



# Brownfield Cleanup Program Application

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1700 Park Avenue  
New York, New York 10035

November 17, 2020

Prepared for:

**Park Avenue Parking LLC**  
150 Myrtle Avenue, 2<sup>nd</sup> Floor  
Brooklyn, New York 11201

Prepared by:

**Roux Environmental Engineering  
and Geology, D.P.C.**  
209 Shafter Street  
Islandia, New York 11749



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: \_\_\_\_\_

### PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME PARK AVENUE PARKING LLC

ADDRESS 150 MYRTLE AVENUE, 2ND FLOOR

CITY/TOWN BROOKLYN, NEW YORK

ZIP CODE 11201

PHONE (718)422-9999

FAX

E-MAIL mbassett@bfcnyc.com

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

☒ Yes ☐ No

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

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

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

#### Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

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

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

**SEE  
APPENDIX B**

### Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			see Appendix C
Other VOCs			
SVOCs	see Appendix C		
Metals	see Appendix C	see Appendix C	
Pesticides			
PCBs			
Other*			

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

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

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-op	<input checked="" type="checkbox"/> Dry Cleaner (potential)
<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

Other: Parking \_\_\_\_\_

<b>Section IV. Property Information - See Instructions for Further Guidance</b>		<b>SEE APPENDIX D</b>	
PROPOSED SITE NAME 1700 PARK AVENUE			
ADDRESS/LOCATION 1700 PARK AVENUE			
CITY/TOWN NEW YORK		ZIP CODE 10035	
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): NEW YORK CITY			
COUNTY NEW YORK		SITE SIZE (ACRES) 0.46	
LATITUDE (degrees/minutes/seconds) 40 ° 48 ' 06 "		LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 31 "	
<b>Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.</b>			
Parcel Address	Section No.	Block No.	Lot No.
1700 Park Avenue, New York, NY	Manhattan	1746	33
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.			
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)			
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <div style="text-align: right;">If yes, identify census tract : _____</div> Percentage of property in En-zone (check one): <input checked="" type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%			
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____			
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.			
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.			

#### Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

N/A

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor: \_\_\_\_\_

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE <b>MATTHEW BASSETT</b>			
ADDRESS <b>150 MYRTLE AVENUE, 2ND FLOOR</b>			
CITY/TOWN <b>BROOKLYN, NEW YORK</b>		ZIP CODE <b>11201</b>	
PHONE <b>(718) 422-9999</b>	FAX	E-MAIL <b>mbassett@bfcnyc.com</b>	
NAME OF REQUESTOR'S CONSULTANT <b>ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C./Ms. NOELLE CLARKE</b>			
ADDRESS <b>209 SHAFER STREET</b>			
CITY/TOWN <b>ISLANDIA</b>		ZIP CODE <b>11749</b>	
PHONE <b>(631)232-2600</b>	FAX	E-MAIL <b>nclarke@rouxinc.com</b>	
NAME OF REQUESTOR'S ATTORNEY <b>SIVE, PAGET AND RIESEL P.C. c/o MICHAEL BOGIN</b>			
ADDRESS <b>560 LEXINGTON AVENUE</b>			
CITY/TOWN <b>NEW YORK</b>		ZIP CODE <b>10022</b>	
PHONE <b>(646)378-7210</b>	FAX	E-MAIL <b>mbogin@sprlaw.com</b>	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME <b>ipark (Ramon A.Pulinario)</b>			
ADDRESS <b>107 West 13th Street</b>			
CITY/TOWN <b>New York</b>		ZIP CODE <b>10011</b>	
PHONE <b>646-239-9885</b>	FAX	E-MAIL <b>rpulinario@ipark.com</b>	
<b>PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".</b> <b>SEE APPENDIX E</b>			
<b>IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER **SEE APPENDIX F**

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

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

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



## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other \_\_\_\_\_

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

☐ Yes ☐ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

## Section IX. Contact List Information

SEE APPENDIX G

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

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



## Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R10, EHC AND C2-5

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply) **SEE APPENDIX D**

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

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing? **SEE APPENDIX B** ☐ Yes ☒ No

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

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

THE PROPOSED USE AS RESIDENTIAL (AFFORDABLE AND MARKET RATE HOUSING) WITH GROUND FLOOR COMMERCIAL IS CONSISTENT WITH CURRENT AND FUTURE USE ZONING

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

SEE APPENDIX B

## XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

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

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

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

Date: 10/2/20

Signature: \_\_\_\_\_

Print Name: Donald Capoccia

### SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

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

**BCP App Rev 10**

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

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

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

☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

☐ This is Not an Affordable Housing Project.

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

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

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

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

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

## BCP Application Summary (for DEC use only)

**Site Name:** 1700 PARK AVENUE  
**City:** NEW YORK

**Site Address:** 1700 PARK AVENUE  
**County:** NEW YORK **Zip:** 10035

### Tax Block & Lot

**Section (if applicable):** Manhattan **Block:** 1746 **Lot:** 33

**Requestor Name:** PARK AVENUE PARKING LLC **Requestor Address:** 150 MYRTLE AVENUE, 2ND FLOOR  
**City:** BROOKLYN, NEW YORK **Zip:** 11201 **Email:** mbassett@bfcnyc.com

### Requestor's Representative (for billing purposes)

**Name:** MATTHEW BASSETT **Address:** 150 MYRTLE AVENUE, 2ND FLOOR  
**City:** BROOKLYN, NEW YORK **Zip:** 11201 **Email:** mbassett@bfcnyc.com

### Requestor's Attorney

**Name:** SIVE, PAGET AND RIESEL P.C. c/o MICHAEL BOGIN **Address:** 560 LEXINGTON AVENUE  
**City:** NEW YORK **Zip:** 10022 **Email:** mbogin@sprlaw.com

### Requestor's Consultant

**Name:** ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C./Ms. NOELLE CLARKE **Address:** 209 SHAFER STREET  
**City:** ISLANDIA **Zip:** 11749 **Email:** nclarke@rouxinc.com

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

**DER Determination:** ☐ Agree ☐ Disagree

**Requestor's Requested Status:** ☒ Volunteer ☐ Participant

**DER/OGC Determination:** ☐ Agree ☐ Disagree  
Notes:

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

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

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**Does Requestor Claim Property is Underutilized:** ☐ Yes ☒ No

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

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

**DER/OGC Determination:** ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
BROWNFIELD CLEANUP PROGRAM (BCP)  
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

**SECTION I REQUESTOR INFORMATION**

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

**SECTION II PROJECT DESCRIPTION**

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

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION III**

**PROPERTY'S ENVIRONMENTAL HISTORY**

Please follow instructions on application form.

**SECTION IV**

**PROPERTY INFORMATION**

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION IV (continued)**

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION IV (continued)**

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

**A typical Environmental Assessment would look like the following:**

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

*Soil* - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

*Groundwater* - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

*Soil Vapor & Indoor Air* - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

**SECTION V**

**ADDITIONAL REQUESTOR INFORMATION**

Representative Name, Address, etc.

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

Consultant and Attorney Name, Address, etc.

Provide requested information.

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION VI                      CURRENT PROPERTY OWNER/OPERATOR INFORMATION  
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

**SECTION VII                      REQUESTOR ELIGIBILITY INFORMATION**

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

**SECTION VIII                      PROPERTY ELIGIBILITY INFORMATION**

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION VIII (continued)**

**5. Existing Order**

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

**6. Enforcement Action Pending**

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

**SECTION IX                      CONTACT LIST INFORMATION**

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

**SECTION X                      LAND USE FACTORS**

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

**SECTION XI                      SIGNATURE PAGE**

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**DETERMINATION OF A COMPLETE APPLICATION**

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

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**DETERMINATION OF A COMPLETE APPLICATION (continued)**

4. If the application is found to be incomplete:
  - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
  - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
  - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
  - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
  - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
  - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
    - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
    - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
    - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

**FIGURES**

1. Site Location Map
2. Existing Site Conditions
3. Tax Map
4. Surrounding Land Usage





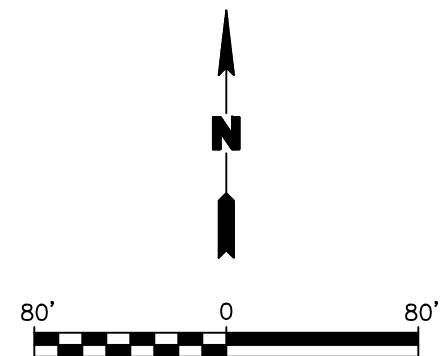


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LEGEND

BCP SITE BOUNDARY



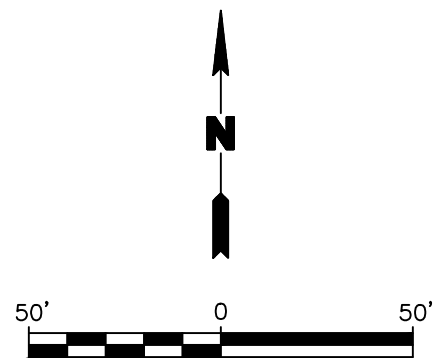
Title:			
EXISTING CONDITIONS			
1700 PARK AVENUE NEW YORK, NEW YORK			
Prepared for:			
PARK AVENUE PARKING LLC			
	Compiled by: B.V.	Date: 09JUL20	FIGURE <b>2</b>
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 3482.0001Y000	
	File: 3482.0001Y101.02.DWG		





LEGEND

BCP SITE BOUNDARY



Title:			
TAX MAP			
1700 PARK AVENUE NEW YORK, NEW YORK			
Prepared for:			
PARK AVENUE PARKING LLC			
ROUX	Compiled by: B.V.	Date: 09JUL20	FIGURE 3
	Prepared by: G.M.	Scale: AS SHOWN	
	Project Mgr: W.S.	Project: 3482.0001Y000	
	File: 3482.0001Y101.02.DWG		



