attached. The DOB records indicate the presence of 24 different tanks that were installed at the Site in the early 1940s. Tank contents shown in the DOB records do not match the tank contents indicated in the PBS and CBS database and records can be reconciled during implementation of the future investigation and/or remedial action.

Additionally, the January 2020 BCP Application included NYCDEP inspection reports from 1992 detailing the closure of the Adhesives Products Corporation. The 14 April 1992 inspection report identified approximately 300 55-gallon drums present at the Site. The drums were removed from the Site the following year which corresponds to the Site's listing in the Resource Conservation and Recovery Act (RCRA) database as a large quantity generator (LQG). Hazardous waste manifests from October 1992 indicate that the drums were disposed at Northeast Environmental Services Inc. in Wampsville, New York. The January 2020 BCP Application is discussed further in Section IV.1 and is included as an attachment.

The Site is identified in the RCRA database as a non-generator/no longer regulated (NonGen/NLR) facility under Environmental Protection Agency (EPA) ID NYD001360031 for the former generation of hazardous waste as a LQG in 1992. Hazardous waste generated included spent halogenated solvents used in degreasing and spent non-halogenated solvents.



Location	SB-7 (0-2)
Sample Date	7/15/2019
Sample Depth	0-2'
SVOCs (mg/kg)	
Benzo(a)anthracene	5.7
Benzo(a)pyrene	4.4
Benzo(b)fluoranthene	5.9
Benzo(k)fluoranthene	2.1
Chrysene	5.1
Dibenzo(a,h)anthracene	0.69
Indeno(1,2,3-cd)pyrene	2.9

Location	SB-2 (0-2)
Sample Date	7/15/2019
Sample Depth	0-2'
SVOCs (mg/kg)	
Benzo(a)anthracene	2.9
Benzo(a)pyrene	2
Benzo(b)fluoranthene	2.5
Benzo(k)fluoranthene	1.2
Chrysene	2.5
Indeno(1,2,3-cd)pyrene	1.3
Metals (mg/kg)	
Mercury	0.892

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- IMPACT ENVIRONMENTAL SOIL BORING LOCATION

Part 375 SCOs	
Analyte	**RRSCO**
SVOCs (mg/kg)	
Benzo(a)anthracene	1
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1
Benzo(k)fluoranthene	3.9
Chrysene	3.9
Dibenzo(a,h)anthracene	0.33
Indeno(1,2,3-cd)pyrene	0.5
Metals (mg/kg)	
Mercury	0.81

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024
4. ALL ANALYTES SHOWN INDICATE AN EXCEEDANCE OF THE NYSDEC PART 375 RESTRICTED-RESIDENTIAL SOIL CLEANUP OBJECTIVES.
5. SOIL ANALYTICAL DATA FROM IMPACT ENVIRONMENTAL CLOSURES, INC. REMEDIAL INVESTIGATION REPORT DATED 28 AUGUST 2019.

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HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

SOIL RESULTS EXCEEDANCES MAP

AUGUST 2024

FIGURE 5

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Location	SV-8
Sample Date	7/15/2019
VOCs (µg/m³)	
Methylene Chloride	6.74
Benzene	6.33
Total Xylenes	54.7
Trichloroethene	3.41
Toluene	92.7
Tetrachloroethene	395
Ethylbenzene	11.8
Total BTEX	165.43
Total VOCs	700.19

Location	SV-6
Sample Date	7/15/2019
VOCs (µg/m³)	
Vinyl Chloride	1.47
Methylene Chloride	2.91
Benzene	78.9
Total Xylenes	134
Trichloroethene	5.09
Toluene	170
Tetrachloroethene	36.6
Ethylbenzene	33.7
Total BTEX	416.4
Total VOCs	1541.06

Location	SV-7
Sample Date	7/15/2019
VOCs (µg/m³)	
Benzene	15
Carbon Tetrachloride	45.3
Total Xylenes	67.3
Trichloroethene	26.8
Toluene	69
Tetrachloroethene	371
Ethylbenzene	14.8
Total BTEX	166.4
Total VOCs	827.91

Location	SV-4
Sample Date	7/15/2019
VOCs (µg/m³)	
Benzene	103
Carbon Tetrachloride	13.6
Total Xylenes	87.3
Trichloroethene	17.5
Toluene	148
Tetrachloroethene	2540
Ethylbenzene	19
Total BTEX	357.1
Total VOCs	3351.66

