



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14



08/2013

DEPARTMENT USE ONLY
BCP SITE #:

Section I. Requestor Information

NAME **Purves Development LLC**

ADDRESS **42-22 22nd Street**

CITY/TOWN **Long Island City**

ZIP CODE **11101**

PHONE **718-906-2000**

FAX **718-906-2585**

E-MAIL **mgold@silvercupproperties.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 DEC with the application, to document that the applicant is authorized to do business in NYS.

-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 New York State Education Law. **Documents that are not properly certified will not be approved under the BCP.**

(Attachment A) ☒ Yes ☐ No

NAME OF REQUESTOR'S REPRESENTATIVE **Mark Gold**

ADDRESS **Purves Development LLC, 42-22 22nd Street**

CITY/TOWN **Long Island City**

ZIP CODE **11101**

PHONE **718-906-2191**

FAX **718-906-2585**

E-MAIL **mgold@silvercupproperties.com**

NAME OF REQUESTOR'S CONSULTANT **Jason Hayes of Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC**

ADDRESS **21 Penn Plaza - 360 West 31 Street, 8th Floor**

CITY/TOWN **New York**

ZIP CODE **10001**

PHONE **(212)-479-5427**

FAX **(212)-479-5444**

E-MAIL **jahayes@langan.com**

NAME OF REQUESTOR'S ATTORNEY **David Yudelson of Sive, Paget & Riesel, P.C.**

ADDRESS **460 Park Avenue**

CITY/TOWN **New York**

ZIP CODE **10022**

PHONE **(212) 421-2150**

FAX **(212) 421-1891**

E-MAIL **dyudelson@sprlaw.com**

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

Requestor Relationship to Property (check one):

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

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☐ Yes ☐ No

-Proof of site access must be submitted for non-owners

Section II. Property Information Check here if this application is to request significant changes to property set forth in an existing BCA: ☐ Existing BCP site number: _____																													
PROPERTY NAME Purves Street Developement																													
ADDRESS/LOCATION		27-21 44th Drive and 44-18 Purves Street		CITY/TOWN	Long Island City																								
				ZIP CODE	11101																								
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Queens																													
COUNTY		Queens																											
		SITE SIZE (ACRES) Approximately 0.334 acres																											
LATITUDE (degrees/minutes/seconds) 40 ° 44 ' 47.76 "			LONGITUDE (degrees/minutes/seconds) -73 ° 56 ' 29.83 "																										
HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☒ GPS ☐ MAP			HORIZONTAL REFERENCE DATUM: NAD 83																										
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Parcel Address</th> <th style="width: 10%;">Parcel No.</th> <th style="width: 10%;">Section No.</th> <th style="width: 10%;">Block No.</th> <th style="width: 10%;">Lot No.</th> <th style="width: 10%;">Acreage</th> </tr> </thead> <tbody> <tr> <td>27-21 44th Drive</td> <td></td> <td></td> <td>268</td> <td>4</td> <td>0.220</td> </tr> <tr> <td>44-18 Purves Street</td> <td></td> <td></td> <td>268</td> <td>22</td> <td>0.057</td> </tr> <tr> <td>44-18 Purves Street</td> <td></td> <td></td> <td>268</td> <td>23</td> <td>0.057</td> </tr> </tbody> </table>						Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage	27-21 44th Drive			268	4	0.220	44-18 Purves Street			268	22	0.057	44-18 Purves Street			268	23	0.057
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44-18 Purves Street			268	22	0.057																								
44-18 Purves Street			268	23	0.057																								
1. Do the property boundaries correspond to tax map metes and bounds? ☒ Yes ☐ No If no, please attach a metes and bounds description of the property. 2. Is the required property map attached to the application? (application will not be processed without map) ☒ Yes ☐ No 3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? ☐ Yes ☒ No For more information please see Empire State Development's website . If yes, identify area (name) _____ Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 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)? If yes, identify name of properties in related BCP applications: _____ ☐ Yes ☒ No																													
5. Property Description Narrative: See Attachment B																													
6. List of Existing Easements (type here or attach information) <table style="width: 100%;"> <thead> <tr> <th style="width: 50%;"><u>Easement Holder</u></th> <th style="width: 50%;"><u>Description</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" style="padding: 10px;">See Attachment B</td> </tr> </tbody> </table>						<u>Easement Holder</u>	<u>Description</u>	See Attachment B																					
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See Attachment B																													
7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information) <table style="width: 100%;"> <thead> <tr> <th style="width: 30%;"><u>Type</u></th> <th style="width: 30%;"><u>Issuing Agency</u></th> <th style="width: 40%;"><u>Description</u></th> </tr> </thead> <tbody> <tr> <td colspan="3" style="padding: 10px;">No existing permits</td> </tr> </tbody> </table>						<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>	No existing permits																				
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No existing permits																													

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

Initials of each Requestor: _____

Section III. Current Property Owner/Operator InformationOWNER'S NAME **Purves Development LLC**ADDRESS **42-22 22nd Street**CITY/TOWN **Long Island City**ZIP CODE **11101**PHONE **718-906-2000**FAX **718-906-2585**E-MAIL **mgold@silvercupproperties.com**OPERATOR'S NAME **VACANT**

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- | | | |
|--|------------------------------|--|
| 1. Are any enforcement actions pending against the requestor regarding this site? | ☐ Yes | ☒ No |
| 2. Is the requestor subject to an existing order relating to contamination at the site? | ☐ Yes | ☒ No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? | ☐ Yes | ☒ No |
| 4. Has the requestor been determined to have violated any provision of ECL Article 27? | ☐ Yes | ☒ No |
| 5. Has the requestor previously been denied entry to the BCP? | ☐ Yes | ☒ No |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? | ☐ Yes | ☒ No |
| 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? | ☐ Yes | ☒ No |
| 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? | ☐ 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 |

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

- | | | |
|--|------------------------------|--|
| 1. Is the property, or was any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. | ☐ Yes | ☒ No |
| 2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?
If yes, please provide: Site # _____ Class # _____ | ☐ Yes | ☒ No |
| 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ | ☐ Yes | ☒ No |
| 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ | ☐ Yes | ☒ No |
| 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. | ☐ Yes | ☒ No |

Section VI. Project DescriptionWhat stage is the project starting at? ☐ Investigation ☒ Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule (See Attachment C)

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports (See Attachment D)

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☒ Yes ☐ No

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

Contaminant Category	Soil	Groundwater	Surface Water (None)	Sediment(None)	Soil Gas
Petroleum	x	x			x
Chlorinated Solvents		x			x
Other VOCs	x	x			x
SVOCs	x	x			
Metals	x	x			
Pesticides		x			
PCBs	x				
Other*					

*Please describe: (See Attachment D)

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT. (Investigation Complete)

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT. (See Attachment D)

☐ Above Ground Pipeline or Tank ☐ Lagoons or Ponds ☒ Underground Pipeline or Tank ☒ Surface Spill or Discharge
☒ Routine Industrial Operations ☒ Dumping or Burial of Wastes ☐ Septic tank/lateral field ☒ Adjacent Property
☐ Drums or Storage Containers ☐ Seepage Pit or Dry Well ☐ Foundry Sand ☒ Electroplating
☐ Coal Gas Manufacture ☐ Industrial Accident ☐ Unknown
 Other: _____

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

☐ Coal Gas Manufacturing ☒ Manufacturing ☐ Agricultural Co-op ☐ Dry Cleaner ☐ Salvage Yard ☐ Bulk Plant
☐ Pipeline ☒ Service Station ☒ Landfill ☐ Tannery ☒ Electroplating ☐ Unknown
 Other: Garage with gasoline filling pump island, paper warehouse, photo chemical warehouse, auto body shop, welding and repairs, plating equipment.

