

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
[www.dec.ny.gov](http://www.dec.ny.gov)

December 31, 2024

Carole Gordon  
1559 Boone Avenue Housing Development Fund Company, Inc.  
290 Lenox Ave., 3<sup>rd</sup> Floor  
New York, NY 10027  
[cgordon@thebridgeny.org](mailto:cgordon@thebridgeny.org)

Carole Gordon  
1559 Boone Avenue L.P.  
290 Lenox Ave., 3<sup>rd</sup> Floor  
New York, NY 10027  
[cgordon@thebridgeny.org](mailto:cgordon@thebridgeny.org)

Re: Certificate of Completion  
1559 Boone Avenue Apartments  
New York City, Bronx County  
BCP Site ID No. C203141

Dear Carole Gordon:

Congratulations on having satisfactorily completed the remedial program at the 1559 Boone Avenue Apartments site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Richard P. Mustico, Bureau B  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233

- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2026.

If you have any questions, please do not hesitate to contact Richard P. Mustico, NYSDEC's project manager, at 518-402-9647.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Carole Gordan, [cgordon@thebridgeny.org](mailto:cgordon@thebridgeny.org)  
Mark Jepsen, [mjepsen@akrf.com](mailto:mjepsen@akrf.com)  
Karen Sherman, [karen@shermanlaw.net](mailto:karen@shermanlaw.net)  
Christine Vooris, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
Michele Dolan, [michele.dolan@health.ny.gov](mailto:michele.dolan@health.ny.gov)  
Scarlett McLaughlin, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

R. Mustico, W. Bennett, S. Deyette, J. O'Connell, M. Murphy,  
J. Andaloro, K. Lewandowski - NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

1559 Boone Avenue Housing Development Fund Company, Inc.  
1559 Boone Avenue L.P.

**Address**

290 Lenox Avenue, 3rd Floor, New York, NY 10027  
290 Lenox Avenue, 3rd Floor, New York, NY 10027

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 2/18/21    **Agreement Execution:** 3/9/21  
**Agreement Index No.:** C203141-02-21

**Application Amendment Approval:** none

**Agreement Amendment Execution:** none

**SITE INFORMATION:**

**Site No.:** C203141    **Site Name:** 1559 Boone Avenue Apartments

**Site Owner:** 1559 Boone Avenue Housing Development Fund Company, Inc.

**Street Address:** 1559 Boone Avenue

**Municipality:** Bronx    **County:** Bronx

**DEC Region:** 2

**Site Size:** 0.230 Acres

**Tax Map Identification Number(s):** 3009-33

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**For a 0.165-acre area** – See Exhibits A and B

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial  
**Cleanup Track:** Conditional Track 1: Unrestricted Use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within 5 years, this Certificate shall be modified to a Track 2 Restricted-Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5% EnZone, 5% Track 1.

**For a 0.065-acre area** – See Exhibits A and B

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 2: Restricted use with generic soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40%.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5% EnZone

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for the City of New York as CFRN 2024000215289.

#### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

#### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

#### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Sean Mahar  
Interim Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/31/2024

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## Exhibit A

Metes and Bounds from  
the Easement

## TRACK 1 CLEANUP AREA

(AREA 7179.12 SQ.FT.=0.1648 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF BOONE AVENUE 100 FEET;

THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 74.83 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 94.28 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 49.83 FEET

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 5.72 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 25 FEET TO THE POINT OR PLACE OF BEGINNING.

## TRACK 2 CLEANUP AREA

(AREA 2820.88 SQ.FT.=0.0648 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 25 FEET TO THE TRUE POINT OR PLACE OF BEGINNING;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 5.72 FEET;

THENCE WESTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 49.83 FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 94.28 FEET;

THENCE WESTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 25.37 FEET;

THENCE NORTHERLY AGAIN PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 100 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 78 FEET TO THE TRUE POINT OR PLACE OF BEGINNING.

**SCHEDULE "A" PROPERTY DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Boone Avenue, distant 200 feet south of the corner formed by the intersection of the southerly side of 173rd Street with the westerly side of Boone Avenue, and

RUNNING THENCE westerly and parallel with the southerly side of 173rd Street, 100 feet;

THENCE southerly parallel with the westerly side of Boone Avenue, 100 feet;

THENCE easterly again parallel with the southerly side of 173rd Street, 100 feet to the westerly side of Boone Avenue;

THENCE northerly along the westerly side of Boone Avenue, 100 feet to the point or place of BEGINNING.