Location	SV-5
Sample Date	7/15/2019
VOCs (µg/m³)	
Cis-1,2-dichloroethene	2.09
Benzene	17.5
Total Xylenes	71.2
Trichloroethene	14.4
Toluene	81.4
Tetrachloroethene	358
Ethylbenzene	15.8
Total BTEX	185.7
Total VOCs	927.83

Location	SV-1
Sample Date	7/15/2019
VOCs (µg/m³)	
Benzene	17.6
Carbon Tetrachloride	14.6
Total Xylenes	81.7
Toluene	82.2
Tetrachloroethene	165
Ethylbenzene	18
Total BTEX	199.5
Total VOCs	762.6

Location	SV-2
Sample Date	7/15/2019
VOCs (µg/m³)	
Benzene	15.9
Total Xylenes	81.2
Toluene	315
Tetrachloroethene	37.4
Ethylbenzene	18.5
Total BTEX	430.7
Total VOCs	871.72

Location	SV-3
Sample Date	7/15/2019
VOCs (µg/m³)	
Benzene	13.4
Total Xylenes	73
Toluene	79.1
Tetrachloroethene	180
Ethylbenzene	15.6
Total BTEX	180.9
Total VOCs	666.89

SV-1
SV-2
SV-3
SV-4
SV-5
SV-6
SV-7
SV-8

BOONE AVENUE

WEST FARMS ROAD

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- IMPACT ENVIRONMENTAL SOIL VAPOR SAMPLE LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024
5. SOIL VAPOR ANALYTICAL DATA FROM IMPACT ENVIRONMENTAL CLOSURES, INC. REMEDIAL INVESTIGATION REPORT DATED 28 AUGUST 2019.

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SCALE IN FEET

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

SOIL VAPOR RESULTS SUMMARY MAP

AUGUST 2024

FIGURE 6

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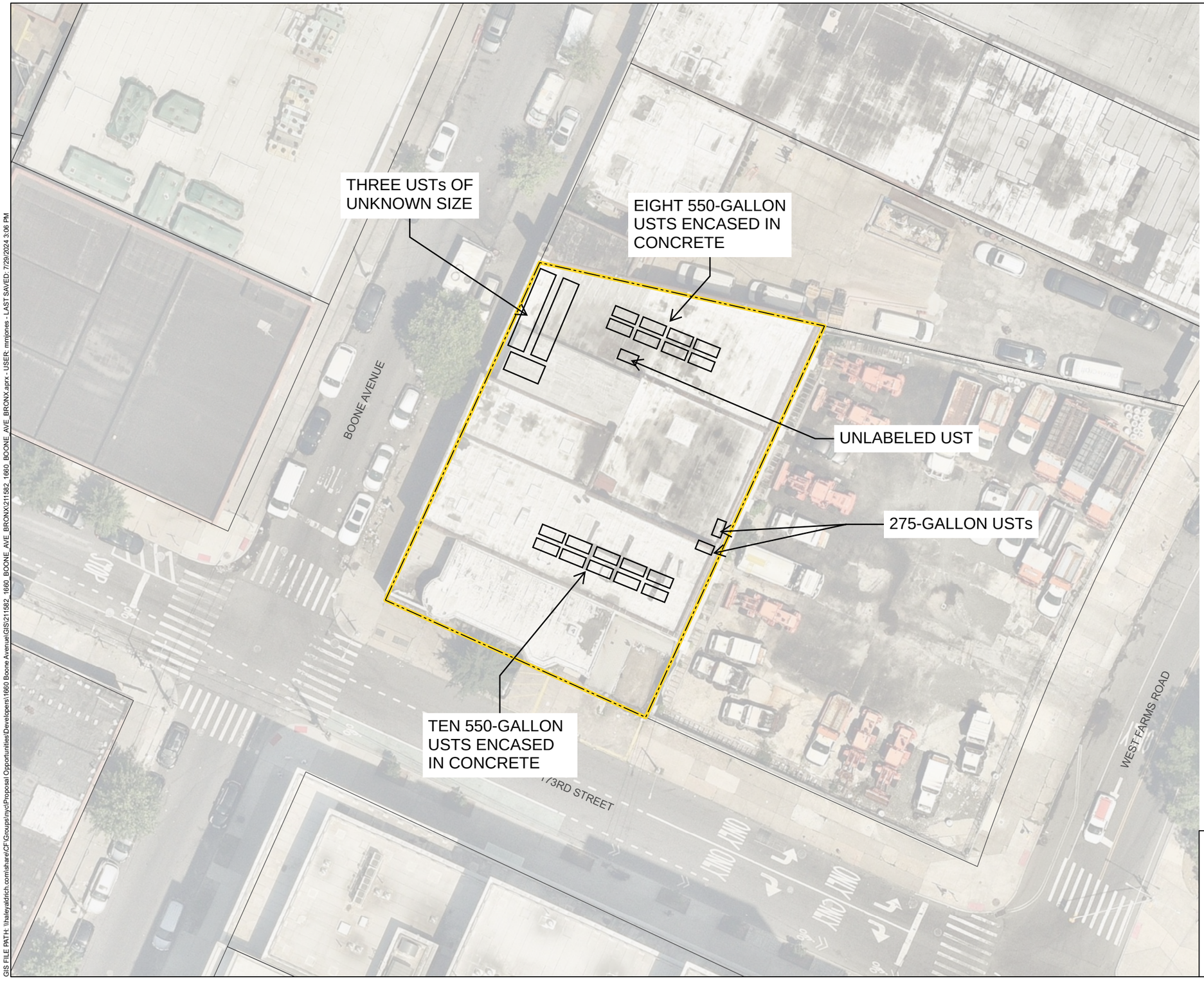

