



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 929 284-1085

April 13, 2023

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

**Re: Brownfield Cleanup Program (BCP) Application
Rosa Del Monte
893 East 167th Street
(Block 2706, Lot 82)
Bronx, New York 10459**

Dear Ms. Servis-Oettinger:

On behalf of 1130 Tiffany Street LLC (the "Requestor"), AKRF, Inc. (AKRF) is pleased to submit this Brownfield Cleanup Program Application for the property located at 891, 893, 895 East 167th Street, 1133-1135 Tiffany Street, and 1114 Kelly Street in the Bronx, New York. AKRF is submitting this Revised Brownfield Cleanup Program Application based upon comments made by the New York State Department of Environmental Conservation (NYSDEC) in a Letter of Incompleteness, dated March 22, 2023. Enclosed is one hard copy of the application form with original signatures and table of contents, and one complete electronic copy of the application and all attachments.

Thank you for the opportunity to submit this BCP Application on behalf of the Applicant. I look forward to working with you on this project under the BCP. Please call me at (646) 388-9544 if you have questions or comments.

Sincerely,
AKRF, Inc.

A handwritten signature in blue ink, appearing to read 'D. Shapiro'.

Deborah Shapiro, QEP
Senior Vice President

cc: Kelly Biscuso, Michael Wadman/ 1130 Tiffany Street LLC
Colleen Griffiths/ AKRF

TABLE OF CONTENTS

Brownfield Cleanup Program Application Cover Letter
Brownfield Cleanup Program Application Form
Brownfield Cleanup Program Application Supporting Documentation
Brownfield Cleanup Program Application Attachments

ATTACHMENTS

Attachment A:

- NYS Department of State's Corporation and Business Entity Database Information
- Current Property Deed

Attachment B:

- BCP Requestor-Member Org Chart

Attachment C:

- Data Summary Tables
- Figures:
 - Figure 1 – BCP Site Location
 - Figure 2 – Site Plan and Sampling Locations
 - Figure 3 – Tax Map
 - Figure 4 – En-Zone Boundary Map
 - Figure 5 – Surrounding Land Use
 - Figure 6 – Disadvantaged Community Boundary Map
 - Figure 7 – Zoning Map
 - Figure 8 – Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs
 - Figure 9 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs and Screening Levels
 - Figure 10 – Soil Vapor Sample Concentrations

Attachment D:

- Previous Reports

Attachment E

- Document Repository Letters



**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203166

☒

Yes

☐

No

BCP App Rev 14 – January 2023

SECTION I: Property Information

PROPOSED SITE NAME: Rosa Del Monte

ADDRESS/LOCATION: 893 East 167th Street

CITY/TOWN: Bronx

ZIP CODE 10459

MUNICIPALITY (LIST ALL IF MORE THAN ONE): New York City, Borough of the Bronx

COUNTY: Bronx

SITE SIZE (ACRES) 1.51

LATITUDE:

LONGITUDE:

40 ° 49 ' 36.00 " 73 ° 53 ' 43.58 "

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

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS. See Attachment C

Parcel Address	Section	Block	Lot	Acreage
893 East 167th Street	2	2706	82	1.51

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	Y	N
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map) See Attachment C	<input checked="" type="radio"/>	<input type="radio"/>
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) See Attachment C, Figure 4 If yes, identify census tract: <u>131</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information. See Attachment C, Figure 6	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	<input type="radio"/>	<input checked="" type="radio"/>
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (CONTINUED)		
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	Y <input type="radio"/>	N <input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ____	<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>N/A</div> <div>N/A</div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Not Applicable <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Attached Supporting Documentation Section I	<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.		
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 10-12 of this form.	Y <input checked="" type="radio"/>	N <input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Not Applicable	<input type="radio"/>	<input checked="" type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.		
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>		

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

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

☐ Yes

☐ No

☒ N/A

See Attachment D (Phase II Report) & Attached Supporting Documentation Section II

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

☐ RIWP

☐ RAWP

☐ IRM

☒ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached?

☒ Yes

☐ No

See Attached Supporting Documentation Section II

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M1-1

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

Residential ☐

Commercial ☐

Industrial ☒

3. Current use (select all that apply):

Residential ☐

Commercial ☐

Industrial ☒

Recreational ☐

Vacant ☐

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. [See Attached Supporting Documentation Section III](#)

Is this summary included with the application?

Y

☒

N

☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒

Commercial ☐

Industrial ☐

If residential, does it qualify as single-family housing?

☐ N/A

☐

☒

6. Please provide a statement detailing the specific proposed post-remediation use.

Is this summary attached? [See Attached Supporting Documentation Section III](#)

☒

☐

7. Is the proposed post-remediation use a renewable energy facility?

See application instructions for additional information.

☐

☒

8. Do current and/or recent development patterns support the proposed use?

[See Attached Supporting Documentation Section III](#)

☒

☐

9. Is the proposed use consistent with applicable zoning laws/maps?

Please provide a brief explanation and additional documentation if necessary.

[See Attached Supporting Documentation Section III](#)

☐

☒

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

Please provide a brief explanation and additional documentation if necessary.

[See Attached Supporting Documentation Section III](#)

☒

☐

SECTION IV: Property's Environmental History

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

See Attached Supporting Documentation Section IV

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

See Attachment C, Data Summary Tables

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

See Attachment C,
Figure 8 - 10

Are the required drawings included with this application?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

Coal Gas Manufacturing	<input type="checkbox"/>	Manufacturing	<input checked="" 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 type="checkbox"/>	Service Station	<input type="checkbox"/>
Landfill	<input type="checkbox"/>	Tannery	<input type="checkbox"/>	Electroplating	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

Other: Automotive repair, furniture factory, carpet cleaning, toy assembling, toilet seat refinishing, tin shop, clothing manufacturing, lens grinding

SECTION V: Requestor Information		
NAME: 1130 Tiffany Street LLC		
ADDRESS: 902 Broadway, 13th Floor		
CITY/TOWN: New York	ZIP CODE 10459	
PHONE: (212) 243-9090	EMAIL: kbiscuso@phippsny.org	
	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that that requestor is authorized to conduct business in NYS. Is this attached? See Attachment A	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached? See Attached Supporting Documentation Section V N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)					
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?		Y <input type="radio"/>	N <input checked="" type="radio"/>		
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?		<input type="radio"/>	<input checked="" type="radio"/>		
11. Are there any unregistered bulk storage tanks on-site which require registration?		<input type="radio"/>	<input checked="" type="radio"/>		
<p style="text-align: center;">See Attached Supporting Documentation Section VI</p> <p>12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>PARTICIPANT <input checked="" type="checkbox"/></p> <p>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.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>VOLUNTEER <input type="checkbox"/></p> <p>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.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p> </td> </tr> </table>				<p>PARTICIPANT <input checked="" type="checkbox"/></p> <p>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.</p>	<p>VOLUNTEER <input type="checkbox"/></p> <p>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.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>
<p>PARTICIPANT <input checked="" type="checkbox"/></p> <p>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.</p>	<p>VOLUNTEER <input type="checkbox"/></p> <p>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.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>				
<p>13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?</p> <p>Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/></p>					
<p>14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):</p> <p><input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____</p> <p>If the requestor is not the current owner, proof of site access sufficient to complete remediation must be provided. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.</p> <p>Is this proof attached? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A</p> <p>Note: A purchase contract or lease agreement does not suffice as proof of site access.</p>					

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE: Kelly Biscuso

ADDRESS: 902 Broadway, 13th Floor

CITY: New York

ZIP CODE: 10010

PHONE: (212) 243-9090

EMAIL: kbiscuso@phippssny.org

REQUESTOR'S CONSULTANT (CONTACT NAME): Deborah Shapiro

COMPANY: AKRF, Inc.

ADDRESS: 440 Park Avenue South, 7th Floor

CITY: New York

ZIP CODE: 10016

PHONE: (646) 388-9544

EMAIL: dshapiro@akrf.com

REQUESTOR'S ATTORNEY (CONTACT NAME): Oliver Chase

COMPANY: Hirschen Singer & Epstein LLP

ADDRESS: 902 Broadway, 13th Floor

CITY: New York

ZIP CODE: 10010

PHONE: (212) 302-8563

EMAIL: ochase@hseny.com

SECTION VIII: Program Fee

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

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

SECTION IX: Current Property Owner and Operator Information

See Attached Supporting Documentation Section IX

CURRENT OWNER: 1130 Tiffany Street LLC

CONTACT NAME: Kelly Biscuso

ADDRESS: 902 Broadway, 13th Floor

CITY: New York

ZIP CODE: 10010

PHONE: (212) 243-9090

EMAIL: kbiscuso@phippssny.org

OWNERSHIP START DATE: 11/14/2019

CURRENT OPERATOR: La Rosa Del Monte Express (New York), LLC

CONTACT NAME: Hiram Rodriguez

ADDRESS: 81 Main Street, Suite 215

CITY: White Plains

ZIP CODE: 10601

PHONE: (718) 991-3300

EMAIL: support@lrdm.com

OPERATION START DATE: 2004

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following: **See Attached Supporting Documentation Section XI**

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Vice President (title) of 1130 Tiffany Street LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 1/31/2023 Signature: 

Print Name: Kelly Biscuso

SUBMITTAL INFORMATION

- Two (2) copies, one unbound 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, 11th Floor
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: _____

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 14

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

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(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:

- (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
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available*
*Selecting this option will result in a “pending” status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No

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

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

Brownfield Cleanup Program Application Supporting Documentation

Supplemental to Section I - 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 2706, Lot 82.

3. En-Zone

The entirety of the Site is located within an En-Zone, under Criteria A. This indicates that the census tract has a “poverty rate of at least 20% and unemployment rate of at least 125% the statewide unemployment rate.” An En-Zone boundary map is provided as *Figure 4* in *Attachment C*.

4. Disadvantaged Community

The Site meets the interim criteria identified for a disadvantaged community as shown on the New York State Website:

<https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map>

A Disadvantaged Community boundary map is provided as *Figure 6* in *Attachment C*.

14. Property Description and Environmental Assessment

Location – The Site is located at 893 East 167th Street in the Longwood section of the Bronx, New York. The Site is abutted to the north by residential buildings with a courtyard, followed by Intervale Avenue; to the west by Kelly Street, followed by a church with an attached parking lot, residential properties and an auto repair shop (Corner Fix Automotive); to the south by East 167th Street, followed by residential and commercial properties; and to the east by Tiffany Street, followed by a community garden (Paradise on Earth) and residential properties.

Site Features – The Site is operated by Rosa Del Monte Worldwide Movers and is developed with a two-story building located in the southwest corner of the Site, a four-story building located in the northeast corner of the Site, associated asphalt-paved parking area, and various shipping containers, moving trucks, a storage shed, and cars.

The greater surrounding area includes primarily residential, with some parkland, commercial/retail, religious, institutional, and transit uses.

Current Zoning and Land Use – The Site is currently zoned as M1-1 (manufacturing). The M1-1 district is only for the Site; the adjacent properties are zoned R7-1.

The surrounding area is predominately residential. The Site is currently undergoing a zoning change under the Uniform Land Use Review Procedure (ULURP) from M1-1 to R7X/R8A. A Surrounding Land Use Map and Zoning Map are provided as *Figure 5* and *Figure 7*, respectively.

Past Use of the Site – Available records indicated that the Site was partially developed with unidentified structures and dwellings from 1896 through 1903. By 1915, the Site was developed with Tiffany’s Storage Warehouse (furniture warehouse) on the northeastern portion of the Property (former Lot 64) and a bakery on the southern portion of the Site (former Lot 31). In 1950, toy assembling and toilet seat refinishing (former Lot 82); a tin shop (former Lot 31); and clothing manufacturing and lens grinding (former Lot 85) were shown on the southwestern portion of the Site. In 1978, an auto repair shop appeared on the southwestern portion of the Site (former Lot 85). Between 1977 and 1991, the Site appeared to have several structures demolished and vacated, until the Site was developed in its current configuration, circa 1991. The Requestor has owned the Site since November 14, 2019. 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 during previous investigations:

- Evidence of past or present underground storage tanks (USTs) and aboveground storage tanks (ASTs) was observed at the Site. A 550-gallon AST (contents unknown) was observed on former Lot 31, south-adjacent to the 4-story building on former Lot 64. A fill port was observed within the northwestern portion of the basement and a suspected vent pipe was observed in the sidewalk adjacent to the 2-story building on former Lot 82. Capped and cut piping, and several areas where the concrete slab had been cut and removed were observed in the basement and a fill port was observed on the east-adjacent sidewalk to the 4-story building on former Lot 64. NYC Buildings Department (NYCDOB) listings noted fuel oil installation on a 1947 Certificate of Occupancy for former Lot 82. It is possible that the current or former Site buildings contained UST(s), and if so, they may still be present in the Property subsurface.
- Historical Sanborn maps, regulatory records, and the city directories identified automotive (auto repair) uses on former Lot 85 from 1978 – 1989, and manufacturing/industrial [furniture factory (former Lot 82), carpet cleaning (former Lot 64), toy assembling (former Lot 82), toilet seat refinishing (former Lot 82), a tin shop (former Lot 31), clothing manufacturing (former Lot 85), and lens grinding (former Lot 85)] uses from 1950 – 1977.

Site Geology and Hydrology – Based on U.S. Geological Survey mapping, the Site lies at an elevation of approximately 38 feet above the North American Vertical Datum of 1988 (an approximation of mean sea level), with surrounding area topography generally level.

During AKRF's 2022 Subsurface (Phase II) Investigation, groundwater was typically observed at depths ranging from approximately 4 to 16 feet below grade and is presumed to flow in an easterly direction towards the Bronx River. Shallower perched groundwater was observed at approximately three feet below grade in the northern portion of the Site. Actual groundwater depth and flow direction can be affected by many factors including subsurface openings or obstructions such as basements, underground utilities, subway and rail tunnels, bedrock geology, and other factors. Groundwater in the Bronx is not used as a source of potable water.

The stratigraphy of the Site consists of fill material (primarily brown/black sand, fine-gravel, and silt with trace amounts of asphalt, brick, concrete, and other materials typically found in fill) down to a maximum depth of 13-feet below grade, underlain by apparent native brown sand, fine-gravel, and silt. Apparent bedrock was encountered at seven feet below grade in two borings at the Site.

