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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME **East 182 Street Associates, LLC**

ADDRESS **902 Broadway, 13th Floor**

CITY/TOWN **New York**

ZIP CODE **10010**

PHONE **(212) 243-9090** FAX **N/A**

E-MAIL **mkelly@phippsny.org**

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. **See Attached Supporting Document: Part A, Section I and Attachment A**

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law

(ECL) Article 27-1415(2):

☐ Yes

☐ No

Not Applicable

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

See Attached Supporting Document: Part A, Section II

Section III. Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X		X
Chlorinated Solvents			X
Other VOCs			
SVOCs	X		
Metals	X		
Pesticides	X		
PCBs			
Other*			

*Please describe: _____

3. **FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:**

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes

☐ No

See Attachment C of the Supporting Documents

4. **INDICATE PAST LAND USES (CHECK ALL THAT APPLY):**

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

Other: Gasoline filling station, automotive repair, hotel, stores, dwellings

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Mapes East 182 Street Site				
ADDRESS/LOCATION 820 East 182nd Street				
CITY/TOWN Bronx		ZIP CODE 10460		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City				
COUNTY Bronx		SITE SIZE (ACRES) 0.16		
LATITUDE (degrees/minutes/seconds) 40 ° 50 ' 53.63 "		LONGITUDE (degrees/minutes/seconds) 73 ° 53 ' 00.45 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , 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 far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
820 East 182nd Street	2	3111	59	0.16
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? See Attachment C of the Supporting Documents <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without 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) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, identify census tract : 365.01 Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder
Not applicable

Description
Not applicable

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
None	Not applicable	Not applicable

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☒ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No **Not applicable**

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

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

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Matthew Kelly			
ADDRESS 902 Broadway, 13th Floor			
CITY/TOWN New York		ZIP CODE 10010	
PHONE 212-243-9090	FAX N/A	E-MAIL mkelly@phippsny.org	
NAME OF REQUESTOR'S CONSULTANT Deborah Shapiro/AKRF, Inc.			
ADDRESS 440 Park Avenue South, 7th Floor			
CITY/TOWN New York		ZIP CODE 10016	
PHONE 646-388-9544	FAX 212-726-0942	E-MAIL dshapiro@akrf.com	
NAME OF REQUESTOR'S ATTORNEY George Duke, Esq., P.G./Brown Duke & Fogel, P.C.			
ADDRESS 350 Fifth Avenue, Suite 4640			
CITY/TOWN New York		ZIP CODE 10118	
PHONE 646-915-0236	FAX 646-219-2601	E-MAIL gduke@bdflegal.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME East 182 Street Associates, LLC OWNERSHIP START DATE: 5/20/2021			
ADDRESS 902 Broadway, 13th Floor			
CITY/TOWN New York, NY		ZIP CODE 10010	
PHONE 212-243-9090	FAX N/A	E-MAIL mkelly@phippsny.org	
CURRENT OPERATOR'S NAME East 182 Street Associates, LLC			
ADDRESS 902 Broadway, 13th Floor			
CITY/TOWN New York, NY		ZIP CODE 10010	
PHONE 212-243-9090	FAX N/A	E-MAIL mkelly@phippsny.org	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". See Attached Supporting Document: Part B, Section VI IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

See Attached Supporting Document: Part B, Section VII

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

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

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

☐ Yes ☐ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____ ☐ Yes ☒ No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ ☐ Yes ☒ No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
Not applicable
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ ☐ Yes ☒ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. ☐ Yes ☒ No

Section IX. Contact List Information

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

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

<p>1. What is the current municipal zoning designation for the site? <u>R7-1 and C1-4</u></p> <p>What uses are allowed by the current zoning? (Check boxes, below)</p> <p><input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial</p> <p>If zoning change is imminent, please provide documentation from the appropriate zoning authority.</p>	
<p>2. Current Use: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant <input type="checkbox"/> Recreational (check all that apply) See Attached Supporting Document: Part B, Section X</p> <p>Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.</p>	
<p>3. Reasonably anticipated use Post Remediation: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial (check all that apply) Attach a statement detailing the specific proposed use.</p> <p>See Attached Supporting Document: Part B, Section X</p> <p>If residential, does it qualify as single family housing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>4. Do current historical and/or recent development patterns support the proposed use?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.</p> <p>The surrounding area is primarily zoned for commercial and residential uses, and consists of low-rise apartment buildings and single family homes. While the Site is currently zoned for residential use (R7-1), rezoning of the Site and surrounding area will allow for additional affordable housing units to be constructed, as the R8 zoning designation allows for construction of mid-rise and taller buildings.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.</p> <p>The proposed use is consistent with New York City's Mandatory Inclusionary Housing program to provide permanent affordable housing through zoning actions. Construction of the proposed development will help ensure that the the Belmont section of the Bronx maintains economic diversity and adapt to the anticipated growing population.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of East 182 Street Associates, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 5/29/2021

Signature: _____

Print Name: Matthew Kelly, Vice President

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of **ONLY** the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 11

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Mapes East 182 Street Site **Site Address:** 820 East 182nd Street
City: Bronx **County:** Bronx **Zip:** 10460

Tax Block & Lot
Section (if applicable): 2 **Block:** 3111 **Lot:** 59

Requestor Name: East 182 Street Associates, LLC **Requestor Address:** 902 Broadway, 13th Floor
City: New York **Zip:** 10010 **Email:** mkelly@phippsny.org

Requestor's Representative (for billing purposes)
Name: Matthew Kelly **Address:** 902 Broadway, 13th Floor
City: New York **Zip:** 10010 **Email:** mkelly@phippsny.org

Requestor's Attorney
Name: George Duke, Esq., P.G./Brown Duke & Fogel, P.C. **Address:** 350 Fifth Avenue, Suite 4640
City: New York **Zip:** 10118 **Email:** gduke@bdflegal.com

Requestor's Consultant
Name: Deborah Shapiro/AKRF, Inc. **Address:** 440 Park Avenue South, 7th Floor
City: New York **Zip:** 10016 **Email:** dshapiro@akrf.com

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

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree

Notes:

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

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I. – Requestor Information

1. Requestor Information

Contact information and the names of members/owners of the Applicant are set forth below:

Table 1
Requestor Information

Entity Name/Applicant	Member/Owner	Contact Information
East 182 Street Associates, LLC	Phipps Houses a New York not-for-profit corporation (Sole Member- 100% Interest)	Attn: Matthew Kelly 902 Broadway, 13 th Floor New York, NY 10010 Phone: 212-243-9090 Fax: Not Available Email: mkelly@phippssny.org

The New York State Department of State's Corporation and Business Entity Database information for the requestor and a copy of the current deed are included as *Attachment A*. The entity is herein referred to as (the "Applicant") for the property located at 820 East 182nd Street in the Bronx, NY (hereafter referred to as the "Site"). While the New York State Department of State (DOS) filing date is listed as July 24, 2017, the Applicant did not acquire the Site until May 20, 2021. An Applicant-member organization structure and member consent authorization are provided in *Attachment B*.

Section II - Project Description

2. Remedial Investigation Report

A final Remedial Investigation Report (RIR) has not been prepared for the Site; however, a Phase II Environmental Site Assessment (ESA) was conducted by AKRF, Inc. (AKRF) in March 2021, and data associated with soil and soil vapor sampling is being provided in support of this Brownfield Cleanup Program (BCP) Application. The Phase II ESA is discussed in more detail in Section III. A Remedial Investigation Work Plan (RIWP) will be prepared once the Site is accepted into the BCP.

3. Project Description and Schedule

The Site consists of an approximately 0.16-acre parcel located at 820 East 182nd Street in the Belmont section of the Bronx, New York, and is identified by the City of New York as Bronx Borough Block 3111, Lot 59.

Currently, the Site is developed with a former Sunoco[®] gasoline station and a single-story building that formerly housed an auto repair shop and adjoining convenience store. A pump island, located in the eastern portion of the lot, was supplied by five 4,000-gallon gasoline underground storage tanks (USTs) located beneath the northern portion of the Site. In addition, an empty 1,000-gallon waste oil UST is located in the northwestern portion of the Site, abutting the auto repair shop. The pump island was disconnected, and the USTs were emptied and placed out-of-service prior to the Applicant purchasing the Site. The exterior surface of the Site is asphalt-paved with surficial cracking and petroleum-like staining noted throughout, including around the pump island. The surrounding area contains predominantly residential and commercial uses. A Site Location Map and Site Plan are included in *Attachment C* as *Figures 1* and *2*, respectively.

The Site is part of the Bronx County Census Tract 365.01. According to the 2014-2018 American Community Survey (ACS) Profile data, it is estimated that approximately 32.5% of the population in Census Tract 365.01 is living below the poverty line. The unemployment rate for Census Tract 365.01 is

estimated at 18.7%, compared to the New York City unemployment rate of 6.9% in 2014-2018 (the New York City unemployment rate is 11.2% as of March 2021). The entire Site is located in an En-Zone.

The Applicant plans to enter the BCP as a Volunteer. Neither the Applicant nor any of its members or affiliates have had any previous involvement in the ownership or operation the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site to create rental housing affordable for a range of household incomes, from formerly homeless families to households with income at or below 100% of Area Median Income (AMI). The Applicant will sponsor the rezoning of the Site as well other portions of the surrounding neighborhood. The Applicant expects project financing to be provided by the NYC Department of Housing Preservation and Development (NYCHPD) and New York State Housing and Community Renewal (NYSHCR).

The Applicant plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

A Remedial Investigation Work Plan will be submitted following acceptance into the BCP program. The Certificate of Completion (COC) is anticipated to be obtained in December 2025. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Table 2
Estimated Project Schedule

Activity	Time To Complete
Submittal of BCP Application	June 2021
30-day Completeness Review	July 2021
30-day Public Notice/Public Comment Period is Initiated	July 2021
30-day Public Notice/Public Comment Period Ends	August 2021
BCA Execution	September 2021
Submittal of Citizen Participation Plan and Draft Remedial Investigation Work Plan (RIWP)	October 2021
Distribute Fact Sheet/30-day RIWP Public Comment Period Is Initiated	November 2021
RIWP Approved	February 2022
Remedial Investigation	March 2022
Draft Remedial Investigation Report (RIR) Submitted to NYSDEC	June 2022
NYSDEC/NYSDOH Issues RIR comments	August 2022
Revised RIR Submitted to NYSDEC	September 2022
NYSDEC Approves RIR	October 2022
Draft Remedial Action Work Plan (RAWP) Submitted	October 2022
45-day Public Comment Period for RAWP	December 2022- January 2023
NYSDEC Approves RAWP and Issues Decision Document	March 2023
Issue Remedial/Construction Notice Fact Sheet	June 2023
Begin Redevelopment (Construction) with Implementation of RAWP	July 2023
Execution of Environmental Easement (if required)	July 2024
Draft Site Management Plan (SMP) Submitted to NYSDEC	August 2024
Draft Final Engineering Report and Fact Sheet	September 2024
Certificate of Completion and Fact Sheet	December 2024
Completion of Building (first occupancy)	December 2026

Section III – Property’s Environmental History

The following figures are included in *Attachment C*:

- Figure 1 – Site Location
- Figure 2 – Site Plan
- Figure 3 – Tax Map
- Figure 4 – Surrounding Land Use
- Figure 5 – Zoning Map
- Figure 6 – Soil Sample Concentrations Above NYSDEC UUSCOs, RRSCOs, and/or PGWSCOs
- Figure 7 – Soil Vapor Sample Detections

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment D* (electronic copies only):

1. *Phase I Environmental Site Assessment*, 820 East 182nd Street, Bronx, New York, AKRF, Inc., April 2021
2. *Phase II Environmental Site Assessment*, 820 East 182nd Street, Bronx, New York, AKRF, Inc., May 2021

The Applicant believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Applicant further believes that the contamination identified is not related to the previous closed petroleum spills (see HREC identified in the Phase I). The Applicant, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of the New York State Department of Environmental Conservation (NYSDEC).