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". (See Attachment D)

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following: (See Attachment E)

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. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)
Provide summary of business operations as an attachment. (No current operations)

2. Intended Use Post Remediation: ☐ Unrestricted ☒ Residential ☒ Commercial ☐ Industrial (check all that apply)
Provide specifics as an attachment. (See Attachment F)

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses) ☒ Yes ☐ No

4. Is the proposed use consistent with applicable zoning laws/maps? (See Attachment F) ☒ Yes ☐ No

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans? (See Attachment F) ☒ Yes ☐ No

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)). ☐ Yes ☒ No

7. Are there any federal or state land use designations relating to this site? ☐ Yes ☒ No

8. Do the population growth patterns and projections support the proposed use? ☒ Yes ☐ No

9. Is the property accessible to existing infrastructure? (See Attachment F) ☒ Yes ☐ No

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? (See Attachment F) ☒ Yes ☐ No

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile? (See Attachment F) ☒ Yes ☐ No

12. Are there floodplains within ½ mile? (See Attachment F) ☒ Yes ☐ No

13. Are there any institutional controls currently applicable to the property? ☐ Yes ☒ No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment. (See Attachment F)

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment. (See Attachment F)

16. Describe the geography and geology of the site in an attachment. (See Attachment F)

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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 an requestor other than an individual)

I hereby affirm that I am Authorized Rep (title) of Purves Development LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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: 3/26/17 Signature: Mark Gold Print Name: Mark Gold

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, 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
- One (1) paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

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

ATTACHMENT A
SECTION I: REQUESTOR INFORMATION

Business Entity Information

See Attached Document

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 24, 2014.

Selected Entity Name: PURVES DEVELOPMENT LLC

Selected Entity Status Information

Current Entity Name: PURVES DEVELOPMENT LLC

DOS ID #: 4526977

Initial DOS Filing Date: FEBRUARY 10, 2014

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)

PURVES DEVELOPMENT LLC

42-22 22ND STREET

LONG ISLAND CITY, NEW YORK, 11101

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
FEB 10, 2014	Actual	PURVES DEVELOPMENT 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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ATTACHMENT B

SECTION II: PROPERTY INFORMATION

Figure 1 is a USGS 7.5 minute quadrangle map showing the location of the proposed brownfield property.

Figure 2 provides a property base map that shows: i) a distance of at least 1,000 feet around the proposed brownfield property at a scale no smaller than one inch equal to 200 feet; and ii) map scale, north arrow orientation, date and location of the property with respect to adjacent streets and roadways.

Figure 3 provides a property base map that shows i) proposed brownfield property boundary lines, with adjacent property owners clearly identified; and ii) surrounding land uses.

Item 1- Metes and Bounds

The property boundaries correspond to tax map metes and bounds. Attached for reference is the relevant tax map and metes and bounds. The property is identified by tax block 268, lots 4, 22 and 23.

Item 5- Property Description Narrative

The site is denoted on New York City tax maps as Block 268, Lots 4, 22 and 23. The site is located on the city block bordered by Jackson Avenue to the north, Purves Street to the east, Thomson Avenue to the south, and 44th Drive to the west. The site encompasses an area of approximately 14,307 square feet and is occupied by a vacant one-story garage/warehouse building with a full basement on Lot 4. Lots 22 and 23 are vacant and partially covered with a deteriorating concrete slab that has been overgrown with vegetation. The sidewalk elevation along Purves Street (eastern boundary of the site) is approximately el 8 (Queens Highway Datum). The sidewalk elevation along 44th Drive (western boundary of the site) is approximately 15 feet higher than the sidewalk elevation along Purves Street.

Historic use of Lot 4 includes a garage with gasoline filling pump island, paper warehouse and photo chemical warehouse. Lot 4 contains a potential gasoline underground storage tank (UST) in the basement of the building. Historic use of Lots 22 and 23 include manufacturing, labs, leather goods business, and plating equipment

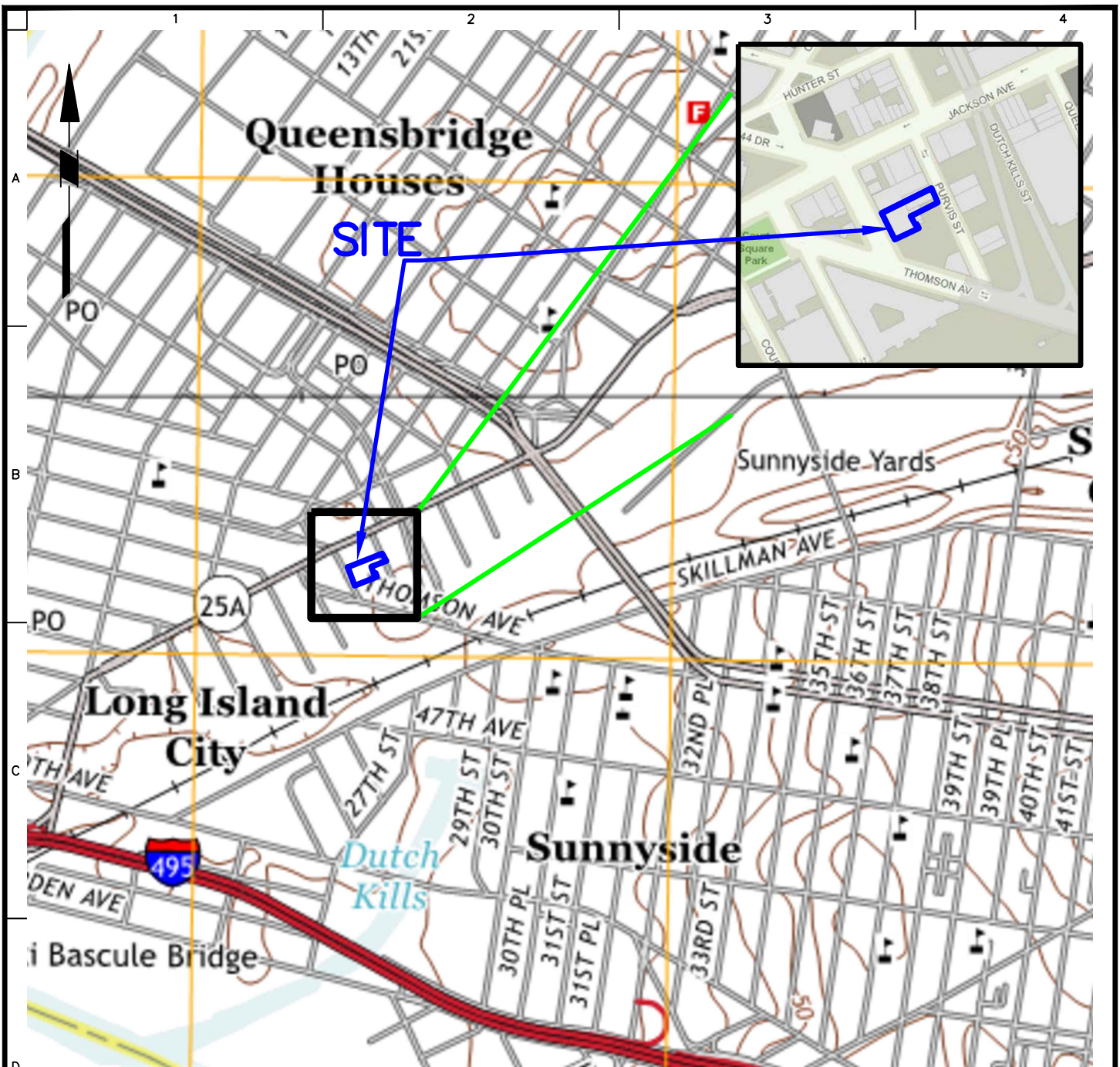
business. In general, historic use of the site involves the storage, application, and disposal of hazardous substances.

Lot 4 is subject to New York State Department of Environmental Conservation (NYSDEC) review under the Spills Program (Spill No. 1302045, reported on May 29, 2013).

Item 6- Easement

Easement Holder- Purves Development LLC

Easement Description- An egress access easement benefiting Lot 4 extends from the eastern boundary of Lot 4 (existing entry into the Lot 4 building), through Lot 22, and terminates at Purves Street. The access easement is shown on the attached survey. Lots 4 and 22 are owned by the Applicant (easement holder). The easement will not prevent implementation of the remedy.



LEGEND:



SITE BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM UNITED STATES GEOLOGICAL SURVEY (USGS), BROOKLYN QUADRANGLE 7.5 SERIES, DATED JULY 2007
2. INSET BASE MAP TAKEN FROM <http://maps.nyc.gov/doitt/nycitymap/>

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Langon Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langon Engineering and Environmental Services, Inc.
Langon CT, Inc.
Langon International LLC

Collectively known as Langon
NJ Electrical Contractors Association #2860796800

Project

27-21 44TH DRIVE
& 44-18 PURVES
STREET
BLOCK No. 268, LOT Nos. 4, 22
and 23

QUEENS

NEW YORK

Drawing Title

SITE LOCATION
MAP

Project No.
170281401

Date
03/14/2014

Scale
NTS

Drawn By
JPA

Submission Date
-

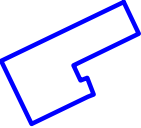
Drawing No.