Environmental Assessment – Based upon investigations conducted to date, the primary contaminants of concern for the Site are xylenes, polycyclic aromatic hydrocarbons (PAHs) and metals in soil, metals in groundwater, and chlorinated solvent-related and petroleum-related VOCs in soil vapor.

Soil - Total xylenes were detected at a concentration of 0.57 mg/kg above Unrestricted Use Soil Cleanup Objectives (UUSCOs) in one sample collected from 11 to 13 feet below grade. PAHs were detected above the Restricted Residential Soil Cleanup Objectives (RRSCOs) at concentrations up to 5.2 mg/kg in soil samples collected between 0 and 10 feet below grade across the Site. Four metals (barium, cadmium, lead, and mercury) were detected above RRSCOs at concentrations up to 3,490 mg/kg in soil samples collected between 0 and 13 feet below grade across the Site.

Groundwater - Metals were detected across the Site in groundwater above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) at concentrations up to 109,000 µg/L.

Soil Vapor - The petroleum-related VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 2,2,4-trimethylpentane, benzene, ethyl benzene, m,p-xylene, naphthalene, n-butane, n-butylbenzene, n-heptane, n-hexane, n-propylbenzene, o-xylene, sec-butylbenzene, tert-butylbenzene, and toluene were detected in soil vapor at concentrations up to 87 micrograms per cubic meter (µg/m³), with

the highest levels detected in the eastern portion of the Site. The chlorinated solvent-related VOCs 1,1,2-trichlorotrifluoroethane, 1,3-butadiene, 1,4-dioxane, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, bromodichloromethane, carbon disulfide, carbon tetrachloride, chlorodifluoromethane, chloroform, chloromethane, cumene, cyclohexane, dichlorodifluoromethane, isopropyl alcohol, methyl butyl ketone, methyl ethyl ketone, methyl methacrylate, methyl tert-butyl ether, methylene chloride, styrene, tert-butyl alcohol, tetrachloroethene, tetrahydrofuran, trichloroethene, and trichlorofluoromethane were detected in soil vapor at concentrations up to 590 µg/m³, with the highest levels detected in the northern portion of the Site.

Supplemental to Section II - Project Description

2. Remedial Investigation Report

A final Remedial Investigation Report (RIR) has not been prepared for the Site; however, a Subsurface (Phase II) Investigation was conducted by AKRF, Inc. (AKRF) in March and December 2021. Soil, groundwater, and soil vapor data collected during the investigation are being provided in support of this Brownfield Cleanup Program (BCP) Application. The Subsurface (Phase II) Investigation is discussed in more detail in Section I. A Remedial Investigation Work Plan (RIWP) will be prepared once the Site is accepted into the BCP.

4. Project Description and Schedule

The Site consists of an approximately 1.51-acre parcel located at 893 East 167th Street in the Longwood neighborhood of the Bronx, New York (the “Site”), and is identified by the City of New York as Bronx Borough Block 2706, Lot 82.

Currently, the Site is developed with a two-story building located in the southwest corner of the Site, a four-story building located in the northeast corner of the Site, associated asphalt-paved parking area, and various shipping containers, moving trucks, a storage shed, and cars. All current development is in support of transportation and storage associated with the current operator of the Site, a moving company. The exterior surface of the Site consists of an asphalt-paved parking area. An approximately 550-gallon used oil aboveground storage tank (AST) is located in the north-central portion of the Site. The surrounding area contains primarily residential, with some parkland, commercial/retail, religious, institutional, and transit 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 131. According to the 2016-2020 American Community Survey (ACS) Profile data, it is estimated that approximately 38% of the population in Census Tract 131 is living below the poverty line, compared to the national poverty rate of 11.4% and the New York State poverty rate of 17.3%. The unemployment rate for Census Tract 131 is 14.4%, compared to the New York City unemployment rate of 6.1% (as of July 2022) and the national unemployment rate of 3.5% (as of July 2022). The entire Site is located in an En-Zone and meets the interim criteria identified for a disadvantaged community as shown on the New York State Website. A map of the En-Zone boundary is included on *Figure 4* and a map of the disadvantage communities is shown on *Figure 6*.

The Longwood neighborhood of the Bronx has suffered economically since the 1960s and 1970s when suburban flight ravaged the community. Additionally, Longwood is notoriously underserved by public transportation. There is a direct correlation between the economic disparity of the neighborhoods in this area and the lack of viable subway access. In addition, the Longwood neighborhood, like the rest of the South Bronx, is plagued by gang activity, drug use, prostitution, and homelessness.

The Phase II Report by AKRF dated June 2022 concluded that contaminated soil, groundwater, and soil vapor are present at the Site. The elevated xylenes, polycyclic aromatic hydrocarbons (PAHs) and metals in soil; elevated metals in groundwater; and volatile organic compounds (VOCs) in the soil vapor seem to be associated with petroleum bulk storage and former manufacturing/industrial uses at the Site. The presence of contamination creates an impediment to development in low-income areas and low-income

projects, as these areas/projects are less likely to experience improving market conditions, which would allow for the absorption of added costs related to remediation, construction time and construction risk.

Entry into the BCP would facilitate the cleanup and redevelopment of the Site into the proposed residential project named “Rosa Del Monte”. The proposed development is still being finalized, but is anticipated to include the construction of a new 12- to 14-story residential building, consisting of approximately 453 units of affordable housing with landscaped areas. The proposed end use of the Site is consistent with the needs of the Longwood neighborhood of the Bronx.

The proposed development directly addresses several of the housing and economic development needs outlined in the Mayor’s *Housing Our Neighbors* plan which aims to address the housing crisis and get New Yorkers into safe, high-quality, and affordable homes. The pertinent objectives of the as they pertain to this development are the following:

- Address homelessness and housing instability.
- Create and preserve affordable housing.
- Improve the health and safety of New Yorkers.
- Reduce administrative burden.

Margins on affordable housing are already very small compared to market rate projects. The creation of affordable housing requires a tremendous amount of public investment from government subsidies and private equity. The additional costs and risks associated with Site remediation may cause construction lenders to require further infusions of equity that could significantly impact the financial feasibility of the project. In addition, the lender(s) will require evidence/acknowledgement that the work has been completed in accordance with NYSDEC requirements and will restrict the use of re-development funding prior to the completion of remedial actions.

The Applicant’s plan is to demolish the existing structure and remediate the Site in conjunction with the required Site preparation excavation for the proposed redevelopment. The remediation of the contamination will increase project costs because of expenses or premiums associated with the remedial activities, increased labor or “trade” premiums due to the need to use specialized workers and procedures in and around the contaminated materials, and ancillary monitoring and reporting costs.

The Requestor plans to enter the BCP as a Volunteer as defined in ECL 27-1405(1)(b) since its liability for contamination on the Site arises solely out of ownership, and the Requestor has exercised appropriate care with respect to the contamination at the Site since its ownership.

The Requestor exercised due care on the Site by conducting a Phase I Environmental Site Assessment (“ESA”) and subsequently conducted a Phase II Subsurface Investigation as recommended by the Phase I ESA. Requestor is now seeking entry into the New York State Brownfield Cleanup Program to promptly address the identified contamination prior to redevelopment.

Further, the Requestor’s liability for the contamination at the present Site all arises solely out of ownership of the Site, since the identified contamination (which is comprised of VOCs, SVOCs, pesticides, and metals) is related to the historic industrial uses that predate the Requestor’s acquisition. Requestor did not contribute to the contamination on the Site. Accordingly, Requestor is a Volunteer.

The Requestor 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 2026. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Table 1
Estimated Project Schedule

Activity	Time To Complete
Submittal of BCP Application	February 2023
30-day Completeness Review	March 2023
30-day Public Notice/Public Comment Period	April-May 2023
BCA Execution	June 2023
Submittal of Citizen Participation Plan	July 2023
Submittal of Draft Remedial Investigation Work Plan (RIWP)	July 2023
Distribute Fact Sheet/30-day RIWP Public Comment Period	August-September 2023
RIWP Approved	October 2023
Remedial Investigation	November-December 2023
Draft Remedial Investigation Report (RIR) Submitted to NYSDEC	January 2024
NYSDEC/NYSDOH Issues RIR comments	March 2024
Revised RIR Submitted to NYSDEC	March/April 2024
NYSDEC Approves RIR	April 2024
Draft Remedial Action Work Plan (RAWP) Submitted	June 2024
45-day Public Comment Period for RAWP	December 2024-January 2025
NYSDEC Approves RAWP and Issues Decision Document	March 2025
Issue Remedial/Construction Notice Fact Sheet	June 2025
Begin Implementation of RAWP	July 2025
Execution of Environmental Easement (if required)	June 2026
Draft Site Management Plan (SMP) Submitted to NYSDEC	August 2026
Draft Final Engineering Report and Fact Sheet	September 2026
Certificate of Completion and Fact Sheet	December 2026
Completion of Building (first occupancy)	July 2027

Supplement to Section III – Land Use Factors

1. Zoning

The current zoning designation of the Site is M1-1 (manufacturing). However, the Site is undergoing a zoning change through ULURP and is expected to be under the R7X/R8A zoning designation once finalized. This designation allows for new multi-story residential uses.

The surrounding area is predominately residential R7-1. A Surrounding Land Use Map and Zoning Map are provided *as Figures 5 and 7*, respectively.

4. Current Site Use

Currently, the Site is operated by Rosa Del Monte Worldwide Movers and is developed with a two-story building located in the southwest corner of the Site, a four-story building located in the northeast corner of the Site, associated asphalt-paved parking area, and various shipping containers, moving trucks, a storage shed, and cars.

6. Anticipated Use Post-Remediation

The proposed development is still being finalized, but is anticipated to include the construction of a new 12- to 14-story residential building, consisting of approximately 453 units of affordable housing with landscaped areas. The proposed end use of the Site is consistent with the needs of the Longwood neighborhood of the Bronx.

9. Rezoning

The Site is undergoing a ULURP review and is expected to be under the R7X/R8A zoning designation once finalized. This designation allows for new residential uses.

10. Community Master Plans, Local Waterfront Revitalization Plans, and/or Adopted Land Use Plans

After completion of ULURP, the proposed redevelopment plan will be consistent with existing zoning and land use patterns in the surrounding area. The proposed development directly addresses several of the housing and economic development needs outlined in the Mayor's *Housing Our Neighbors* plan, which aims to address the housing crisis and get New Yorkers into safe, high-quality, and affordable homes. The neighborhood represented by Bronx Community Board No. 2, where the proposed redevelopment Site is located, currently has a number of capital projects; however, the proposed redevelopment would not contradict or interrupt any of those projects.

Supplement to Section IV – Property’s Environmental History

1. Reports

Phase I Environmental Site Assessment, AKRF, February 2021

AKRF prepared a Phase I Environmental Site Assessment (ESA) of the Site in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. A summary of the Phase I ESA findings is included below, and the Phase I ESA is provided in this BCP Application as *Attachment D*.

Recognized Environmental Conditions (RECs)

- Evidence of past or present underground storage tanks (USTs) and aboveground storage tanks (ASTs) was observed. A 550-gallon AST (contents unknown) was observed on former Lot 31, south-adjacent to the 4-story building on former Lot 64. A fill port was observed within the northwestern portion of the basement and a suspected vent pipe was observed in the sidewalk adjacent to the 2-story building on former Lot 82. Capped and cut piping, and several areas where the concrete slab had been cut and removed were observed in the basement and a fill port was observed on the east-adjacent sidewalk to the 4-story building on former Lot 64. NYC Buildings Department (NYCDOB) listings noted fuel oil installation on a 1947 Certificate of Occupancy for former Lot 82. It is possible that the current or former Site buildings contained UST(s), and if so, they may still be present in the subsurface.
- Historical Sanborn maps, regulatory records, and the city directories identified automotive (auto repair) uses on former Lot 85 from 1978 – 1989, and manufacturing/industrial [furniture factory (former Lot 82), carpet cleaning (former Lot 64), toy assembling (former Lot 82), toilet seat refinishing (former Lot 82), a tin shop (former Lot 31), clothing manufacturing (former Lot 85), and lens grinding (former Lot 85)] uses from 1950 – 1977.
- A review of the historical city directories and Sanborn maps identified numerous automotive, commercial, industrial/manufacturing and dry cleaning/laundry uses on adjacent and surrounding blocks from circa 1927, including: a filling station with six gasoline tanks, clothing manufacturing, and an auto repair and garage with a 275-gallon gasoline UST on the Site block; a garage with buried gasoline tanks to the east of the Site; Chinese laundries to the northeast and west of the Site; mineral water bottling, a farrier, industrial/rag laundry, auto repair, and a machine shop west-adjacent of the Site; plating works to the east of the Site; and dry cleaning to the southwest of the Site.

Phase II Environmental Site Assessment, AKRF, June 2022

Between March 23, 2021 and January 28, 2022, AKRF conducted a Phase II (Subsurface) ESA at the Site. The objective of the investigation was to assess the RECs identified in AKRF’s February 2021 Phase I ESA. A summary of the Phase II ESA results is included below, and the Phase II ESA is provided in this BCP Application as *Attachment D*.

Soil Quality Conditions

A total of 24 soil samples were collected from 14 soil borings (SB-01 through SB-14) advanced between March 23, 2021 and January 28, 2022. The soil samples collected in March 2021 were analyzed for Target Compound List (TCL) VOCs by U.S. Environmental Protection Agency (EPA) Method 8260, TCL SVOCs by EPA Method 8270, TCL pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List (TAL) metals by EPA 6000/7000 series. The soil samples collected in January 2022 were analyzed for TCL VOCs by EPA Method 8260, TCL SVOCs by EPA Method 8270, and Resource Conservation and Recovery Act (RCRA) 8 metals. At each of the 14 borings, one to three samples were collected based on field screening and sampling rationale. These intervals ranged from a shallow soil sample collected from the upper 2 feet below existing pavement to the bottom 2-foot interval of the boring. Elevated PID readings and/or visual observation of contamination was noted in the following borings:

- Elevated PID readings, sheen, and slight petroleum-like odors were observed from 7 to 15 feet bgs in soil boring SB-08.
- Slightly elevated PID readings were observed from grade to 2 feet bgs in soil boring SB-09.
- Slightly elevated PID readings were observed from 0 to 4 feet bgs in soil boring SB-11.
- Slightly elevated PID readings were observed from 8 to 9 feet bgs in soil boring SB-13.

Soil sample analytical results were compared to the NYSDEC Part 375 UUSCOs and RRSCOs.