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- REPORTED APPROXIMATE UST LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024
4. UST LOCATIONS FROM JANUARY 2020 BCP APPLICATION FOR 1660 BOONE AVENUE BY IMPACT ENVIRONMENTAL. TANK CONTENTS REPORTED IN THE BCP APPLICATION DO NOT MATCH TANK CONTENTS IN THE PBS AND CBS DATABASES.

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SCALE IN FEET

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

UST LOCATION PLAN

AUGUST 2024

FIGURE 7

GIS FILE PATH: \\haleyaldrich.com\share\CF\Groups\nyc\Proposal Opportunities\Developers\1660 Boone Avenue\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - USER: mmjones - LAST SAVED: 7/29/2024 3:06 PM

ATTACHMENT E

Section V: Requestor Information

SECTION V: REQUESTOR INFORMATION

The Entity requesting participation in the BCP (the Requestor) is The Vaja Group LLC. The manager and authorized representative of the Vaja Group LLC is Moses Freund.

The contact information for the Requestor is:

The Vaja Group LLC
23 Lorimer Street, 6th Floor
Brooklyn, New York 11206
Phone: 845-248-8889
Email: mf@vajagroup.com

The Requestor is seeking to purchase the Site and is authorized and has full access to take all actions necessary to enter and carry out the obligations of the Brownfield Cleanup Program (BCP). A letter confirming access permission between the current Site owner, Omkar Properties, LLC, and the Requestor granting full access to take all actions necessary to enter into and carry out the obligations of the BCP, has been executed. A copy of the access agreement is included as an attachment.

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for The Vaja Group LLC is included in this attachment.

The current members of The Vaja Group LLC include:

- Moses Freund
- Chaim Wiesenfeld

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or The Vaja Group LLC in accordance with DER-10 Section 1.5.

The Requestor certifies it is a Volunteer. The Requestor or its affiliated entities do not have, nor have they ever had a relationship with the current owners, or with the prior owners or operators of the site that caused the existing contamination.

OMKAR PROPERTIES LLC

September 16, 2024

The Vaja Group LLC
16 Biret Drive
Airmont, NY 10952

Re: Property Access and Authorization to perform all obligations under the New York State Brownfield Cleanup Program

Dear Sir or Madam:

Omkar Properties, LLC, (hereinafter referred to as the "Owner") owns the property located at 1660 Boone Avenue, Bronx, NY 10460, Block 3015 Lot 1 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

Owner understands that the Authorized Applicants/Requestors will also need to provide access to the NYSDEC and environmental professionals that the Authorized Applicants has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an easement may be needed in connection with BCP efforts, and authorizes the placement of an easement on or through the Property subject to the prior review and consent of the Owner, in accordance with any subsequent or separate writing between the parties.