1

Sheet 1 of 7



LEGEND



BROWNFIELD PROPERTY BOUNDARY



1000 FT. BOUNDARY

NOTES

1. BASE MAP TAKEN FROM [HTTPS://GIS.NYC.GOV/MOER/SPEED/](https://gis.nyc.gov/moer/speed/)

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
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Langan CT, Inc.
Langan International LLC
Collectively known as Langan

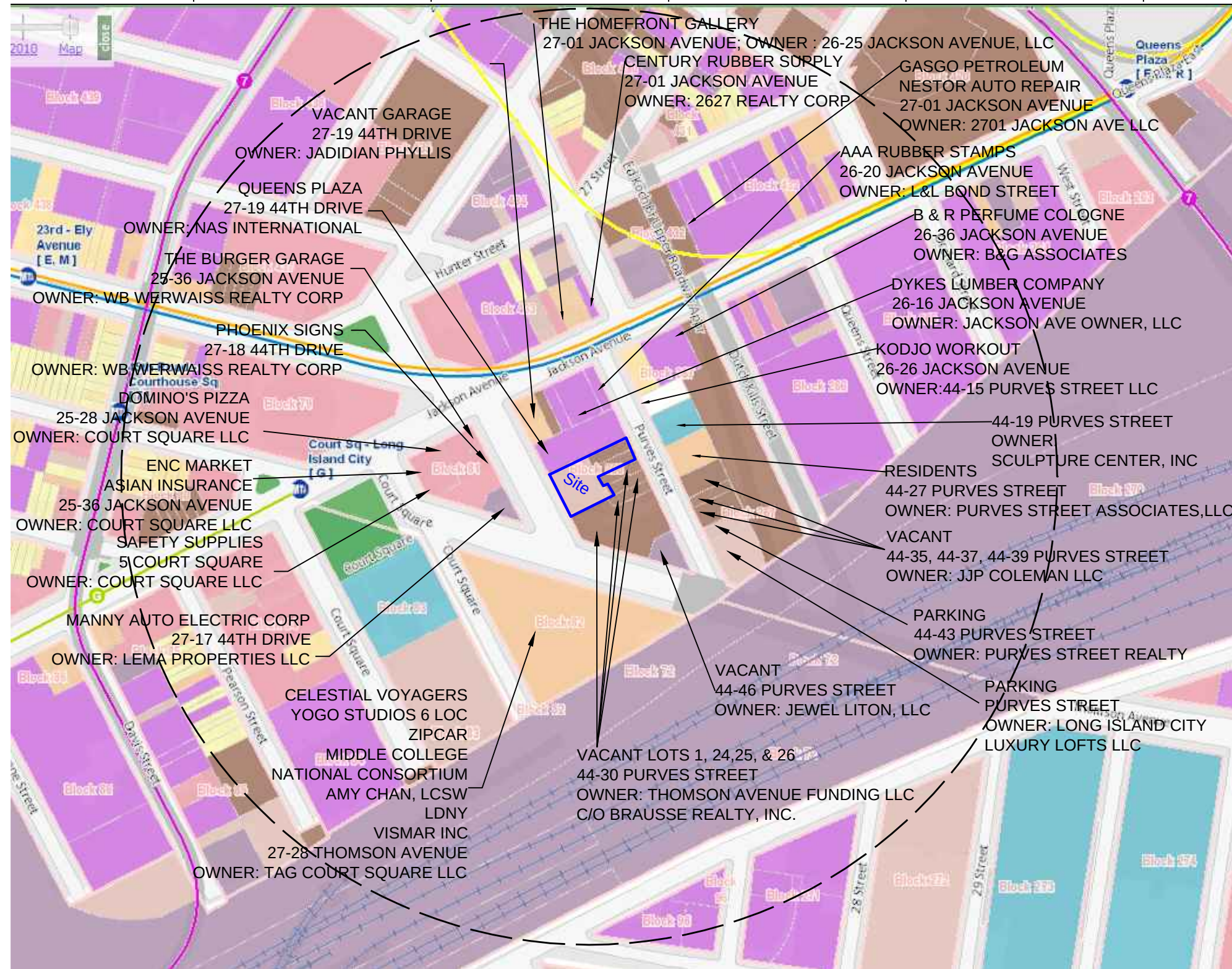
Project

27-21 44th DRIVE
& 44-18 PURVES
STREET
BLOCK No. 268 LOT No. 4, 22 & 23
NEW YORK NEW YORK

Drawing Title

SITE MAP WITH
1000 FT. LINE

Project No. 170281401	Drawing No. 2
Date 03/14/14	
Scale 1" = 250'	
Drawn By JPA	
Submission Date	Sheet 2 of 3



LEGEND



BROWNFIELD PROPERTY BOUNDARY



1000 FT BOUNDARY

LAND USE LEGEND



- 1 & 2 FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE & OUTDOOR RECREATION
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION/UTILITIES
- VACANT LOTS

NOTES

1. BASE MAP TAKEN FROM WWW.OASISNYC.NET
2. OWNER AND OPERATOR INFORMATION WAS OBTAINED FROM WWW.OASISNYC.NET AND WWW.ACRIS-NYC.GOV.

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LANGAN

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Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

**27-21 44th DRIVE &
44-18 PURVES
STREET**
BLOCK No. 268 LOT No. 4, 22 & 23

NEW YORK

NEW YORK

Drawing Title

**ADJACENT
PROPERTY AND
SURROUNDING
LAND USES**

Project No.
170281401

Date
04/01/14

Scale
1" = 250'

Drawn By
AD

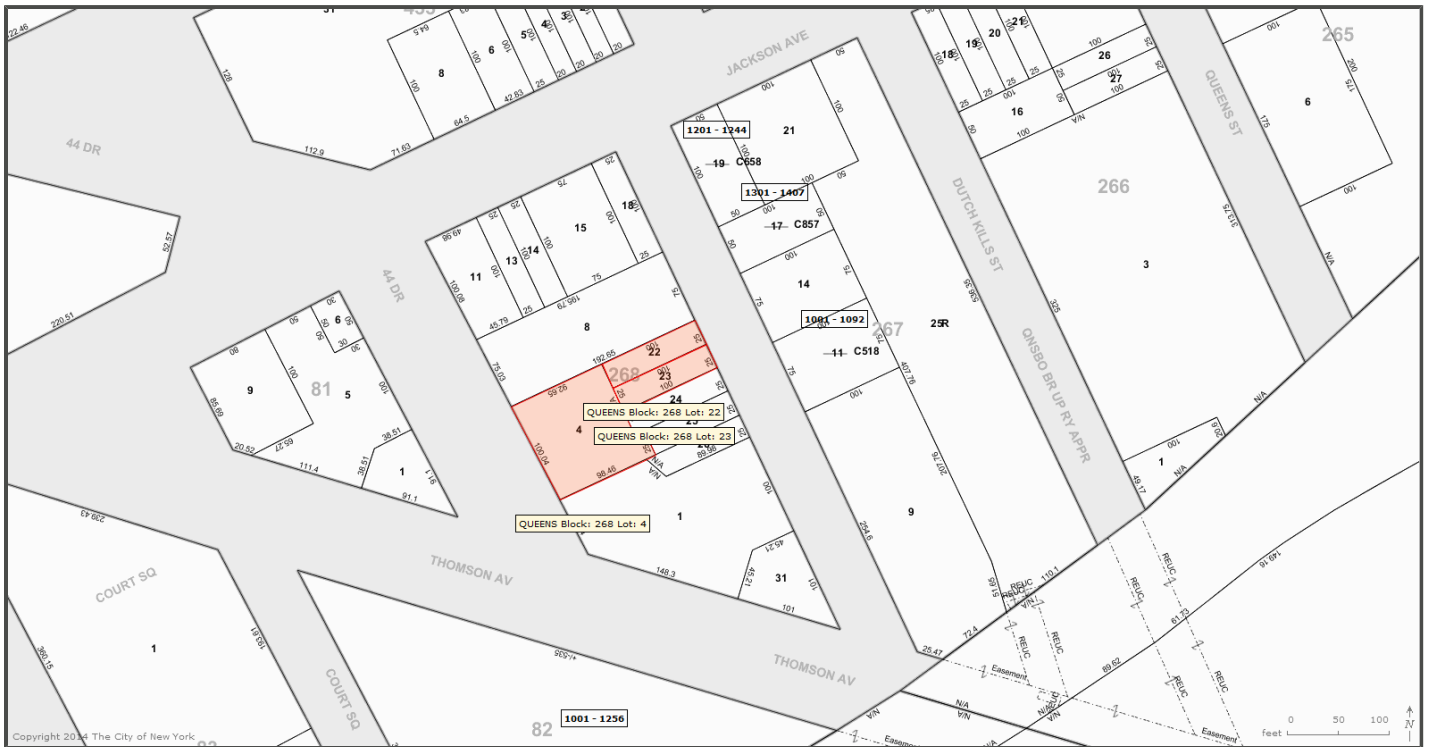
Checked By

Submission Date

Drawing No.