The previous environmental studies are summarized below:

Phase I Environmental Site Assessment, 95-04 & 95-25 149th Street, 820 East 182nd Street, Bronx, New York, AKRF, Inc., April 2021

AKRF prepared a Phase I Environmental Site Assessment (ESA) for the Site in April 2021, in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13, prior to the BCP Applicant taking ownership of the Site. The Phase I ESA included a review of current and historical Sanborn Fire Insurance maps; state and federal environmental regulatory databases; local records; and reconnaissance of the Site and its surroundings. Based on the findings of the Phase I ESA, the following Recognized Environmental Conditions (RECs) were identified:

- The Site was listed as various auto repair facilities and gasoline stations on City Directories and Sanborn maps as early as 1956. The Site was also listed under the EDR US Historic Auto Station database as various auto repair facilities and gasoline stations between 1969 and 2014, the Resource Conservation and Recovery Act (RCRA) database as a non-generator and historic Conditionally Exempt Small Quantity Generator (CESQG) of ignitable waste, the US Aerometric Information Retrieval System (AIRS) database as a minor air pollution source, the Facility Index System (FINDS) database, and the Enforcement and Compliance History Information (ECHO) database with no reported violations, and the NYSDEC Petroleum Bulk Storage (PBS) database under PBS ID 2-188964. The PBS registration listed five in-service 4,000-gallon gasoline USTs installed in 1984, one in-service 1,000-gallon waste oil/used oil UST installed in 1985, one temporarily out of service 1,000-gallon No. 2 fuel oil UST, one 1,000-gallon UST converted to non-regulated use (product stored unknown), and 11 550-gallon USTs closed prior to micro-conversion (product stored unknown). During the reconnaissance, petroleum-like staining was observed throughout the surface of the Site and several unlabeled 55-gallon drums were noted to be in poor condition.

- Database records and City Directories identified a historical dry cleaner, located at 814 East 182nd Street, west-adjacent to the Site. The dry cleaner was identified on the registered and historical dry cleaners database, and RCRA database from 1999 to 2011.
- Sanborn maps and City Directories identified additional proximal automotive, industrial, and dry cleaner uses between 1915 and 2005, including: F&J Service Radio & Television, Crestliner TV & Auto Radio, Gallant Manufacturing Co., C & H Electric Motor Service, Fischer Alfred French Dry Cleaners, Gil's Tire Service, a print shop, a woodworking facility, and a marble works.

Based on the findings of the Phase I ESA, the following Historical Recognized Environmental Conditions (HRECs) was identified:

- The Site was listed with two closed Spills listings: Spill No. 9005411 was reported in July 1990 due to a tank overflow. Contaminated soil was reportedly encountered during the removal of a 550-gallon tank. The listing indicated that the soil would be analyzed and disposed of, but no further pertinent details were provided. The spill was closed in May 1991. Spill No. 9306408 was reported in August 1993. Approximately 3 gallons of gasoline was spilled due to a submerged turbine pump failure. Gasoline was noted on water in one of the manways and was reportedly pumped out. The spill listing also noted further investigation was to be conducted; however, no additional details were provided. The spill was closed in October 1993.

Phase II Environmental Site Assessment, 820 East 182nd Street, Bronx, New York, AKRF, Inc., May 2021

AKRF was retained by the Applicant to conduct a Phase II ESA in March 2021, prior to acquisition of the Site. The scope of work was based on the findings of the April 2021 Phase I ESA prepared by AKRF. The Phase II ESA included a geophysical survey; the advancement of 7 soil borings across the Site and collection of up to 3 soil samples from each boring; and the installation of 4 temporary soil vapor points with collection of 4 soil vapor samples. AKRF attempted to install up to three temporary groundwater monitoring wells; however, groundwater was not encountered above presumed bedrock in any of the borings.

Soil borings were advanced across the Site using a Geoprobe[®] direct-push drill rig. Soil cores were field-screened using a photoionization detector (PID). At each boring location, one soil sample was collected from the 2-foot interval directly below existing pavement and a second sample was collected from the 2-foot interval where the greatest evidence of contamination (e.g., odors, staining, elevated PID readings) was observed. In the absence of evidence of contamination, a sample was collected from the 2-foot interval directly above the bedrock surface, which was encountered between approximately 7 feet and 19 feet below grade. At soil borings SB-02 and SB-03, a third sample was collected from 8 to 10 feet below grade and 11 to 13 feet below grade, respectively, where additional evidence of contamination was observed. Groundwater was not encountered above bedrock.

Soil beneath the Site consisted of fill material (sand, gravel, silt, concrete, brick, and asphalt) between just below surface grade down to approximately 2 to 5 feet below grade. The fill material was underlain by apparent native soil (sand, silt, and gravel) to 19 feet below grade (the maximum boring terminus). Presumed weathered bedrock was encountered between approximately 7 feet below grade in SB-07 and 19 feet below grade in SB-02. Petroleum-like odors and elevated PID readings were observed in soil borings SB-02, SB-03, and SB-07 up to 713.4 parts per million (ppm).

Exterior soil vapor points SV-01, SV-02, and SV-03 were installed at approximately 2 feet above presumed bedrock, at depths ranging between 15 and 17 feet below grade. Sub-slab soil vapor point SV-04 was installed approximately 12 inches beneath the concrete building slab of the auto repair shop.

Soil and soil vapor laboratory analytical results are summarized below:

Soil

- Volatile organic compounds (VOCs) were detected in 11 of the 16 soil samples. The VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, n-propylbenzene, toluene, and total xylenes were detected at concentrations above their respective Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). Concentrations of petroleum-related VOCs were detected up to 72 milligrams per kilogram (mg/kg) (total xylenes in sample 820_SB-03_11-13_20210323). No VOCs were detected at concentrations exceeding the Restricted Residential Soil Cleanup Objectives (RRSCOs).
- Semivolatile organic compounds (SVOCs) were detected at low levels in 13 of the 16 samples. Indeno(1,2,3-cd)pyrene was detected at a concentration of 0.72 mg/kg in sample 820_SB-04_0-2_20210324, just above the UUSCO and RRSCO of 0.5 mg/kg. No other SVOCs were detected above the UUSCOs and RRSCOs.
- Up to 22 of the 23 Target Analyte List (TAL) metals analyzed and hexavalent chromium were detected in all 16 soil samples. Silver was not detected in any soil sample. Of the detections, copper (maximum of 125 mg/kg), hexavalent chromium (maximum of 2.2 mg/kg), lead (maximum of 398 mg/kg), mercury (maximum of 0.65 mg/kg), and zinc (maximum of 357 mg/kg) were detected at concentrations above the UUSCOs, but below the RRSCOs.
- Polychlorinated biphenyls (PCBs) were not detected above laboratory reporting limits in any of the soil samples. One pesticide, P,P'-DDT, was detected in sample 820_SB-01_0-2_20210323 at a concentration of 0.0035 mg/kg, above the UUSCO of 0.0033 mg/kg, but below the RRSCO of 7.9 mg/kg. No other pesticides were detected above laboratory reporting limits.

Soil Vapor

- Elevated concentrations of petroleum-related VOCs were detected in each of the four soil vapor samples. Of note, the VOCs 2,2,4-trimethylpentane, benzene, butane, cyclohexane, n-heptane, n-hexane, and toluene were detected at concentrations up to 360,000,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) (butane in sample 820_SV-03_20210323). The chlorinated solvent, tetrachloroethylene (PCE), was detected at a concentration of 58 $\mu\text{g}/\text{m}^3$ in sample 820_SV-04_20210323.

AKRF concluded that the soil and soil vapor laboratory results and field evidence of contamination are associated with the Site's current and historical automotive operations, which may be indicative of a reportable spill case to NYSDEC.

3. Soil and Soil Vapor Sampling Plans

Soil concentrations above the UUSCOs, RRSCOs, and/or PGWSCOs, and soil vapor detections are shown on *Figure 6* and *Figure 7*, respectively, provided in *Attachment C*.

Section IV- Property Information

2. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 3* in *Attachment C*. The Site is currently identified by the City of New York as Bronx Block 3111, Lot 59.

10. Property Description and Environmental Assessment

Location – The Site is located at 820 East 182nd Street in the Belmont section of the Bronx, New York in a residential/commercial-zoned area. The Site is abutted to the north by East 182nd Street, followed by a multi-story apartment building; to the south by multi-story apartment buildings; to the east by the intersection of Southern Boulevard, East 182nd Street, and Crotona Parkway, followed by the Bronx Zoo; and to the west by a multi-tenant commercial building consisting of a deli/grocery, restaurant, and beauty spa.

Site Features – The Site is currently vacant and was formerly occupied by a Sunoco® gasoline station. Operations at the gasoline station also included auto repair. The gasoline station and auto repair shop ceased operations on May 20, 2021, immediately prior to the Applicant taking ownership of the Site. The on-site structures that were formerly associated with the gasoline station are still present, including a single-story building that formerly housed an auto repair shop and adjoining convenience store, and a decommissioned pump island. The decommissioned pump island, located in the eastern portion of the lot, was supplied by five 4,000-gallon gasoline USTs located beneath the northern portion of the Site. In addition, an empty 1,000-gallon waste oil UST is located in the northwestern portion of the Site, abutting the auto repair shop. The pump island was disconnected, and the USTs were emptied and placed out-of-service prior to the Applicant purchasing the Site. The exterior surface of the Site is asphalt-paved with surficial cracking and petroleum-like staining noted throughout, including around the pump island. The surrounding area contains predominantly residential and commercial uses.

Current Zoning and Land Use – The Site is currently zoned as R7-1 (residential) and C1-4 (commercial). It is anticipated that the Site and portions of the surrounding area will be rezoned to R8A (residential) and C1-4 (commercial) as part of the proposed redevelopment plan. The entirety of the rezoning area would be mapped as a Mandatory Inclusionary Housing (MIH) area.

The surrounding area is predominately residential and commercial. A Surrounding Land Use Map and Zoning Map are provided as *Figure 4* and *Figure 5*, respectively.