Sincerely,

By _____

Basant Mitra

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- The Vaja Group LLC

THE VAJA GROUP LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS AND GRANT ENVIRONMENTAL EASEMENTS

The undersigned, being the members of The Vaja Group LLC, a New York limited liability company (the "Company"), hereby certifies as of August 26, 2024, as follows, adopts the following resolutions and authorizes the Company to authorize and direct Moses Freund (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 1660 Boone Avenue, Bronx, NY 10460 (the "Property" or the "Site").

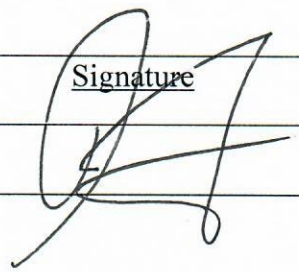
WHEREAS, in connection with the redevelopment of the Property, the Company has prepared and submitted an application to participate in the New York State Brownfield Cleanup Program ("BCP") and has entered into the BCP, and a Brownfield Cleanup Agreement ("BCA"); filed related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and has undertaken certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA (including execution of the BCA), grant an environmental easement, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

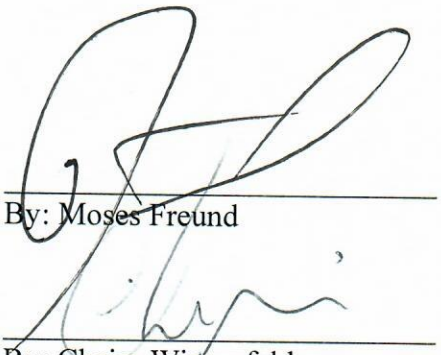
RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

Authorized Signatory	Signature
Moses Freund	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on August 26, 2024.

MEMBERS:



By: Moses Freund

By: Chaim Wiesenfeld

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: THE VAJA GROUP LLC

DOS ID: 5627084

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 09/24/2019

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 09/24/2019

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ROCKLAND

NEXT STATEMENT DUE DATE: 09/30/2025

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE VAJA GROUP LLC

Address: 16 BIRET DRIVE, AIRMONT, NY, UNITED STATES, 10952

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT F

Section IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

Omkar Properties, LLC is the current owner of 1660 Boone Avenue. The Requestor, The Vaja Group LLC is in the process of acquiring the Site. A letter confirming access permission between the Requestor and Omkar Properties, LLC, granting full access to take all actions necessary to enter into and carry out the obligations of the BCP, has been executed and attached. The Site is currently vacant and has been vacant since 2023.

Previous Owners and Operators

A list of current and previous owners 1660 Boone Avenue is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
3/15/1969	Deed	Mintz Anne M	870 Pirates Cove, Mamaroneck, New York	Lucille J Medwick	None
11/15/1973	Deed	Lucille J Medwick	1000 Fenimore Road, Larchmont, New York	Maury P Medwick (TR)	None
12/13/1994	Deed	Cathleen Medwick/Trust	489 5th Avenue, 19th Floor, New York, New York	West Boone Realty Corp	None
11/2/2001	Deed	West Boone Realty Corp.	1660 Boone Avenue, Bronx, New York	Russa Realty Corp.	None
7/20/2021	Deed	Russa Realty Corp.	258 Longstreet Avenue, Bronx, New York	Omkar Properties LLC	None

Reference: ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99.
Previous owner information prior to 1969 is not available.

A list of previous operators of 1660 Boone Avenue is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Alessandro Plumbing Inc.	Operator (2010 to 2019)	1660 Boone Avenue	None
Caserta General Contracting	Operator (2005 to 2014)	1660 Boone Avenue	None
New York Mica Products Inc	Operator (2005 to 2014)	1660 Boone Avenue	None
Safeway Moving and Storage	Operator (2000 to 2010)	1660 Boone Avenue	None
Adhesive Product Facility / NY Rubber Cement Co Inc.	Operator (1945-1993)	1660 Boone Avenue	None

Reference: The EDR City Directory Abstract (Equity Environmental Solutions Phase I ESA)

ATTACHMENT G

Section VI: REQUESTOR ELIGIBILITY INFORMATION

SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor, The Vaja Group LLC, qualifies as a "Volunteer" in the BCP because (i) the Requestor is an unrelated third-party LLC and neither it or its member has any direct connection with the current owners of the Site, or with any prior owner or operator, and (ii) the Requestor did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred.