3

Sheet 3 of 3



	Borough Boundary	C50	Condo Flag/Condo Number
	Tax Block Boundary	A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number	----	Under Water Tax Lot Boundary
50	Condo FKA Tax Lot Number	-----	Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
	Condo Units Range Label		Small Tax Lot Dimension
	Building Footprint		Surface Water



ORIGINAL SIZE IN INCHES

SCALE 1" = 20'

DRIVE

44th (NOTT AVENUE - 100' WIDE)

STEEL FACE CURB

CHAIN LINK FENCE
CONCRETE RETAINING WALL
POINT OF BEGINNING
LOT 4

CONCRETE SIDEWALK

100.04'

175.11'

87°36'10"

THOMSON AVENUE
(100' WIDE)

59.94'

(PARALLEL WITH JACKSON AVENUE)
88.47' (TAX AND USED)
88.54' (DESC.)

1 STORY AND BASEMENT CONCRETE BLOCK AND BRICK #27-21

ON LINE
87°36'10"
0.2' SOUTH

ON LINE

92.65' (TAX AND USED)
92.11' (DESC.)

ON LINE
1.0' EAST
92°23'50"

0.3' SOUTH
90° (COMP.)
88°38'20" (DESC.)
0.3' EAST

(PARALLEL WITH PURVES STREET)

100.00'

DOOR

89°38'20" (DESC.)
90° COMP.
90°21'40" (DESC.)
ON LINE
1.7' WEST

25.00'
PART OF TAX LOT 4
25.00'

(PARALLEL WITH JACKSON AVENUE)
100.00'

RIGHT OF WAY EASEMENT
REEL 516 PAGE 500
100.21' (COMP.)
100.40' (DESC.)
15.50'
166°25'
21.42'
27.25'
12.00'

(PARALLEL WITH JACKSON AVENUE)
100.00'

VACANT LOTS

25.00'
25.00'

192.65'
(PARALLEL WITH JACKSON AVENUE)

2 STORY BRICK AND CONCRETE BLOCK #27-15

175.00'

JACKSON AVENUE

JACKSON (100' WIDE)

AS TO LOT 22
SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS,
CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOT 15 IN
BLOCK 1 ON A CERTAIN MAP ENTITLED, "THOMSON EXTENSION MAP OF
LONG ISLAND CITY, MADE BY PETER VAN ALST, C.S. DATED MAY 1st,
1867" AND FILED IN THE QUEENS COUNTY CLERK'S OFFICE.

THOMSON AVENUE
(100' WIDE)

276.00'

VACANT LOTS

POINT OF BEGINNING
PARCEL 2 - LOT 23

POINT OF BEGINNING RIGHT OF WAY
CONCRETE SIDEWALK

POINT OF BEGINNING
PARCEL 1 - LOT 22

PURVES (60' WIDE)

CONCRETE CURB

STREET

- NOTES:
1. THIS SURVEY WAS DONE FOR ALL NEW YORK TITLE AGENCY INC. AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
 2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE REPORT.
 3. THIS MAP WAS MADE AT A SCALE OF 1" = 10' WHEN ORIGINALLY DRAWN
 4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
 6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFIED TO:

ALL NEW YORK TITLE AGENCY INC.
STEWART TITLE INSURANCE COMPANY
ALMA BANK, ITS SUCCESSORS AND ASSIGNS

DATE SURVEYED: MAY 7th, 2013

GERALD T. O'BUCKLEY

PROFESSIONAL LAND SURVEYORS AND ENGINEERS

43-14 162nd STREET
FLUSHING, NY 11358
TEL. 718-321-1231
FAX. 718-321-8076

Gerald T. O'Buckley

TAX MAP
SECTION
BLOCK 268
TITLE NO. ANY2011-7428C
LOT 4, 22 AND 23

FILED MAP
SECTION
BLOCK
LOT

BOROUGH OF QUEENS
COUNTY OF QUEENS
STATE OF NEW YORK

GERALD T. O'BUCKLEY, P.L.S.
NEW YORK LICENSE 039834

7/2/13

SCHEDULE A
ANY2011-7242C

Tax Lot 4

ALL those certain plots, pieces or parcels of land situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 44th Drive (Nott Avenue) distant 59.94 feet northerly from the corner formed by the intersection of the easterly side of 44th Drive with the northeasterly side of Thomson Avenue;

RUNNING thence northerly along the easterly side of 44th Drive, 100.04 feet;

THENCE easterly and parallel with the southerly side of Jackson Avenue, 92.11 feet;

THENCE southerly along a line forming an interior angle of 90 degrees 21' 40" with the last mentioned course, 75.00 feet;

THENCE easterly parallel with the southerly side of Jackson Avenue, 10.00 feet;

THENCE southerly parallel with the westerly side of Purves Street, 25.00 feet;

THENCE westerly along a line forming an interior angle of 89 degrees 38' 20" with the last mentioned course, 98.54 feet to the easterly side of 44th Drive, at the point or place of BEGINNING.



NEW YORK METRO
800-853-4803
212-922-1593 fax
stewartnewyork.com

SCHEDULE A – DESCRIPTION

Title No.: ST13-19713

AMENDED (2/21/2014) (For Deed Only)

P/O TAX LOT 4

ALL those certain plots, pieces or parcels of land, with the building and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 44th Drive (Nott Avenue) distant 59.94 feet northerly from the corner formed by the intersection of the easterly side of 44th Drive with the northeasterly side of Thompson Avenue;

RUNNING THENCE northerly along the easterly side of 44th Drive 100.04 feet;

THENCE easterly and parallel with the southerly side of Jackson Avenue 92.11 feet.

THENCE southerly along a line forming an interior angle of 90 degrees 21 minutes 40 seconds with the last mentioned course 100 feet;

THENCE westerly along a line forming an interior angle of 89 degrees 38 minutes 20 seconds with the last mentioned course 88.54 feet to the easterly side of 44th Drive, at the point or place of BEGINNING.

TAX LOT 22

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated as Lot No. 15 in Block No. 1, on a certain map entitled, "Thomson' Extension Map of Long Island City at Hunter's Point, made by Peter Van Alst, C.S. for James Thomson dated May 1, 1867" and filed in the Queens County Clerk's Office, which said lot is bounded and described as follows:

BEGINNING at a point on the westerly side of Purves Street (formerly known as Thomson Street) distant 175 feet southerly from the corner formed by the intersection of the westerly side of Purves Street with the southerly side of Jackson Avenue;

RUNNING THENCE southerly along said side of Purves Street, 25 feet;

THENCE westerly parallel with Jackson Avenue, 100 feet;

THENCE northerly parallel with Purves Street, 25 feet;

THENCE easterly parallel with Jackson Avenue, 100 feet to the westerly side of Purves Street, at the point or place of BEGINNING.

TAX LOT 23

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York, known as and by Lot Number 23 in Tax Block 268 as the Tax Map existed on June 6, 2006 and being bounded an described as follows:

BEGINNING at a point on the westerly side of Purvis Street distant 276 feet northerly from the corner formed by the intersection of the westerly side of Purvis Street with the northeasterly side of Thomson Avenue;

RUNNING THENCE westerly at right angles to the westerly side of Purvis Street, 100 feet;

THENCE northerly parallel to the westerly side of Purvis Street, 25 feet;

THENCE easterly again at right angles to the westerly side of Purvis Street, 100 feet to the westerly side of Purvis Street;

THENCE southerly along the westerly side of Purvis Street, 25 feet to the point or place of BEGINNING.

ATTACHMENT C

SECTION VI: PROJECT DESCRIPTION

Purpose and Scope of Project

The purpose of the project is to redevelop the underutilized, contaminated parcels into residential and commercial use, while implementing remedial measures that are protective of human health and the environment. The proposed development will include a 16-story residential building with commercial retail on the first floor. The proposed development includes a basement level within the space currently occupied by the basement in Lot 4.