KEY	
<div></div>	MULTI-FAMILY BUILDING
<div></div>	PUBLIC FACILITIES AND INSTITUTIONS
<div></div>	INDUSTRIAL AND MANUFACTURING
<div></div>	PARKING FACILITIES
<div></div>	VACANT LAND
<div></div>	MIXED RESIDENTIAL

- A

DEUTOU, ISIDORE TII  
77 EAST 119TH STREET  
NEW YORK, NY 10035
- B

HERARD, NANCY  
70 EAST 120TH STREET, APT. 1  
NEW YORK, NY 10035
- C

NYC PARKS C/O JENKINS, DIANE  
1831 MADISON AVENUE  
NEW YORK, NY 10035
- D

COMPASS POINT LLC  
1721 PARK AVENUE  
NEW YORK, NY 10035
- E

COMPASS POINT LLC  
1721 PARK AVENUE  
NEW YORK, NY 10035
- F

EAST HARLEM COUNCIL FOR COMMUNITY  
IMPROVEMENT ETC.  
413 EAST 120TH STREET  
NEW YORK, NY 10035
- G

DCAS
- H

JAMIE'S PLACE HOUSING DEVELOPMENT  
FUND CORPORATION  
60 CUTTER MILL ROAD, SUITE 200  
GREAT NECK, NY 11021
- I

POLICE DEPARTMENT 1
- J

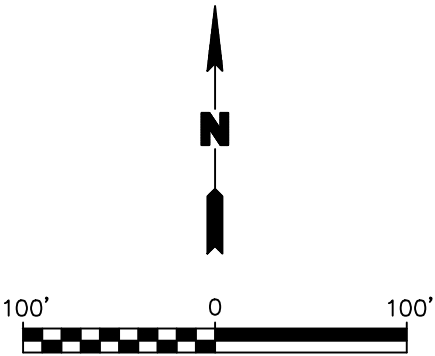
ORSIPEL LLC 1710  
1ST AVENUE, SUITE 333  
NEW YORK, NY 10128
- K

WAITE, STEPHEN  
74 EAST 119TH STREET  
NEW YORK, NY 10035
- L

P.S. M079 HORAN SCHOOL  
55 EAST 129TH STREET  
NEW YORK, NY 10035

LEGEND

BCP SITE BOUNDARY



Title:

SURROUNDING LAND USAGE

1700 PARK AVENUE  
NEW YORK, NEW YORK

Prepared for:

PARK AVENUE PARKING LLC

ROUX

Compiled by: B.V.	Date: 09JUL20
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr: W.S.	Project: 3482.0001Y000
File: 3482.0001Y101.02.DWG	

FIGURE

4

**APPENDICES**

- A. Requestor Information
- B. Project Description
- C-1. Environmental History Narrative
- C-2. Roux Sampling Protocol and Photolog
- C-3. Environmental History Reports *(Provided on CD in Bound Copy)*
- D. Property Information
- E. Previous Owners and Operators
- F. Volunteer Statement
- G. Site Contact List

**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

---

**APPENDIX A**

Requestor Information



# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through June 18, 2020.

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Selected Entity Name: PARK AVENUE PARKING LLC

Selected Entity Status Information

**Current Entity Name:** PARK AVENUE PARKING LLC

**DOS ID #:** 2654142

**Initial DOS Filing Date:** JUNE 25, 2001

**County:** KINGS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

PARK AVENUE PARKING LLC

150 MYTLE AVE

STE 2

BROOKLYN, NEW YORK, 11201

**Registered Agent**

NONE

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

**\*Stock Information**



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

No Information Available

\*Stock information is applicable to domestic business corporations.

### Name History

Filing Date	Name Type	Entity Name
JUN 25, 2001	Actual	PARK AVENUE PARKING LLC

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

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

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**UNANIMOUS WRITTEN CONSENT  
OF  
THE MEMBERS  
OF  
PARK AVENUE PARKING LLC**

Dated as of August 31<sup>st</sup>, 2020

The undersigned, constituting all the Members and Managers of Park Avenue Parking LLC, a New York limited liability company (the "Company"), hereby adopt, consent to and ratify the following actions and resolutions:

**WHEREAS**, L&M Southern Park Avenue Parking LLC ("L&M") and BFC Southern Park Avenue Parking LLC ("BFC") are all the Members of the Company;

**WHEREAS**, L&M and BFC are all the Managers of the Company;

**WHEREAS**, the Company is the owner of certain property located at 1700 Park Avenue, New York, NY and listed on the tax map of the City of New York as New York County Block 1746, Lot 33 ("Property");

**WHEREAS**, the Company intends to redevelop and construct a mixed-use building on the Property ("Redevelopment"); and

**WHEREAS**, the Company intends to perform the Redevelopment under the guidelines of the New York State Brownfield Cleanup Program ("BCP") and to seek certain benefits available to BCP participants.

**NOW, THEREFORE**, be it:

**RESOLVED**, that the undersigned hereby consent to and authorize the Company to enter the Redevelopment into the BCP and take all steps necessary to effectuate the same including without limitation the filing of a Brownfield Cleanup Application, Brownfield Cleanup Agreement and other related documents ("BCP Documents"), and to perform the work contemplated thereunder; and it is further

**RESOLVED**, that any action by an Authorized Signatory (as hereinafter defined) taken in connection with the BCP Documents be deemed to be actions taken by the Company, and they hereby are, in all respects, ratified, approved, and confirmed; and it is further

**RESOLVED**, that each of Ronald Moelis, Sandy Loewentheil, Donald Capoccia, Joseph Ferrara, and Brandon Baron, acting singly, serving at the request of the Company, shall be and hereby is appointed as an authorized

signatory (each, an “Authorized Signatory”) on behalf of the Company, and, as such, but without limiting the generality of any other resolution herein, is hereby authorized to execute and deliver, on behalf of the Company, any and all BCP Documents in furtherance of, in connection with, and otherwise necessary in relation to the Redevelopment; and it is further

**RESOLVED**, that any Authorized Signatory be and hereby is authorized, in connection with the BCP Documents, to (i) sign, execute, certify, verify, acknowledge, deliver, accept, file and record any and all instruments and documents on behalf of the Company, and (ii) take, or cause to be taken, any and all such action in the name and on behalf of the Company, as in such Authorized Signatory’s judgment is necessary, desirable or appropriate in relation to the BCP Documents or otherwise to effect the purposes of the foregoing resolutions; and it is further

**RESOLVED**, that the undersigned hereby consent to and authorize the Company to do such other acts and things as may be necessary, appropriate and consistent with carrying out the express intent and purposes of the foregoing resolutions and the execution and delivery of the BCP Documents; and it is further

**RESOLVED**, that any person dealing with any Authorized Signatory in connection with any of the foregoing matters shall be conclusively entitled to rely on the authority of such individual and by his or her execution of any BCP Documents on behalf of the Company, the same shall be a valid and binding obligation of the Company.

This Unanimous Written Consent of the Members and Managers of Park Avenue Parking LLC (this “Consent”) may be executed in one or more counterparts by some or all the parties hereto, and (a) each such counterpart shall be considered an original, and all of which together shall constitute a single Consent, (b) the exchange of executed copies of this Consent by facsimile or Portable Document Format (PDF) transmissions shall constitute effective execution and delivery of this Consent as to the parties for all purposes, and (c) signatures of the parties transmitted by facsimile or Portable Document Format (PDF) shall be deemed to be their original signatures for all purposes.

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IN WITNESS WHEREOF, this Consent has been signed as of the day and year first above set forth.

**AS MEMBERS:**


By: ~~L&M~~ Southern Park Avenue Parking LLC

By:  A9855819D708458

Name: Ronald Moelis

Title: Authorized Signatory

By: ~~BFC~~ Southern Park Avenue Parking LLC

By:  A9655819D7084F8

Name: Donald Capoccia

Title: MEMBER

**AS MANAGERS:**


By: ~~L&M~~ Southern Park Avenue Parking LLC

By:  A9655819D7084F8

Name: Ronald Moelis

Title: Authorized Signatory

By: ~~BFC~~ Southern Park Avenue Parking LLC

By:  A9655819D7084F8

Name: Donald Capoccia

Title: MANAGER

**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

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**APPENDIX B**

Project Description

## **Appendix B – Project Description**

1700 Park Avenue Project, New York, NY

BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is the 1700 Park Avenue project. The Site is bounded by Park Avenue, East 119<sup>th</sup> Street to the south, East 120<sup>th</sup> Street to the north and residential apartments to the west (Figure 1). The Site occupies Tax Lot 33 of Tax Block 1746 and encompasses approximately 0.46 acres (Figure 2). As shown on Figure 3, the Site is currently occupied by an asphalt-paved parking lot secured with wrought-iron fence.

### **Proposed Development Plan**

The redevelopment of the Site will consist of the construction of a 21-story, mixed use, commercial and residential building (affordable and market rate units) with at-grade parking garage. A Property Map showing the Site boundary is provided as Figure 2. The project site was included within the recent East Harlem Neighborhood Rezoning which was approved by the New York City Council on November 30<sup>th</sup>, 2017. As part of this rezoning the maximum floor area was increased, and affordable housing programming was added to the sites underlying zoning. Both prior to the rezoning and after its approval, the development team has had ongoing discussions with the New York City Department of Housing Preservation and Development (HPD) about the inclusion of affordable housing on this site. HPD has continued to actively assist the development team in obtaining required approvals and continues to support the project and the construction of affordable housing for the City of New York.