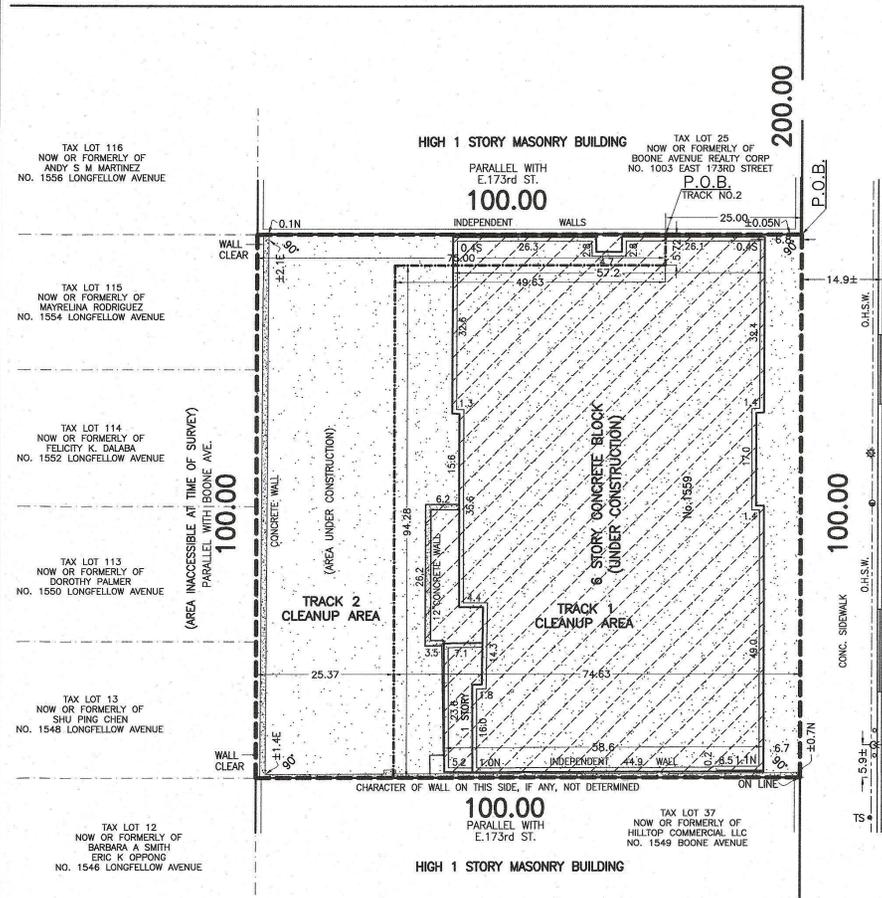
## Exhibit B

### Survey Figure

EAST 173rd

(60' WIDE)  
PUBLIC STREET

STREET



**TRACK 1 CLEANUP AREA**  
(AREA 7179.12 SQ.FT.=0.1648 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF BOONE AVENUE 100 FEET;

THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 74.63 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 94.28 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 49.83 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 5.72 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 25 FEET TO THE POINT OR PLACE OF BEGINNING.

**TRACK 2 CLEANUP AREA**  
(AREA 2820.88 SQ.FT.=0.0648 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 5.72 FEET;

THENCE WESTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 49.83 FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 94.28 FEET;

THENCE WESTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 25.37 FEET;

THENCE NORTHERLY AGAIN PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 100 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 75 FEET TO THE TRUE POINT OR PLACE OF BEGINNING.

**LEGAL DESCRIPTION:**  
(AREA 10,000.0 SQ.FT.=0.2296 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 100 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 100 FEET TO THE WESTERLY SIDE OF BOONE AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF BOONE AVENUE 100 FEET TO THE POINT OR PLACE OF BEGINNING.

**ENVIRONMENTAL EASEMENT AREA**  
(AREA 10,000.0 SQ.FT.=0.2296 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 100 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 100 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET 100 FEET TO THE WESTERLY SIDE OF BOONE AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF BOONE AVENUE 100 FEET TO THE POINT OR PLACE OF BEGINNING.

**ENGINEERING CONTROL AREA:**  
(AREA ±5751 SQ.FT.=0.13 ACRES)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY SIDE OF BOONE AVENUE DISTANT 200 FEET SOUTH OF THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 173RD STREET WITH THE WESTERLY SIDE OF BOONE AVENUE; AND

RUNNING THENCE WESTERLY AND PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 6.8 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 32.4 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 1.4 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 17.0 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 1.4 FEET;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 49.0 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 58.6 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 23.6 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 3.5 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 26.2 FEET;

THENCE EASTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 6.2 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 15.6 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 1.3 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF BOONE AVENUE, 32.8 FEET;

THENCE WESTERLY PARALLEL WITH SOUTHERLY SIDE OF 173RD STREET, 57.2 FEET TO THE POINT OR PLACE OF BEGINNING.