The proposed project will include:

- Removal and administrative closure of one potential UST and related piping;
- Excavation and off-site disposal of contaminated soil;
- Demolition of the existing building; and
- Implementation of remedial elements, as required, concurrent with development.

Estimated Project Schedule

The estimated project schedule is shown below:

		2014												2015												2016											
Item #	Action	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	<u>27-21 44th Drive and 44-18 Purves Street</u>																																				
1	Design and Permitting																																				
2	Site Demolition																																				
3	Remedial Implementation																																				
4	Balance of Construction																																				
5	TCO Process																																				
6	Final CO																																				

Notes:

a) The estimated scheduling of items 2 thru 6 will be contingent on the timing of acceptance of the BCP

Remedial Action Work Plan.

b) TCO - Temporary Certificate of Occupancy

c) CO - Certificate of Occupancy

ATTACHMENT D

SECTION VII: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1- Environmental Reports

Environmental reports prepared for the site include the following:

- *October 2013 Phase II Subsurface Investigation Report prepared by Environmental Business Consultants (EBC)*
- *January 13, 2014 Phase I Environmental Site Assessment prepared by Langan.*
- *March 26, 2014 Remedial Investigation (RI) Report prepared by Langan*

Each report is summarized below.

October 2013 Phase II Subsurface Investigation Report prepared by EBC

This investigation was conducted to investigate environmental conditions identified in an October 2011 Phase I Environmental Site Assessment (ESA) prepared by EBC for Lot 4 and to investigate general environmental conditions on Lots 22 and 23. The October 2011 Phase I was not available for our review. The Phase II investigation included collection and analysis of soil and groundwater samples. Observations and laboratory results are summarized by media type below.

- Soil – Petroleum staining and odor was identified in the vicinity of the underground tanks on southwestern side of Lot 4. Field screening with a photoionization detector (PID) found readings up to 300 parts-per-million (ppm). Additionally, elevated concentrations of petroleum volatile organic compounds (VOC) were detected within one soil sample collected adjacent to the tanks; n-propylbenzene was reported above New York State Department of Environmental Conservation (NYSDEC) Title 6 of the New York Codes, Rules and Regulations (NYCRR), Part 375 Unrestricted Use Soil Cleanup Objectives (SCO). Based on these observations and associated analytical data, a spill was reported to the New York State Department of Environmental Conservation (NYSDEC) and Spill No. 1302045 was assigned. Soil samples collected on lots 22 and 23 identified detections of chlorinated VOCs; however, chlorinated concentrations were below New York State's unrestricted use SCOs. Metals, polychlorinated biphenyls (PCB) and pesticides were not analyzed as part of this investigation.
- Groundwater – Chlorinated VOCs were identified in groundwater above NYSDEC Division of Water Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) for Class GA groundwater. Site PCE

concentrations ranged from non-detect along the southwestern portion of the site to 950 microgram per liter (µg/L) at a monitoring well in the northeastern portion of Lot 22. Site TCE concentrations ranged from non-detect along the southwestern portion of the site to 150 µg/L in the northeastern portion of Lot 22. Additionally, several petroleum VOCs and semivolatile organic compounds (SVOC) were identified above New York State groundwater standards in the vicinity of the suspected tank in Lot 4.

January 2014 Phase I Environmental Site Assessment prepared by Langan

The report identified the following Recognized Environmental Conditions (RECs):

- REC 1 – Historic Site Use - Historic use of Lot 4 includes a garage with a gasoline tank in 1936; a paper warehouse and photo chemical warehouse in 1947; and an auto body shop from 1977 to at least 2006. Lots 22 and 23 were part of an operation identified as “Controller Manufacturing” between 1936 and 1950. From 1970 through 2006, Lot 22 is shown as welding and repairs with city directory listings that include Rozilda labs, leather goods, plating equipment, manufacturing and Artisan Designs. The historic uses involve the storage, application, and disposal of hazardous substances.
- REC 2 – Documented Site Contamination - Soil and groundwater contaminant concentrations were identified above New York State standards. Elevated soil and groundwater concentrations of petroleum VOCs were detected adjacent to the suspected tank. Additionally, chlorinated VOCs were identified in groundwater.
- REC 3 – NYSDEC Spill and Potential On-Site Underground Storage Tank (UST) - A gasoline UST is potentially located in the Lot 4 building basement. The tank was identified on a 1936 Sanborn map and a previous report indicated the presence of a vent pipe that was traced to a concrete patch in the basement floor. Remnants of a concrete dispenser island were visible immediately behind the garage door. Site constraints prevented a geophysical survey to document the presence of the tank. Petroleum staining, odor and elevated field instrument readings were identified in the vicinity of the potential UST. Elevated concentrations of petroleum VOCs were detected within the impacted soil. Based on these observations and associated analytical data, a spill was called in to the NYSDEC and Spill No. 1302045 was assigned.
- REC 4 – Surrounding Property Use - Current and historic uses of the adjoining and/or surrounding properties include gasoline filling stations, manufacturing facilities, auto repair stations/garages with gasoline tanks, iron works, drycleaners, a chemical laboratory, an oil-burning utility company, and printing

facilities. Additionally, two open spills (Spill Numbers 1000528 and 9913082) were identified on properties less than 700 feet from the Subject Properties. Voluntary Cleanup Program and Brownfield Cleanup Program sites with documented soil and groundwater contamination were identified on surrounding properties. Monitoring wells were identified on surrounding properties, which may indicate past or current environmental monitoring.

March 26, 2014 Remedial Investigation Report prepared by Langan

This remedial investigation included:

- Completion of a geophysical survey
- Installation of 15 soil borings (SB01 through SB09 and EB01 through EB06) and collection of 34 grab soil samples (including two duplicate samples)
- Installation of 9 groundwater monitoring wells (MW01 through MW03 and MW06 through MW11) and collection of 11 groundwater samples (including two duplicate samples)
- Survey of groundwater monitoring well locations and elevations and collection of synoptic groundwater measurements
- Installation of 11 soil vapor points (SV01 through SV11) and collection of eleven soil vapor samples and two ambient air samples

The remedial investigation findings and conclusions are as follows:

1. Stratigraphy: Overburden at the Site consists of an urban fill layer beneath the Site surface cover (concrete slab in lot 4 and deteriorating concrete with overgrown vegetation in lots 22 and 23), extending to depths of approximately 8 to 11 feet bgs within lots 22 and 23, and to 5 to 11 feet bgs in lot 4. The fill layer is comprised of medium-brown to reddish-brown fine to coarse sand with varying amounts of clay, silt, gravel, brick, concrete, ash and coal fragments. Underlying the fill are native soil deposits comprised of gray-brown to gray-black silt or clay with some silt, trace fine sand, and trace organics. This layer was encountered below the fill layer and extended to at least 18 feet bgs. Bedrock was not encountered during this investigation; however, based on Langan's experience in this area, it is estimated to be hard sound gray schist bedrock at depths of approximately 50 to 70 feet bgs.
2. Hydrogeology: Groundwater underlying the Site ranged from approximately el 1.25 to el 2.94. Based on a groundwater contour derived from the March 2014 measurements, local groundwater flow is estimated to flow north to northeast.

3. Urban Fill Impacts: The fill layer contained VOC, PCB, SVOC, and metal exceedances of Unrestricted Use SCO. SVOC and metal concentrations exceeded Restricted Residential Use SCOs. The VOC was acetone, which is a common lab contaminant and is likely not indicative of soil contamination. The PCB was found only in the northeast corner of the site adjacent to Purves Street. SVOCs and metals were detected at concentrations exceeding the SCOs throughout the fill layer. Anomalously high concentrations of lead exceeding Restricted Residential Use SCOs were identified in fill at 0 to 2 feet bgs and 5 to 10 feet bgs throughout lot 4 and the southwest portion of lot 23. Anomalously high concentrations of chromium exceeding Restricted Residential Use SCOS were identified in shallow Site soil/fill (surface grade to approximately 6 feet bgs) in the eastern portion of Lot 4 and western portion of Lot 23
4. Suspected UST and Petroleum Impacted Soil: One suspected UST was identified during the investigation in the western portion of lot 4. Petroleum-impacted material was identified through field observations (staining, odor, and elevated PID readings) and analytical results. The petroleum-impacted material was identified in Lot 4 near the suspected UST.
5. Groundwater Impacts: Groundwater VOC, SVOC, metal, and pesticide concentrations exceeded TOGS AWQS.
 - a. PCE and TCE exceedances were found along the eastern border of the Site near Purves Street and are likely related to an off-site source (off-site groundwater concentrations are higher than on-site concentrations).
 - b. Petroleum related groundwater exceedances were identified in Lot 4 likely associated with the UST and historic Site operations (e.g., garage, manufacturing).
 - c. Metals (with the exception of chromium) and SVOC contaminants in the groundwater likely arise from the quality of the fill material and are related to regional groundwater quality. The chromium exceedance in groundwater is down-gradient of soil samples with chromium exceedances and may be the result of Site activities including manufacturing, labs, leather goods business, and plating equipment business.
6. Soil Vapor Impacts: Soil vapor sample results show the presence of multiple VOCs above ambient air sample results across the Site. The highest concentrations of PCE, TCE, and BTEX concentrations were identified along the eastern boundary of the Site adjacent to Purves Street.