### **Projected Schedule**

<b>Timeframe</b>	<b>Description</b>
October 2020	Submit BCP Application
November 2020	Submit Revised BCP Application
August 2021	Commence Remedial Action
December 2022	Anticipated issuance of Certificate of Completion

**APPENDIX C-1**

Environmental History Narrative



## **Appendix C – Property’s Environmental History**

1700 Park Avenue, New York, NY

BCP Application - Section III

The following previous environmental documents have been reviewed for the 1700 Park Avenue (Site) and/or non-adjointing lot to the southwest (1678 Park Avenue), and are attached in Appendix C and on the enclosed CD:

- **Geotechnical Evaluation Report, Proposed 22 Story Building, 1700 Park Avenue, New York, New York** prepared by GeoDesign, Inc. (GeoDesign), dated June 2016;
- **Sanborn Fire Insurance Maps City Directory Search and Toxic’s Targeting Report** obtained in May 2016;
- **Geophysical Survey, Environmental Quality Data and Boring Logs** completed on 1678 and 1700 Park Avenue by AKRF, Inc. (AKRF) in 2016; and
- **New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program (BCP) Eligibility Sampling for 1700 Park Avenue, New York, New York** performed by Roux Environmental Engineering and Geology, D.P.C. (Roux), dated February 2020.

Although the October 2016 AKRF sampling event pertained to conditions at both 1700 Park Avenue (Site) and a non-adjointing lot to the southwest (1678 Park Avenue), the summary of the findings provided below relates only to the Site.

### **Geotechnical Evaluation Report, Proposed 22 Story Building, 1700 Park Avenue, New York, New York, prepared by GeoDesign, dated June 2016**

Eight test borings, designated as B-1 through B-8, and one observation well at B-4 were drilled between May 12 and May 13, 2016. The following generalized strata descriptions are based on interpretations of the subsurface investigation results:

- **Stratum 1 – Uncontrolled Fill:** This stratum generally consisted of brown and gray medium fine sand with trace amounts of silt and gravel and miscellaneous fill material such as bricks, cinder, wood, glass etc. The thickness of this stratum is estimated to be less than approximately 10 feet (ft).
- **Stratum 2 – Sand:** This stratum generally consisted of brown fine to coarse sand, with trace amounts of silt and gravel and decomposed rock fragments. The thickness of this stratum is estimated to vary from zero to less than 10 ft.
- **Stratum 3 – Soft Rock:** This stratum, when encountered, consisted of black and gray decomposed schist bedrock. The thickness of this stratum, which was encountered in Borings B-3, B-4, and B-6, was typically less than approximately five ft.
- **Stratum 4 – Intermediate to Hard Bedrock:** This stratum consisted of black and gray medium grained schist that was moderately to slightly fractured with slightly weathered joints. Except for Boring B-7, the depth to the top of bedrock varied from eight feet to 18 ft below ground surface (bgs). At Boring B-7, bedrock was encountered at a depth of one ft bgs.

Groundwater was observed at a depth of nine ft bgs in the well installed at B-4. Groundwater was not encountered above the bedrock over the majority of the Site.

### **Sanborn Fire Insurance Maps, City Directory Search and Toxic’s Targeting Report obtained in May 2016**

The following were potential environmental concerns identified through review of the Sanborn Fire Insurance Maps, City Directory Search and Toxic’s Targeting Report for the Site and adjacent property at 1678 Park Avenue:

- Historical Sanborn maps, city directories, and the regulatory database search identified uses including adjacent dry cleaning facilities (Whitney Cleaners in 1950 at 1690 Park Avenue and GE-CEL Cleaners in 1986 at 1694 Park Avenue), and nearby automobile junk staging and automobile repair facilities. These historical uses of adjacent and surrounding properties may have affected the Property subsurface.

## **Appendix C – Property's Environmental History**

1700 Park Avenue, New York, NY

BCP Application - Section III

- The City Directory search identified two potential dry cleaning facilities, Rosenstein Chas laundry and Goldstein Max laundry, on the Site in as early as 1920 and 1923, respectively and operating for an unknown time. Potential historical dry cleaning operations could have affected the Property subsurface.

### **Geophysical Survey, Environmental Quality Data and Boring Logs completed on 1678 and 1700 Park Avenue by AKRF, Inc. (AKRF) in 2016**

A geophysical survey, environmental equality data (tables and laboratory reports) and boring logs completed on 1678 and 1700 Park Avenue by AKRF in 2016 are included in Appendix C. The subsurface investigation completed by AKRF in 2016 included both properties (1678 and 1700 Park Avenue) and it was not possible to separate the geophysical survey results and data tables for the two properties, therefore information for both is included in this application. However, only data related to 1700 Park Avenue is shown on Roux's Plates 1 through 3 and discussed below. Six soil borings were advanced on-Site to between seven and 17 ft bgs and two soil samples were collected from each boring. Refusal was encountered between 9 and 18 ft bgs. In addition, one groundwater sample and four soil vapor samples were collected. Groundwater was only encountered in one boring (SB-9/TW-2) in the southern portion of the Site at a depth of 11 ft bgs based on the boring log.

#### **Soil Results**

Soil sample results indicate urban fill material ranges from ground surface to a depth of seven to 11 ft bgs, and in some borings extends to bedrock. According to the AKRF investigation the following metals and SVOCs are the primary contaminants of concern and are in exceedance of the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs), as shown on Plate 1: benzo(a)anthracene, benzo(b)fluoranthene, Indeno(1,2,3-cd) pyrene), barium and mercury. The metals and SVOCs are common constituents found in urban fill.

#### **Groundwater Results**

The groundwater sample results were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs). The following metals are the primary contaminants of concern and are in exceedance of their AWQSGV as shown on Plate 2: magnesium, selenium and sodium.

#### **Soil Vapor Results**

The chlorinated solvent, tetrachloroethene, was detected in all four samples with at a maximum concentration of 420 D ug/m<sup>3</sup>, as shown on Plate 3. The following non-chlorinated compounds were detected all soil vapor samples at the Site, as shown on Plate 3.

- 1,2,4-Trimethylbenzene
- 1,3,5-Trimethylbenzene
- 2-Butanone
- Acetone
- Benzene
- Ethyl Benzene
- n-Heptane
- n-Hexane
- o-Xylene
- p- & m- Xylenes

## **Appendix C – Property’s Environmental History**

1700 Park Avenue, New York, NY

BCP Application - Section III

- p-Ethyltoluene
- Toluene

As a note, Category B data packages are available for this data and will be used during preparation of a Remedial Investigation Report (RIR), including a Data Usability Summary Report (DUSR), for the Site.

### **NYSDEC BCP Eligibility Sampling for 1700 Park Avenue, performed by Roux, dated February 2020**

Between February 11 and 17, 2020, Roux investigated subsurface conditions on-Site at 1700 Park Avenue.

Three soil borings (RSB-1700-1 through RSB-1700-3), one temporary monitoring well (RMW-1700-1), and four temporary soil vapor points (RSV-1700-1 through RSV-1700-4) were installed during the investigation. Additionally, one existing 2-inch diameter monitoring well (B-4) was identified and determined to be viable for the purpose of collecting a representative groundwater sample. Similar to the AKRF investigation, groundwater was only identified above bedrock in the southern approximately one third of the Site and is believed to be perched on bedrock and not representative of aquifer conditions.

Included in Appendix C2 is the Roux Sampling Protocol Documents, which details procedures that are implemented during soil sampling at sites. As described in the guidance, any asphalt, concrete, root zone, gravel or surficial material near the shallow soil sample is removed prior to sampling collection. Also included is photo documentation taken by Roux staff during the pre-clearing event at 1700 Park Avenue Site on February 11 and 12, 2020.

In general, lithology beneath the Site’s at-grade asphalt layer was found to be generally consistent with conditions documented in the June 2016 GeoDesign and October 2016 AKRF reports. Fill thickness varied from 7 to 10 ft bgs across the Site and in places extended to bedrock. In general, depth to bedrock was shallower in the northern and western portions of the Site and deeper to the south and east.

Temporary monitoring well RMW-1700-1 was constructed using one-inch diameter Schedule 40 PVC surrounded by a silica sand pack. No light non-aqueous phase liquid (LNAPL) or dense non-aqueous phase liquid (DNAPL) was present in the monitoring wells prior to sampling. Representative groundwater samples were collected using low-flow sampling techniques and dedicated tubing.

Soil vapor samples were collected in accordance with the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York dated October 2006 and Revised 2017 (NYSDOH Guidance). Each temporary implant was constructed with a 6-inch stainless steel screen connected to the inner tubing. As part of the vapor intrusion evaluation, a tracer gas was used in accordance with NYSDOH protocols to serve as a quality assurance/quality control (QA/QC) device to verify the integrity of the soil vapor probe seal. Samples were collected over the duration of two hours.

A total of six soil, two groundwater, four soil vapor, and associated quality assurance/quality control (QA/QC) samples were collected in laboratory-supplied containers and submitted for analysis of VOCs, SVOCs, metals, pesticides/herbicides, polychlorinated biphenyls (PCBs), and emerging contaminants (ECs) Per- and Polyfluoroalkyl Substances (PFAS;), which include the 21 compounds listed in the NYSDEC February 2018 Groundwater Sampling for Emerging Contaminants Guidance, and 1,4-Dioxane. As a note, one soil and one groundwater sample were analyzed for ECs.

## **Appendix C – Property's Environmental History**

1700 Park Avenue, New York, NY

BCP Application - Section III

The following is a summary of detected compounds as compared to regulatory standards: NYSDEC Part 375 RRSCOs for soil and AWQSGVs for groundwater. There are currently no standards for soil vapor or PFAS, therefore detections are discussed.