The Requestor did not observe and is not aware of any continuing release. The Requestor has obtained and reviewed a Phase I ESA, dated August 2024, prior to acquisition. The Requestor is aware the Site was referred to NYSDEC as P Site 203130 and is taking the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site, such as enrolling in the Brownfield Cleanup Program to fully investigate and remediate the Site. As such, the requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).

ATTACHMENT H

Section XI: Contact List Information and Acknowledgement from Repository

SECTION XI – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Marisa Lago	212-720-3300	120 Broadway 31st Floor New York. NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Bronx Borough President	Vanessa Gibson	718-590-3500	851 Grand Concourse Bronx, NY, 10451	webmail@bronxbp.nyc.gov
Bronx Community Board 3 District Manager	Etta Ritter	718-378-8054	1426 Boston Rd, Bronx, NY, 10456	eritter2cb.nyc.gov
New York City Council District 15	Oswald Feliz	718-842-8100	573 East Fordham Road, Bronx, NY, 10458	district15@council.nyc.gov
NY Senate District 32 Senator	Luis R. Sepulveda	718-991-3161	975 Kelly St, Bronx, NY, 10459	sepulveda@nysenate.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Ashwin Vasan, M.D., PhD Commissioner	212-639-9675	42-09 28th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The Site is currently completely vacant, therefore there are no current operators. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
Omkar Properties, LLC	Basanti Mitra	347-672-9361	258 Longstreet Avenue, Bronx, New York	Basantimitra4@gmail.com

Adjoining Properties

Below is a list of the adjoining properties which are also detailed on Figure 8.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
1661 Boone Avenue Realty Corp.	Not Available	Industrial & Manufacturing	1661 Boone Avenue, Bronx, NY 10460	1661 Boone Avenue, Bronx, New York 10460
DNZ, LLC.	Not available	Industrial & Manufacturing	1685 Boone Avenue, Bronx, NY 10460	1202 Astoria Boulevard, Astoria, NY 11102
NYC Department of Sanitation	Not Available	Parking Facilities	1029 E 173 Street, Bronx, NY, 10460	59 Maiden Lane, 5th Floor, New York, NY 10038
1674 Farms Realty LLC	Not Available	Industrial & Manufacturing	1680 Boone Avenue, Bronx, NY 10460	3106 Wissman Avenue, Bronx, NY 10465
Boone Avenue Realty Corp	Not Available	Transportation & Utility	1003 East 173rd Street, Bronx, NY 10460	1006 East 173rd Street, Bronx, NY 10460
SAMARITAN-COMPASS III & IV HOUSING DEV FUND CORP	Not Available	Mixed Residential & Commercial Building	1560 Boone Avenue, Bronx, NY, 10460	138-02 Queens Boulevard, Briarwood, NY 11435

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
New12 The Bronx	Online & Newsletter	930 Soundview Avenue, Bronx, NY 10473	718-86106800	Bronx (news12.com)
ABC7 New York	Television &Online	7 Lincoln Sq New York, NY 10023	917-260-7700	Bronx News - ABC7 New York (abc7ny.com)

Public Water Supply:

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Chief Operating Officer	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor, New York, NY 10007	212-788-5889	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site.

School or Day Care Located on or Proximal to the Site

Following schools or day care facilities are located within ½-mile radius to the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
X458 Samara Community School	236 (south)	Daneille Derrig	718-860-5332	1550 Vyse Avenue, Bronx, NY 10460
PS 314 Fairmont Neighborhood School	528 (southeast)	Monique Hibbert	718-860-5210	1550 Vyse Avenue, Bronx, NY 10460
East Bronx Academy for the Future	2,112 (northeast))	Sarah Scrogin	718-861-8634	1716 Southern Boulevard, Bronx, NY 10460
PS 214	2,640 (south)	Melissa De Jesus	718-589-6728	1970 West Farms Road, Bronx, NY 10460
Emolior Academy	2,640 (south)	Michael Abbey	718-842-2670	1970 West Farm Road, Bronx, NY 10460
P.S. 066	1,584 (south)	Kevin Goodman	718-319-2820	101 Jennings Street, Bronx, NY 10460
Magical Beginnings Day Care	528 (north)	Adelayda Sanchez	646-353-5556	1016 E 172 Street, Bronx, NY 10460
Francheska's Family Daycare	2,640 (south)	Unknown	N/A	1939 W Farms Road, Bronx, NY 10460