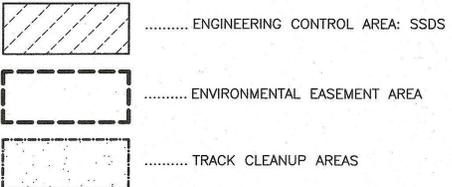
**SURVEYORS NOTES:**

- THE RECORD DESCRIPTION MATHEMATICALLY CLOSES.
- THE SUBJECT PROPERTY HAS DESIGN PHYSICAL ACCESS TO AND FROM BOONE AVENUE, A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO OBSERVABLE OFFSITE EASEMENTS AND/OR SERVICITUDES, OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THERE IS NO VISUAL EVIDENCE OF CEMETERY OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY AS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO VISIBLE PONDS, LAKES, SPRINGS, RIVERS OR A NATURAL WATER BOUNDARY BORDERING ON OR RUNNING THROUGH THE SURVEYED PROPERTY AS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

AVENUE

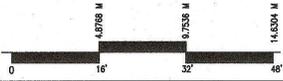
BOONE

- LEGEND:**
- P.O.B. ....POINT OF BEGINNING
  - BLDG. ....BUILDING
  - CONC. ....CONCRETE
  - OHSW ....OVERHEAD SERVICE WIRES
  - ⊙ ⊙ ⊙ ....FIRE HYDRANT WITH SAFETY BOLLARDS
  - ⊙ ⊙ ⊙ ....LIGHT POLE
  - ⊙ ⊙ ⊙ ....GAS VALVE
  - ⊙ ⊙ ⊙ ....ELECTRIC COVER
  - ⊙ ⊙ ⊙ ....WATER MANHOLE
  - ⊙ ⊙ ⊙ ....UTILITY POLE



THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN ("SMP"). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP MAY BE OBTAINED FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US.

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.



DATE	REVISIONS	SEAL
01-11-2019	FIELD UPDATED TO ALTA/NSPS	
01-19-2023	FIELD UPDATED	
05-03-2023	FIELD UPDATED	
08-25-2023	FIELD UPDATED	
05-28-2024	AMENDED PER COMMENTS	
07-11-2024	FIELD UPDATED	



SURVEY OF PROPERTY (WITH ENVIRONMENTAL EASEMENT AREA AND ENGINEERING CONTROL AREA)		
TAX SECTION: 11	TAX BLOCK: 3009	TAX LOT: 33

MAP OF PROPERTY AT  
No. 1559 BOONE AVENUE  
(NYSDEC BCP SITE NO. C203141)  
BRONX COUNTY, NEW YORK

**JOSEPH NICOLETTI ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS P.C.

499 JERICHO TURNPIKE, SUITE 201  
MINEOLA, NEW YORK 11501  
516-873-7278

DATE: APRIL 30, 2008	SCALE: 1"=16'	REF.NO.: B3009-005
----------------------	---------------	--------------------

THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

UNAUTHORIZED ALLEGATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS WHEED SEAL OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY, GUARANTEE OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NO PROPERTY MONUMENTS, STAKES, PINS OR OTHER MARKERS WERE PLACED AS PART OF THE PREPARATION OF THIS SURVEY.

© 2024 JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. - ALL RIGHTS RESERVED

**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**1559 Boone Avenue Apartments, Site ID No. C203141**  
**1559 Boone Avenue, Bronx, New York, 10460**  
**New York City, Bronx County, Tax Map Identification Number: 3009-33**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 1559 Boone Avenue Housing Development Fund Company, Inc. and 1559 Boone Avenue L.P. for a parcel approximately 0.230 acres located at 1559 Boone Avenue in New York City, Bronx County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for a 0.165-acre portion of the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

**PLEASE TAKE NOTICE**, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, the remedial program for a 0.065-acre portion of the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**1559 Boone Avenue Apartments, C203141  
1559 Boone Avenue, Bronx, NY 10460**

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for The City of New York as CRFN 2024000215289.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 1 Hunter's Point Plaza, 47-40 21<sup>st</sup> Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203141>.

**1559 Boone Avenue Apartments, C203141  
1559 Boone Avenue, Bronx, NY 10460**

**WHEREFORE**, the undersigned has signed this Notice of Certificate

By: 1559 Boone Avenue Housing Development Fund  
Company, Inc.

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**

1559 Boone Avenue L.P.  
Carole Gordon  
290 Lenox Avenue, 3<sup>rd</sup> Floor  
New York, NY 10027



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/20/2024



**SITE DESCRIPTION**

**SITE NO. C203141**

**SITE NAME 1559 Boone Avenue Apartments**

SITE ADDRESS: 1559 Boone Avenue ZIP CODE: 10460

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Multiple Allowable Uses

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	■	□

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2026

**Description of Institutional Control**

**1559 Boone Avenue Housing Dev. Fund Co.**

290 Lenox Avenue, 3rd Floor

**1559 Boone Avenue**

Environmental Easement

Block: 3009

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 3009-33

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

**Description of Engineering Control**

**1559 Boone Avenue Housing Dev. Fund Co.**

290 Lenox Avenue, 3rd Floor

**1559 Boone Avenue**

Environmental Easement

Block: 3009

Lot: 33

Sublot:

Section:

Subsection:

S\_B\_L Image: 3009-33

Monitoring Wells

Vapor Mitigation