### **Soil Results**

The following metals and SVOCs are the primary contaminants of concern and exceeded the NYSDEC Part 375 RRSCOs, as shown on Plate 1: barium, lead, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd) pyrene), dibenzo(a,h)anthracene. The metals and SVOCs are common constituents found in urban fill.

### **PFAS**

- Some PFAS (including PFOA and PFOS) were detected in RSB-1700-1 (6-8ft bgs) and its duplicate sample.

### **Groundwater Results**

The following metals are the primary contaminants of concern and are in exceedance of their AWQSGV as shown on Plate 2: magnesium, manganese, selenium and sodium.

### **PFAS**

- Multiple PFAS (including PFOA and PFOS) were detected in B-4 and its duplicate sample.

### **Soil Vapor Results**

The chlorinated solvent, tetrachloroethene, was detected in all four samples with at a maximum concentration of 7.05 ug/m3, as shown on Plate 3. The following non-chlorinated compounds were detected in all soil vapor samples at the Site, as shown on Plate 3.

### **VOCs**

- 2-Butanone
- Acetone
- Benzene
- Cyclohexane
- Dichlorodifluoromethane
- Heptane
- Isooctane
- Isopropanol
- n-Hexane
- t-Butyl Alcohol
- Toluene

As a note, Category B data packages are available for this data and will be used during preparation of a RIR, including a DUSR, for the Site.

**APPENDIX C-2**

Roux Sampling Protocol and Photolog

# Soil Sampling

## HOW TO SOIL SAMPLE

1. Ensure that all sampling equipment has been decontaminated.
2. Extract the soil sample from the sampler, measure the recovery, and separate the slough from the true sample.
3. If a root zone, gravel, asphalt, concrete, etc. is present at or near the surface of a shallow sample, it should be removed before the sample is collected.
4. Maintain the proper orientation of the sample when the sampling liners are removed from the sample tubes and define the depth at which an aliquot was collected.
5. When utilizing a backhoe/excavator to collect soil samples, measures should be taken to ensure that the bucket is decontaminated and that no paint, grease, and rust is present prior to sample collection.
6. Place the sample in a laboratory-supplied, pre-cleaned sample container. Cut-proof gloves and new nitrile gloves should be worn at all times when handling glassware. This should be done as quickly as possible and this is especially important when sampling for volatile organic compounds (VOCs). Samples to be analyzed for VOCs must be collected prior to other constituents.
7. If samples are to be analyzed for VOCs, they should be collected in a manner that minimizes disturbance of the sample. Samples for VOC analysis must not be homogenized and should be collected as grab samples (not composited).
8. The sample container will be labeled with appropriate information such as, client name, site location, sample identification (location, depth, etc.), date and time of collection, and sampler's initials.
9. Using the remaining portion of soil from the sampler, log the sample in detail and record physical characteristics (color, odor, PID reading, moisture, texture, density, consistency, organic content, layering, grain size, etc.) and note the samples collected.
10. If soil samples are to be composited in the field, place equal portions from selected locations in a Zip-lock bag and homogenize. Specific compositing procedures shall be described in the work plan.
11. After the sample has been collected, labeled, and logged in detail, it is placed in a zip-lock bag and stored in a cooler with ice, at 4°C. Store the sample cooler in a secure location.
12. A chain-of-custody form is completed for all samples collected. One copy or photo is retained and the original form is sent with the samples in a Zip-lock bag to the laboratory. A signed and dated custody seal is placed on the cooler prior to shipment/courier.
13. Decontaminate all reusable sampling equipment and discard any disposable sampling equipment/PPE.



## EQUIPMENT AND MATERIALS NEEDED

- JSAs and PPE, as specified HASP.
- A work plan which outlines soil sampling requirements.
- Field notebook, field form(s), maps, chain-of-custody forms, and custody seals.
- Decontamination supplies (including: non-phosphate laboratory grade detergent, buckets, brushes, potable water, distilled water, plastic sheeting, etc.).
- Sampling device (split-spoon sampler, stainless steel hand auger, stainless steel trowel, etc.).
- Stainless steel spoons or spatulas.
- Disposable Nitrile sampling gloves and cut-proof gloves.
- Laboratory-supplied sample containers with labels.
- Cooler with blue or wet ice.
- Plastic sheeting.
- Black pen and Sharpie.
- Zip-lock bags and packing material.
- Tape measure.
- Paper towels or clean rags.
- Masking and packing tape.

# Soil Sampling

## SETTING UP YOUR WORKSPACE



\*Note that this photo shows one way to set up your workspace. However, feel free to set up in the way that works best for you to help increase your efficiency while sampling.

## EXAMPLE BORING LOG FORM



ROUX ASSOCIATES, INC.  
Environmental Consulting  
& Management

209 Shafter Street  
Islandia, NY 11749  
Telephone: (631) 232-2600  
Fax: (631) 232-9898

BORING LOG									
Page of									
WELL/BORING ID.		NORTHING		EASTING					
		LOGGED BY							
DRILLING CONTRACTOR/DRILLER				GEOGRAPHIC AREA					
DRILL BIT DIAMETER/TYPE		BOREHOLE DIAMETER		DRILLING EQUIPMENT/METHOD		SAMPLING METHOD		START-FINISH DATE	
CASING MAT./DIA.		SCREEN:		MAT.		TOTAL LENGTH		DIA.	
		TYPE						SLOT SIZE	
ELEVATION OF:		GROUND SURFACE		TOP OF WELL CASING		TOP & BOTTOM SCREEN		GRAVEL PACK SIZES	
(Feet)									
Depth, feet	Well Graphic	Graphic Log	Visual Description			Blow Counts per 6"	PID Values (ppm)	REMARKS	





1. Photo Taken 02.11.2020. Pre-clearing activities for soil boring installation



2. Photo Taken 02.12.2020. Pre-clearing activities showing asphalt and bricks removed from the hole and segregated from the soil



3. Photo Taken 02.12.2020. Photo showing cleared hole after asphalt layer was removed



4. Photo Taken 02.12.2020. Drilling crew performing pre-clearing activities after asphalt layer was removed



**APPENDIX C-3**

Environmental History Reports  
*(Provided on CD in Bound Copy)*

**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

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**APPENDIX D**

Property Information

## **Appendix D – Property Description Narrative**

1700 Park Avenue Project, New York, NY

BCP Application - Section IV, Question 10

### **Location**

The Site is bounded by Park Avenue, East 119<sup>th</sup> Street to the south, East 120<sup>th</sup> Street to the north and residential apartments to the west (Figure 1). The Site occupies Tax Lot 33 of Tax Block 1746 and encompasses approximately 0.46 acres (Figure 2).

### **Site Features**

The Site is currently occupied by an asphalt-paved parking lot secured with wrought-iron fence. Other details of the Site history are discussed in the *Past Use of the Site* section below.

### **Current Zoning and Land Use**

The planned development is consistent with its R10, EHC and C2-5 zoning districts. R10 districts are the highest density residential district. EHC is the Special East Harlem Corridors District that was created as part of the broader East Harlem Neighborhood Initiative to facilitate the development of affordable housing, among others. C2-5 districts are commercial overlays mapped within residence districts.

The area surrounding the Site is urban and developed with low to high-rise multi-family residential buildings, commercial and office buildings, and mixed use residential and commercial properties (Figure 4). Surrounding property usage to the north of the Site, beyond East 120<sup>th</sup> Street, is an athletic field (Eugene McCabe Field) belonging to a public school (PS M079- Horan School). To the south, beyond East 119<sup>th</sup> Street, is a mixed-use residential and commercial development and parking lot. To the east, beyond Park Avenue and the elevated tracks of the Metro North Railroad, are a parking lot, multi-family residential buildings, and mixed-use residential and commercial buildings. To the west, and adjacent to the Site, are multi-family residential buildings.

### **Past Use of the Site**

Based upon a review of Sanborn Fire Insurance Maps, a City Directory Search and Toxic's Targeting Report for the Site and nearby property at 1678 Park Avenue, past uses of the Site included residential and commercial (multi-story, mixed use) from the late 1800's until the mid-1980's. The Site appears to have been vacant or partially vacant, between the mid 1980's and around 2004 when remaining structures were demolished and the Site was redeveloped into asphalt-paved parking lot. The City Directory search identified two potential dry cleaning facilities, Rosenstein Chas laundry and Goldstein Max laundry, on the Site in as early as 1920 and 1923, respectively and operating for an unknown time.

### **Site Geology & Hydrogeology**

Based on the U.S Geological Survey (Central Park, New York Quadrangle), the Site lies at an elevation of approximately 20 feet above the National Geodetic Vertical Datum of 1929 (an approximation of mean sea level).

Groundwater was only present in the southern approximately one third of the Site perched on bedrock and the depth to groundwater ranged from 10 to 11 feet below grade surface (ft bgs). Refusal was encountered between 9 and 18 ft bgs. Urban fill material ranged from ground surface to seven to 11 ft bgs and was present directly above bedrock in several locations. Regional groundwater flow is anticipated to flow in an easterly direction towards the East River, located approximately 0.75 miles away. Actual groundwater flow direction may be influenced by stormwater inlets or impervious surface cover. Groundwater in Manhattan is not used as source of potable water.

## **Appendix D – Property Description Narrative**

1700 Park Avenue Project, New York, NY

BCP Application - Section IV, Question 10

According to the New York City Department of Buildings (NYC DOB), the Site is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area or Special Flood Hazard area.

### **Environmental Assessment**

AKRF performed an investigation in 2016 and Roux performed an investigation in February 2020. Between both investigations, a total of 18 soil, four groundwater, eight soil vapor, and associated quality assurance/quality control (QA/QC) samples were collected in laboratory-supplied containers and submitted for analysis of VOCs, SVOCs, metals, pesticides/herbicides, PCBs, and emerging contaminants (ECs) Per- and Polyfluoroalkyl Substances (PFAS;), which include the 21 compounds listed in the NYSDEC February 2018 Groundwater Sampling for Emerging Contaminants Guidance. As a note, one soil and one groundwater sample were analyzed for PFAS.