- Two VOCs including acetone (max. 0.12 mg/kg) and xylenes (max. 0.57 mg/kg) were detected above their respective UUSCOs, but below their RRSCOs, in one or more of the soil samples. As acetone, a common laboratory contaminant, was detected in the Trip Blank, its presence in the soil samples is likely related to laboratory contamination and may not be reflective of actual soil conditions at the Site.
- The following seven SVOCs were detected above their respective UUSCOs and/or RRSCOs in one or more of the soil samples: benzo(a)anthracene (max. 5 mg/kg), benzo(a)pyrene (max. 4.9 mg/kg), benzo(b)fluoranthene (max. 5.2 mg/kg), benzo(k)fluoranthene (max. 2.3 mg/kg), chrysene (max. 4.7 mg/kg), dibenzo(a,h)anthracene (max. 0.85 mg/kg), and indeno(1,2,3-c,d)pyrene (max. 2.6 mg/kg).
- The following seven metals were detected above their respective UUSCOs in one or more of the soil samples: barium (max. 3,490 mg/kg), cadmium (max. 7.6 mg/kg), copper (max. 3,010 mg/kg), lead (max. 1,210 mg/kg), mercury (max. 3.3 mg/kg), nickel (max. 49 mg/kg), and zinc (max. 1,150 mg/kg). Of these, barium, cadmium, lead, and mercury were also detected above their respective RRSCOs in one or more soil samples.
- PCBs were not detected above laboratory reporting limits in any of the soil samples analyzed during the investigation.
- The following three pesticides were detected above their respective UUSCOs, but below their RRSCOs, in one or more of the soil samples: 4,4-DDD (max. 0.028 mg/kg), 4,4-DDE (max. 0.28 mg/kg), 4,4-DDT (max. 0.48 mg/kg).

Exceedances of the UUSCOs and RRSCOs in the soil samples are shown on *Figure 8* provided in *Attachment C*.

Groundwater Quality Conditions

Eight groundwater samples were collected for laboratory analysis from eight temporary monitoring wells (denoted as TW-02, and TW-04 through TW-10). Well construction consisted of 10 feet of 1-inch diameter polyvinyl chloride (PVC) with 0.010 slotted well screen installed approximately 5 feet below the water table with solid well riser to the ground surface. The annular space between the well screen and the borehole was backfilled with sand. No permanent or bedrock wells were installed as part of the Phase II ESA. Groundwater samples collected in March 2021 were analyzed for TCL VOCs by EPA Method 8260, TCL SVOCs by EPA Method 8270, TCL pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals (total and dissolved) by EPA 6000/7000 series. Groundwater samples collected in January 2022 were analyzed for TCL VOCs by EPA Method 8260, TCL SVOCs by EPA Method 8270, and RCRA 8 metals by EPA method 8270. Groundwater sample analytical results for VOCs, SVOCs, PCBs, pesticides, and metals were compared to the NYSDEC AWQSGV.

- One VOC (chloroform) was detected in one of the groundwater samples analyzed. The detection did not exceed the respective AWQSGVs.
- No SVOCs were detected above the AWQSGVs.
- Twenty-two metals were detected in the total (unfiltered) groundwater samples. The following seven metals were detected above the AWQSGVs in one or more of the samples: barium (max. 1,490 µg/L),

chromium (max. 250 µg/L), iron (max. 41,500 µg/L), lead (max. 11,530 µg/L), manganese (max. 656 µg/L), mercury (max. 2.5 µg/L), selenium (max. 23.3 µg/L), and sodium (max. 93,700 µg/L). Manganese, selenium, and sodium were also detected above the AWQSGVs in the dissolved (filtered) groundwater samples.

- No PCBs or pesticides were detected above laboratory reporting limits in any of the groundwater samples.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figure 9* provided in *Attachment C*.

Soil Vapor Conditions

Between March 24 and December 16, 2021, three subsurface soil vapor samples (SV-01 through SV-03) and six sub-slab soil vapor samples (SS-01 through SS-06) were collected from temporary soil vapor points. Exterior samples (SV-01 through SV-03) were collected at a depth of approximately ten feet below ground surface. Sub-slab samples (SS-01 through SS-06) were collected directly beneath the building slab at a depth of approximately 12 inches below grade. Soil vapor samples were collected using 6-liter SUMMA[®] canisters equipped with a flow regulator set to collect a sample over eight hours. All soil vapor samples were analyzed for VOCs by EPA Method TO-15.

Petroleum-related compounds (including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 2,2,4-trimethylpentane, benzene, ethyl benzene, m,p-xylene, naphthalene, n-butane, n-butylbenzene, n-heptane, n-hexane, n-propylbenzene, o-xylene, sec-butylbenzene, tert-butylbenzene, and toluene) were detected in the soil vapor samples at concentrations up to 2,900 micrograms per cubic meter (µg/m³) from a diluted analysis (n-butane in SS-02).

Solvent-related compounds (including 1,1,2-trichlorotrifluoroethane, 1,3-butadiene, 1,4-dioxane, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, bromodichloromethane, carbon disulfide, carbon tetrachloride, chlorodifluoromethane, chloroform, chloromethane, cumene, cyclohexane, dichlorodifluoromethane, isopropyl alcohol, methyl butyl ketone, methyl ethyl ketone, methyl methacrylate, methyl tert-butyl ether, methylene chloride, styrene, tert-butyl alcohol, tetrachloroethene, tetrahydrofuran, trichloroethene, and trichlorofluoromethane) were detected at concentrations up to 590 µg/m³ from a diluted analysis (acetone in SV-02).

Soil vapor sample results are shown on *Figure 10* in *Attachment C*.

Supplement to Section V. – Requestor Information

3. Requestor Information

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

Table 2
Requestor Information

Entity Name/Applicant	Member/Owner	Contact Information
1130 Tiffany Street LLC	PH Affordable Housing Fund, Inc. (100% member)	Attn: Kelly Biscuso 902 Broadway, 13 th Floor New York, NY 10010 Phone: 212-243-9090 Fax: Not Available Email: kbiscuso@phippsny.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 “Requestor”) for the property located at 893 East 167th Street in the Bronx, NY (hereafter referred to as the “Site”). A Requestor-member organization structure is provided in *Attachment B*.

Section VI. – Requestor Eligibility Information

11. Unregistered Tanks

The Site currently contains one 550-gallon AST (contents unknown) located in the northern portion of the Site (former Lot 31), south-adjacent to the 4-story building on former Lot 64. The AST does not need to be registered, in accordance the NYSDEC regulations.

Evidence of past USTs and/or ASTs was observed at the Site. A fill port was observed within the northwestern portion of the basement and a suspected vent pipe was observed in the sidewalk adjacent to the 2-story building on former Lot 82. Capped and cut piping, and several areas where the concrete slab had been cut and removed were observed in the basement and a fill port was observed on the east-adjacent sidewalk to the 4-story building on former Lot 64. NYCDOB listings noted fuel oil installation on a 1947 Certificate of Occupancy for former Lot 82. It is possible that the current or former Site buildings contained UST(s), and if so, they may still be present in the Property subsurface; unknown to the Requestor.

Section IX. – 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*. The Site is currently owned by 1130 Tiffany Street LLC and operated by La Rosa Del Monte Express (New York), LLC. Previous owners and operators in Tables 3 and 4 is organized by the former lot numbers that comprise current Lot 82.

**Table 3
Previous Property Owners**

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Former Lot 31				
1130 Tiffany Street LLC	November 14, 2019 – Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Rodriguez & Rodriguez Storage & Warehouse, Inc.	September 11, 1990 – November 14, 2019	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-6203	None
City of New York	November 30, 1977 – September 11, 1990	Active	City Hall New York, NY 10007 Phone: (212) 639-9675	None
Delacy Realty Corp	June 3, 1974 – November 30, 1977	Inactive	1825 Park Avenue Room 605 New York, NY 10035 Phone: Not available	None
Certified Development Corp.	Prior to June 3, 1974	Inactive	215 E. 149th Street Bronx, NY 10451 Phone: Not available	None
Former Lot 64				
1130 Tiffany Street LLC	November 25, 2019 – Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Rodriguez & Rodriguez Storage & Warehouse, Inc.	July 20, 1973 – November 25, 2019	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-6203	None
Lipsky Francis	Prior to July 20, 1973	Deceased	95 Pennsylvania Avenue Mount Vernon, NY 10552 Phone: Not available	None
Former Lot 82				
1130 Tiffany Street LLC	November 14, 2019 – Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Rodriguez & Rodriguez Storage & Warehouse, Inc.	June 21, 1990 – November 14, 2019	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-6203	None
Morton B Mevorach	Prior to June 21, 1990	Deceased	9 Hawthorne Lane Great Neck, NY 11023 Phone: Not available	None
Former Lot 85				
1130 Tiffany Street LLC	November 14, 2019 – Present	Active	902 Broadway, 13 th Floor New York, NY 10010 Phone: (212) 243-9090	Requestor
Rodriguez & Rodriguez Storage & Warehouse, Inc.	December 10, 1998 – November 14, 2019	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-6203	None

Table 3
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
936 East 165 th Street Realty Corp.	June 16, 1989 – December 10, 1998	Inactive	4160 Broadway New York, NY 10033 Phone: Not available	None
City of New York	August 8, 1978 – June 16, 1989	Active	City Hall New York, NY 10007 Phone: (212) 639-9675	None
Commissioner of Finance of the City of New York	Prior to August 8, 1978	Active	NYC Department of Finance One Centre Street, 22nd Floor New York, NY 10007 Phone: (212) 639-9675	None

Table 4
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Former Lot 31				
La Rosa Del Monte Express (New York), LLC	2004 – Present	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-3300	None
Unknown	1950 – 2004	Unknown	Unknown	Unknown
Tin Shop	1950	Unknown	Unknown	None
Unknown	1915 – 1950	Unknown	Unknown	Unknown
Bakery	1915	Unknown	Unknown	None
Unknown	Prior to 1915	Unknown	Unknown	Unknown
Former Lot 64				
La Rosa Del Monte Express (New York), LLC	2004 – Present	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-3300	None
Storage Warehouse (Furniture)	1950 – 2004	Unknown	Unknown	None
World Wide Fireproof Warehouses, Certified Carpet Cleaning Co., Parkchester Moving & Storage	1949 – 1971	Unknown	Unknown	None
Unknown	1940 – 1949	Unknown	Unknown	Unknown
Safety Fireproof Warehouses, Inc., Safe Way Carpet Cleaning Co.	1940	Unknown	Unknown	None
Unknown	1927 – 1940	Unknown	Unknown	Unknown
Tiffany Fireproof Storage	1927	Unknown	Unknown	None
Unknown	1915 – 1927	Unknown	Unknown	Unknown
Tiffany Fireproof Storage	1915	Unknown	Unknown	None

Table 4
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Unknown	Prior to 1915	Unknown	Unknown	Unknown
Former Lot 82				
La Rosa Del Monte Express (New York), LLC	2004 – Present	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-3300	None
Five Brothers Transport LLC	2014 – 2017	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: Unknown	None
Unknown	1983 – 2014	Unknown	Unknown	Unknown
Allied Plastics Supply Corp	1971 – 1983	Unknown	Unknown	None
Unknown	1965 – 1971	Unknown	Unknown	Unknown
Toilet Seat Refinishing	1950	Unknown	Unknown	None
Norstar Corp Toy Manufacturers	1949 – 1965	Unknown	Unknown	None
National Cotton Products Co.	1949 – 1956	Unknown	Unknown	None
Unknown	1927 – 1949	Unknown	Unknown	Unknown
Picko Pickle Products Co. Inc., Fleischman C & Co., Delicatessen	1927	Unknown	Unknown	None
Unknown	Prior to 1927	Unknown	Unknown	Unknown
Former Lot 85				
La Rosa Del Monte Express (New York), LLC	2004 – Present	Active	81 Main Street, Suite 215 White Plains, NY 10601 Phone: (718) 991-3300	None
Unknown	1989 – 2004	Unknown	Unknown	Unknown
Auto Repair Shop	1978 – 1989	Unknown	Unknown	None
Unknown	1965 – 1978	Unknown	Unknown	Unknown
B & S Sewing Co.	1965	Unknown	Unknown	None
Unknown	1956 – 1965	Unknown	Unknown	Unknown
La Victoria Restaurant	1956	Unknown	Unknown	None
Unknown	1950 – 1956	Unknown	Unknown	Unknown
Lens Grinding	1950	Unknown	Unknown	None
Unknown	Prior to 1950	Unknown	Unknown	Unknown

Section XI. – Contact List Information

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
---	---

Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007	Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3 rd Floor Bronx, NY 10451
Kenny Burgos State Assembly District 85 1163 Manor Avenue, Store Front #1 Bronx, NY 10472	Rafael Salamanca Jr. City Council District 17 1070 Southern Boulevard Bronx, NY 10459
Dan Garodnick, Chair 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. Ritchie Torres U.S. House of Representatives 1231 Lafayette Avenue, 4 th Floor Bronx, NY 10474	Hon. Kathy Hochul Governor of NY State 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	Kizzy Charles-Guzman, Director Mayor's Office of Climate & 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	Ischia Bravo Bronx County Clerk 851 Grand Concourse, Room 118 Bronx, NY 10451
Rohit T. Aggarwala Commissioner, NYCDEP 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	Luis R. Seplveda New York State Senator, 32 nd District 900 Rogers Place Bronx, NY 10459
Ralph Acevedo, District Manager Bronx Community Board 2 1029 East 163 rd Street Bronx, NY 10459	Cynthia Baez, Community Coordinator Bronx Community Board 2 1029 East 163 rd Street Bronx, NY 10459

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

The Site, Block 2706, Lot 82 is currently owned by the Requestor (1130 Tiffany Street LLC). A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
2705/31	Juana Calderon 1087 Kelly Street Bronx, NY 10459 Unknown Phone Number	Unknown
2705/32	Gladys Rodriguez 1085 Kelly Street Bronx, NY 10459 Unknown Phone Number	Unknown
2705/33	Fenelon Volvick 1083 Kelly Street Bronx, NY 10459 Unknown Phone Number	Unknown