Past Use of the Site – Available records indicated that the Site was developed with a dwelling and an unlabeled structure as early as 1901. By 1915, a one- to two-story building, identified as Boulevard Inn, was located in the eastern portion of the Site, in place of the former structures. Stores, dwellings, and an auto garage were present on the Site circa 1950. By 1977, the former structures were demolished, and the Site was developed with one building consistent with its current configuration and was identified as a gasoline filling station. Historic City Directories indicate that the Site was operated by Pete's Tune Up Service in 1956, Bronx Park Esso Station in 1971, Herlan Enterprises in 1976, R & O Auto Parts between 1983 and 2005, Gaseteria Oil in 2004 and 2005, Calcano's Service Station Inc. in 2004, Calcano's Domestic & Foreign Auto Repair between 2009 and 2017, and BP Station in 2017. The BCP Applicant, East 182 Street Associates, LLC, has owned and operated the Site since the Site became vacant on May 20, 2021. A copy of the current Site deed is provided in *Attachment A*.

The following known or suspected sources of contamination were identified at the Site:

- The Site's historic usage as a gasoline station and auto repair shop. Suspected sources of contamination include spills from pump island usage and leaks from piping and hoses feeding the pumps; leaks from post-1991 USTs and associated piping until their recent placement out-of-service; and, surface spills from auto repairs.
- The Site was listed as a non-generator and historic CESQG (NY0000703009) in 1994; and non-generator and SQG (NYD986893014) in 1990 for ignitable waste.
- The Site is registered under PBS ID 2-188964 with five out-of-service 4,000-gallon gasoline USTs installed in 1984, one out-of-service 1,000-gallon waste oil/used oil UST installed in 1985, one temporarily out-of-service 1,000-gallon No. 2 fuel oil UST, one 1,000-gallon UST converted to non-regulated use (product stored unknown), and 11 550-gallon USTs closed prior to micro-conversion (product stored unknown).

Site Geology and Hydrology – Based on the U.S. Geological Survey Central Park Quad Map, the Site is approximately 75 to 80 feet above the National Geodetic Vertical Datum of 1929 (an approximation of sea level), with area topography sloping down in a southerly direction. Based on USGS mapping, groundwater is anticipated to flow in a southerly direction. The actual groundwater flow direction can be affected by other factors including bedrock geology, or subsurface openings or obstructions. Groundwater was not encountered above bedrock during AKRF's March 2021 Phase II ESA.

The stratigraphy beneath the Site consists of historic fill material (comprising sand, gravel, and silt, with varying amounts of brick and concrete) in the upper 5 feet below surface grade, underlain by sand, silt, clay, and apparent weathered bedrock with fine gravel, down to the maximum boring terminus of 19 feet below grade. Bedrock was encountered between approximately 8 and 19 feet below grade during the Phase II ESA.

Environmental Assessment – Based on available data collected to date, the primary contaminants of concern for the Site are petroleum-related VOCs, polycyclic aromatic hydrocarbons (PAHs), pesticides, and metals. Very high concentrations of the VOCs 2,2,4-trimethylpentane, benzene, butane, cyclohexane, n-heptane, n-hexane, and toluene were detected at concentrations up to 360,000,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) (butane in sample 820_SV-03_20210323) throughout the Site. The chlorinated solvent, tetrachloroethylene (PCE), was detected at a concentration of $58 \mu\text{g}/\text{m}^3$ in sample 820_SV-04_20210323. The VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, n-propylbenzene, toluene, and total xylenes were detected at concentrations above Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). Petroleum-related VOCs were detected at concentrations up to 72 milligrams per kilogram (mg/kg) (total xylenes in sample 820_SB-03_11-13_20210323). The SVOC indeno(1,2,3-cd)pyrene was detected above RRSCOs in soil.

Soil Quality Conditions

Sixteen soil samples were collected from seven soil borings (SB-01 through SB-07) advanced on March 23, and 24, 2021, during AKRF's Phase II ESA. The soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, PCBs by EPA Method 8082, and TAL Metals plus hexavalent chromium (EPA 6000/7000 series). At each of the seven borings, a shallow soil sample was collected from the upper 2 feet below existing pavement. A second deeper sample was collected from the 2-foot interval exhibiting the greatest degree of contamination (e.g., odors, staining, or elevated PID readings). At two locations (SB-02 and SB-03) that exhibited additional evidence of contamination, a third sample was collected. Soil sample analytical results were compared to the NYSDEC Part 375 UUSCOs, RRSCOs, and PGWSCOs (petroleum-related VOCs only).

- Petroleum-related VOCs [benzene, ethylbenzene, toluene, and xylenes (collectively referred to as BTEX), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and n-propylbenzene] were detected in three of the samples (820_SB-02_16-18_20210323, 820_SB-03_11-13_20210323, and 820_SB-03_15-17_20210323) at concentrations above UUSCOs and PGWSCOs. The highest concentrations of each compound: benzene at a maximum of 1.7 mg/kg; ethylbenzene at a maximum of 13 mg/kg; toluene at a maximum of 25 mg/kg; total xylenes at a maximum of 72 mg/kg; 1,2,4-trimethylbenzene at a maximum of 40 mg/kg; 1,3,5-trimethylbenzene at a maximum of 12 mg/kg; and n-propylbenzene at a maximum of 6.3 mg/kg, were detected in sample 820_SB-03_11-13_20210323. Additionally, acetone was detected in one sample (820_SB-06_0-2_20210324) at a concentration of 0.37 mg/kg, above its UUSCO and PGWSCO.
- The SVOC, indeno(1,2,3-c,d)pyrene was detected in one sample (820_SB-04_0-2_20210324) at a concentration of 0.72 mg/kg, above its UUSCO and RRSCO of 0.5 mg/kg. Indeno(1,2,3-c,d)pyrene is a PAH, a class of SVOCs found in some petroleum products, coal ash, and in other combustion products commonly found in urban fill.
- The pesticide, P,P'-DDT was detected in one sample (820_SB-01_0-2_20210323) at an estimated concentration of 0.0035 mg/kg, above its UUSCO of 0.0033 mg/kg.
- Metals [copper, hexavalent chromium, lead, mercury, and zinc] were detected in six of the samples at concentrations above their respective UUSCOs. Copper was detected at a maximum concentration of 125 mg/kg in sample 820_SB-03_0-2_20210323; hexavalent chromium was detected at an estimated concentration of 2.2 mg/kg in sample 820_SB-05_0-2_20210324; lead was detected at a maximum concentration of 398 mg/kg in sample 820_SB-01_0-2_20210323; mercury was detected

at a maximum concentration of 0.65 mg/kg in sample 820_SB-01_0-2_20210323; and zinc was detected at a maximum concentration of 357 mg/kg in sample 820_SB-05_0-2_20210324.

Exceedances of the UUSCOs, RRSCOs, and PGWSCOs in the soil samples are shown on *Figure 6* provided in *Attachment C*. Exceedances of the UUSCOs, RRSCOs, and PGWSCOs were not detected at boring locations and sampling intervals where no data is shown.

Soil Vapor Conditions

On March 23, 2021, four temporary soil vapor points (SV-01 through SV-04) were installed at the Site, to enable the collection of soil vapor samples. The soil vapor points were installed approximately 2 feet above the bedrock at depths ranging between 15 and 17 feet below surface grade, except for SV-04, which was installed approximately 12 inches beneath the concrete building slab of the auto repair shop. Soil vapor samples were collected using 6-liter SUMMA® canisters equipped with a flow regulator set to collect a sample over two hours. All soil vapor samples were analyzed for VOCs by EPA Method TO-15.

Petroleum-related VOCs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 2,2,4-trimethylpentane, 2-butanone, 2-hexanone, 4-ethyltoluene, benzene, butane, cyclohexane, cymene, ethylbenzene, isopropanol, isopropylbenzene, m,p-xylenes, methyl ethyl ketone (MEK), n-heptane, n-hexane, n-propylbenzene, o-xylene, and toluene, were detected at concentrations up to 360,000,000 µg/m³ (butane in sample 820_SV-03_20210323). Chlorinated solvent-related VOCs, including PCE and carbon tetrachloride, were detected in one sample (820_SV-04_20210323) at concentrations of 58 µg/m³ and an estimated 0.52 µg/m³, respectively.

Soil vapor sample results are shown on *Figures 7* in *Attachment C*.

PART B

Section VI. – Current Property Owner/Operator Information

A list of known previous property owners and operators is provided in Tables 3 and 4, respectively. A copy of the current Site deed is provided in *Attachment A*.

Table 3
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
East 182 Street Associates, LLC	May 2021- Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Galhain Realty LLC	2020-May 2021	Active	8320 Langdale Street New Hyde Park, NY 11040 Phone: Not available	None
Calcano Domestic & Foreign Auto Repair, Inc.	1993-2020	Active	2026 Honeywell Avenue Bronx, NY 10460 Phone: (718) 542-7160	None
Exxon Corporation	Prior to 1993	Active	5959 Las Colinas Boulevard Irving, TX 75039 Phone: (972) 444-1000	None

Table 4
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
East 182 Street Associates, LLC	May 2021-Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Sunoco	2018-May 2021	Active	8111 Westchester Drive Dallas, TX 75225 Phone: (214) 840-5886	None
BP Station	2017-2018	Active	501 Westlake Park Boulevard Houston, TX 77079 Phone: 1-877-638- 5672	None
R Calcano Domestic & Foreign Auto Repair/Calcano's Service Station, Inc.	2004-2017	Active	2026 Honeywell Avenue Bronx, NY 10460 Phone: (718) 542-7160	None
Gaseteria Oil	2004-2005	Active	275 Madison Avenue,	None

Table 4
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
			37 th Floor New York, NY 10016 Phone: Unknown	
R & O Auto Parts	1983-2005	Unknown	Unknown	None
Unknown	1977-1982	Unknown	Unknown	Unknown
Herlan Enterprises	1976	Dissolved	1445 Bryant Avenue Bronx, NY 10459 Phone: Unknown	None
Unknown	1972-1975	Unknown	Unknown	Unknown
Bronx Park Esso Station	1971	Unknown	Unknown	None
Unknown	1957-1970	Unknown	Unknown	Unknown
Pete's Tune Up Service	1956	Unknown	Unknown	None
Unknown	1916-1955	Unknown	Unknown	Unknown
Boulevard Inn	1915	Unknown	Unknown	None
Unknown	Prior to 1915	Unknown	Unknown	Unknown

Section VII. – Requestor Eligibility Information

Volunteer Status

The Applicant qualifies as a Volunteer because prior to making this application and prior to taking ownership of the Site, the Applicant (i) performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Applicant performed All-Appropriate Inquiry concerning the Site and (iii) the Applicant does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site.

The Applicant has exercised appropriate care by investigating the Recognized Environmental Conditions identified in the Phase I ESA and conducted a subsurface Phase II ESA. The Applicant will continue to exercise appropriate care by implementing all necessary investigation and remediation under the BCP remedial program.