Document Repository

The BCP Application submitted to NYSDEC in January 2020 and the draft Citizen Participation Plan dated December 2019 have established document repositories for the Site. The document repositories include the New York Public Library (NYPL) Morrisania Public Library on behalf of Bronx Community Board 3. The Bronx Community Board 3 indicated that the library is the Community Boards's nominated document repository. Confirmation from the Morrisania Public Library on behalf of Bronx Community Board 3 to act as document repository from the BCP Application submitted to NYSDEC in January 2020 is attached below. The second document repository was indicated as the NYPL West Farms Library. However, the West Farms Library is now temporarily closed. Instead of the West Farms Library, the NYPL Clasons Point Library was contacted regarding utilizing their branch as a document repository. Approval for use as repository is anticipated and currently pending review of request by New York Public Library legal team. Request correspondence is attached below. The repository information is detailed below:

Library

Owner/Entity Name	Contact	Address	Phone	Email
Bronx Public Library – Clasons Point	Jasmin Hernandez	1215 Morrison Ave Bronx, NY 10472	718-842-1235	clasonspoint@nypl.org

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
New York Public Library – Morrisania Public Library on behalf Bronx Community Board 3	Colbert Nembhard	610 East 169th Street Bronx, NY 10456	718-861-0372	colbertnembhard@nypl.org

LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: BRONX COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 18 JUNE 2024

N

0 50 100

SCALE IN FEET

HALEY ALDRICH

1660 BOONE AVENUE
BRONX, NEW YORK

ADJOINING SITE MAP

AUGUST 2024

FIGURE 8

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0211582\GIS\211582_1660_BOONE_AVE_BRONX\211582_1660_BOONE_AVE_BRONX.aprx - USER: mmjones - LAST SAVED: 7/29/2024 3:20 PM

Request to Bronx Public Library – Clasons Point Branch to Act as Document Repository

HALEY & ALDRICH OF NEW YORK
213 W 35th Street
7th Floor
New York, NY 10123
Tel: 646.277.5686

10 September 2024
File No. 0211582

New York Public Library, Clasons Point Branch
1215 Morrison Ave
Bronx, New York 10472
Via email: clasonspoint@nypl.org
Attn: Library Director

Subject: Brownfield Cleanup Program Application – Request for Repository Use
1660 Boone Avenue
Bronx, New York 10460

To Whom it May Concern:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of The Vaja Group LLC, is requesting use of the New York Public Library, Clasons Point Branch as a document repository for the anticipated project located at 1660 Boone Avenue, Bronx, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository can serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5693.

Thank you,
HALEY & ALDRICH OF NEW YORK

Sarah A. Commisso
Assistant Project Manager

The New York Public Library, Clasons Point Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 1660 Boone Avenue Brownfield Cleanup Project.

Jasmin Hernandez
Name

9-30-2024
Date

Library Manager
Title

Commisso, Sarah

From: Clasons Point <clasonspoint@nypl.org>
Sent: Monday, September 9, 2024 4:01 PM
To: Commisso, Sarah
Cc: Greco, Siara
Subject: Re: NYSDEC Brownfield Cleanup Program- Document Repository Request- 1660 Boone Avenue

CAUTION: External Email

Good Afternoon,

Once we receive the electronic links, we can arrange to have them uploaded to our page.

The Staff at Clason's Point Library

On Mon, Sep 9, 2024 at 12:54 PM Commisso, Sarah <SCommisso@haleyaldrich.com> wrote:

> Good afternoon,
>
> Yes we can provide electronic links for the documents instead. Right now there are no documents for the site yet but over the course of the remediation as the documents become available we can provide electronic links.
>
> Please let me know if you have any other questions.
>
> Thank you,
>
> Sarah
>
> **From:** Clasons Point <clasonspoint@nypl.org>
> **Sent:** Monday, September 9, 2024 12:44 PM
> **To:** Commisso, Sarah <SCommisso@haleyaldrich.com>
> **Cc:** Greco, Siara <SGreco@haleyaldrich.com>
> **Subject:** Re: NYSDEC Brownfield Cleanup Program- Document Repository Request- 1660 Boone Avenue
>
> **CAUTION: External Email**

Good Afternoon,

Thank you for your email and requesting to utilize the Clason's Point Library as a document repository. Are there electronic links available you can share? These links can be uploaded to our Community Information page on our branch website. It is environmentally friendly and actually provides wider access to the information for the community.