Block/Lot	Owner	Occupant
2706/1	Interval Avenue Associate, L.P. % Atlantic Development Group LLC 183 Madison Avenue, Suite 1601 New York, NY 10016 Unknown Phone Number	Unknown
2706/12	Mohamed N. Kahn 1069 Hall Place Bronx, NY 10459 Unknown Phone Number	Unknown
2706/13	DQM Development Inc Unknown Address and Phone Number	Unknown
2706/15	1132 Intervale Corp 12 Lawrence Avenue Brooklyn, NY 11230 Unknown Phone Number	Corner Fix Automotive Corp 1128 Intervale Avenue Bronx, NY 10459 (718) 328-4070
2706/23	The Loyal Baptist Church, Inc. 881 East 167 th Street Bronx, NY 10459 (718) 328-3512	Loyal Baptist Church 881 East 167 th Street Bronx, NY 10459 (718) 328-3512
2706/24	The Loyal Baptist Church, Inc. 881 East 167 th Street Bronx, NY 10459 (718) 328-3512	Loyal Baptist Church 881 East 167 th Street Bronx, NY 10459 (718) 328-3512
2706/26	The Loyal Baptist Church, Inc. 881 East 167 th Street Bronx, NY 10459 (718) 328-3512	Loyal Baptist Church 881 East 167 th Street Bronx, NY 10459 (718) 328-3512
2706/39	Rosario Alonso 1130 Kelly Street Bronx, NY 10459 Unknown Phone Number	Unknown
2706/62	Adebayo Jobi 1159 Tiffany Street Bronx, NY 10459 Unknown Phone Number	Unknown
2706/63	Parsauram Shiwdin 1137 Tiffany Street Bronx, NY 10459 Unknown Phone Number	Unknown
2706/46	Interval Avenue II Associates, L.P. Unknown Address and Phone Number	Unknown
2716/31	BK Bryant Avenue HDFC, Inc. % Banana Kelly Community Improvement Association 863 Prospect Avenue Bronx, NY 10459 Unknown Phone Number	Fernandez Deli-Grocery 890 East 167 th Street Bronx, NY 10459 (347) 431-2572
2716/32	Tamara C. Holmes 1487 Teller Avenue, Apt 2A Bronx, NY 10457 Unknown Phone Number	Unknown

Block/Lot	Owner	Occupant
2716/33	896 E. 167 LLC 2347 Wallace Avenue Bronx, NY 10467 Unknown Phone Number	Unknown
2716/34	Omega Properties LLC 2365 Nostrand Avenue Brooklyn, NY 11210 Unknown Phone Number	Danibella Beauty Salon 890 East 167 th Street Bronx, NY 10459 (718) 975-3224
2716/135	Estella Reyes Peguero Unknown Address and Phone Number	Unknown
2716/137	Pedro Cabal 1131 Ogden Avenue Bronx, NY 10452 Unknown Phone Number	Unknown
2717/5	New York City Department of Parks & Recreation The Arsenal, Central Park 830 Fifth Avenue New York, NY 10065 Phone: (212) 639-9675 Unknown Phone Number	New York City Department of Parks & Recreation The Arsenal, Central Park 830 Fifth Avenue New York, NY 10065 Phone: (212) 639-9675
2718/1	NYC Department of Education 65 Court Street Brooklyn, NY 11201 Phone: (718) 935-4000	NYC Department of Education 65 Court Street Brooklyn, NY 11201 Phone: (718) 935-4000

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018
Bronx Times-Reporter 3604 East Tremont Avenue Bronx, NY 10465	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
Inner City Press PO Box 20047 Dag Hammarskjold Station New York, NY 10017	Bronx Times 3602 East Tremont Avenue, Suite 205 Bronx, NY 10465
El Diario 15 MetroTech Center, 7 th Floor Brooklyn, NY 11201	

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

Rohit T. Aggarwala
Commissioner, NYCDEP
59-17 Junction Boulevard

Flushing, NY 11373

5. *Additional Contacts*

None

6. *Nearby Schools and Daycare Centers*

Schools	
P.S. 150 James Charles Fox Norma Sanchez, Principal 920 East 167 th Street Bronx, NY 10459 (718) 328-7590 Distance: 100 feet southeast of the Site	The Metropolitan High School Latoya Key, Principal 1180 Rev. J.A. Polite Avenue Bronx, NY 10459 (718) 991-4634 Distance: 600 feet northwest of the Site
Pharos Academy Dr. Travis Brown, Principal 1001 Intervale Avenue Bronx, NY 10459 (646) 915-0025 Distance: 1,300 feet southwest of the Site	St. John Chrysostom's School Sr. Mary Elizabeth Mooney, Principal 1144 Hoe Avenue Bronx, NY 10459 (718) 328-7226 Distance: 1,300 feet east of the Site
New Visions AIM Charter High School II Mark Dunetz, President 1010 Rev James A Polite Avenue Bronx, NY 10459 (718) 861-7515 Distance: 1,400 feet southwest of the Site	Bronx Career and College Preparatory High School Nicole Winn, Principal 800 Home Street Bronx, NY 10459 (718) 542-4011 Distance: 1,400 feet west of the Site
Crotona Academy High School Shweta Ratra, Principal 1211 Southern Blvd Bronx, NY 10459 (718) 860-5370 Distance: 1,400 feet northeast of the site	Dr. Richiard Izquierdo Health & Science Charter School Francine Cruz, Head of School 800 Home Street Bronx, NY 10459 (718) 378-0490 Distance: 1,400 feet west of the Site
Urban Scholars Community School Debra Jones, Principal 1180 Tinton Avenue Bronx, NY 10459 (718) 842-8133 Distance: 1,400 feet west of the site	NYC Autism Charter School Jennifer Jaye, Head of School 1180 Tinton Avenue Bronx, NY 10459 (718) 860-5910 Distance: 1,400 feet west of the site
Childrens Aid College Prep Charter School Casey Vier, Principal 1232 Southern Blvd Bronx, NY 10459 (347) 871-9002 Distance: 1,500 feet northeast of the Site	School of Performing Arts Dionne Williams, Principal 977 Fox Street Bronx, NY 10459 (718) 589-4844 Distance: 1,500 feet southeast of the Site
C.S. 134 George F. Bristow Martin Alvarado, Principal 1330 Bristow Street Bronx, NY 10459 (718) 328-3351 Distance: 1,900 feet north of the site	R.T. Human School of Seventh Day Adventists Ann Guy, Principal 1122 Forest Avenue Bronx, NY 10459 (718) 328-3322 Distance: 1,900 feet west of the site

Daycare Facilities	
Sweetlittle Angels Group Family Daycare 943 East 167 th Street Bronx, NY 10459 (908) 916-3748 Distance: 700 feet east of the Site	ABC Daycare IV 1250 Rev James A Polite Avenue Bronx, NY 10459 (718) 617-1176 Distance: 800 feet north of the Site
Little Angels Daycare 861 East 169 th Street Apt 1 Bronx, NY 10459 (646) 431-0443 Distance: 1,100 feet north of the Site	Ms. Annie's Daycare 1021 Hall Place Bronx, NY 10459 (917) 385-7992 Distance: 1,200 feet southwest of the Site
Community Daycare Services Inc. 815 East 169 th Street Bronx, NY 10459 (718) 589-1809 Distance: 1,400 feet northwest of the Site	Little Munchkins Daycare 1153 Vyse Avenue Bronx, NY 10459 (646) 281-5126 Distance: 1,500 feet east of the Site
The Three Little Princess Daycare 1014 Hoe Avenue Bronx, NY 10459 (718) 893-0791 Distance: 1,700 feet southwest of the Site	Angie's Weecare 1208 Westchester Avenue Apt 1D Bronx, NY 10459 (917) 924-6233 Distance: 1,700 feet west of the Site
The Guiding Star Daycare Inc. 1309 Intervale Avenue Bronx, NY 10459 (929) 408-8712 Distance: 1,600 feet northeast of the Site	Leydilin's Group Family Daycare 1107 Bryant Avenue Bronx, NY 10459 (347) 294-7227 Distance: 1,700 feet west of the Site
Lorgia's Playschool 770 East 166 th Street Bronx, NY 10459 (917) 547-2857 Distance: 1,800 feet west of the Site	

7. Document Repositories

Bronx Community Board 2
Ralph Acevedo, Chairman
1029 East 163rd Street
Room 202
Bronx, NY 10459
(718) 585-7117

New York Public Library, Woodstock Branch
Daisha Topping, Library Manager
761 East 160th Street
Bronx, NY 10456
(718) 665-6255

Acknowledgement from the Bronx Community Board 2 and New York Public Library-Woodstock branch is included in *Attachment E*.

ATTACHMENT A

**NYS DEPARTMENT OF STATE'S CORPORATE AND BUSINESS ENTITY DATABASE
INFORMATION AND CURRENT PROPERTY DEED**

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 1130 TIFFANY STREET LLC	DOS ID: 5653938
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 11/12/2019	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 11/12/2019	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: NEW YORK	NEXT STATEMENT DUE DATE: 11/30/2021
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process Name and Address

Name: C/O THE LIMITED LIABILITY COMPANY

Address: 902 BROADWAY, 13TH FLOOR, NEW YORK, NY, UNITED STATES, 10010

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

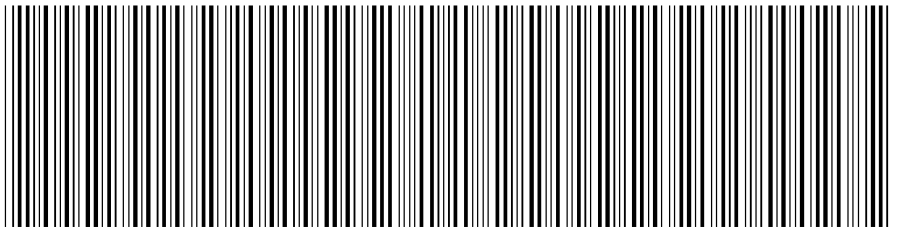
Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

**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.



2019112201366002001EE4DE

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2019112201366002

Document Date: 11-14-2019

Preparation Date: 11-22-2019

Document Type: DEED

Document Page Count: 5

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT19-00823-BX CB
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

RUSSEL A. KIVLER, ESQ.
HIRSCHEN SIGNER & EPSTEIN LLP
902 BROADWAY 13TH FLOOR
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2706	31	Entire Lot	1114 KELLY STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	2706	64	Entire Lot	1133-1135 TIFFANY STREET

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

RODRIGUEZ & RODRIGUEZ STORAGE &
WAREHOUSE, INC.
1133-35 TIFFANY STREET
BRONX, NY 10459

GRANTEE/BUYER:

1130 TIFFANY STREET 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:	\$	71.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	146,250.00
----	------------

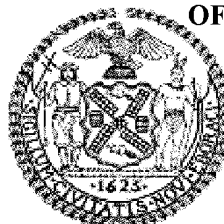
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 11-25-2019 12:11

City Register File No.(CRFN):

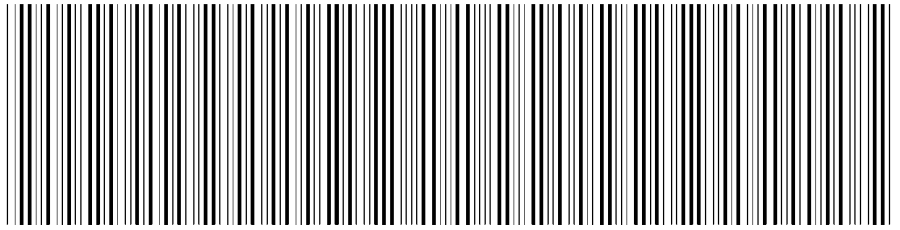
2019000384827



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019112201366002001CE65E

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2019112201366002

Document Date: 11-14-2019

Preparation Date: 11-22-2019

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	2706 82 Entire Lot		893 EAST 167 STREET
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BRONX	2706 85 Entire Lot		891 EAST 167 STREET
Property Type: COMMERCIAL REAL ESTATE			

BARGAIN AND SALE DEED WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

RODRIGUEZ & RODRIGUEZ STORAGE & WAREHOUSE, INC.

TO

1130 TIFFANY STREET LLC

ADDRESS: 1133-35 Tiffany Street

Block: 2706

Lots: 31,64,82,85

COUNTY: Bronx

RETURN BY MAIL TO:

Russel A. Kivler, Esq.
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
NY, NY 10010

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS,
made as of the 14th day of November, 2019.

BETWEEN RODRIGUEZ & RODRIGUEZ STORAGE & WAREHOUSE, INC., a New York corporation, with offices at c/o 1133-35 Tiffany Street, Bronx, New York 10459 (the "Grantor"), and 1130 TIFFANY STREET LLC, a New York limited liability company, with offices at c/o 902 Broadway, 13th Floor, New York, New York 10010, (the "Grantee"), (d)

WITNESSETH, that the Grantor, in consideration of ten dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Bronx, State of New York, Block 2706, Lots 31,64,82,85, and more particularly described on Schedule A attached hereto and hereby made part hereof (the "Property");

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with any easements, rights of way, privileges, benefits, appurtenances, hereditaments, strips, gaps and gores, and any and all other rights, if any, thereon or in any way pertaining thereto, including, without limitation, any land lying in the bed of any streets and roads abutting the Property.

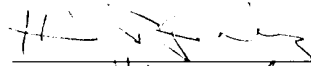
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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.

[Signature page immediately follows]

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

**RODRIGUEZ & RODRIGUEZ STORAGE &
WAREHOUSE, INC.**, a New York corporation

By: 
Name: Hiram Rodriguez
Title: President

ACKNOWLEDGMENT

STATE OF NEW YORK)
)SS.:
COUNTY OF NEW YORK)

On the 14 day of November in the year 2019, before me, the undersigned, personally appeared HIRAM RODEGUEZ personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Neil A. Falcone
Notary Public

[ACKNOWLEDGMENT PAGE TO DEED]

NEIL A. FALCONE
Notary Public, State of New York
No. 02FA6072934
Qualified in New York County
Commission Expires Sept. 18, 2022

SCHEDULE A

PARCEL I - (Lot 64)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of the Bronx, City and State of New York, which on a certain map entitled, "Map of Subdivision of the Property of Isabel Tiffany Perry" in the 23rd Ward of the City of New York, being part of the Fox Estate, etc., and filed in the Office of the Register of the City and County of New York, September 25, 1882 by the No. 890 are designated as Lot Nos. 30 and 31 in Block 472, and are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Tiffany Street distant 212.96 feet northerly from the northwesterly corner of Tiffany Street and East 167th Street;

RUNNING THENCE northerly along the westerly side of Tiffany Street, 50 feet;

THENCE westerly at right angles to said Tiffany Street, 125 feet;

THENCE southerly parallel with said Tiffany Street, 60 feet;

THENCE easterly at right angles to said Tiffany Street, 125 feet to the said westerly side of Tiffany Street to the point and place of BEGINNING.