The primary contaminants of concern for the Site are SVOCs and metals. These compounds were compared to the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) for soil and Ambient Water Quality Standards and Guidance Values [AWQSGVs] for groundwater. There are currently no standards for soil vapor or PFAS, therefore all detections are discussed.

### **Soil Results**

SVOCs including benzo(a)anthracene (maximum concentration of 2.4 mg/kg versus RRSCO of 1 mg/kg), benzo(a)pyrene (maximum concentration of 2.2 mg/kg versus RRSCO of 1 mg/kg), benzo(b)fluoranthene (maximum concentration of 2.9 mg/kg versus RRSCO of 1 mg/kg) and indeno(1,2,3-cd) pyrene (maximum concentration of 1.4 mg/kg versus RRSCO of 0.5 mg/kg) were detected in most samples above RRSCOs across the Site (see Plate 1). The exceedances varied from marginal to three times the RRSCOs and were found in the shallow zone (0-2 feet below grade). The highest SVOC exceedances were found on the north side of the Site.

Metals, including barium (maximum concentration of 1,450 mg/kg versus RRSCO of 400 mg/kg), lead (maximum concentration of 1,320 mg/kg versus RRSCO of 400 mg/kg) and mercury (maximum concentration of 0.94 mg/kg versus RRSCO of 0.81 mg/kg) were detected in most samples above the RRSCOs across the Site (see Plate 1). The exceedances of barium were found on the north and south side of the Site and in both shallow (0-2 feet below grade) and deeper (8-9 feet below grade) samples and ranged from marginal to four times the RRSCOs. The lead exceedance was only found on the south side of the Site and in the shallow sample at a concentration three times the RRSCO. The exceedances of mercury were found on the north and south side of the Site and in the deeper (4-8 feet below grade) samples. The concentrations were marginally higher than the RRSCOs.

### **PFAS**

- Some PFAS (including PFHXA, PFOS and PFOA) were detected in RSB-1700-1 (6-8ft bgs) and its duplicate sample. Maximum concentrations were 0.059J, 0.343J and 0.065J ug/kg, respectively and maximum total PFAS was 0.408J ug/kg.

### **Groundwater Results**

The primary contaminants of concern in groundwater are SVOCs and metals. The following analytes are in exceedance of their AWQSGV as shown on Plate 2:

#### **Appendix D – Property Description Narrative**

1700 Park Avenue Project, New York, NY

BCP Application - Section IV, Question 10

SVOCs including benzo(b)fluoranthene (maximum concentration of 0.02J ug/L), benzo(k)fluoranthene (maximum concentration of 0.01J ug/L) and chrysene (maximum concentration of 0.03J ug/L) were detected in one sample at concentrations ten times higher than the AWQSGV of 0.002 ug/L.

Metals, including magnesium (maximum concentration of 162,000 ug/L), selenium (maximum concentration of 15.4 ug/L) and sodium (maximum concentration of 1,330,000 ug/L) were detected in most filtered samples. Magnesium was detected at concentrations three to four times higher than the AWQSGV of 35,000 ug/L. Selenium was detected at concentrations marginally above the AWQSGV of 10 ug/L. Sodium was detected at concentrations ten to sixty times the AWQSGV of 20,000 ug/L.

#### **PFAS**

- Multiple PFAS (including PFBS, PFBA, PFDA, PFHPS, PFHPA, PFHXS, PFHXA, PFNA, PFOS, PFOA and PFPEA) were detected in B-4 and its duplicate sample. Maximum concentrations were 12.6 ng/L, 10.9 ng/L, 0.512J ng/L, 1.64J ng/L, 11.6 ng/L, 18.2 ng/L, 10.1 ng/L, 4,34 ng/L, 89 ng/L, 66.7 ng/L and 9.25 ng/L, respectively. Maximum total PFAS was 156 ng/L.

#### **Soil Vapor Results**

The chlorinated solvent, tetrachloroethene, was detected in four samples with at a maximum concentration of 420 D ug/m<sup>3</sup>, as shown on Plate 3.

**APPENDIX E**

Previous Owners and Operators



## **Appendix E – Previous Property Owners and Operators**

1700 Park Avenue Project, New York, NY

BCP Application – Section VI

The Requestor and current owner of the Site (Park Avenue Parking LLC), nor any of its corporate members, have any relationship with the former owners and operators. The current owner took ownership of the Site on October 3, 2002. Additional information regarding previous owners and operators is provided below.

### **FORMER OWNERS' INFORMATION**

Lot 33 (1700 Park Avenue)

Period	Owner	Address	Phone	Relationship to Requestor
1887	Lottie Dean, Harry Dean and Levi Morton	Unknown <sup>1</sup>	Unknown	None
1972/1973 <sup>2</sup>	John Siomkim as Administrator	Former Lot 33 no address given	Unknown	None
1972/1973 <sup>3</sup>	Elvira Coscia	Former Lot 34 no address given	Unknown	None
1972/1973 <sup>4</sup>	City of New York	Former Lots 36 and 40 no address given	Unknown	None
1972/1973 <sup>5</sup>	Denmark Realty Associates	Former Lots 37, 38 and 39 no address given		
1989	City of New York (through foreclosure)	Municipal Building, Room 500, New York, NY	(212) 639-9675	none
1989-2001	City of New York (Department of Housing Preservation and Development)	100 Gold Street, New York, NY	(212) 863-7000; (212) 863-5030	none
2001-2002	NYC Partnership Housing Development Fund Company, Inc.	242 W 36 <sup>th</sup> Street, 3 <sup>rd</sup> Floor, New York, NY	(646) 217-3370	none

### **CURRENT OPERATORS' INFORMATION**

The current operator of the Site is:

Ipark

Ramon A. Pulinario

[rpulinario@ipark.com](mailto:rpulinario@ipark.com)

107 West 13th Street

New York, NY 10011

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<sup>1</sup> Ownership is inferred based on an 1887 "party wall" agreement between Lottie and Harry Dean and Levi Morton. Property is described as being on the south side of 120<sup>th</sup> Street in Manhattan starting 135 feet west of the intersection of the south side of 120<sup>th</sup> Street and the west side of 4<sup>th</sup> Avenue (now Park Avenue). The Agreement describes that the easterly wall of whatever building existed was to be a party wall with a building being constructed and associated rights and remedies.

<sup>2</sup> Ownership information obtained from condemnation proceedings related to the Milbank Frawley Circle Urban Renewal Project (Phase II) for the seven former tax lots that make up the current Tax Lot 33 of Tax Block 1746.

<sup>3</sup> See note 2

<sup>4</sup> See note 2

<sup>5</sup> See note 2

**Appendix E – Previous Property Owners and Operators**

1700 Park Avenue Project, New York, NY

BCP Application – Section VI

**FORMER OPERATORS' INFORMATION**

As per a November 14, 2018 discussion with Ms. Kelly Lewandowski of the New York State Department of Environmental Conservation, Operators are not considered residential tenants but rather commercial or industrial entities. As such, only commercial or industrial Operators are included below.

Lot 33 (1700 Park Avenue)

Year	Operator	Source	Phone	Relationship to Requestor
1923	Chain Butter and Egg Company, Goldstein Max Laundry	City directory	unknown	none
1927-1938	Hygrade Bookbinding Company	City directory	unknown	none
1934	Midinian Brothers Grocers	City directory	unknown	none
1947-1963	Carlos Ramirez Grocery	City directory	unknown	none
1956	Angel Valentin Grocery	City directory	unknown	none
1973	Aybar Meat M	City directory	unknown	none

**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

---

**APPENDIX F**

Volunteer Statement

**Appendix F – Volunteer Statement**

1700 Park Avenue Project, New York, NY

BCP Application – Section VII

Park Avenue Parking LLC (the Requestor) intends to redevelop the Site into a mixed-use affordable housing development.

The contamination identified in the investigations thus far appears related to the historic filling of the property before the current Site owner, Park Avenue Parking LLC, took title. As a result, the Requestor has taken reasonable and appropriate steps to prevent human exposure to the known contamination by maintaining the asphalt cover on the property and using the property for outdoor automobile parking use only. The Site owner also has constructed and maintains perimeter fencing to restrict access. There are no open spill numbers or enforcement actions pending and the Site is not currently in any environmental program. No storage tanks are known to have been present at the Site, and there are no ongoing operations so there is no threat of a potential future release.