Section VIII. – Property Eligibility Information

Registry Listings

a. EDR US Historic Auto Station Listings

- The Site was identified as Bronx Park Esso Station from 1969 to 1975, R&O Auto Parts in 1987, Calcano R Domestic and Foreign Auto Repair from 1994 to 2014, and BP Gasoline in 2014. The facilities were described as gasoline service stations, auto and home supply stores, and general automotive repair shops.

b. US AIRS

- The Site was identified as Exxon-Calcano Auto Repair as a US AIRS MINOR facility (indicating the facility was a minor source). The facility was listed under the activity group

“compliance monitoring” for inspections and evaluation. The facility status was listed as “operating” with an activity date of April 7, 1988. The specific air program was listed as State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards. No further pertinent information was provided.

c. Facility Index System (FINDS)

- The Site was identified as Exxon-Calcano Auto Repair and additional Site listings, including RCRA and AIRS MINOR, were noted.

d. Enforcement & Compliance History Information (ECHO)

- The Site was identified as Exxon-Calcano Auto Repair. Available compliance history information indicated that no violations were reported for the Property.

e. New York SPILLS Database (SPILLS)/Leaking Underground Storage Tanks (LTANKs)

- The Site was listed with the following:
 - Spill No. 9005411 was reported at the Site in July 1990 due to a tank overflow. According to the listing, contaminated soil was encountered during the removal of a 550-gallon tank. The listing indicated that the soil would be analyzed and disposed of, but no further pertinent details were provided. The spill was closed in May 1991.
 - Spill No. 9306408 was reported at the Site (identified as Calcano Domestic Auto Repair) in August 1993. According to the listing, approximately 3 gallons of gasoline was spilled due to a submerged turbine pump failure. Gasoline was noted on water in one of the manways and was reportedly pumped up. The spill listing also noted further investigation was to be conducted; however, no additional details were provided. The spill was closed in October 1993.

f. Resource Conservation and Recovery Act (RCRA) Notifiers Listings

- The Site, identified as Exxon Company, was listed as a non-generator and historic Conditionally Exempt Small Quantity Generator (CESQG) in 1994. Reported waste streams included ignitable waste (D001). No violations were listed. The Site was also listed as Calcano Domestic Auto Repair as a non-generator since 2007 and a historical SQG in 1990 for ignitable waste. No violations were listed.

g. Petroleum Bulk Storage (PBS) Database

- The Site was listed as Biba Realty Corp (PBS ID 2-188964) with the following:

Location	Capacity (gallons)	Product Stored	Status
Biba Realty Corporation 820 East 182 nd Street	5 x 4,000 UST	Gasoline	In Service
	1,000 UST	Waste Oil	In Service
	1,000 UST	No. 2 Fuel Oil	Temporarily out of Service
	1,000 UST	Other	Converted to Non-Regulated Use
	11 x 550 UST	Other	Closed Prior to Micro Conversion

After purchasing the Site, the Applicant submitted a PBS Registration to change the ownership information and update the status of the five 4,000-gallon and one 1,000-gallon USTs from In Service to Out-of-Service. The PBS Registration changes are not yet reflected in the PBS database. It is noted that all liquids were removed from the tanks prior to the Applicant’s purchase of the Site.

Section IX. – Contact List Information

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor North New York, NY 10007	Ruben Diaz Jr. Bronx Borough President 851 Grand Concourse, 3 rd Floor Bronx, NY 10451
Chantel Jackson State Assembly District 79 780 Concourse Village West Ground Fl. Professional Bronx, NY 10451	Oswald Feliz City Council District 15 573 East Fordham Road Bronx, NY 10458
Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, NY 10453
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017
Hon. Richie Torres U.S. House of Representatives 1231 Lafayette Avenue L630 Bronx, NY 10474	Hon. Governor Andrew M. Cuomo NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Sustainability 253 Broadway, 14 th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Tracy Pardo Bronx County Clerk 851 Grand Concourse Bronx, NY 10451
Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Gustavo Rivera New York State Senator, 33 rd District 2432 grand Concourse Bronx, NY 1143610458
John Sanchez, District Manager Bronx Community Board 6 1932 Arthur Avenue, Room 403-A Bronx, New York 10457	Carla Leon/Sanzida Talukder, Community Associates Bronx Community Board 6 1932 Arthur Avenue, Room 403-A Bronx, New York 10457

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 3111, Lot 59 is currently owned by East 182 Street Associates, LLC. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
3112/1	Argon Atac LLC 1619 Pelham Parkway North Bronx, NY 10469 Phone unavailable	Unoccupied (vacant lot)
3112/3	803/5 East 182 nd Street Housing Development Fund Corporation 803-805 East 182 nd Street Bronx, NY 10460 Phone unavailable	Multiple Occupants (apartment building) 803-805 East 182 nd Street Bronx, NY 10460 Phone unavailable
3120/20	NYC Department of Parks and Recreation The Arsenal, Central Park 830 Fifth Avenue New York, NY 10065 Phone: (212) 639-9675	The Bronx Zoo 2300 Southern Boulevard Bronx, NY 10460 Phone: (718) 367-1010
3111/55	800 East 182 nd Street Corp. 59 S. Terrace Avenue Mount Vernon, NY 10550 Phone unavailable	182 nd St. Deli Grocery Corp. 816 East 182 nd Street Bronx, NY 10460 Phone unavailable Centro Cristiano Casa De Restauracion 814 East 182 nd Street Bronx, NY 10460 Phone unavailable Lucy's Beauty Spa 800 East 182 nd Street Bronx, NY 10460 Phone unavailable Home Fresh Bakery 800 East 182 nd Street Bronx, NY 10460 Phone: (718) 562-5600 Betty's Bar & Restaurant 800 East 182 nd Street Bronx, NY 10460 Phone: (347) 297-8181
3111/49	Mapes Boulevard Housing Development Fund Corp. 902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Multiple Occupants (apartment building) 2158 Mapes Avenue Bronx, NY 10460 Phone unavailable
3111/65	Mapes Boulevard Housing Development Fund Corp. 902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Multiple Occupants (apartment building) 2159 Southern Boulevard Bronx, NY 10460 Phone unavailable

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 229 West 43 rd Street New York, NY 10036
Bronx Times Reporter 900 East 132 nd Street Bronx, NY 10454	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
Inner City Press PO Box 580188, Mount Carmel Station Bronx, NY 10458	Bronx Times 3602 East Tremont Avenue, Suite 205 Bronx, NY 10465

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

Vincent Sapienza
Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools	
P.S. X188 Shanie Johnson Smith-Baugh, Principal 770 Grote Street Bronx, NY 10460 (718) 561-2052 Distance: 654 feet northwest of the Site	M.S. 129 Jason Reyes, Principal 2055 Mapes Avenue Bronx, NY 10460 (718) 933-5976 Distance: 1,000 feet southwest of the Site
The School of Science and Applied Learning Venessa Singleton, Principal 2050 Prospect Avenue Bronx, NY 10457 (718) 584-6310 Distance: 1,160 feet southwest of the Site	P.S. 051 Bronx New School Paul Smith, Principal 695 East 182 nd Street Bronx, NY 10457 (718) 733-0347 Distance: 1,298 feet northwest of the Site
P.S. 32 Belmont Rebecca Lew, Principal 690 East 183 Street Bronx, NY 10460 (718) 584-3683 Distance: 1,409 feet northwest of the Site	P.S. 57 Crescent School Mary Blandino-Sanchez, Principal 2111 Crotona Avenue Bronx, NY 10457 (718) 367-9447 Distance: 1,426 feet west of the Site
P.S. 67 Mohegan School Jeffrey Santiago, Principal 2024 Mohegan Avenue Bronx, NY 10460 (718) 823-4101	Aquinas High School Mark A. Shultz, Principal 865 East 182 nd Street Bronx, NY 10457 (718) 367-2113

Distance: 1,427 feet south of the Site	Distance: 1,489 feet northwest of the Site
Daycare Centers	
Elizabeth's Wee Care Nelson Gomez, Director 780 Garden Street Bronx, NY 10460 (718) 550-6081 Distance: 393 feet northwest of the Site	The School of Science and Applied Learning – Day Care and Pre-K Venessa Singleton, Principal 2050 Prospect Avenue Bronx, NY 10457 (718) 584-6310 Distance: 1,160 feet southwest of the Site
Brainiac Babies Administrator unknown 2260 Crotona Avenue Bronx, NY 10476 (347) 275-5191 Distance: 1,126 feet northwest of the Site	Cardinal McCloskey Day Care Center – Site 2 Administrator unknown 899 East 180 th Street Bronx, NY 10460 (718) 220-3355 Distance: 1,131 feet southeast of the Site
Cardinal McCloskey Community Services Administrator unknown 685 East 182 nd Street Bronx, NY 10457 (347) 708-0480 Distance: 1,225 feet northwest of the Site	St. Martin Of Tours Head Start Administrator unknown 695 East 182 nd Street Bronx, NY 10457 (718) 220-4750 Distance: 1,298 feet northwest of the Site
Phipps Neighborhoods, Inc. Lisa Green, Administrator 921 East 180 th Street Bronx, NY 10460 (718) 364-2496 Distance: 1,315 feet southeast of the Site	P.S. 32 Belmont - Day Care and Pre-K Rebecca Lew, Principal 690 East 183 rd Street Bronx, NY 10460 (718) 584-3683 Distance: 1,409 feet northwest of the Site
P.S. 57 Crescent School - Day Care and Pre-K Mary Blandino-Sanchez, Principal 2111 Crotona Avenue Bronx, NY 10457 (718) 367-9447 Distance: 1,426 feet west of the Site	P.S. 67 Mohegan School-Day Care and Pre-K Jeffrey Santiago, Principal 2024 Mohegan Avenue Bronx, NY 10460 (718) 823-4101 Distance: 1,427 feet south of the Site

7. Document Repositories

Bronx Community Board District 6
John Sanchez, District Manager
1932 Arthur Avenue, Room 403-A
Bronx, New York 10457
(718) 579-6990

New York Public Library, West Farms Library Branch
Virginia Quinones, Library Manager
2085 Honeywell Avenue
Bronx, NY 10460
(718) 367-5376

Acknowledgement from the Bronx Community Board 6 and New York Public Library-West Farms branch is included in *Attachment E*.

Section X. – Land Use Factors

1. Zoning

The current zoning designation of the Site is R7-1 (residential) and C1-4 (commercial). It is anticipated that the Site and portions of the surrounding area will be rezoned to R8A (residential) and C1-4 (commercial) to support the proposed redevelopment of the Site. The entirety of the rezoning area would be mapped as a Mandatory Inclusionary Housing (MIH) area.

The entire Site is currently vacant but was historically used as a gasoline station with automotive repair and a convenience store. The gasoline station was decommissioned and ceased operations on May 20, 2021, when the Applicant took ownership of the Site. The surrounding area is predominately residential and commercial. A Surrounding Land Use Map and Zoning Map are provided as *Figure 4* and *Figure 5*, respectively, in *Attachment C*.

2. Current Site Use

Currently, the Site is vacant. The Site is developed with a former Sunoco[®] gasoline station and a single-story building that formerly housed an auto repair shop and adjoining convenience store. The gasoline station was decommissioned and ceased operations on May 20, 2021, when the Applicant took ownership of the Site. A decommissioned pump island, located in the eastern portion of the lot, was supplied by five 4,000-gallon gasoline USTs located beneath the northern portion of the Site. In addition, an empty 1,000-gallon waste oil UST is located in the northwestern portion of the Site, abutting the auto repair shop. The pump island was disconnected, and the USTs were emptied and placed out-of-service prior to the Applicant purchasing the Site. The exterior surface of the Site is asphalt-paved with surficial cracking and petroleum-like staining noted throughout, including around the pump island.