PARCEL II - (Lot 82)

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

BEGINNING at a point on the northerly side of East 167th Street distant 23.61 feet easterly from the corner formed by the intersection of said northerly side of East 167th Street with the easterly side of Kelly Street;

RUNNING THENCE northerly at right angles to said northerly side of East 167th Street, 97.50 feet;

THENCE easterly along a line drawn at right angles to said easterly side of Kelly Street, 60.22 feet to a point in a line drawn at right angles to said northerly side of East 167th Street from a point thereon distant 60 feet easterly from the point of beginning as measured along said northerly side of East 167th Street;

THENCE southerly at right angles to said northerly side of East 167th Street, 92.44 feet to said northerly side of East 167th Street;

THENCE westerly along said northerly side of East 167th Street, 60 feet to the point or place of BEGINNING.

PARCEL III - (Lot 31)

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

BEGINNING at a point on the easterly side of Kelly Street distant 99.14 feet from its intersection with the northerly side of East 167th Street;

RUNNING THENCE North along said easterly side of Kelly Street, 200.00 feet to a point;

RUNNING THENCE East and creating a right angle of 122.30 feet to a point;

RUNNING THENCE South and creating an interior angle of 83 degrees 52 minutes 49.8 seconds, 56.00 feet to a point;

RUNNING THENCE East and creating a right angle, 125.00 feet to a point;

RUNNING THENCE South along the westerly side of Tiffany Street, 212.96 feet to a point;

RUNNING THENCE West along the northerly side of East 167th Street, 135.08 feet to a point;

RUNNING THENCE North and creating a right angle of 92.44 feet to a point;

RUNNING THENCE West and creating an interior angle of 94 degrees 49 minutes 20.4 seconds, 75.54 feet to the point or place of BEGINNING.

PARCEL IV - (Lot 85)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Bronx, City and State of New York designated on the Tax Map of the City of New York for the Borough of Bronx, as Tax Map was on September 20, 1977, Block 2706, Lot 85, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Kelly Street where it is intersected by the northerly side of East 167th Street;

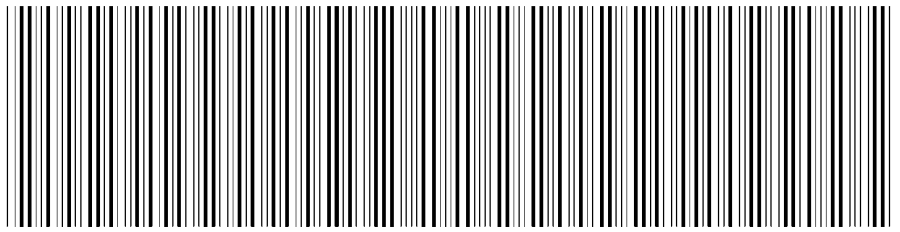
RUNNING THENCE northerly along said easterly side of Kelly Street, 99.14 feet to a point;

RUNNING THENCE easterly, 15.32 feet;

RUNNING THENCE southerly, 97.50 feet;

RUNNING THENCE westerly along said northerly side of East 167th Street, 23.61 feet to the point or place of BEGINNING.

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



2019112201366002001S2A5F

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019112201366002
Document Type: DEED

Document Date: 11-14-2019

Preparation Date: 11-22-2019

ASSOCIATED TAX FORM ID: 2019111300246

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
3



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

(A)

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2706 LOT: 31
- (2) Property Address: 1114 KELLY STREET, BRONX, NY 10459
- (3) Owner's Name: 1130 TIFFANY STREET 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:

Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Borough	Block	Lot	Street	City	State	Zip
BRONX	2706	64	1133-1135 TIFFANY STREET	NY	NY	10459
BRONX	2706	82	893 EAST 167 STREET	NY	NY	10459
BRONX	2706	85	891 EAST 167 STREET	NY	NY	10459

201911130024610104

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 1114 KELLY STREET BRONX 10459
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1130 TIFFANY STREET LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name RODRIGUEZ & RODRIGUEZ STORAGE & WAREHOUSE, INC.
 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 11 / 14 / 2019
 Month Day Year

11. Date of Sale / Transfer 11 / 14 / 2019
 Month Day Year

12. Full Sale Price \$ 2 2 5 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

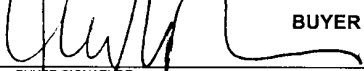

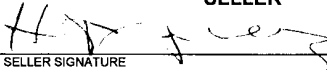
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class Z 9 16. Total Assessed Value (of all parcels in transfer) 1 5 0 7 5 0 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2706 31 BRONX 2706 64 BRONX 2706 82

201911130024620103

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.

 <small>BUYER SIGNATURE</small>		BUYER <small>DATE</small> 11/14/19		 <small>LAST NAME</small>		BUYER'S ATTORNEY <small>FIRST NAME</small> Marissa	
902 BROADWAY, 13TH FLOOR <small>STREET NUMBER</small>		<small>STREET NAME (AFTER SALE)</small>		212 <small>AREA CODE</small>		598 2126 <small>TELEPHONE NUMBER</small>	
NEW YORK <small>CITY OR TOWN</small>		NY <small>STATE</small>		10010 <small>ZIP CODE</small>		SELLER  <small>SELLER SIGNATURE</small>	
						11/14/19 <small>DATE</small>	

RP - 5217 NYC

ATTACHMENT

Borough

Block

Lot

BRONX

2706

85

201911130024620103

ATTACHMENT B
BCP REQUESTOR-MEMBER ORG CHART

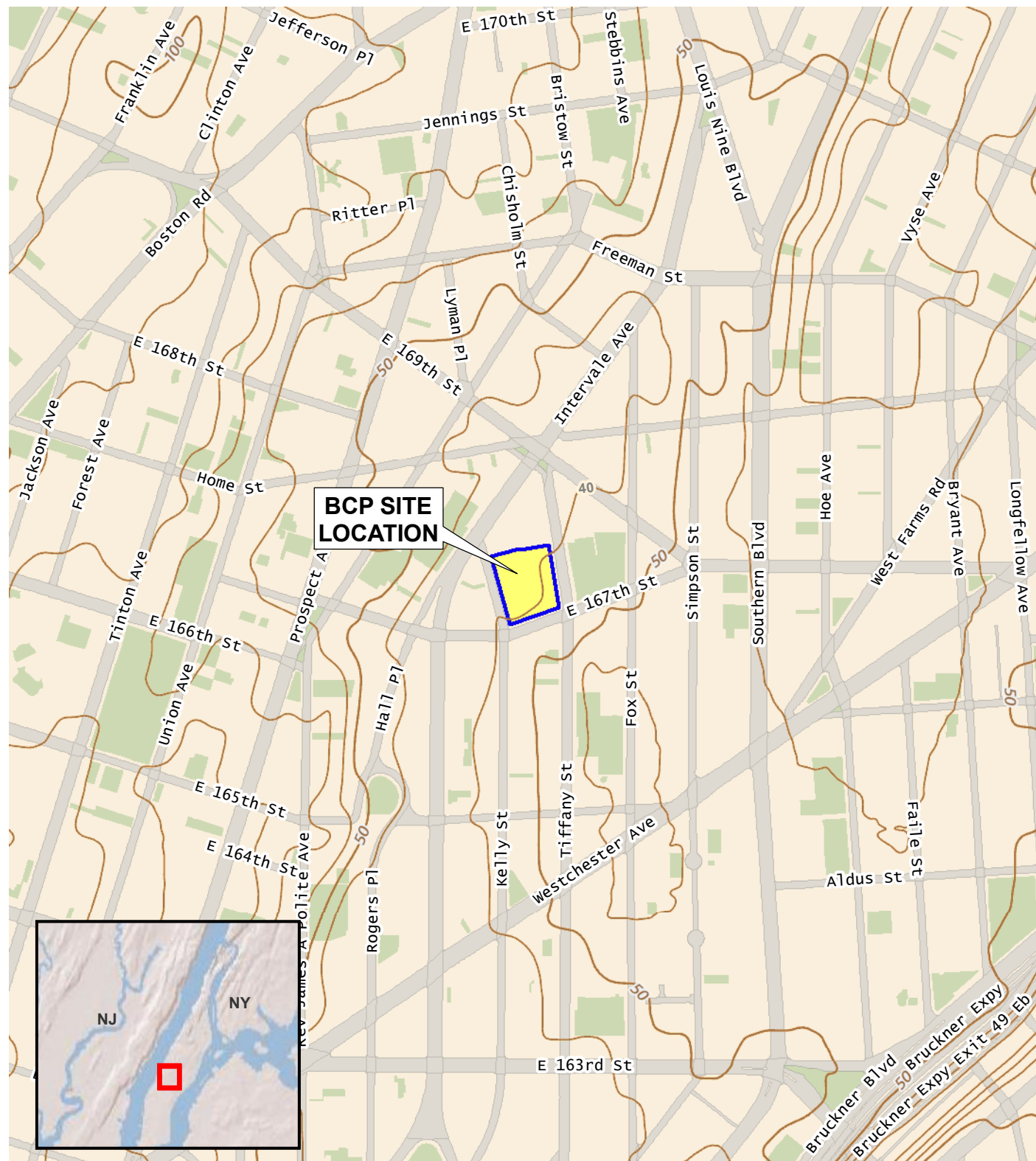
1130 Tiffany Street LLC

1130 Tiffany Street LLC

PH Affordable Housing Fund, Inc.
100% Member

ATTACHMENT C
DATA SUMMARY TABLES AND FIGURES

©2022 AKRF W:\Projects\200401 - PHIPPS ROSA DEL MONTE\Technical\GIS and Graphics\Hazmat\bcps\200401 Fig 1 BCP Site Location.mxd 10/13/2022 2:37:57 PM jszalus



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021



440 Park Avenue South, New York, NY 10016

Rosa Del Monte
Bronx, New York

BCP SITE LOCATION

DATE

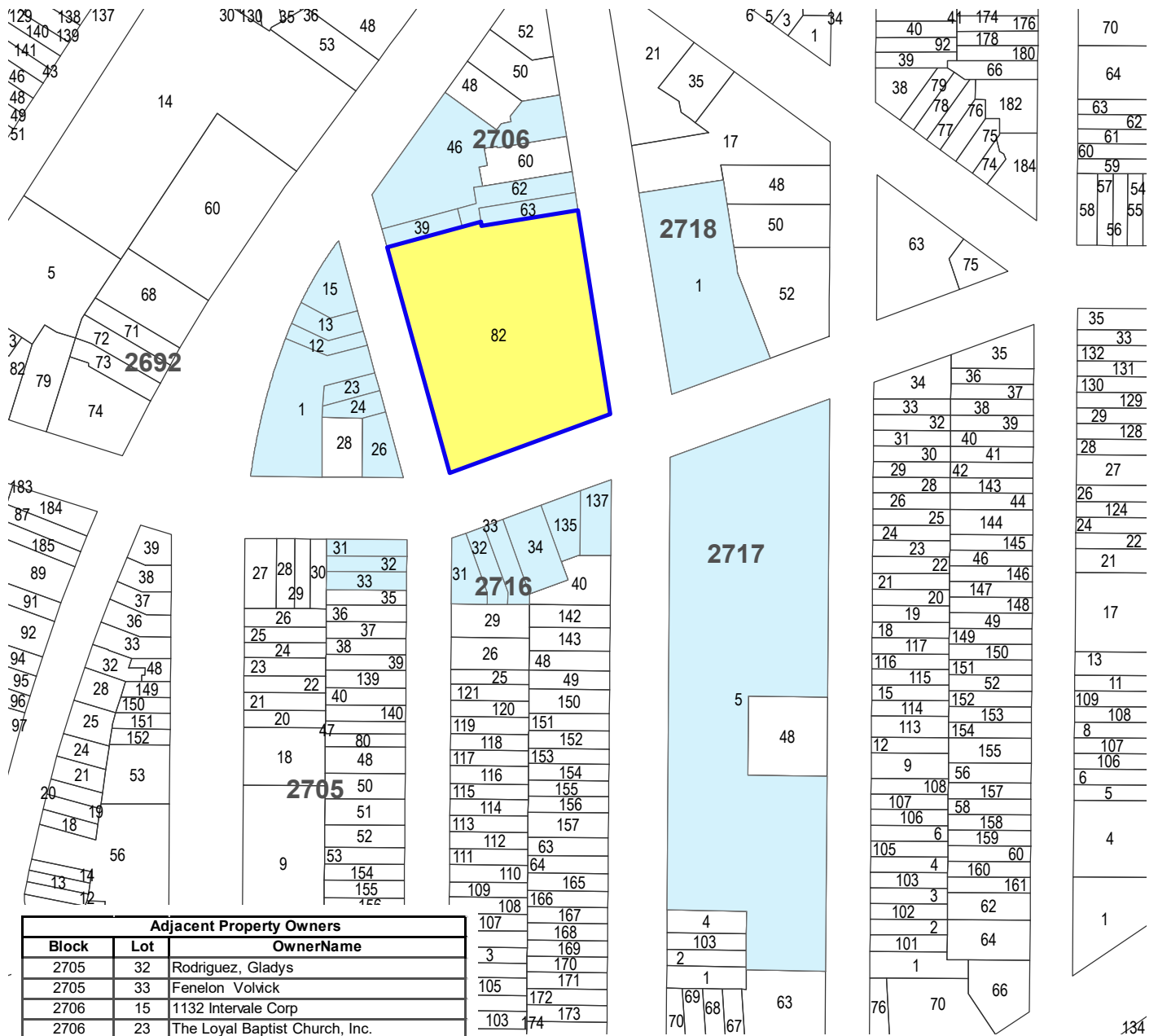
10/13/2022

PROJECT NO.