7. Sufficient analytical data was gathered during this RI to establish site-specific soil cleanup levels and to develop a remedy for the Site. The remedy will be described and evaluated in a Remedial Action Work Plan (RAWP) prepared in accordance with NYS BCP guidelines. The remedy for the Site will need to address fill impacted with a VOC, PCB, SVOCs, metals and petroleum; groundwater impacted with VOCs, SVOCs, metals and a pesticide; soil vapor impacted with VOCs; and a contingency for the removal and closure of the encountered UST.

Item 2- Sampling Data Contaminant Summary

A table showing the known contaminants, media impacted, and maximum concentrations is included in this attachment. Sampling data for Block 268, Lots 4, 22 and 23 are summarized below:

Block 268, Lot 4

Nine soil borings (seven borings advanced by Langan, two borings advanced by EBC) were advanced on Lot 4. Additionally, one off-site boring was advanced by Langan and converted to a monitoring well. Six of the on-site borings were converted into groundwater monitoring wells. Nineteen soil samples were collected from Lot 4 and the sidewalk boring; 17 soil samples were collected by Langan and two soil samples were collected by EBC. Nine groundwater samples, including two duplicate samples, were collected from Lot 4 and the adjacent sidewalk: seven groundwater samples were collected by Langan and two groundwater samples were collected by EBC. Seven soil vapor samples were collected by Langan from Lot 4.

Soil and groundwater in Lot 4 has been impacted by petroleum product in the vicinity of the suspected UST. Soil samples were compared to Part 375 Unrestricted Use SCOs and Restricted Residential Use SCOs. Groundwater samples were compared to the TOGS AWQS.

Soil -

Unrestricted Use SCO exceedances are shown below and Residential Use SCO exceedances are **bold**.

VOCs exceeding the SCOs:

- SB09_5-6: acetone
- Tank B2: n-propylbenzene
- EB01_15-17: acetone

Boring EB01 is located off-site, west of Lot 4 within the 44th Drive sidewalk.

SVOCs exceeding the SCOs:

- SB06_5-6: **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, benzo(k)fluoranthene, chrysene and **indeno(1,2,3-cd)pyrene**
- SB07_0-1: 3-methylphenol/4-methylphenol, **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, benzo(k)fluoranthene, **chrysene**, **dibenzo(a,h)anthracene** and **indeno(1,2,3-cd)pyrene**

- SB08_1-2: **indeno(1,2,3-cd)pyrene**
- SB09_5-6: chrysene
- EB02_0.5-2: **phenol**
- EB04_0.5-2: **benzo(a)anthracene**, **benzo(a)pyrene**,
benzo(b)fluoranthene, benzo(k)fluoranthene, **chrysene**,
dibenzo(a,h)anthracene, and **indeno(1,2,3-cd)pyrene**.

Metals exceeding the SCOs:

- SB06_1-2: **hexavalent chromium**, **trivalent chromium**, **copper**, **lead**,
manganese, **mercury**, nickel, silver and zinc
- SB06_5-6: **trivalent chromium**, copper, lead, **mercury**, and zinc
- SB07_0-1: copper, **lead**, **mercury** and **zinc**
- SB08_1-2: copper, **lead**, mercury and zinc
- SB08_10-11: copper, lead, mercury, and zinc
- SB09_1-2: copper, lead, **mercury**, nickel, and zinc
- SB09_5-6: arsenic, copper, **lead**, **mercury** and zinc
- EB01_10-12: copper, lead, mercury, and zinc
- EB01_15-17: copper, **lead**, mercury, and zinc
- EB02_0.5-2: **arsenic**, copper, **lead**, mercury, selenium, silver, and zinc
- EB02_8-10: copper, **lead**, mercury, and zinc
- EB03_0.5-2: **arsenic**, **barium**, copper, **lead**, **mercury**, nickel, and zinc
- EB03_8-10: **arsenic**, copper, lead, mercury, selenium, and zinc
- EB04_0.5-2: copper, lead, mercury, and zinc

Note: Boring EB01 is off-site, west of Lot 4 within the 44th Drive sidewalk.

Groundwater -

The following summarizes TOGS AWQS exceedances in groundwater:

VOCs exceeding the TOGS 1.1.1 AWQS:

- MW06: isopropylbenzene, n-butylbenzene, n-propylbenzene and sec-butylbenzene
- DUP02 (duplicate sample of MW06): 1,2,4-Trimethylbenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene and sec-butylbenzene
- MW09: isopropylbenzene
- MW10: toluene
- Tank GW1: n-propylbenzene

- Tank GW2: isopropylbenzene, n-butylbenzene, and n-propylbenzene

SVOCs exceeding the TOGS 1.1.1 AWQS:

- MW10: benzo(a)pyrene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, and phenol
- Tank GW1: benz(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene
- Tank GW2: fluoranthene, naphthalene, phenanthrene, and pyrene

Total Metals exceeding the TOGS 1.1.1 AWQS:

- MW06: iron, manganese and sodium
- MWDUP02 (duplicate sample of MW06): iron, manganese and sodium
- MW07: iron, manganese and sodium
- MW08: iron, manganese and sodium
- MW09: iron
- MW10: iron, manganese and sodium

Dissolved Metals exceeding the TOGS 1.1.1 AWQS:

- MW06: iron, manganese, and sodium
- MWDUP02 (duplicate sample of MW06): iron, manganese and sodium
- MW07: iron, manganese, and sodium
- MW08: iron, manganese, and sodium
- MW09: iron
- MW10: iron, manganese, and sodium

Pesticides exceeding the TOGS 1.1.1 AWQS:

- MW06: alpha-BHC
- MWDUP02 (duplicate sample of MW06): alpha-BHC

Soil Vapor -

Soil vapor samples were collected from seven soil vapor points. Two concurrent ambient air samples were collected. There is no standard in New York State for direct comparison of the soil vapor results. A comparison of the soil vapor samples to the ambient air outdoor sample found multiple VOCs with higher concentrations in the soil vapor samples, including petroleum and chlorinated solvent-related compounds.

Block 268, Lots 22 and 23

A discussion of Lots 22 and 23 is grouped together because they share common

historic use and they are adjacent lots that share similar impacts. Ten soil borings (six borings advanced by Langan, four borings advanced by EBC) were advanced on Lots 22 and 23. Additionally, one off-site boring was advanced by Langan and converted to a monitoring well. Six of the on-site borings were converted into groundwater monitoring wells. Twenty-one soil samples were collected from Lots 22 and 23 and the adjacent sidewalk: seventeen soil samples, including two duplicate samples, were collected by Langan and four soil samples were collected by EBC. Seven groundwater samples, including one from off-site well (MW01), were collected from Lots 22 and 23. Four groundwater samples, including the one from off-site well (MW01), were collected by Langan and three groundwater samples were collected by EBC. Four soil vapor samples and two ambient air samples were collected by Langan from Lots 22 and 23.

Soil samples were compared to Part 375 Unrestricted Use SCOs and Restricted Residential Use SCOs. Groundwater samples were compared to the TOGS AWQS.

Soil -

Unrestricted Use SCO exceedances are shown below and Residential Use SCOs exceedances are **bold**.