The Staff at Clason's Point Library

On Mon, Aug 19, 2024 at 9:36 AM Commisso, Sarah <SCommisso@haleyaldrich.com> wrote:

> Good morning,
>
> Haley & Aldrich of New York is formally requesting permission to include the Bronx Public Library – Clasons Point Branch as a document repository during the investigation and remediation of the property located at 1660 Boone Avenue, Bronx, NY. It is anticipated that over the course of the next 1-2 years several documents (electronic version on CD) related to the environmental investigation and remediation will be delivered to the Bronx Public Library – Clasons Point Branch. The proposed investigation and remediation will be done in coordination with the New York State Department of Environmental Conservation.
>
> Upon delivery it is requested that these documents be made available for public review. If hard copies are preferred alternative to CD, please advise.
>
> Attached please see the letter indicating that the Bronx Public Library – Clasons Point Branch would be willing to serve as a document repository for the project. Please send back to us as soon as you can and please contact me with any questions.
>
> Thank you,
>
> Sarah

Confirmation of Morrisania Public Library on behalf of Bronx Community Board 3 to Act as Document Repository

From:	Colbert Nembhard
To:	Robert Dwyer
Cc:	Dudley, John (CB)
Subject:	Re: Bronx Community Board 3 - Document Repository for Public Access to Environmental Reports
Date:	Thursday, December 12, 2019 9:05:32 AM
Attachments:	image124378.png

Hello Robert,

The Morrisania Library no longer accepts the physical documents for review. We went digital a while back. Please send us the link and we will have it posted on our page for review.

Best regards,
Colbert

On Thu, Dec 12, 2019, 8:47 AM Robert Dwyer <rdwyer@impactenvironmental.com> wrote:

> Thanks you very much John, Mr. Nembhard I will be in contact shortly.
>
> Regards
>
> Rob
>
> **ROBERT DWYER** | Environmental Engineer
>
> **From:** Dudley, John (CB) <jdudley@cb.nyc.gov>
> **Sent:** Wednesday, December 11, 2019 4:28 PM
> **To:** Robert Dwyer <rdwyer@impactenvironmental.com>
> **Cc:** colbertnembhard@nypl.org; Dudley, John (CB) <jdudley@cb.nyc.gov>
> **Subject:** Re: Bronx Community Board 3 - Document Repository for Public Access to Environmental Reports
>
> Hello Mr. Dwyer,
>
> Apologies for the delay in response, but I would prefer that you contact Mr. Colbert Nembhard, branch librarian for the Morrisania Public Library, which services Bronx Community District Three, as a repository for public review of documents associated with your application for remediation of 1660 Boone Avenue, under the NYS Brownfield Clean Up Program. Mr. Nembhard may be reached at 718-861-0372 or 718-589-9268, for this purpose. Mr. Nembhard's email address is colbertnembhard@nypl.org. I have copied Mr. Nembhard on this email.

Thank you.

John Dudley

District Manager

Bronx Community Board Three

From: Robert Dwyer <rdwyer@impactenvironmental.com>
Sent: Thursday, December 5, 2019 4:56 PM
To: Dudley, John (CB) <jdudley@cb.nyc.gov>; Ritter, Etta (CB) <eritter@cb.nyc.gov>
Subject: Bronx Community Board 3 - Document Repository for Public Access to Environmental Reports

Hi,

I'm writing to you about utilizing the Bronx Community Board 3 office as a document repository for environmental reports associated with our site at 1660 Boone Avenue in the Bronx, NY.

We are planning to enter the site into the New York State Brownfield Cleanup Program, as a part of this application hard copies of the reports need to be made available for public review at community spaces.

Please confirm if this is acceptable and I will organize delivery of said reports to your office.

Thanks

Rob

ROBERT DWYER | Environmental Engineer
O: 201-268-5686 x167
1000 Page Avenue, Lyndhurst, NJ 07071
Our email policies