The Requestor does not have any affiliation with any responsible party. The Requestor's liability would arise solely as a result of its ownership or involvement with the redevelopment of the Site subsequent to the disposal of hazardous substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

---

**APPENDIX G**

Site Contact List

## **Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

### **i. Local and State Officials**

Hon. Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten E Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

Brian A. Benjamin  
NYS Senator District 30  
163 West 125<sup>th</sup> Street Harlem State Office  
Building, Suite 912  
New York, NY 10027  
Phone: 212-222-7315

Robert J. Rodriguez  
New York State Assembly District 68  
55 East 115<sup>th</sup> Street  
New York, NY 10029  
Phone: 212-828-3953

Mayor Bill de Blasio  
City Hall  
New York, NY 10007-1200

Hon. Scott Stringer  
NYC Comptroller  
1 Centre Street  
New York NY 10007  
Phone: 212-669-3916

Hon. Jumaane Williams  
Public Advocate  
1 Centre Street, 15<sup>th</sup> Floor  
New York NY 10007  
Phone: 212-669-7200

Commissioner Marisa Lago  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Commissioner Vincent Sapienza  
NYC Department of Environmental Protection  
59-17 Junction Blvd.  
Flushing, NY 11373

Mark McIntyre, Esq.  
Director/General Counsel  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038  
Email: [dwalsh@cityhall.nyc.gov](mailto:dwalsh@cityhall.nyc.gov)

Office of Environmental Planning and  
Assessment  
NYCDEP  
96-05 Horace Harding Expressway  
Flushing, NY 11373

Borough President Gale Brewer  
431 West 125<sup>th</sup> Street  
New York, NY 10027  
Phone: (212) 669-8300  
Email: [info@manhattanbp.nyc.gov](mailto:info@manhattanbp.nyc.gov)

Adanna Roberts  
NYSDEC Public Participation Specialist  
47-40 21st Street  
Long Island City, NY 11101

Basil Seggos  
NYSDEC, Commissioner  
625 Broadway  
Albany, NY 12233

NYSDOH Public Health Specialist  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 11237

Adriano Espaillat  
US Congressional District #13  
163 West 125<sup>th</sup> Street, #508  
New York, NY 10027  
Phone: 212-663-3900

Manhattan Community Board 11  
Chair: Nilsa Orama  
1664 Park Avenue, Ground Floor  
New York, NY 10035  
Phone: 212-831-8929  
Email: [chair@cb11m.org](mailto:chair@cb11m.org)

Manhattan Community Board 11  
District Manager: Angel D. Mescain  
1664 Park Avenue, Ground Floor  
New York, NY 10035  
Phone: 212-831-8929  
Email: [amescain@cb11m.org](mailto:amescain@cb11m.org)

Bill Perkins  
District 9 Council Member  
163 West 125<sup>th</sup> Street, Room 729  
New York, NY 10027  
Phone: 212-678-4505  
Email: [D009perkins@council.nyc.gov](mailto:D009perkins@council.nyc.gov)

**Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

**ii. Current Site Owner**

Park Avenue Parking LLC  
150 Myrtle Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11201

**iii. Current Owners and Occupants of the Subject Site and Adjacent Sites****Subject Site Owner**

Park Avenue Parking LLC  
150 Myrtle Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11201

**Subject Site Operator**

lpark  
Ramon A. Pulinario  
107 West 13th Street  
New York, NY 10011

**Block 1747 Lot 1**

NYC Parks  
c/o Diane Jenkins  
1831 Madison Avenue  
New York, NY 10035

**Block 1769 Lot 1**

Compass Point LLC  
1721 Park Avenue  
New York, NY 10035

**Block 1768 Lot 4**

East Harlem Council for Community  
Improvement Etc.  
413 East 120<sup>th</sup> Street  
New York, NY 10035

**Block 1768 Lot 1**

Jamie's Place Housing Development Fund  
Corporation  
60 Cutter Mill Road, Suite 200  
Great Neck, NY 11021

**Block 1745 Lot 141**

Stephen Waite  
74 East 119<sup>th</sup> Street  
New York, NY 10035

**Block 1746 Lot 32**

Isidore TII Deutou  
77 East 119<sup>th</sup> Street  
New York, NY 10035

**Block 1746 Lot 41**

Nancy Herard  
70 East 120<sup>th</sup> Street, Apt .1  
New York, NY 10035

**Block 1768 Lot 71**

Compass Point LCC  
1721 Park Avenue  
New York, NY 10035

**Block 1768 Lot 1**

DCAS  
100 Gold Street  
New York, NY 10038

**Block 1767 Lot 69**

Police Department 1 (25<sup>th</sup> Precinct)  
120 E 119<sup>th</sup> Street  
New York, NY 10035

**Block 1745 Lot 40**

Orsipel LLC 1710  
1<sup>st</sup> Avenue, Suite 333  
New York, NY 10128

**Block 1747 Lot 1**

P.S M079 Horan School  
55 East 129<sup>th</sup> Street  
New York, NY 10035

**Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

**iv. Religious Authorities**

Church of God of Third Avenue  
2135 3<sup>rd</sup> Avenue #3  
New York, NY 10035

Church of God of 100<sup>th</sup> Street  
198 E 100<sup>th</sup> Street  
New York, NY 10029

Resurrection Life NYC  
312 E 95<sup>th</sup> Street  
New York, NY 10128

Good News Manhattan Church  
2152 3<sup>rd</sup> Avenue  
New York, NY 10035

Church of the Living Hope Inc.  
161 E 104<sup>th</sup> Street  
New York, NY 10029

The Church of Jesus Christ of Latter-Day Saints  
360 Malcolm X Boulevard #368  
New York, NY 10027

Church of God  
680 E 138<sup>th</sup> Street  
Bronx, NY 10454

Church of God of 100 Street  
198 E 100<sup>th</sup> Street  
New York, NY 10029

Church of God  
1488 5<sup>th</sup> Avenue  
New York, NY 10035

Church of Scientology of Harlem  
220 E 125<sup>th</sup> Street  
New York, NY 10035

Resurrection Life NYC  
312 E 95<sup>th</sup> Street  
New York, NY 10128

Good Neighbor Presbyterian Church  
115 E 106<sup>th</sup> Street  
New York, NY 10029

St. Martins Episcopal Church  
230 Malcolm X Boulevard  
New York, NY 10027

Harlem Church of Christ  
338 Malcolm X Boulevard  
New York, NY 10027

Church of the Resurrection  
325 E 101<sup>st</sup> Street  
New York, NY 10029

Church of the Lord Jesus Christ  
1421 5<sup>th</sup> Avenue  
New York, NY 10035

First Spanish United Methodist Church  
163 E 111<sup>th</sup> St  
New York, NY 10029

Elmendorf Reformed Church  
171 E 121<sup>st</sup> Street  
New York, NY 10035

Macedonia Church  
340 E 106<sup>th</sup> St  
New York, NY 10029

Metropolitan Community Church  
1975 Madison Avenue  
New York, NY 10035

Church of God  
2135 3<sup>rd</sup> Avenue #3  
New York, NY 10035

Saint Paul's Church  
113 E 117<sup>th</sup> Street  
New York, NY 10035

Metro Hope Church  
2031 5<sup>th</sup> Avenue  
New York, NY 10035

Mt. Pisgah Church  
1484 5<sup>th</sup> Avenue  
New York, NY 10035

Bethel Gospel Assembly – Destiny Worship  
Pavilion  
1483 5<sup>th</sup> Avenue  
New York, NY 10035

Trinity Church Harlem  
134 W 122<sup>nd</sup> Street  
New York, NY 10027



**Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

Samuel's Temple Church NYC  
75 E 125<sup>th</sup> Street  
New York, NY 10035

Bethel Gospel Assembly  
2 E 120<sup>th</sup> Street  
New York, NY 10035

St. Andrew's Episcopal Church  
2067 5<sup>th</sup> Avenue  
New York, NY 10035

Mount Zion A.M.E. Church  
1765 Madison Avenue  
New York, NY 10029

Abyssinian Fund  
1825 Park Avenue  
New York, NY 10035

Mission Cristiana Rehoboth  
164 E 118<sup>th</sup> Street  
New York, NY 10035

Mount Morris Ascension Presbyterian Church  
15 Mt Morris Park W  
New York, NY 10027

First Church of Christ  
1935 Madison Avenue  
New York, NY 10035

New Ebenezer Baptist Church  
1480 5<sup>th</sup> Avenue  
New York, NY 10035

Bethel Church of Christ  
2238 3<sup>rd</sup> Avenue  
New York, NY 10035

**v. Parks and Recreation**

NYC Parks and Recreation  
1 East 104<sup>th</sup> Street  
New York, NY 10029

NYC Parks and Recreation  
450 St Ann's Avenue  
Bronx, NY 10455

NYC Parks and Recreation  
Mt Morris Park W  
New York, NY 10027

**vi. Day Cares and Schools**

Administration  
P.S. M079 Horan School  
55 East 120<sup>th</sup> Street  
New York, NY 10035  
  
Administration  
Sunshine Daycare of East Harlem LLC  
1330 5<sup>th</sup> Avenue  
New York, NY 10026

Administration  
ABC Little Steps Daycare  
1680 Madison Avenue  
New York, NY 10029  
  
Administration  
Child Care Head Start  
218 E 104<sup>th</sup> Street  
New York, NY 10029

### **Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

Administration  
Day Care Council of New York  
2082 Lexington Avenue #204  
New York, NY 10035

Administration  
Jelly Bean Group Family Daycare  
516 E 84<sup>th</sup> Street  
New York, NY 10028

Administration  
Kendricks Daycare LLC  
123 E 110<sup>th</sup> Street  
New York, NY 10029

Administration  
Friends and Family Daycare Ltd  
1677 Lexington Avenue  
New York, NY 10029

Administration  
A B Sea Group Family Daycare  
22 E 112<sup>th</sup> Street #605  
New York, NY 10029

Administration  
KJ Group Family Daycare  
321 E 115<sup>th</sup> Street #3B  
New York, NY 10029

Mini Me's Daycare  
2217 Frederick Douglass Boulevard #4D  
New York, NY 10026

Administration  
Bright Kids Family Daycare  
73 W 130<sup>th</sup> St #2B  
New York, NY 10037

New York Center for Child Development  
51A E 117th St  
New York, NY 10035

#### **vii. Local Water Supply**

New York City  
Department of Environmental Protection  
59-27 Junction Boulevard  
Flushing, NY 11373

#### **viii. Local News and Media**

New York Post  
1211 Avenue of Americas  
New York, New York 10036-8790  
Phone: 212-930-8000

La Voz Hispana  
159 East 116<sup>th</sup> Street  
New York, NY 10029  
Phone: 212-348-2100

New York 1 News  
Chelsea Market  
75 9th Avenue  
New York, NY 10011

Amsterdam News  
2340 Frederick Douglass Boulevard  
New York, NY 10029  
Phone: 212-932-7400

#### **ix. Local Community Board**

Manhattan Community Board 11  
1664 Park Avenue  
New York, New York 10035  
Phone: 212-831-8929

#### **x. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be Placed on the Contact List**

No persons have requested to be on the Site Contact List.