3. Anticipated Use Post-Remediation

Entry into the BCP would facilitate the remediation and redevelopment of the Site into rental housing affordable for a range of household incomes from formerly homeless families to households with income at or below 100% of AMI. The Applicant would sponsor the rezoning of the Site as well other portions of the surrounding neighborhood. Project financing is anticipated to be provided by the NYC Department of Housing Preservation and Development and New York State Housing and Community Renewal. As part of the redevelopment project and to facilitate completion of the Remedial Investigation, the existing buildings will be demolished.

ATTACHMENT A

NYS Department of State's Corporation and Business Entity Database Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through April 27, 2021.

Selected Entity Name: EAST 182 STREET ASSOCIATES, LLC

Selected Entity Status Information

Current Entity Name: EAST 182 STREET ASSOCIATES, LLC

DOS ID #: 5174979

Initial DOS Filing Date: JULY 24, 2017

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

EAST 182 STREET ASSOCIATES, LLC

902 BROADWAY, 13TH FLOOR

NEW YORK, NEW YORK, 10010

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 24, 2017	Actual	EAST 182 STREET ASSOCIATES, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

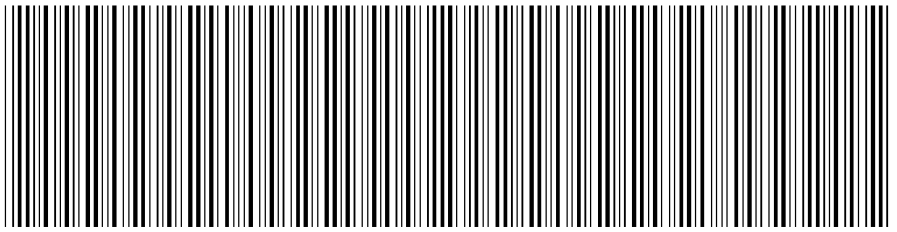
NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021052701271002001E477D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2021052701271002

Document Date: 05-20-2021

Preparation Date: 05-27-2021

Document Type: DEED

Document Page Count: 3

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT20-00602-BX (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN LLP
OLIVER G. CHASE, ESQ.
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3111	59	Entire Lot	820 EAST 182ND STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

GALHAIN REALTY LLC
820 EAST 182ND STREET
BRONX, NY 10460

GRANTEE/BUYER:

EAST 182 STREET ASSOCIATES, LLC
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 78,750.00

NYS Real Estate Transfer Tax:

\$ 19,500.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-04-2021 09:39

City Register File No.(CRFN):

2021000207727



Annette McMill

City Register Official Signature

Standard N.Y.B.T.U. Form 8002* - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made ^{as of} the 20th day of May 2021

BETWEEN

GALHAIN REALTY LLC
820 East 182nd Street
Bronx, NY 10460

party of the first part, and

EAST 182 STREET ASSOCIATES, LLC
902 Broadway, 13th Floor
New York, NY 10010

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100-----
(\$10.00) DOLLARS paid by the party of the second part, does hereby grant and release unto the party of
the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate lying and being in

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises as conveyed by Deed dated 10/09/2020, recorded 11/16/2020 in CRFN
2020000317327, made by Calcano Domestic & Foreign Auto Repair Inc.

SAID PREMISES being known as and by 820 East 182nd Street, Bronx, NY 10460.

TOGETHER with all right title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; **TOGETHER** with the
appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE**
AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 or the Lien Law, covenants that the party
of the first part will receive the consideration for this conveyance and will hold the right to receive such
consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and
will apply the same first to the payment of the cost of the improvement before using any part of the total
of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever
the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first party has duly executed this deed the day and year first
above written.

IN PRESENCE OF:

GALHAIN REALTY LLC

By:

Jagjit Singh, Sole Member



Chicago Title Insurance Company

Title Number: CT20-00602-BX

SCHEDULE A 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, being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southwesterly side of Southern Boulevard and the southerly side of East 182nd Street (80 feet wide)

RUNNING THENCE southeasterly along the southwesterly side of Southern Boulevard, 78.39 feet to a point;

THENCE Westerly parallel to the southerly side of East 182nd Street 116.87 feet to a point;

THENCE Northerly at right angles to the last mentioned course 78.00 feet to a point on the southerly side of East 182nd Street;

THENCE Easterly along the same 81.58 feet to the point or place of BEGINNING.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau

ss:

State of New York, County of

ss:

On the 17th day of May in the year 2021
before me, the undersigned, personally appeared

On the day of , in the year
before me, the undersigned, personally appeared

JAGJIT SINGH

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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)

(signature and office of individual taking acknowledgment)

JACQUELINE DICRESCIO
Notary Public, State of New York
Registration #02D15002179
Qualified In Suffolk County
Commission Expires Sept. 21, 2022

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year 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(s) 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, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed
with Covenant against Grantor's Acts**

Title No. CT20-00602-8X

District:

Section:

Block: 3111

Lot: 59

County: Bronx

Street Address: 820 East 182nd Street

GALHAIN REALTY LLC

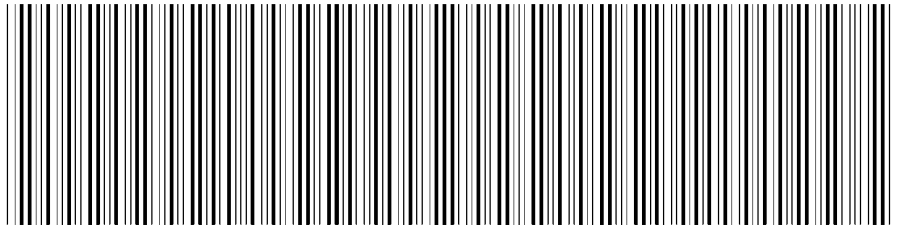
TO

EAST 182 STREET ASSOCIATES, LLC

RETURN BY MAIL TO:

**OLIVER G. CHASE, ESQ.
HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010**

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2021052701271002001S89FC

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021052701271002
Document Type: DEED

Document Date: 05-20-2021

Preparation Date: 05-27-2021

ASSOCIATED TAX FORM ID: 2021051300269

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

2
2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 820 EAST 182ND STREET BRONX 10460
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name EAST 182 STREET ASSOCIATES, LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

 LAST NAME / COMPANY FIRST NAME

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Seller Name GALHAIN REALTY LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 3 12 2021
 Month Day Year

11. Date of Sale / Transfer 5 20 2021
 Month Day Year

12. Full Sale Price \$ 3 0 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G, 4 16. Total Assessed Value (of all parcels in transfer) 2 6 8 6 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 3111 59

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>See attached</i>			DATE	
902 BROADWAY 13TH FLOOR				
STREET NUMBER			STREET NAME (AFTER SALE)	
NEW YORK				
CITY OR TOWN			STATE	
10010			ZIP CODE	
AREA CODE			TELEPHONE NUMBER	
Gotham Realty			SELLER	
SELLER SIGNATURE <i>[Signature]</i>			DATE <i>5/17/2021</i>	

By: Jagjit Singh, Sole Member

SIGNATURE PAGE
TO STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES REAL
PROPERTY TRANSFER REPORT (FORM RP-5217NYC)

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

GRANTEE:

EAST 182 STREET ASSOCIATES, LLC

TAX IDENTIFICATION
NUMBER:

By: _____

Name: Bert Baradarian

Title: Authorized Signatory

Sworn to and subscribed to before me on

This 12th day of May, 2021

Notary Public





The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3111 LOT: 59
- (2) Property Address: 820 EAST 182ND STREET, BRONX, NY 10460
- (3) Owner's Name: EAST 182 STREET ASSOCIATES, LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

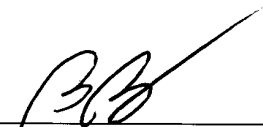
Signature: See Attached Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature as of the date and year first written above.

EAST 182 STREET ASSOCIATES, LLC

By:



Name: Bert Baradarian
Title: Authorized Signatory

ATTACHMENT B
BCP Applicant-Member Org Chart

820 East 182nd Street, Bronx, New York
Block 3111 Lot 59, Bronx County

EAST 182 STREET ASSOCIATES, LLC

EIN: 82-2255747

Phipps Houses

a New York not-for-profit corporation

EIN: 11-1187480

(Sole Member- 100% Interest)

EAST 182 STREET ASSOCIATES, LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of East 182 Street Associates, LLC, a New York limited liability company (the "Company") hereby certify as of May 28, 2021, as follows and adopt the following resolutions and authorize the Company to authorize and direct Matthew Kelly (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop 820 East 182nd Street, Bronx, New York 10460; Block 3111, Lot 59 (the "Property" or the "Site").


WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake 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 or subsequent amendments), 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:

<u>Authorized Signatory</u>	<u>Signature</u>
Matthew Kelly	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on May 23, 2021.

MEMBERS:

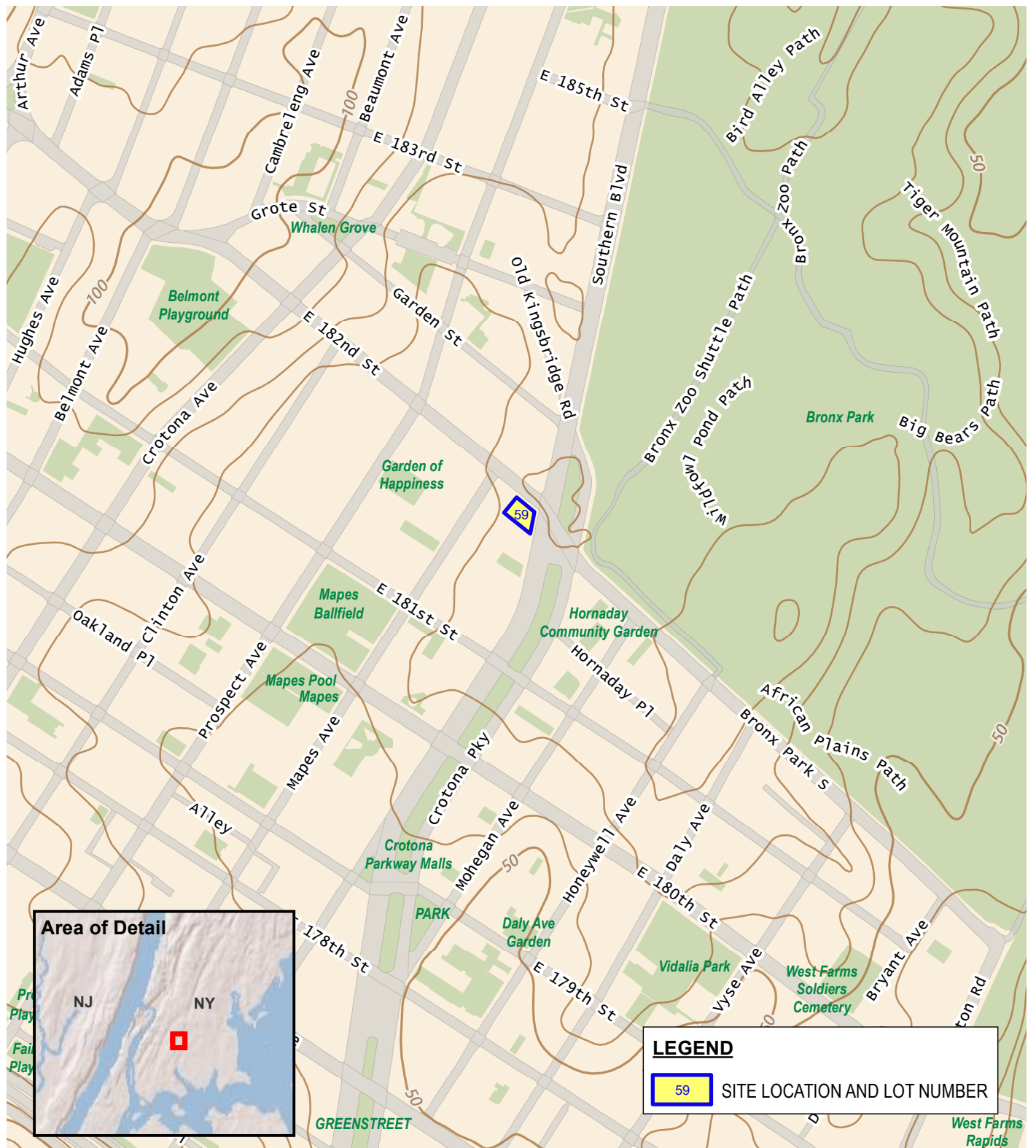
Phipps Houses


By: Matthew Kelly

ATTACHMENT C

Figures

© 2021 AKRF W:\Projects\210138 - 820 EAST 182ND STREET\Technical\GIS and Graphics\Hazmat\210138 Fig 1 Site Location.mxd 7/13/2021 3:34:15 PM mveilleux



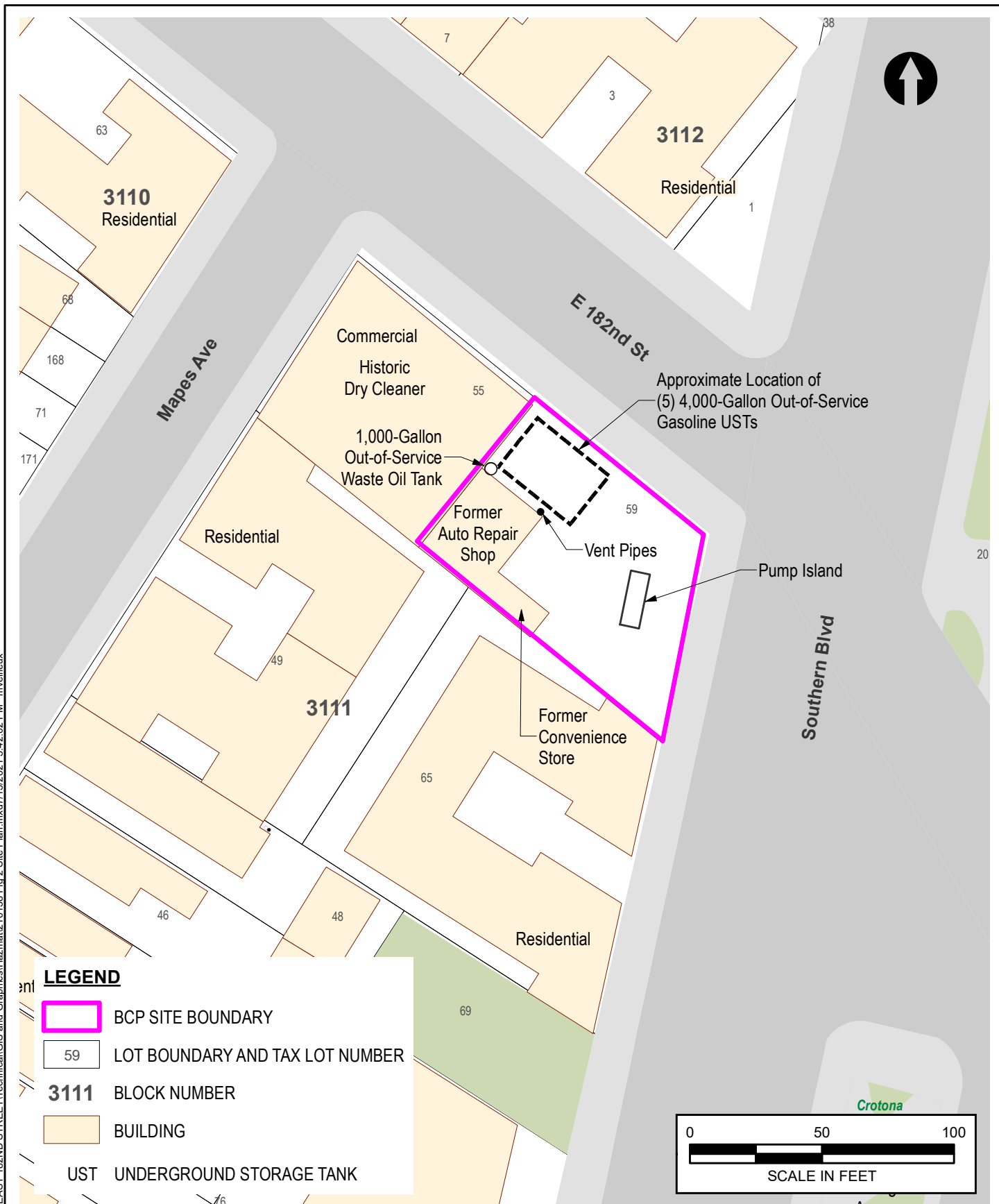
440 Park Avenue South, New York, NY 10016

820 East 182nd Street
Bronx, New York

SITE LOCATION

DATE
7/13/2021
PROJECT NO.
210138
FIGURE
1

© 2021 AKRF. W:\Projects\210138 - 820 East 182nd Street\Technical\GIS and Graphics\Hazmat\210138 Fig 2 Site Plan.mxd 7/13/2021 3:42:02 PM mvelieux



440 Park Avenue South, New York, NY 10016

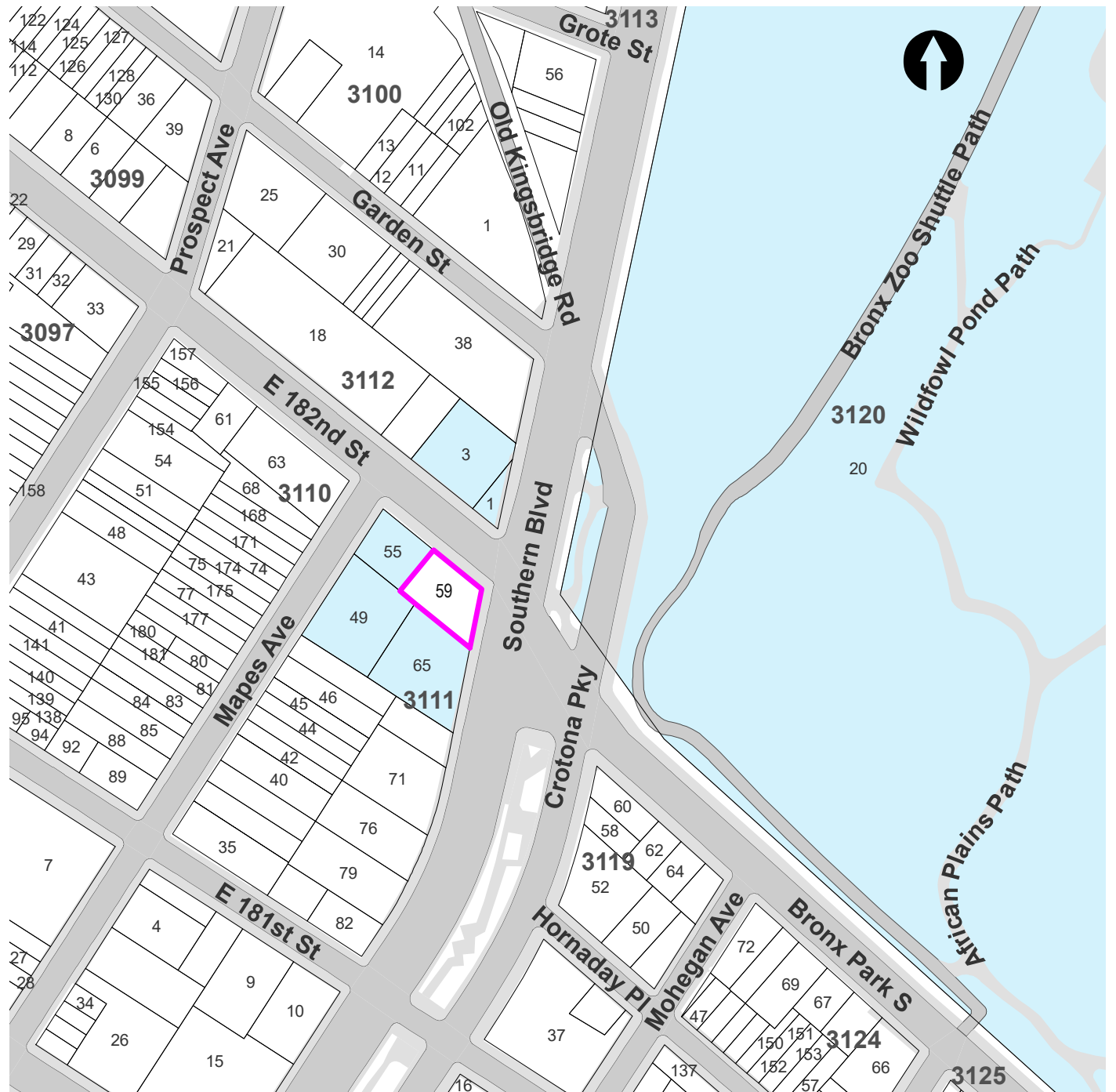
820 East 182nd Street
Bronx, New York

SITE PLAN

DATE
7/13/2021

PROJECT NO.
210138

FIGURE
2



LEGEND



BCP SITE BOUNDARY



ADJACENT PROPERTY



LOT BOUNDARY AND TAX LOT NUMBER

3111 BLOCK NUMBER

Adjacent Property Owners		
Block	Lot	Owner Name
3111	49	Mapes Boulevard Housing Development Fund Corp.
3111	55	800 East 182nd Street Corp.
3111	65	Mapes Boulevard Housing Development Fund Corp.
3112	1	Argon Atac LLC
3112	3	803/5 East 182nd Street Housing Development Fund Corporation
3120	20	NYC Department of Parks and Recreation