VOCs exceeding the SCOs:

- SB04_0-1: acetone

SVOCs exceeding the SCOs:

- SB03_1-2: **benzo(a)anthracene**, **benzo(b)fluoranthene**, chrysene, and **indeno(1,2,3)pyrene**

PCBs exceeding the SCOs:

- SB02_6-7: aroclor 1260

Metals exceeding the SCOs:

- SB02_6-7: trivalent chromium
- SB03_1-2: copper, lead and mercury
- SB04_0-1: zinc
- SB05_1-2: **trivalent chromium**, copper, lead, **mercury** and zinc
- EB06_1-2: **lead**

Groundwater -

The following summarizes TOGS AWQS exceedances in groundwater:

VOCs exceeding the TOGS 1.1.1 AWQS:

- MW01 (off-site well): 1,1,1-trichloroethane, 1,1-dichloroethane, cis-1,2-dichloroethene (1,2-DCE), PCE, TCE and vinyl chloride (VC)
- MW02: 1,1,1-Trichloroethane, 1,2-DCE, PCE, and TCE
- MW03: PCE
- GW1: PCE
- GW3: 1,1,1-Trichloroethane, 1,2-DCE, PCE, trans-1,2-dichloroethene, TCE, and VC
- GW4: 1,1,1-Trichloroethane, 1,2-DCE, PCE, trans-1,2-dichloroethene, TCE, and VC

SVOCs exceeding the TOGS 1.1.1 AWQS:

- MW01 (off-site well): 1,2-dichlorobenzene and 1,3-dichlorobenzene

Total Metals exceeding the TOGS 1.1.1 AWQS:

- MW01: (off-site well): iron, manganese and sodium
- MW02: iron, manganese and sodium
- MW03: chromium, iron, and sodium
- MW11: manganese
- MWDUP01 (duplicate sample of MW11): manganese

Dissolved Metals exceeding the TOGS 1.1.1 AWQS:

- MW01: (off-site well): iron, manganese and sodium
- MW02: iron, manganese and sodium
- MW03: chromium, iron, selenium and sodium
- MW11: iron and manganese
- MWDUP01 (duplicate sample of MW11): iron and manganese

Soil Vapor -

Soil vapor samples were collected from four soil vapor points. Two ambient air samples were collected. There is no standard in New York State for direct comparison of the soil vapor results. A comparison of the soil vapor samples to the ambient air outdoor samples found multiple VOCs with higher concentrations in the soil vapor samples, including petroleum and chlorinated solvent-related compounds.

Item 3- Suspected Contaminants

The remedial investigation is considered complete. Regardless, any remedial plans developed for the site will include contingencies for the potential to encounter previously unknown impacts.

Item 4- Known or Suspected Sources of Contaminants

Lot 4-

- The site contains a vacant garage with a potential gasoline tank. The gasoline UST was identified on a 1936 Sanborn map and previous investigation found a vent pipe that was traced to a patch in the concrete floor of the building basement, which supports the historic or current presence of a UST.
- The site was historically occupied by garage with a gas tank and a pump island, paper warehouse and photo chemical warehouse, manufacturing facility, an auto body shop, and welding and repairs facility. In addition, NYSDEC Spill No. 1302045 was reported on Lot 4 when petroleum staining, odor and elevated PID readings were observed and elevated concentrations of petroleum VOCs were identified in soil and groundwater in the vicinity of a potential gasoline UST. The spill remains open.
- Elevated mercury, chromium and arsenic were detected which may be due to historic site operations (e.g., garage, manufacturing).
- Urban fill of unknown origin was identified on the Site and is a potential source of impacts.

Lots 22 and 23-

- Chlorinated solvent-contaminated groundwater, potentially from an off-site source to the east, is likely contaminating soil vapor on the site.
- Chromium was identified in soil and groundwater above regulatory standards. Chromium exceedances may be due to historic site operations including manufacturing, labs, leather goods business, and plating equipment business.
- Petroleum related VOCs were identified in soil vapor. Petroleum contamination is potentially related to historic site operations.
- Urban fill of unknown origin was identified on the Site and is a potential source of impacts.

Item 6. Previous Property Owners and Operators

Lot 4			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Purves Development LLC	Owner (February 2014 - present)	42-22 22 nd Street Long Island City, NY 11101 Attention: Mark Gold (718) 906-2191	Applicant
44 LIC LLC	Owner and Operator (September 2011 – February 2014)	31-87 Steinway Street, Suite 5 Astoria, NY 11103 Unknown	None
Electric Realty Company, LLC	Owner and Operator (February 2000 – September 2011)	457 Knickerbocker Avenue, Brooklyn, NY 11237 Unknown	None
Eagle Electric Manufacturing Co Inc	Owner and Operator (October 1971 – February 2000)	45-31 Court Square Long Island City, NY 11101 Unknown	None
Latouraine Bickfords Foods Inc	Owner and Operator (Prior to 1971)	1 Gateway Center, Suite 300 West, Newton, MA Unknown	None
Lot 22			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Purves Development LLC	Owner* (February 2014 - present)	42-22 22 nd Street Long Island City, NY 11101 Attention: Mark Gold (718) 906-2191	Applicant
44 LIC LLC	Owner* (July 2013 – February 2014)	31-87 Steinway Street, Suite 5 Astoria, NY 11103 Unknown	None
4418 Purves LLC	Owner* (February 2010 - July 2013)	410 Ogden Avenue Teaneck, NY 07666 Unknown	None
Parisi Roth LLC	Owner* (July 2007 - February 2010)	22 West 38 th Street, 12 th Floor New York, NY 10018 Unknown	None

Purves Studios LLC	Owner* (July 2001- July 2007)	101 West End Avenue Apt 15N New York, NY 10023 Unknown	None
Sara Garden Armstrong	Owner* (June 2000 - July 2001)	205 East 78 th Street New York, NY Unknown	None
Alkeda Corp	Owner* (May 1988 – July 2001)	49 Irma Drive Oceanside, NY Unknown	None
Weiss, Kurry and Alkeda Corp	Owner* (Prior to May 1988)	100-16 67 th Place Forest Hills, NY 00000 Unknown	None
*Operator information was researched using historic Sanborn fire insurance maps, city directory information, and online databases. Lot 22 operated as a welding shop between 1970 and 2006 according to sanborn map review. Operator address and contact information was not available fore review. The Applicant does not have a relationship with the wedling shop operator.			
Lot 23			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Purves Development LLC	Owner* (February 2014 - present)	42-22 22 nd Street Long Island City, NY 11101 Attention: Mark Gold (718) 906-2191	Applicant
44 LIC LLC	Owner* (July 2013 – February 2014)	31-87 Steinway Street, Suite 5, Astoria, NY Unknown	None
4418 Purves LLC	Owner* (February 2010 - July 2013)	410 Ogden Avenue Teaneck, NY 07666 Unknown	None
Parisi Roth LLC	Owner* (July 2007- February 2010)	22 West 38 th Street, 12 th Floor New York, NY 10018 Unknown	None
Dino F. Parisi	Owner* (June 2006 -July 2007)	32-48 36 th Street, Astoria, NY Unknown	None
Plaza Homes LLC	Owner* (March 2001 – June 2006)	80-30 164 th Street, Jamaica, NY Unknown	None
James Coleman	Owner* (September 1985-March 2001)	44-30 Purvis Street, Long Island City, NY Unknown	None

Alyce M Coleman	Owner* (December 1974 – September 1985)	15 Russell Road, Garden City, NY	None
Woodwhi Corportation	Owner* (Prior to December 1974)	44-30 Purvis Street, Long Island City, NY	None
*Operator information was researched using historic Sanborn fire insurance maps, city directory information, and online databases. Lot 23 has been identified as storage since 2001 according to sanborn map review. Operator address and contact information were not available fore review. Lot 23 has been identified as vacant between 1970 and 2001 and because the site was vacant, no operator information was identified.			

The previous table is based upon review of available information, including previous reports, Sanborn Maps, New York City Department of Finance - Office of the City Register databases, and other sources.