**Appendix G - Site Contact List**

1700 Park Avenue Project, New York, NY  
BCP Application – Section IX

**xi. Document Repository**

Harlem Public Library  
9 West 124<sup>th</sup> Street  
New York, NY 10027

Manhattan Community Board 11  
1664 Park Avenue, Ground Floor  
New York, NY 10035  
Chair: Nilsa Orama  
District Manager: Angel D. Mescaín

Repository acknowledgements from Harlem Public Library and Manhattan Community Board 11 dated November 16, 2020 and October 8, 2020, respectively.

**From:** [Carly Wine](#)  
**To:** [Wendy Shen](#)  
**Cc:** [mn11@cb.nyc.gov](mailto:mn11@cb.nyc.gov); [chair@cb11m.org](mailto:chair@cb11m.org); [amescain@cb11m.org](mailto:amescain@cb11m.org)  
**Subject:** Re: CB-11 document repository for 1700 Park Avenue Project  
**Date:** Thursday, October 8, 2020 9:35:20 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

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Confirming. Thank you!

On Thu, Oct 8, 2020 at 9:22 AM Wendy Shen <[wshen@rouxinc.com](mailto:wshen@rouxinc.com)> wrote:

Yes we can send digitally that is not a problem, I just need your confirmation for my records. Thanks,

**Wendy Shen | Senior Engineer**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2331

Email: [wshen@rouxinc.com](mailto:wshen@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** Carly Wine <[cwine@cb11m.org](mailto:cwine@cb11m.org)>

**Sent:** Thursday, October 8, 2020 9:20 AM

**To:** Wendy Shen <[wshen@rouxinc.com](mailto:wshen@rouxinc.com)>

**Cc:** [mn11@cb.nyc.gov](mailto:mn11@cb.nyc.gov); [chair@cb11m.org](mailto:chair@cb11m.org); [amescain@cb11m.org](mailto:amescain@cb11m.org)

**Subject:** Re: CB-11 document repository for 1700 Park Avenue Project

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---

Hi Wendy,

Our office is temporarily closed to the public. Does this bar us from serving as a repository? Can you send the documents over to us digitally?

Thank you,

Carly

On Thu, Oct 8, 2020 at 8:33 AM Wendy Shen <[wshen@rouxinc.com](mailto:wshen@rouxinc.com)> wrote:

Hi, I am following up on my July 10 email since I have not received a response. I would like to confirm that CB11 can be one of the document repositories for a project called 1700 Park Avenue. This project is applying to enter the New York State Department of Environmental Conservation Brownfield Cleanup Program. As such, a document repository is required so we can submit documents for public review.

Thanks,

**Wendy Shen | Senior Engineer**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2331

Email: [wshen@rouxinc.com](mailto:wshen@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** [Laurel Hambright](#)  
**To:** [Noelle Clarke](#)  
**Cc:** [Wendy Shen](#)  
**Subject:** Re: Harlem library- document repository for the 1700 Park Avenue project  
**Date:** Monday, November 16, 2020 11:10:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hello,

The Harlem Library will be the repository.  
I will send you instructions once I receive them.  
I do apologize for the delay.

Thank you,  
**Laurel Hambright**  
Library Manager

**Harlem Library**  
**The New York Public Library**  
9 West 124th St. New York, New York 10027  
212-348-5620  
[nypl.org](http://nypl.org)

On Wed, Nov 11, 2020 at 7:49 AM Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)> wrote:

HI Again Laurel,

Would it be possible to just send us an email saying that the library can be a repository, with instructions on how to submit documents to follow? I know many libraries are only accepting electronic documents and we have set up online repositories in the past. We don't need the full process for submitting documents right now, just a confirmation that the library can be a repository.

If this works for you, it would be greatly appreciated, as this is the last information we need to resubmit the application.

Thanks and be well.

Noelle

**Noelle M. Clarke, P.E. – NY | Principal Engineer**

209 Shafter Street, Islandia, New York 11749

Main: 631-232-2600 | Direct: 631-630-2341

Email: [nclarke@rouxinc.com](mailto:nclarke@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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---

**From:** Laurel Hambright <[laurelhambright@nypl.org](mailto:laurelhambright@nypl.org)>

**Sent:** Thursday, November 5, 2020 11:32 AM

**To:** Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)>

**Cc:** Wendy Shen <[wshen@rouxinc.com](mailto:wshen@rouxinc.com)>

**Subject:** Re: Harlem library- document repository for the 1700 Park Avenue project

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---

Hello,

Once I receive instructions from NYPL project and planning team, I will send you confirmation.

~Cheers

Laurel Hambright

On Nov 5, 2020, at 10:44 AM, Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)> wrote:

Hello Laurel,

We need to resubmit our BCP application for the above site as soon as possible. Can you please respond to this email confirming that you will be a document repository?

Thanks

**Noelle M. Clarke, P.E. – NY | Principal Engineer**

209 Shafter Street, Islandia, New York 11749

Main: 631-232-2600 | Direct: 631-630-2341

Email: [nclarke@rouxinc.com](mailto:nclarke@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)

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[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

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mail, permanently delete this e-mail and any attachments from all computers on which they may be stored and destroy any print-outs of this email and any attachments.

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**From:** Wendy Shen <[wshen@rouxinc.com](mailto:wshen@rouxinc.com)>  
**Sent:** Tuesday, November 3, 2020 9:48 AM  
**To:** [laurelhambright@nypl.org](mailto:laurelhambright@nypl.org)  
**Cc:** Noelle Clarke <[nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)>  
**Subject:** RE: Harlem library- document repository for the 1700 Park Avenue project

Hi Laurel, just following up on my previous email. We need written confirmation that the Harlem library can be one of the document repositories for the 1700 Park Avenue. Can you please reply to this email to confirm? Thank you.

**Wendy Shen | Senior Engineer**  
209 Shafter Street, Islandia, New York 11749  
Main: 631.232.2600 | Direct: 631.630.2331  
Email: [wshen@rouxinc.com](mailto:wshen@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)

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communication. If you have received this communication in error, please notify the sender immediately by return e-mail, permanently delete this e-mail and any attachments from all computers on which they may be stored and destroy any print-outs of this email and any attachments.

---

**From:** Wendy Shen  
**Sent:** Thursday, October 29, 2020 1:13 PM  
**To:** [laurelhambright@nypl.org](mailto:laurelhambright@nypl.org)  
**Subject:** Harlem library- document repository for the 1700 Park Avenue project

Hi Laurel, I would like to confirm that the Harlem library can be one of the document repositories for a project called 1700 Park Avenue. This project is applying to enter the New York State Department of Environmental Conservation Brownfield Cleanup Program. As such, a document repository is required so we can submit documents for public review. Please confirm that the Harlem library can serve as a repository. Thanks.

**Wendy Shen | Senior Engineer**  
209 Shafter Street, Islandia, New York 11749  
Main: 631.232.2600 | Direct: 631.630.2331  
Email: [wshen@rouxinc.com](mailto:wshen@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)

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[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

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**Brownfield Cleanup Program Application**  
***1700 Park Avenue, New York, New York***

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**PLATES**

1. Summary of Soil Exceedances
2. Summary of Groundwater Exceedances
3. Summary of Soil Vapor Detections



I:\CAD\PROJECTS\3482\0001Y101\3482.0001Y101.02.DWG

RSB-1700-3	2/12/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo[a]anthracene	2.4
Benzo[a]pyrene	2.2
Benzo[b]fluoranthene	2.9
Dibenzo[a,h]anthracene	0.35
Indeno[1,2,3-cd]pyrene	1.4

RSB-1700-1	2/12/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo[a]anthracene	1.1
Benzo[a]pyrene	1.1
Benzo[b]fluoranthene	1.5
Indeno[1,2,3-cd]pyrene	0.73
Metals	
Barium	1450
Lead	1320

SB-7	8/9/2016	8/9/2016
Depth (ft bls)	1-2	8-9
SVOC		
Benzo(A)Anthracene	1.69	ND
Benzo(B)Fluoranthene	1.1	ND
Indeno(1,2,3-C,D)Pyrene	0.57	ND
Metals		
Barium	431	628

SB-11	8/9/2016	8/9/2016
Depth (ft bls)	1-2	7-8
Metals		
Mercury	NE	0.93

SB-9	8/10/2016	8/10/2016
Depth (ft bls)	4-5	8-9
Metals		
Mercury	0.94	ND



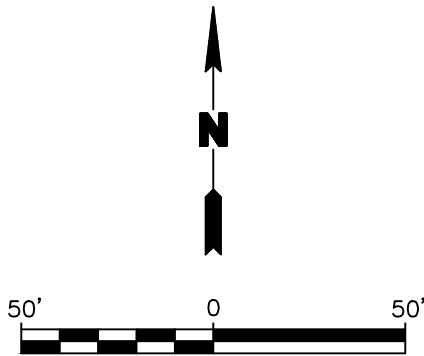
Parameter	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives
VOCs	NE
SVOCs	
Benzo[a]anthracene	1
Benzo[a]pyrene	1
Benzo[b]fluoranthene	1
Benzo[k]fluoranthene	3.9
Chrysene	3.9
Dibenzo[a,h]anthracene	0.33
Indeno[1,2,3-cd]pyrene	0.5
Metals	
Barium	400
Lead	400
Mercury	0.81
Zinc	10000
PCBs	
Pesticides	NE