200401

FIGURE

1



Adjacent Property Owners		
Block	Lot	OwnerName
2705	32	Rodriguez, Gladys
2705	33	Fenelon Volick
2706	15	1132 Intervale Corp
2706	23	The Loyal Baptist Church, Inc.
2706	46	Intervale Avenue II Associates, L.P.
2706	62	Adebayo Jobi
2706	82	1130 Tiffany Street LLC
2716	135	Estela Reyes Peguero
2718	1	NYC Department Of Education
2706	12	Khan, Mohamed N
2706	24	The Loyal Baptist Church, Inc.
2706	26	The Loyal Baptist Church, Inc.
2706	13	DQM Development Inc
2716	32	Holmes, Tamara C
2716	34	Omega Properties LLC
2716	137	Cabal, Pedro
2717	5	NYC Department Of Parks And Recreation
2705	31	Calderon, Juana
2706	1	Intervale Avenue Associates, L.P.
2706	39	Alonso, Rosario
2706	63	Shiwdin, Parsauram
2716	31	BK Bryant Avenue HDFC, Inc.
2716	33	896 E. 167 LLC

LEGEND

- SITE BOUNDARY
- ADJACENT PROPERTY
- 32 LOT BOUNDARY AND TAX LOT NUMBER
- 2705** BLOCK NUMBER

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

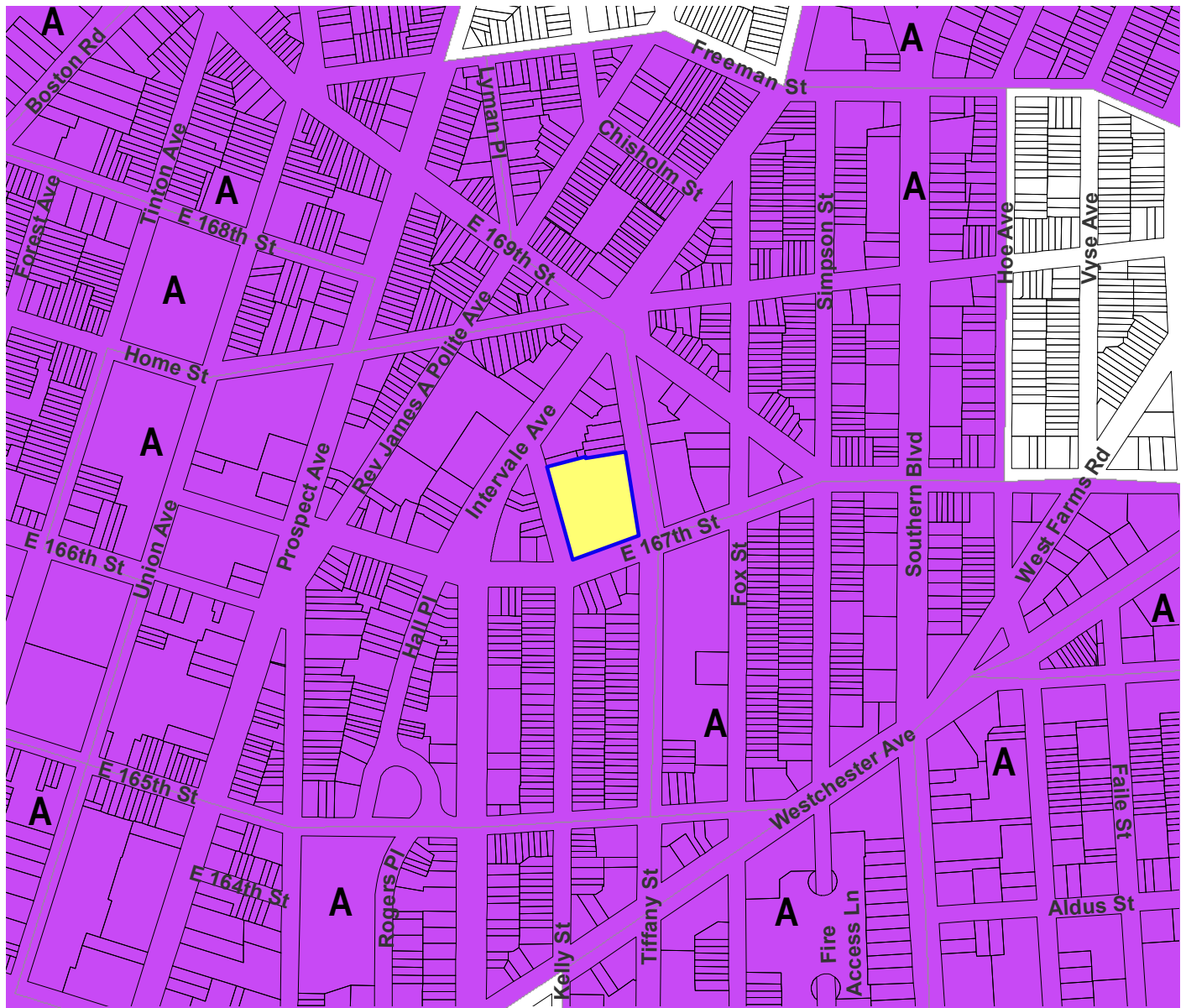


440 Park Avenue South, New York, NY 10016

Rosa Del Monte
Bronx, New York

TAX MAP


DATE	10/20/2022
PROJECT NO.	200401
FIGURE	3





LEGEND

 SITE BOUNDARY

 LOT BOUNDARY

 CRITERIA A, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA

 CRITERIA B, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.

 CRITERIA AB, Y - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B. 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA



440 Park Avenue South, New York, NY 10016

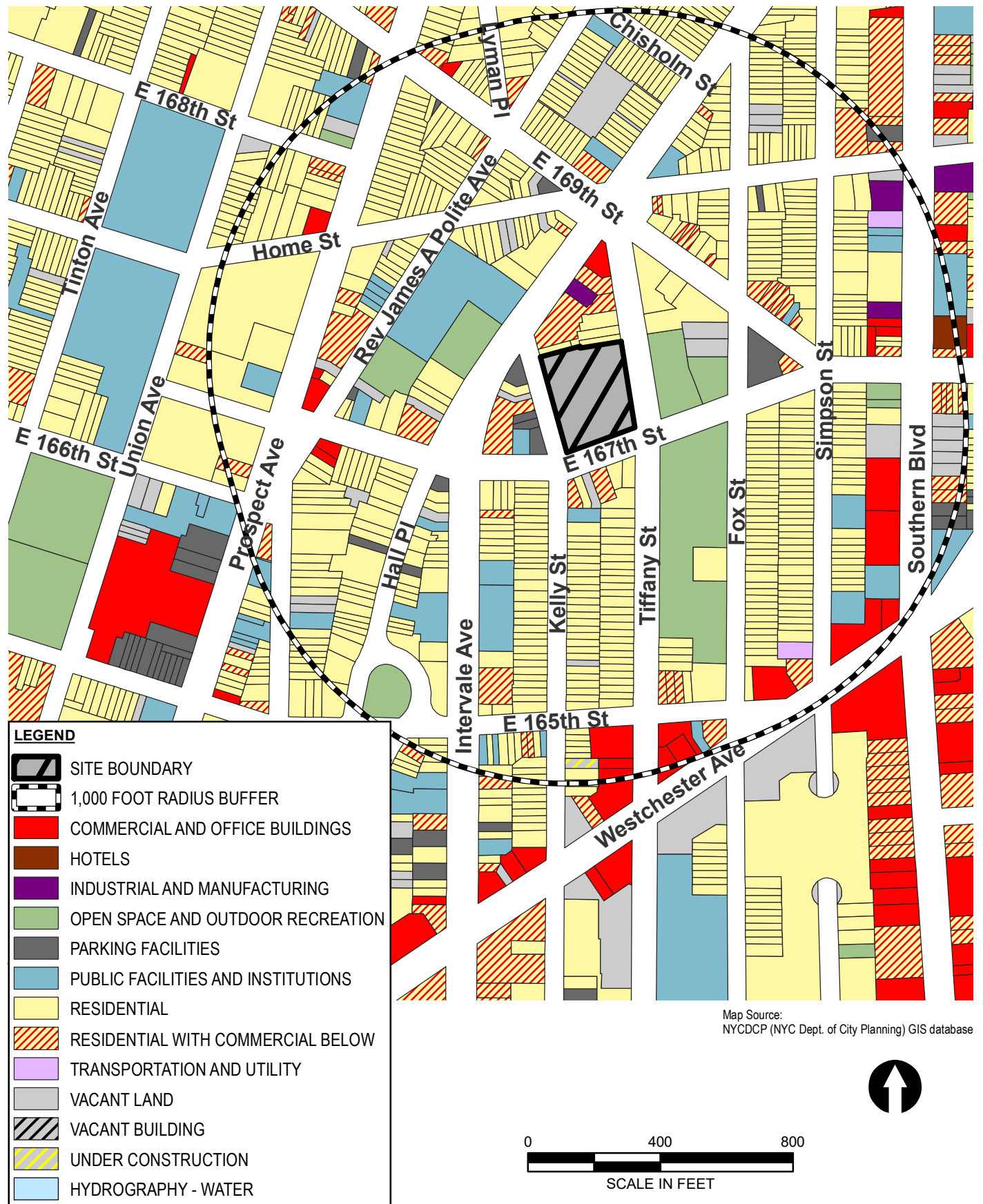
Rosa Del Monte
Bronx, New York

EN-ZONE BOUNDARY MAP

DATE
10/20/2022

PROJECT NO.
200401

FIGURE
4

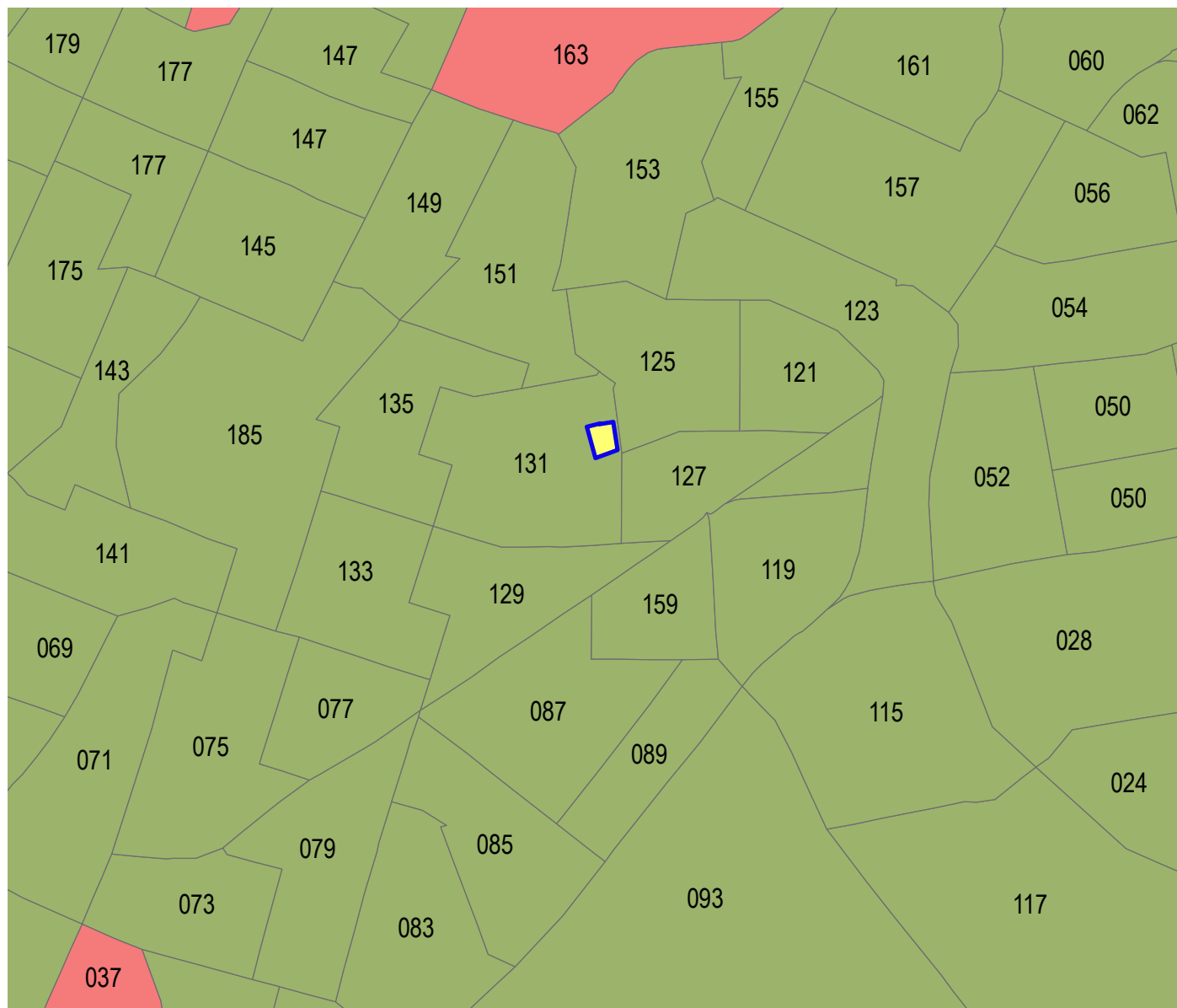


440 Park Avenue South, New York, NY 10016

Rosa Del Monte
Bronx, New York

SURROUNDING LAND USE

DATE 10/20/2022
PROJECT NO. 200401
FIGURE 5



LEGEND



SITE BOUNDARY



DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)



NOT DESIGNATED AS A DRAFT DAC (DISADVANTAGED COMMUNITIES MAP)

131

CENSUS TRACT NUMBER

0 1,500 3,000



SCALE IN FEET



Map Source:
NYSDEC DAC
<https://climate.ny.gov/Our-Climate-Act/Disadvantaged-Communities-Criteria/Disadvantaged-Communities-Map>