Map Source:
NYCDP (NYC Dept. of City Planning) GIS database



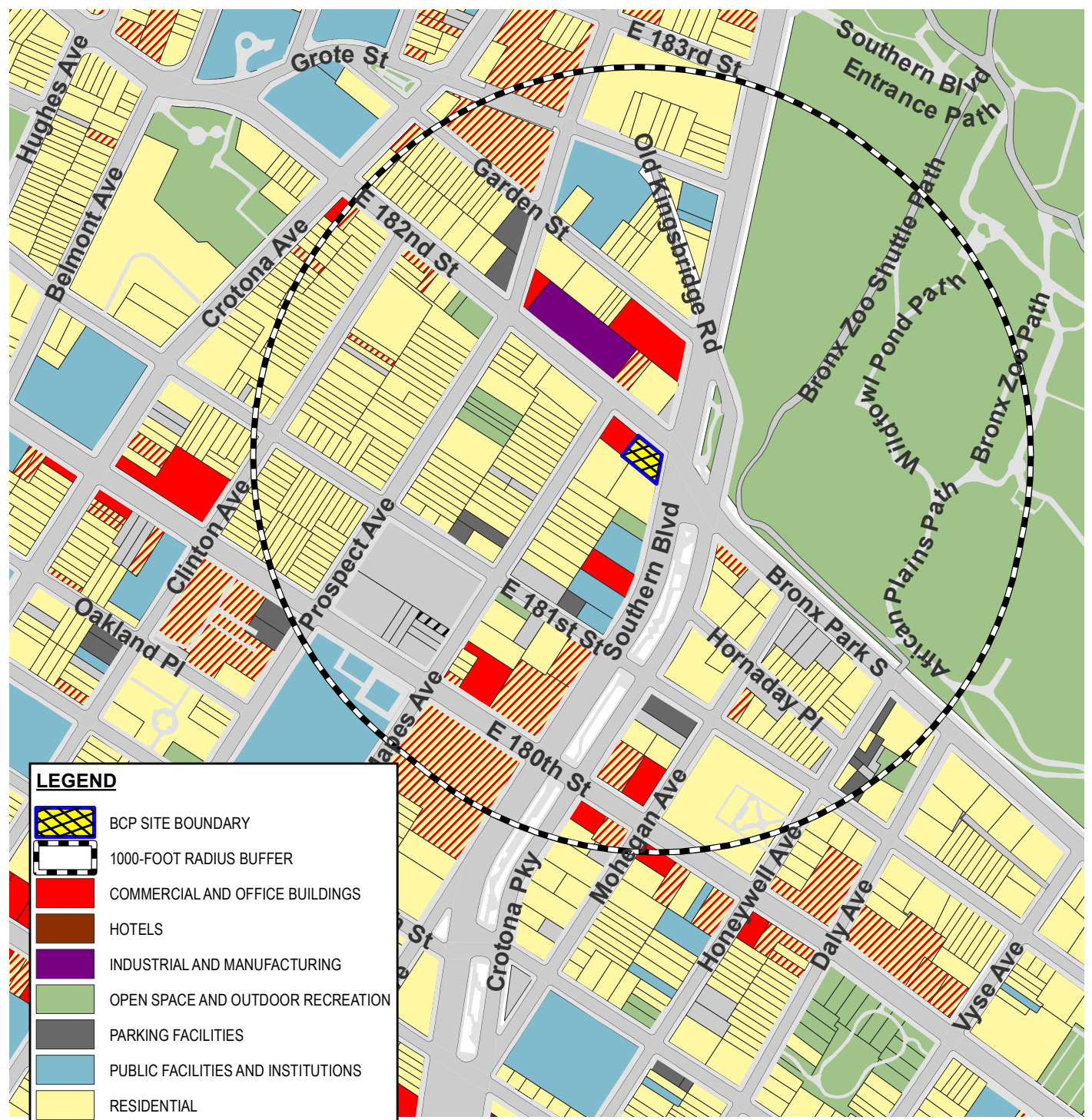
440 Park Avenue South, New York, NY 10016

820 East 182nd Street
Bronx, New York

TAX MAP

DATE
5/27/2021
PROJECT NO.
210138
FIGURE
3

© 2021 AKRF. W:\Projects\210138 - 820 EAST 182ND STREET\Technical\GIS and Graphics\Hazmat\210138 Fig 4 Surrounding Land Use.mxd 5/27/2021 3:04:38 PM mveilleux



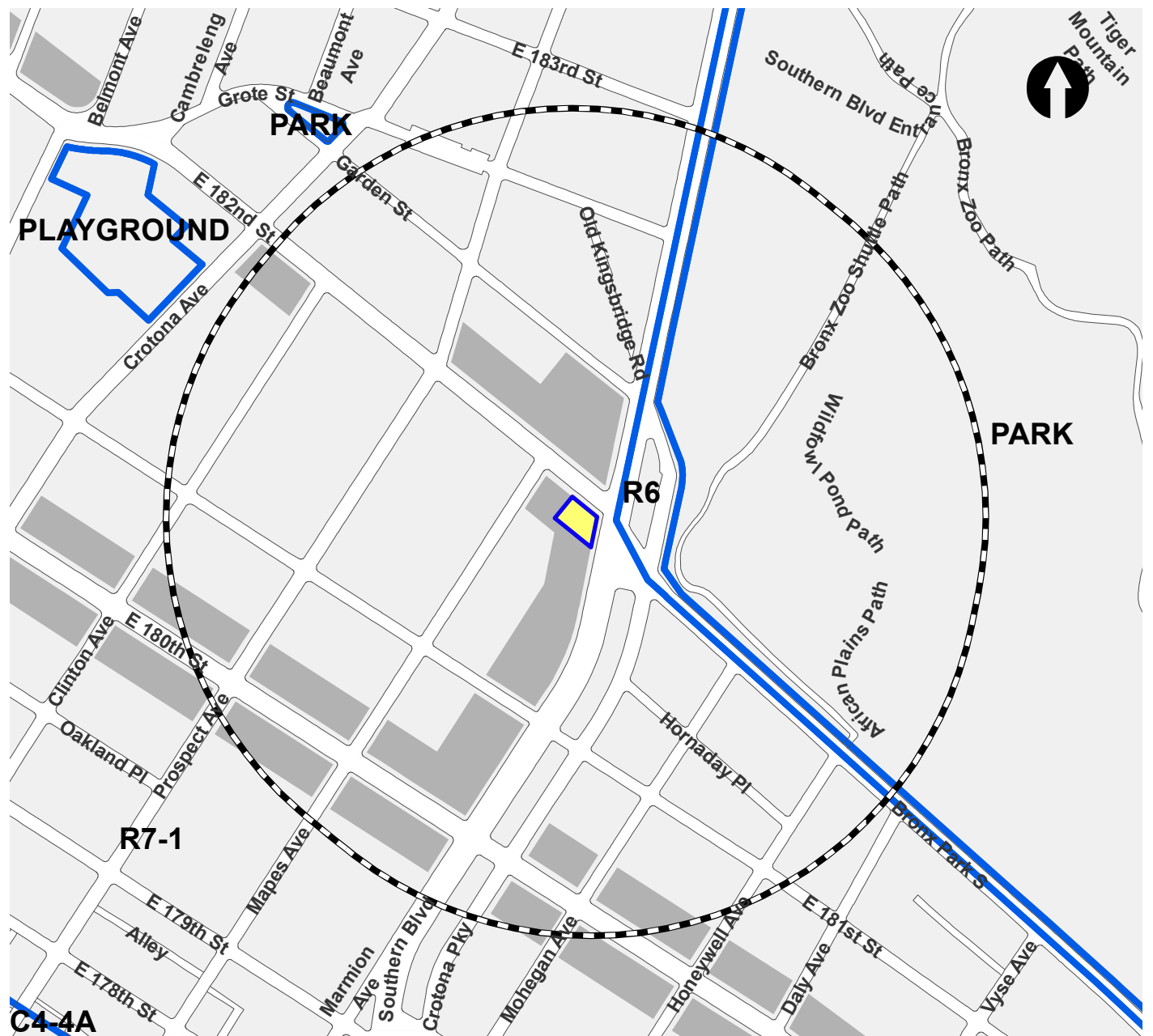
440 Park Avenue South, New York, NY 10016

820 East 182nd Street
Bronx, New York

SURROUNDING LAND USE





DATE
5/27/2021
PROJECT NO.
210138
FIGURE
4

© 2021 AKRF W:\Projects\210138 - 820 EAST 182ND STREET\Technical\GIS and Graphics\Hazmat\210138 Fig 5 Zoning Map.mxd 5/27/2021 3:06:08 PM mveilleux