CONCENTRATIONS IN mg/kg

mg/kg - MILLIGRAMS PER KILOGRAM  
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
J - ESTIMATED VALUE  
DUP - DUPLICATE SAMPLE  
VOCs - VOLATILE ORGANIC COMPOUNDS  
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS  
PCBs - POLYCHLORINATED BIPHENYLS  
NE - NO EXCEEDANCE  
ND - NO DETECTION  
NA - NOT ANALYZED FOR BY LABORATORY  
ft bls - FEET BELOW LAND SURFACE

LEGEND

- BCP SITE BOUNDARY
- SB-8 APPROXIMATE LOCATION AND DESIGNATION OF 2016 AKRF BORING
- RSB-1700-1 APPROXIMATE LOCATION AND DESIGNATION OF 2020 ROUX SOIL BORING



Title:

SOIL EXCEEDANCES OF  
RESTRICTED RESIDENTIAL USE SOIL  
CLEANUP OBJECTIVES

1700 PARK AVENUE  
NEW YORK, NEW YORK

Prepared for:

PARK AVENUE PARKING LLC

ROUX

Compiled by: W.S.  
Prepared by: G.M.  
Project Mgr: W.S.  
File: 3482.0001Y101.02.DWG

Date: 14JUL20.  
Scale: AS SHOWN  
Project: 3482.0001Y000

PLATE  
1



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B-4	02/17/220
Metals, Total	
Magnesium	130000
Sodium	190000
Metals, Filtered	
Magnesium	92200
Sodium	162000
Pesticides	
Dieldrin	0.012 J



RMW-1700-1	02/14/2020	02/14/2020 DUP
SVOCs		
Benzo[a]anthracene	ND	0.04 J
Benzo[b]fluoranthene	ND	0.02 J
Benzo[k]fluoranthene	ND	0.01 J
Chrysene	ND	0.03 J
Metals, Total		
Iron	688	NE
Magnesium	131000	135000
Manganese	1313	1144
Selenium	12.1	12.6
Sodium	726000	741000
Metals, Filtered		
Magnesium	108000	106000
Manganese	1131	1008
Selenium	15.4	14.3
Sodium	684000	596000

SB-9/TW-2	8/10/2016
Metals, Total	
Antimony	3.24
Iron	3230
Magnesium	243000
Manganese	2300
Selenium	24.60
Sodium	828000
Metals, Filtered	
Antimony	ND
Iron	ND
Magnesium	162000
Manganese	NE
Selenium	14.20
Sodium	1330000

Parameter	NYSDEC AWQSGV
VOCs	NE
SVOCs	
Benzo[a]anthracene	0.002
Benzo[b]fluoranthene	0.002
Benzo[k]fluoranthene	0.002
Chrysene	0.002
Metals, Total	
Antimony	3
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
Metals, Filtered	
Antimony	3
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
PCBs	ND
Pesticides	
Dieldrin	0.004

CONCENTRATIONS IN ug/L

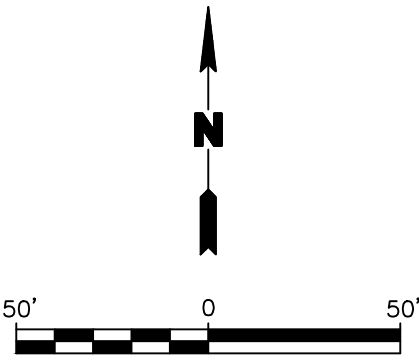
ug/L - MICROGRAMS PER LITER  
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
AWQSGVs - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES  
J - ESTIMATED VALUE  
DUP - DUPLICATE SAMPLE  
VOCs - VOLATILE ORGANIC COMPOUNDS  
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS  
PCBs - POLYCHLORINATED BIPHENYLS  
NE - NO EXCEEDANCE  
ND - NO DETECTION

LEGEND

- BCP SITE BOUNDARY
- SB-9/TW-2

APPROXIMATE LOCATION AND DESIGNATION OF 2016 AKRF GROUNDWATER SAMPLE
- RMW-1700-1

APPROXIMATE LOCATION AND DESIGNATION OF 2020 ROUX GROUNDWATER SAMPLE



Title:

GROUNDWATER SAMPLE EXCEEDANCES

1700 PARK AVENUE  
NEW YORK, NEW YORK

Prepared for:

PARK AVENUE PARKING LLC

ROUX

Compiled by: W.S.

Date: 14JUL20.

Prepared by: G.M.

Scale: AS SHOWN

Project Mgr: W.S.

Project: 3482.0001Y000

File: 3482.0001Y101.02.DWG

PLATE  
2



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SV-8	8/9/16
1,2,4-Trimethylbenzene	43
1,3,5-Trimethylbenzene	14
2-Butanone	130
Acetone	2500
Benzene	13
Ethylbenzene	21
n-Heptane	21
n-Hexane	17
o-Xylene	31
p- & m- Xylenes	94
p-Ethyltoluene	35
Propylene	42
Tetrachloroethene	36
Toluene	140

RSV-1700-3	2/14/20
VOCs	
2-Butanone (MEK)	4.72
Acetone	55.3
Benzene	1.22
Carbon disulfide	0.863
Cyclohexane	1.57
Dichlorodifluoromethane	2.22
Ethanol	11.8
Heptane	4.67
Isooctane	1.73
Isopropanol	18.2
n-Hexane	2.05
t-Butyl Alcohol	13.3
Tetrachloroethene	2.63
Toluene	5.88
Trichlorofluoromethane	1.16

SV-7	8/10/16
1,2,4-Trimethylbenzene	47
1,3,5-Trimethylbenzene	14
2-Butanone	59
Acetone	460
Benzene	7.3
Chloroform	43
Ethyl Benzene	15
Methylene Chloride	14
n-Heptane	8.6
n-Hexane	21
o-Xylene	22
p- & m- Xylenes	64
p-Ethyltoluene	32
Propylene	45
Tetrachloroethene	420
Toluene	46

RSV-1700-1	2/14/20
VOCs	
1,3-Butadiene	1.42
2-Butanone (MEK)	29.1
Acetone	56.1
Benzene	1.9
Carbon disulfide	1.66
Cyclohexane	3.24
Dichlorodifluoromethane	2.15
Ethanol	12.2
Heptane	6.88
Isooctane	1.67
Isopropanol	3.86
m+p-Xylene	1.74
n-Hexane	21.3
t-Butyl Alcohol	11.1
Tetrachloroethene	7.05
Tetrahydrofuran	1.7
Toluene	7.46
Trichlorofluoromethane	1.17

SV-5	8/9/16
1,2,4-Trimethylbenzene	53
1,2-Dichlorotetrafluoroethane	37
1,3,5-Trimethylbenzene	15
2-Butanone	60
Acetone	2100
Benzene	15
Dichlorodifluoromethane	13
Ethyl Benzene	21
n-Heptane	340
n-Hexane	260
o-Xylene	31
p- & m- Xylenes	95
p-Ethyltoluene	39
Tetrachloroethene	37
Toluene	160

RSV-1700-4	2/14/20
VOCs	
1,3-Butadiene	1.49
2-Butanone (MEK)	11.5
Acetone	50.4
Benzene	1.77
Carbon disulfide	7.6
Chloroform	2.17
Cyclohexane	10.1
Dichlorodifluoromethane	2.11
Ethanol	11
Heptane	4.75
Isooctane	1.6
Isopropanol	2.33
m+p-Xylene	2.14
n-Hexane	3.56
o-Xylene	1.04
t-Butyl Alcohol	13
Tetrachloroethene	3.86
Toluene	6.29
Trichlorofluoromethane	1.23

SV-6	8/10/16
1,2,4-Trimethylbenzene	52
1,3,5-Trimethylbenzene	15
2-Butanone	76
Acetone	800
Benzene	8.5
Chloroform	12
Ethyl Benzene	20
n-Heptane	39
n-Hexane	47
o-Xylene	26
p- & m- Xylenes	80
p-Ethyltoluene	37
Propylene	71
Tetrachloroethene	77
Toluene	65

RSV-1700-2	2/14/20
VOCs	
2-Butanone (MEK)	3.92
Acetone	67.2
Benzene	1.33
Chloroform	2.89
Cyclohexane	0.726
Dichlorodifluoromethane	2.15
Heptane	3.7
Isooctane	1.31
Isopropanol	1.55
m+p-Xylene	1.94
n-Hexane	2.13
t-Butyl Alcohol	17.7
Tetrachloroethene	6.22
Toluene	7.46



LEGEND

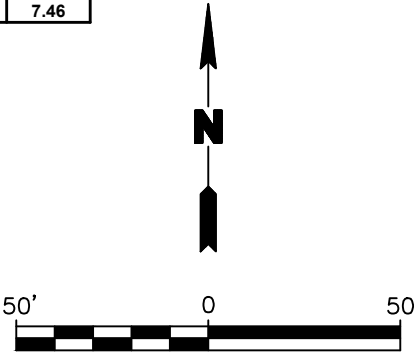
- BCP SITE BOUNDARY
- SV-7

APPROXIMATE LOCATION AND DESIGNATION OF 2016 AKRF SOIL VAPOR SAMPLE
- RSV-17010-1

APPROXIMATE LOCATION AND DESIGNATION OF 2020 ROUX SOIL VAPOR SAMPLE
- CONCENTRATIONS IN  $\mu\text{g}/\text{m}^3$

$\mu\text{g}/\text{m}$  – MICROGRAMS PER CUBIC METER

VOCs – VOLATILE ORGANIC COMPOUNDS



Title:

SOIL VAPOR DETECTIONS

1700 PARK AVENUE  
NEW YORK, NEW YORK

Prepared for:

PARK AVENUE PARKING LLC

ROUX

Compiled by: W.S.

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PLATE  
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