440 Park Avenue South, New York, NY 10016

Rosa Del Monte
Bronx, New York

DISADVANTAGED COMMUNITY BOUNDARY MAP

DATE

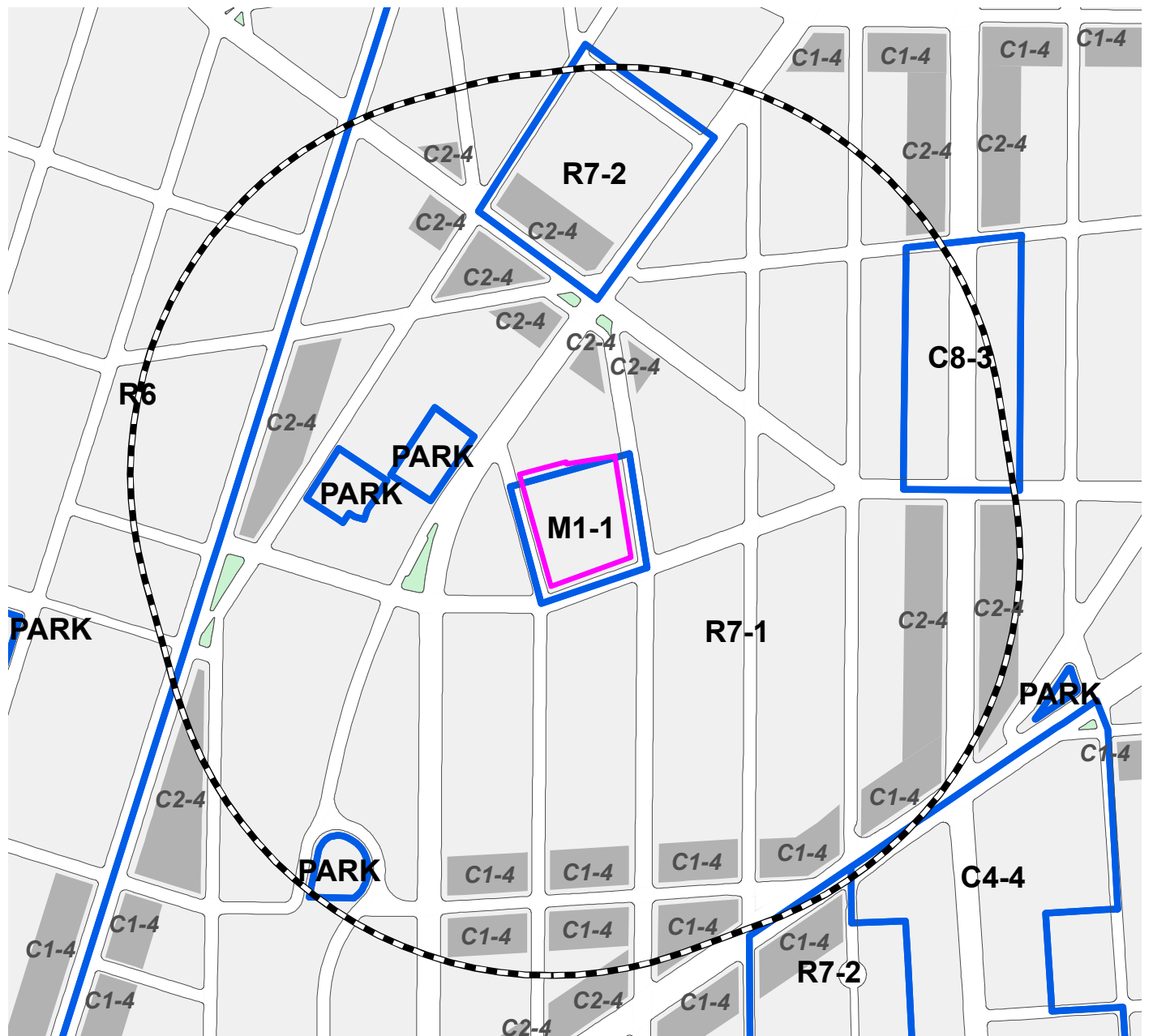
10/20/2022

PROJECT NO.

200401

FIGURE

6



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

- SITE BOUNDARY
- 1,000-FOOT RADIUS BUFFER
- ZONING DISTRICTS
- COMMERCIAL OVERLAY DISTRICTS



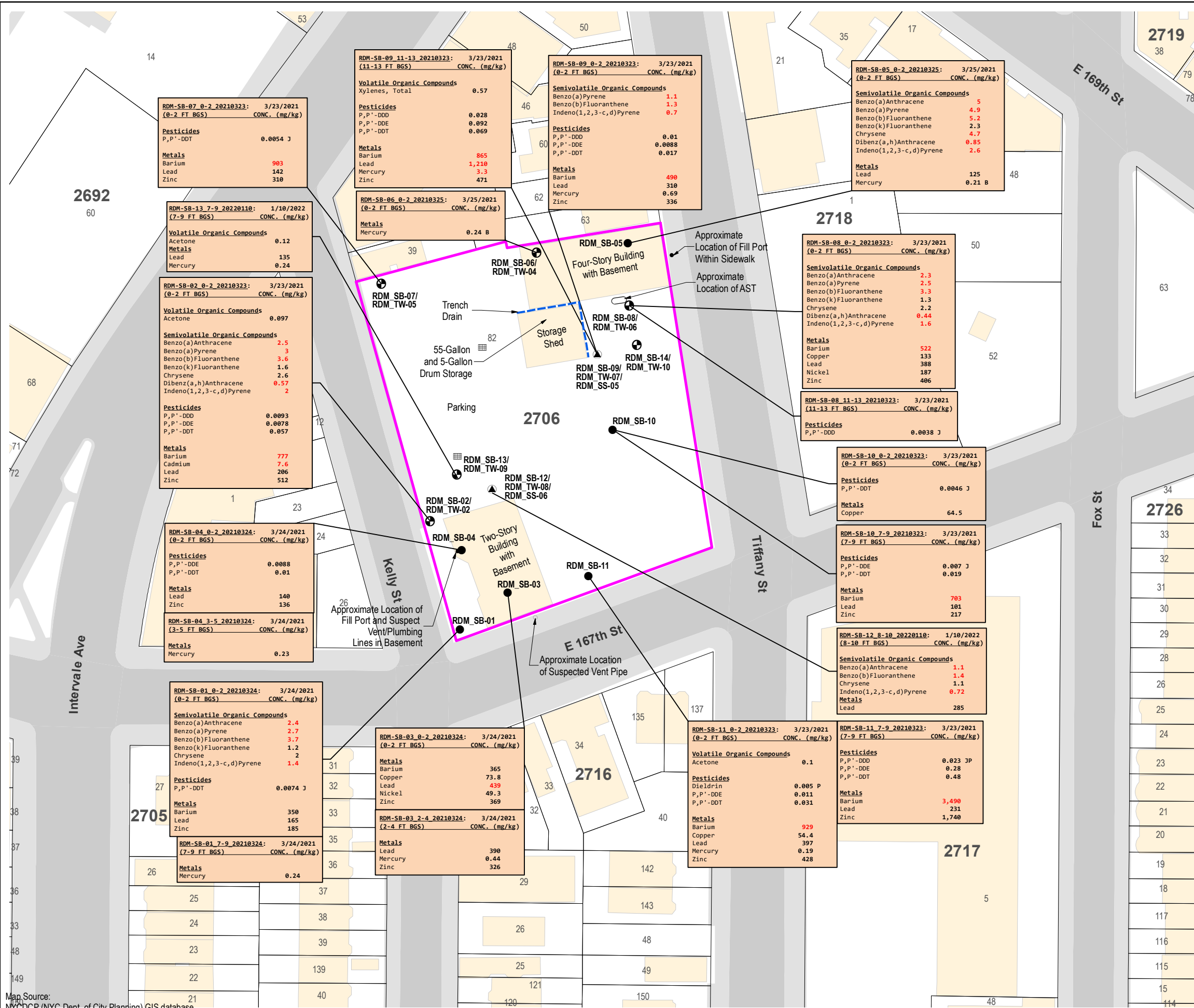
440 Park Avenue South, New York, NY 10016

Rosa Del Monte
Bronx, New York

ZONING MAP

DATE 10/17/2022
PROJECT NO. 200401
FIGURE 7

© 2022 AKRF W:\Projects\200401 - PHIPPS ROSA DEL MONTE\Technical\GIS and Graphics\Hazmat\hazmat\200401 Fig 8 Soil Samples Above NYSDEC UUSCOs and RRSCOs.mxd 10/13/2022 4:32:22 PM iszalus



LEGEND

- SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2706** BLOCK NUMBER
- BUILDING
- APPROXIMATE CATCH BASIN LOCATION
- SOIL BORING
- SOIL BORING/TEMPORARY MONITORING WELL
- SOIL BORING/TEMPORARY MONITORING WELL/SOIL VAPOR POINT

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).

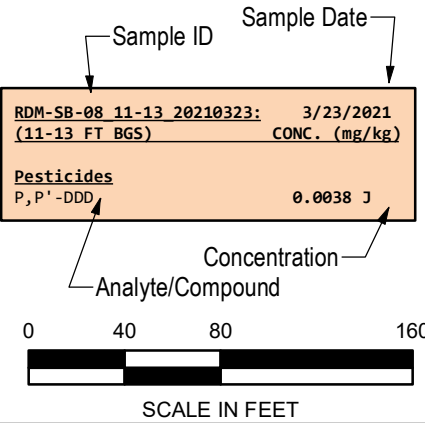
Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

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

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

J: The concentration given is an estimated value.
P: Indicates a pesticide/aroclor target analyte had a percent difference greater than 25% between the two gc columns. The lower of the two results is reported.

	PART 375 RESTRICTED RESIDENTIAL	PART 375 UNRESTRICTED
	mg / kg	mg / kg
Volatile Organic Compounds		
Acetone	100	0.05
Xylenes, Total	100	0.26
Semivolatile Organic Compounds		
Benzo(a)Anthracene	1	1
Benzo(a)Pyrene	1	1
Benzo(b)Fluoranthene	1	1
Benzo(k)Fluoranthene	3.9	0.8
Chrysene	3.9	1
Dibenz(a,h)Anthracene	0.33	0.33
Indeno(1,2,3-c,d)Pyrene	0.5	0.5
Metals		
Barium	400	350
Cadmium	4.3	2.5
Copper	270	50
Lead	400	63
Mercury	0.81	0.18
Nickel	310	30
Zinc	10,000	109
Pesticides		
Dieldrin	0.2	0.005
P,P'-DDD	13	0.0033
P,P'-DDE	8.9	0.0033
P,P'-DDT	7.9	0.0033



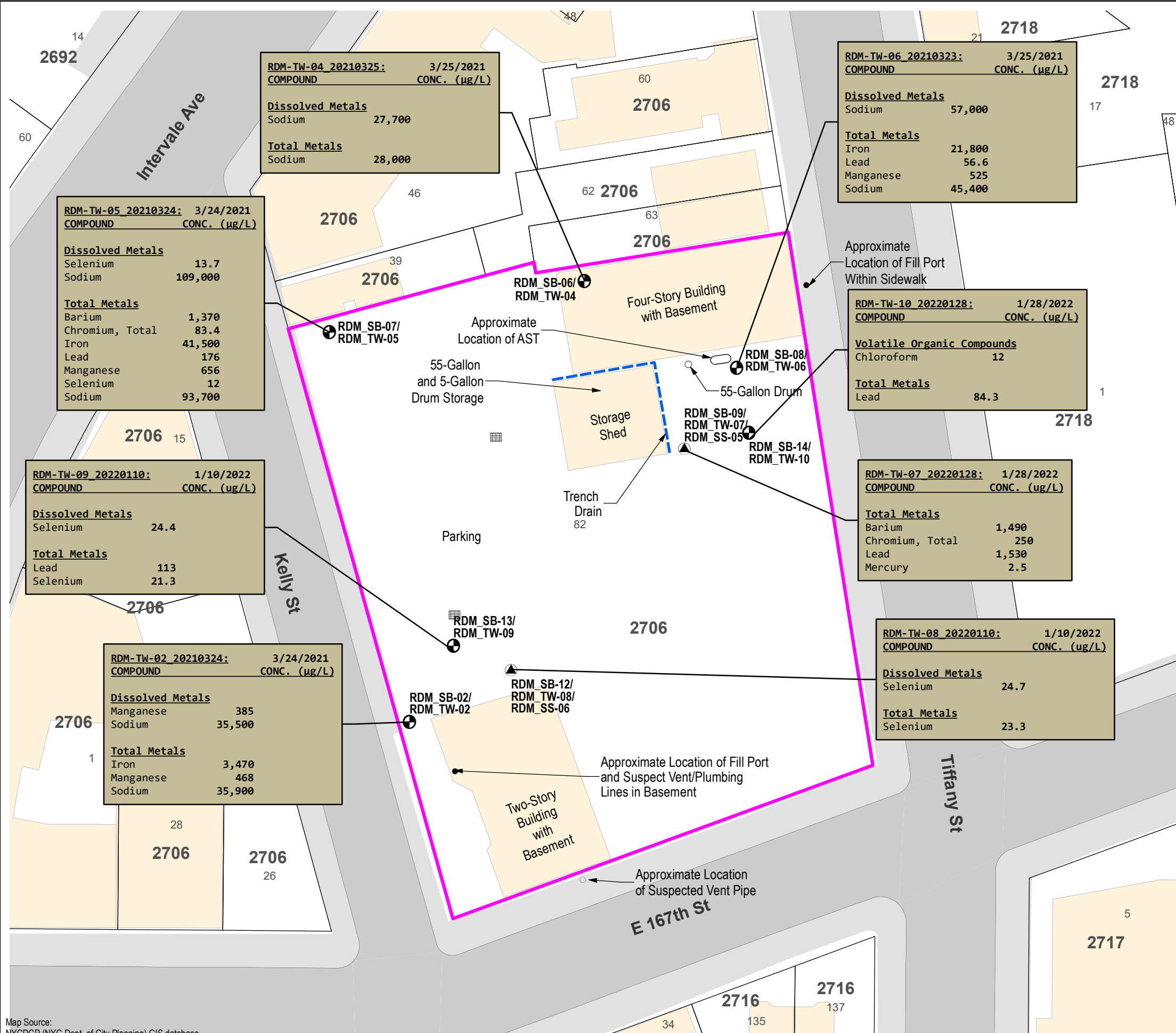
Rosa Del Monte
Bronx, New York

Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs



DATE	10/13/2022
PROJECT NO.	200401
FIGURE	8

© 2022 AKRF W:\Projects\200401 - PHIPPS ROSA DEL MONTE\Technical\GIS and Graphics\Hazmat\top\200401 Fig 9 Groundwater Samples Above NYSDEC AWQSGVs.mxd 10/13/2022 3:58:53 PM iszalus



LEGEND

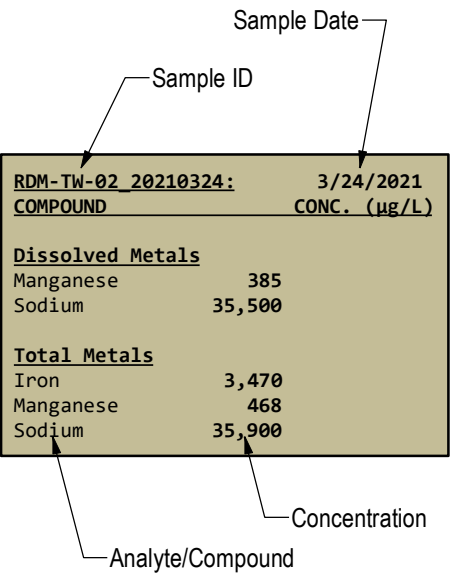
- SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2706** BLOCK NUMBER
- BUILDING
- APPROXIMATE CATCH BASIN LOCATION
- SOIL BORING/TEMPORARY MONITORING WELL
- SOIL BORING/TEMPORARY MONITORING WELL/SUBSLAB VAPOR POINT