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

-  BCP SITE BOUNDARY
-  1000-FOOT RADIUS BUFFER
-  ZONING DISTRICTS
-  COMMERCIAL OVERLAY DISTRICTS



440 Park Avenue South, New York, NY 10016

820 East 182nd Street
Bronx, New York

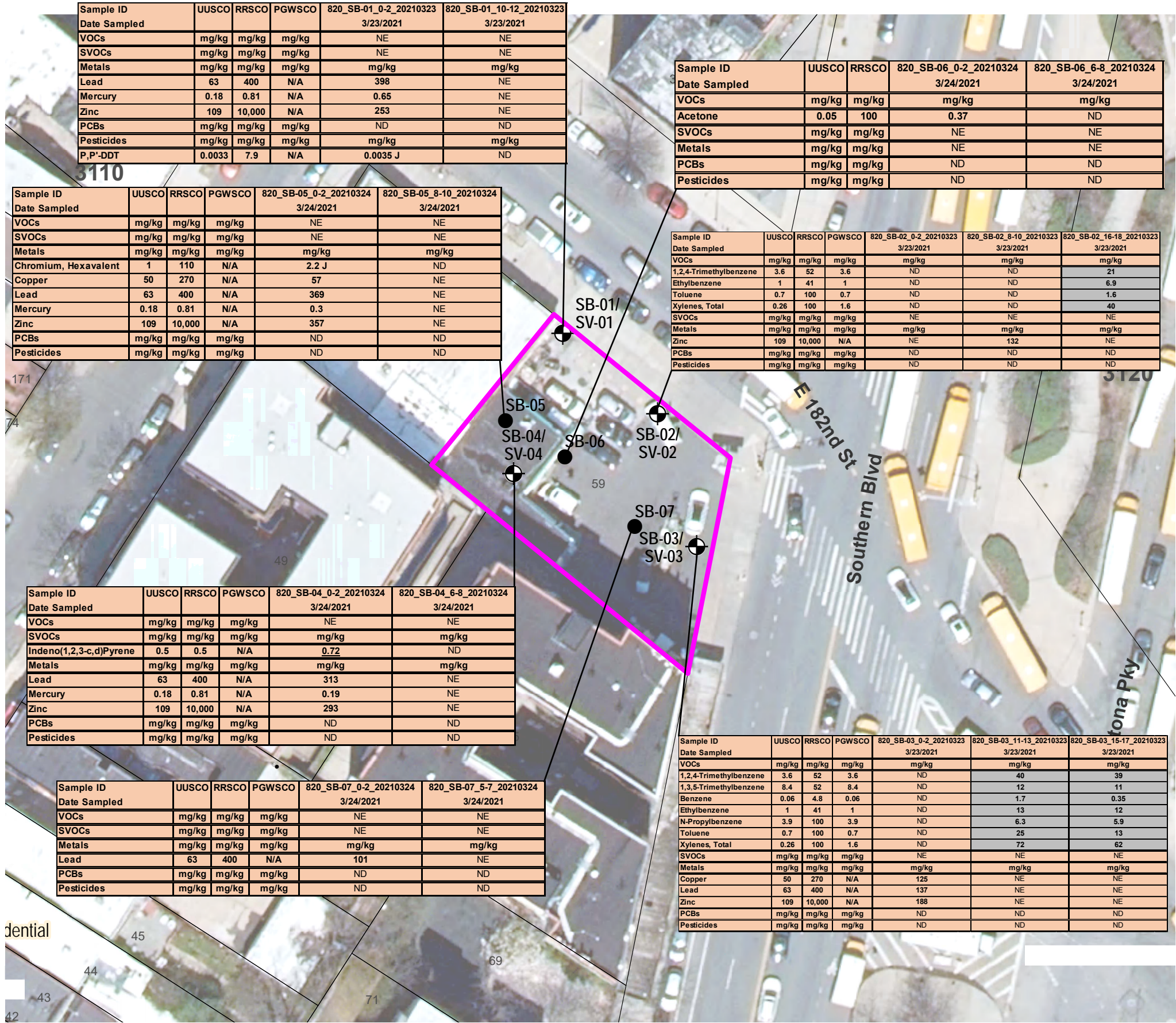
ZONING MAP

DATE
5/27/2021

PROJECT NO.
210138

FIGURE
5

©2021 AKRF W:\Projects\210138 - 820 EAST 182ND STREET\Technical\GIS and Graphics\Hazmat\210138 Fig 6 Soil Sample Cones.mxd 7/19/2021 1:15:48 PM mvelieux



Aerial Source:
2018 New York State ITS GIS Orthoimagery

Map Source:
NYCDDCP (NYC Dept. of City Planning) GIS database

LEGEND

- BCP SITE BOUNDARY
- 59 LOT BOUNDARY AND TAX LOT NUMBER
- 3111 BLOCK NUMBER
- SOIL BORING LOCATION
- SOIL BORING/SOIL VAPOR POINT LOCATION

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are presented in underline.

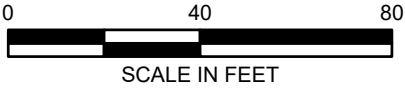
Petroleum VOC Exceedances of NYSDEC Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) are presented in gray shading.

mg/kg:milligrams per kilogram = parts per million (ppm)

J: The concentration given is an estimated value.
U: The analyte was not detected at the indicated concentration.
N/A: Not applicable
ND: Not detected
NE: No exceedance

	PART 375 UNRESTRICTED mg / kg	PART 375 RESTRICTED RESIDENTIAL mg / kg	Part 375 Protection of Groundwater mg / kg
Volatile Organic Compounds			
1,2,4-Trimethylbenzene		3.6	52
1,3,5-Trimethylbenzene (Mesitylene)		8.4	52
Acetone	0.05	100	0.05
Benzene	0.06	4.8	0.06
Ethylbenzene	1	41	1
N-Propylbenzene	3.9	100	3.9
Toluene	0.7	100	0.7
Xylenes, Total	0.26	100	1.6
Semivolatile Organic Compounds			
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	
Pesticides			
P,P'-DDT	0.0033	7.9	
Metals			
Chromium, Hexavalent		1	110
Copper		50	270
Lead		63	400
Mercury	0.18	0.81	
Zinc	109	10000	

Sample ID		Sample Date	
Sample ID	UUSCO	RRSCO	PGWSCO
Date Sampled	820_SB-07_0-2_20210324	820_SB-07_5-7_20210324	
VOCs	mg/kg	mg/kg	mg/kg
SVOCs	mg/kg	mg/kg	mg/kg
Metals	mg/kg	mg/kg	mg/kg
Lead	63	400	N/A
PCBs	mg/kg	mg/kg	mg/kg
Pesticides	mg/kg	mg/kg	mg/kg
Analyte/Compound		Concentration	



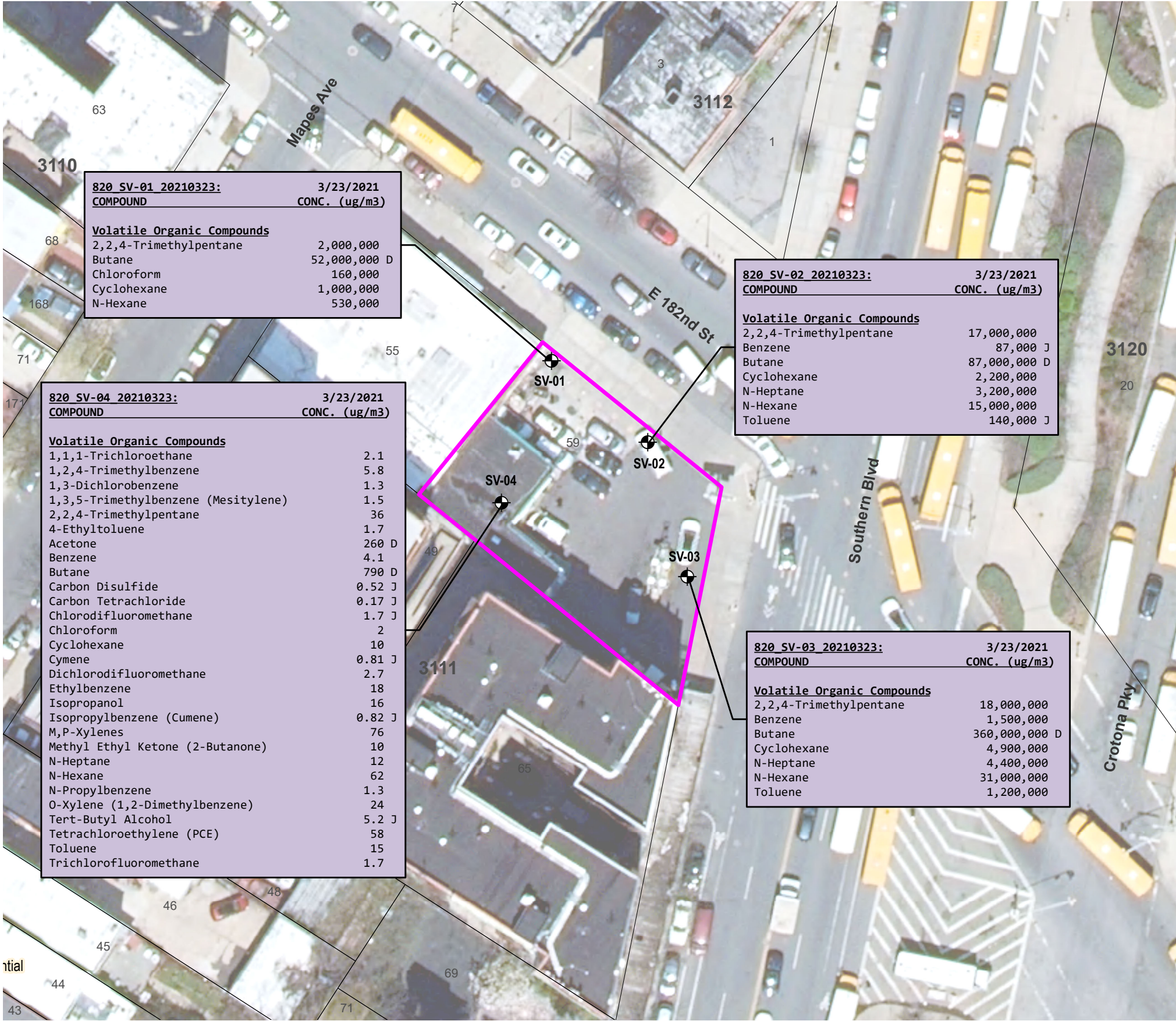
820 East 182nd Street
Bronx, New York

SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC
UUSCOS, RRSCOS, AND/OR PGWSCOS



DATE
7/19/2021
PROJECT NO.
210138
FIGURE
6

© 2021 AKRF W:\Projects\210138 - 820 East 182nd Street\Technical\GIS and Graphics\Hazmat\210138 Fig 7 Soil Vapor Detections.mxd 7/13/2021 4:08:56 PM mvelieux



Aerial Source:
2018 New York State ITS GIS Orthoimagery

Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

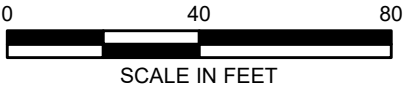
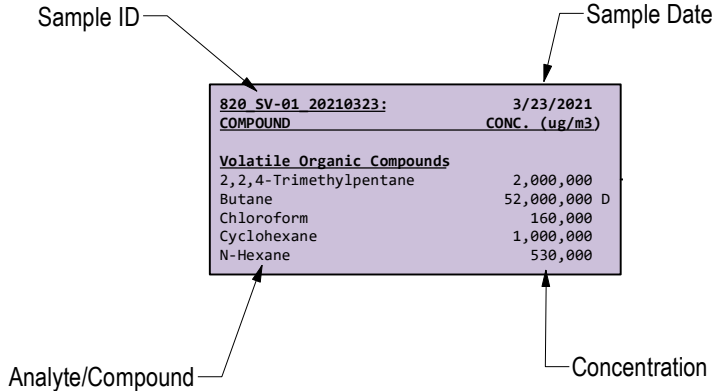
LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 3111** BLOCK NUMBER
- SOIL VAPOR POINT LOCATION

µg/m³- micrograms per cubic meter

D: Analyte concentration obtained from dilution.

J: The concentration given is an estimated value.



820 East 182nd Street
Bronx, New York

SOIL VAPOR SAMPLE DETECTIONS

ATTACHMENT D
Previous Reports
(provided under separate attachment on CD)

ATTACHMENT E
Document Repository Letters



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 29, 2021

Ms. Virginia Quinones
Library Manager
NYPL, West Farms Library Branch
2085 Honeywell Avenue
Bronx, NY 10460
Email: virginiaquinones@nypl.org

Re: Document Repository for 820 East 182nd Street, Bronx, NY

Dear Ms. Quinones,

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of East 182 Street Associates, LLC for the project site located at 820 East 182nd Street, the Bronx, NY 10460. As required by NYSDEC, a local public library branch (West Farms Library) will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

A handwritten signature in cursive script that reads "Adrianna Bosco".

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

<u>Virginia Quinones</u>	<u>Library Manager</u>	<u>V. Quinones</u>
Name	Title	Signature



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 29, 2021

Mr. John Sanchez
District Manager
Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, New York 10457
Email: bronxcb6@bronxcb6.org

Re: Document Repository for 820 East 182nd Street, Bronx, NY

Dear Mr. Sanchez,

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of East 182 Street Associates, LLC for the project site located at 820 East 182nd Street, the Bronx, NY 10460. As required by NYSDEC, Bronx Community Board 6 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

A handwritten signature in cursive script that reads "Adrianna Bosco".

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

John Sanchez

District Manager

A handwritten signature in cursive script that reads "John Sanchez".

Name

Title

Signature