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs): New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

µg/L: micrograms per Liter = parts per billion (ppb)

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

NYSDEC AWQSGVs µg/L	
Metals	
Barium	1,000
Chromium, Total	50
Iron	300
Lead	25
Manganese	300
Selenium	10
Sodium	20,000

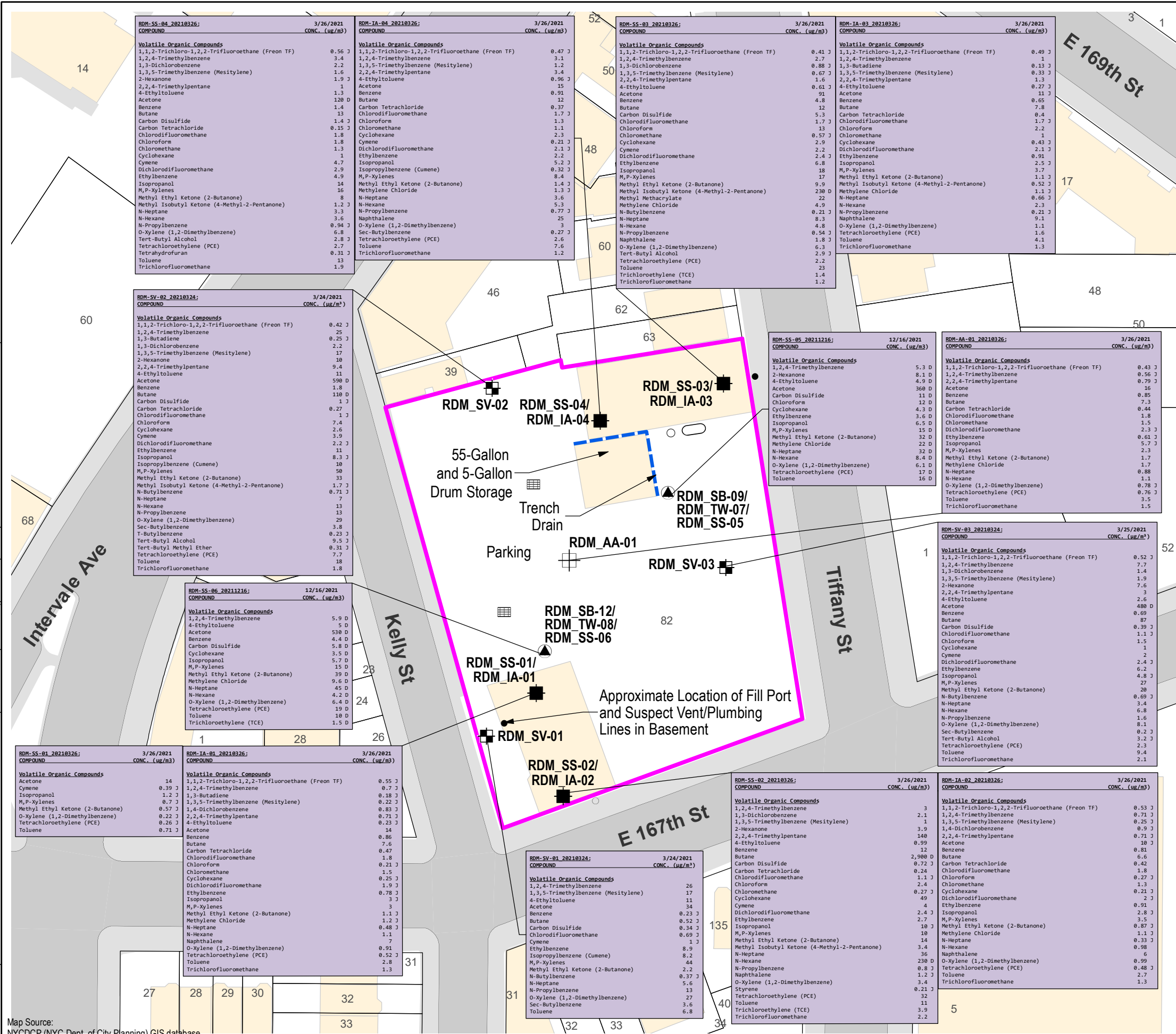


Rosa Del Monte
Bronx, New York



GROUNDWATER SAMPLES ABOVE NYSDEC AWQSGVs and SCREENING LEVELS

DATE	10/13/2022
PROJECT NO.	200401
FIGURE	9



LEGEND

- SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- BLOCK NUMBER
- BUILDING
- APPROXIMATE CATCH BASIN LOCATION
- SOIL BORING/TEMPORARY MONITORING WELL/SUBSLAB VAPOR POINT
- SUBSLAB/INDOOR AIR SAMPLE LOCATION
- SOIL VAPOR POINT LOCATION
- AMBIENT AIR SAMPLE LOCATION

SOIL VAPOR

µg/m³ - micrograms per cubic meter

D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences
J: The reported value is estimated

All Detections are shown

Sample ID	Sample Date	Analyte/Compound	Concentration
RDM-SV-01 20210324:	3/24/2021		
COMPOUND	CONC. (µg/m ³)		
Volatile Organic Compounds			
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	0.52 J		26
1,2,4-Trimethylbenzene	7.7		17
1,3-Dichlorobenzene	1.4		11
1,3,5-Trimethylbenzene (Mesitylene)	1.9		34
2-Hexanone	7.6		0.23 J
2,2,4-Trimethylpentane	3		0.52 J
4-Ethyltoluene	2.6		0.34 J
Acetone	480 D		0.69 J
Benzene	0.69		1
Butane	67		8.9
Carbon Disulfide	0.39 J		8.2
Chlorodifluoromethane	1.1 J		44
Chloroform	1.5		2.2
Cyclohexane	1		0.37 J
Cymene	2		5.6
Dichlorodifluoromethane	2.4 J		13
Ethylbenzene	6.2		27
Isopropanol	4.8 J		3.6
M,P-Xylenes	27		6.8
Methyl Ethyl Ketone (2-Butanone)	20		
N-Butylbenzene	0.69 J		
N-Heptane	3.4		
N-Hexane	6.8		
N-Propylbenzene	1.6		
O-Xylene (1,2-Dimethylbenzene)	8.1		
Sec-Butylbenzene	0.2 J		
Tert-Butyl Alcohol	3.2 J		
Tetrachloroethylene (PCE)	2.3		
Toluene	9.4		
Trichlorofluoromethane	2.1		



Rosa Del Monte (Block 2706, Lot 82)

Bronx, New York

SOIL VAPOR SAMPLE CONCENTRATIONS

440 Park Avenue South, New York, NY 10016

DATE
10/13/2022
PROJECT NO.
200401
FIGURE
10

**Subsurface (Phase II) Investigation
Soil Data Summary Tables**

Rosa Del Monte
893 East 167th Street
Bronx, New York

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)Anthracene	5	5	1	0-2 (max), 8-10
Benzo(a)Pyrene	5	4.9	1	0-2
Benzo(b)Fluoranthene	6	5.2	1	0-2 (max), 8-10
Chrysene	1	4.7	3.9	0-2
Dibenz(a,h)Anthracene	3	0.85	0.33	0-2
Indeno(1,2,3-c,d)Pyrene	6	2.6	0.5	0-2 (max), 8-10
Barium	8	3490	400	0-2, 7-9 (max), 11-13
Cadmium	1	7.6	4.3	0-2
Lead	2	1210	400	0-2, 11-13 (max)
Mercury	1	3.3	0.81	11-13

Reference: Analytical Report -

Job Number: 460-230570-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Edison, NJ, April 7, 2021.

Job Number: 460-250475-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Edison, NJ, April 8, 2021.

Subsurface (Phase II) Investigation
Groundwater Data Summary Tables
Rosa Del Monte
893 East 167th Street
Bronx, New York

Analytes > AWQSGVs	Detections > AWQSGVs	Maximum Detection (ppb)	AWQSGV (ppb)
Barium (Total)	2	1490	1,000
Chromium, Total (Total)	2	250	50
Iron (Total)	3	41500	300
Lead (Total)	5	1530	25
Manganese (Total)	3	656	300
Mercury (Total)	1	2.5	0.7
Selenium (Total)	3	23.3	10
Sodium (Total)	4	93700	20,000
Manganese (Dissolved)	1	385	300
Selenium (Dissolved)	3	24.7	10
Sodium (Dissolved)	4	109000	20,000

Reference: Analytical Report -

Job Number: 460-230596-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Edison, NJ, March 31, 2021.

Job Number: 460-250475-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Edison, NJ, April 8, 2021 Revision 1.

**Subsurface (Phase II) Investigation
Soil Vapor Data Summary Tables**

Rosa Del Monte
893 East 167th Street
Bronx, New York

Analytes	Total Detections	Max. Detection (µg/m ³)	Type
1,1,2-Trichlorotrifluoroethane	4	0.56	Sub-slab Vapor
1,2,4-Trimethylbenzene	8	26	Soil Vapor
1,3,5-Trimethylbenzene	6	17	Soil Vapor
1,3-Butadiene	1	0.25	Soil Vapor
1,3-Dichlorobenzene	5	2.2	Sub-slab Vapor / Soil Vapor
1,4-Dioxane	1	0.4	Sub-slab Vapor
2,2,4-Trimethylpentane	5	140	Sub-slab Vapor
4-Ethyltoluene	6	11	Soil Vapor
4-Isopropyltoluene	7	4.7	Sub-slab Vapor
4-Methyl-2-pentanone (Methyl isobutyl ketone)	4	240	Sub-slab Vapor
Acetone	9	590	Soil Vapor
Benzene	7	12	Sub-slab Vapor
Bromodichloromethane	1	5.5	Sub-slab Vapor
Carbon disulfide	8	11	Sub-slab Vapor
Carbon tetrachloride	3	0.27	Soil Vapor
Chlorodifluoromethane	6	1.9	Sub-slab Vapor
Chloroform	6	13	Sub-slab Vapor
Chloromethane	3	1.3	Sub-slab Vapor
Cumene	3	10	Soil Vapor
Cyclohexane	7	49	Sub-slab Vapor
Dichlorodifluoromethane	5	3.5	Sub-slab Vapor
Ethylbenzene	8	11	Soil Vapor
Isopropyl alcohol	8	18	Sub-slab Vapor
m,p-Xylene	9	50	Soil Vapor
Methyl Butyl Ketone (2-Hexanone)	6	10	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	9	39	Sub-slab Vapor
Methyl methacrylate	1	22	Sub-slab Vapor
Methyl tert-butyl ether	1	0.31	Soil Vapor
Methylene chloride	3	22	Sub-slab Vapor
Naphthalene	2	1.8	Sub-slab Vapor
n-Butane	6	2900	Sub-slab Vapor
n-Butylbenzene	4	0.71	Soil Vapor
n-Heptane	8	45	Sub-slab Vapor
n-Hexane	7	290	Sub-slab Vapor
n-Propylbenzene	6	13	Soil Vapor
o-Xylene	9	29	Soil Vapor
p-Ethyltoluene	2	5	Sub-slab Vapor
Propylene	2	28	Sub-slab Vapor
sec-Butylbenzene	3	3.8	Soil Vapor
Styrene	1	0.21	Sub-slab Vapor
tert-Butyl alcohol	4	9.5	Soil Vapor
tert-Butylbenzene	1	0.23	Soil Vapor
Tetrachloroethene	8	32	Sub-slab Vapor
Tetrahydrofuran	1	0.31	Sub-slab Vapor
Toluene	9	23	Sub-slab Vapor
Trichloroethene	3	3.9	Sub-slab Vapor
Trichlorofluoromethane	5	2.2	Sub-slab Vapor

Reference: Analytical Report -

Job Number: 200-57789-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Burlington, VT, March 31, 2021.

Job Number: 200-57823-1, Phipps Rosa Del Monte, Eurofins TestAmerica, Burlington, VT, April 2, 2021.

Job Number: 21L0979 Rev 1.0, Phipps Rosa Del Monte, Eurofins TestAmerica, Burlington, VT, February 11, 2022.

ATTACHMENT D
PREVIOUS REPORTS

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

August 25, 2022

Bronx Community Board 2
1029 East 163rd Street
Room 202
Bronx, New York 10459
Attn: District Manager
Email: brxcb2@optonline.net

Re: Document Repository for 893 East 167th Street, Bronx, NY

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of 1130 Tiffany Street LLC for the project site located at 893 East 167th Street, Bronx, NY 10459. As required by NYSDEC, Bronx Community Board 2 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 jsulich@akrf.com. Please call me at (914) 922-2358 with any questions. Thank you.

Sincerely,
AKRF, Inc.

A handwritten signature in black ink that reads "John Sulich".

John Sulich
Environmental Engineer

ACKNOWLEDGED AND ACCEPTED:

A handwritten signature in blue ink that reads "Rafael Acevedo".	A handwritten signature in blue ink that reads "District Manager".	A handwritten signature in blue ink, likely of the District Manager.
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

September 27, 2022

Woodstock Library
761 East 160th Street
Bronx, NY 10456

Re: Document Repository for 893 East 167th Street, Bronx, NY

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of 1130 Tiffany Street LLC for the project site located at 893 East 167th Street, Bronx, NY 10459. As required by NYSDEC, a local public library branch 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 NYSDEC determines that these documents are no longer needed. Although the project timeline is subject to change, it is estimated that a Certificate of Completion (COC) will be issued by NYSDEC in December 2027. The issuance of a COC does not necessarily indicate that the library is absolved of document repository requirements. The duration for which the library will act as a document repository is subject to NYSDEC discretion and the library will remain a document repository until NYSDEC determines that no further action is necessary.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jsulich@akrf.com. Please call me at (914) 922-2358 with any questions. Thank you.

Sincerely,
AKRF, Inc.

A handwritten signature in black ink that reads "John Sulich".

John Sulich
Environmental Engineer

ACKNOWLEDGED AND ACCEPTED:

Daisha Topping

Woodstock Library Manager

A handwritten signature in black ink that reads "Daisha Topping".

Name

Title

Signature