Contaminant Concentrations and Media Impacted
Brownfield Cleanup Program Application Addendum
27-21 44th Drive and 44-18 Purves Street
Long Island City, New York

Contaminant	Maximum Concentration		
	Soil (mg/kg)	Groundwater (µg/L)	Soil Vapor (µg/m3)
VOCs			
1,1,1-Trichloroethane	0.0015	18 (51 off-site)	255
1,1-Dichloroethane	0.0011	ND	1.26
1,2,4-Trimethylbenzene	0.00074	16	42.5
1,3,5-Trimethylbenzene	ND	ND	37.6
1,3-Butadiene	ND	ND	26.5
2,2,4-Trimethylpentane	ND	ND	10
2-Butanone	0.0041	ND	133
2-Hexanone	ND	ND	6.64
4-Ethyltoluene	0.00042	ND	22.9
4-Methyl-2-pentanone	0.0033	ND	27.1
cis-1,2-Dichloroethene	0.09	190 (1,200 off-site)	ND
Acetone	0.2	5.3	247
Benzene	0.0011	0.71	223
Bromomethane	ND	ND	0.878
Carbon disulfide	0.0092	ND	33
Carbon tetrachloride	ND	ND	21
Chloroform	0.0052	ND	51.3
Chloromethane	ND	ND	1.35
Cyclohexane	ND	ND	764
Ethanol	ND	ND	173
Ethyl Acetate	ND	ND	4.29
Ethylbenzene	0.0024	ND	25
Freon-113	ND	ND	2.07
Heptane	ND	ND	897
Isopropylbenzene	2	47	ND
Isopropanol	ND	ND	7.92
Methyl tert butyl ether	ND	0.83	2.33
Methylene chloride	ND	ND	33.1
n-Butylbenzene	4	66	ND
n-Propylbenzene	4.5	110	ND
n-Hexane	ND	ND	1,060
o-Xylene	0.0058	4.6	49.1
p/m-Xylene	0.01	1.3	73.8
Propylene	ND	ND	8.31
sec-Butylbenzene	1.7	13	ND
Styrene	ND	ND	9.54
Tertiary butyl Alcohol	ND	ND	4.97
Tetrachloroethene	0.63	950 (1,500 off-site)	652
Tetrahydrofuran	ND	ND	4.28
Toluene	0.016	7.8	953
Trichloroethene	0.064	150 (440 off-site)	54.8
Trichlorofluoromethane	ND	ND	1.64
Vinyl Chloride	0.00074	5.6 (200 off-site)	7.49
SVOCs			
1,2-Dichlorobenzene	ND	ND (5.6 off-site)	NA
1,3-Dichlorobenze	ND	ND (6 off-site)	NA
3-Methylphenol/4-Methylphenol	0.38	ND	NA
Benzo(a)anthracene	8.2	11	NA
Benzo(a)pyrene	6.6	11	NA
Benzo(b)flouranthene	7.2	13	NA
Benzo(k)fluoranthene	2.4	5.1	NA
Chrysene	9.4	11	NA
Dibenzo(a,h)anthracene	1	1.5	NA
Fluoranthene	16	73	NA
Indeno(1,2,3-cd)Pyrene	3.4	5.8	NA
Naphthalene	0.86	57	NA
Phenanthrene	18	51	NA
Phenol	0.48	28	NA
Pyrene	19	69	NA
Metals			
Arsenic	32	8.86	NA
Barium	1,100	233.5	NA
Chromium	940	59.17	NA
Hexavalent Chromium	3.8	NA	NA
Trivalent Chromium	936	NA	NA
Copper	720	8.78	NA
Iron	66,000	24,200	NA
Lead	1,800	5.17	NA
Manganese	2,300	2,626	NA
Mercury	0.92	ND	NA
Nickel	38	3.15	NA
Sodium	1,000	320,000	NA
Selenium	7	11.2	NA
Silver	15	ND	NA
Zinc	630	62.02	NA
PCBs			
Aroclor 1260	0.287	ND	NA
Pesticides			
Alpha-BHC	ND	0.041	NA

Notes:

- Concentrations exceeding comparison criteria (notes 3 through 6) are **bold**.
- Off-site concentrations exceeding standards are **bold** and in parantheses.
- Soil concentrations were compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the official compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) and Restricted Residential Use SCOs.
- Soil concentrations exceeding Restricted Residential Use SCOs are **bold** and highlighted.
- Groundwater concentrations were compared to the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA groundwater.
- Soil Vapor concentrations were compared to corresponding ambient air concentrations collected on the same day.
- ND = Contminant not detected
- NA = Not Analyzed
- VOC = volatile organic compound
- SVOC = semivolatile organic compound
- PCBs = polychlorinated biphenyls
- mg/kg = miligram per kilogram
- µg/L = microgram per liter
- µg/m3 = microgram per cubic meter

ATTACHMENT E

SECTION VIII: CONTACT LIST INFORMATION

Item 1

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

New York City Planning Commission

Carl Weisbrod, Chair
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Borough of Queens, Borough President

Melinda Katz
120-55 Queens Boulevard
Kew Gardens, NY 11424

Borough of Queens, Department of Planning and Development

Irving Poy
120-55 Queens Boulevard
Kew Gardens, NY 11424

Item 2

Residents, owners, and occupants of the Site and properties adjacent to the Site:

The site is owned by Purves Development LLC and is occupied by a vacant one-story garage/warehouse commercial building with basement on Lot 4. Lots 22 and 23 are vacant. Adjacent properties include:

Queens Plaza Automobile Warehouse
27-19 44th Drive
Long Island City, NY 11101
(718) 786-3333
Owner: NAS International LTD
15 West 28th Street
New York, NY 10001

Mr. Wonton Chinese Restaurant
26-04 Jackson Avenue
Long Island City, NY 11101
(718) 482-4117

Manny Auto Electric Corp
27-17 44th Drive
Long Island City, NY 11101
(718) 786-3393
Owner: Lema Properties LLC
220-22 77th Avenue
Flushing, NY 11364

Celestial Voyagers
27-28 Thomson Avenue
Long Island City, NY 11101
(516) 829-1525

Yoga Studios 6 LIC
27-28 Thomson Avenue
Long Island City, NY 11101
(718) 361-5515

Zipcar
27-28 Thomson Avenue
Long Island City, NY 11101
(866) 494-7227

Amy Chan, LCSW
27-28 Thomson Avenue
Long Island City, NY 11101
(609) 273-8091

LDNY
27-28 Thomson Avenue
Long Island City, NY 11101
(888) 411-5369

Vismar Inc
27-28 Thomson Avenue
Long Island City, NY 11101
(718) 392-2020

Andalex Group
4531 Court Square
Long Island City, NY 11101
(718) 361-2622

Phoenix Signs
27-18 44th Drive
Long Island City, NY 11101
(718) 707-0751

The Burger Garage
25-36 Jackson Avenue
Long Island City, NY 11101
(718) 392-0424

Nestor Auto Repair Inc
27-01 Jackson Avenue
Long Island City, NY 11101
(718) 349-1356

Middle College National Consortium
27-28 Thomson Avenue
Long Island City, NY 11101
(718) 361-1981

Sculpture Center
44-19 Purves Street
Long Island City, NY 11101
(718) 361-1750

Asian Insurance
25-36 Jackson Avenue
Long Island City, NY 11101
(718) 433-4460

Kodjo Workout
26-26 Jackson Avenue
Long Island City, NY 11101
(404) 660-5453

ENC Market
25-36 Jackson Avenue
Long Island City, NY 11101
(718) 482-8558

Gasgo Petroleum Inc
27-27 Jackson Avenue
Long Island City, NY 11101
(718) 433-2687

Safety Supplies
5 Court Square
Long Island City, NY 11101
(718) 389-2103

B & R Perfume Cologne
26-36 Jackson Avenue
Long Island City, NY 11101
(718) 937-1919

Residents
44-27 Purves Street
Long Island City, NY 11101
Owner: Purves Street Associates LLC
245 Great Neck Rd Suite 222
Great Neck, NY 11021

Dykes Lumber Company
26-16 Jackson Avenue
Long Island City, NY 11101
(718) 784-3920

AAA Rubber Stamps
26-20 Jackson Avenue
Long Island City, NY 11101
(718) 361-8087

45-15 Purves Street LLC
44-15 Purves Street
Long Island City, NY 11101

26-26 Jackson Avenue #1102
Long Island City, NY 11101

Aris Loft
27-28 Thomson Avenue
Long Island City, NY 11101

Purves Automobile Repair
44-12 Purves Street
Long Island City, NY 11101

Terzis Julia K MD
27-28 Thomson Avenue

Artisan Designs
44-18 Purves Street
Long Island City, NY 11101

Long Island City, NY 11101
Young Naturists and Nudists America
27-28 Thomson Avenue
Long Island City, NY 11101

Approved Fire Prevention Corporation
44-16 Purves Street
Long Island City, NY 11101

Sculpture Center
44-19 Purves Street
Long Island City, NY 11101

44-46 Purves Street
Vacant Lot 31
Owner: Jewel Liton LLC
2831 Thomson Ave
Long Island City, NY 11101

Purves Street Associates, LLC
44-27 Purves Street
Long Island City, NY 11101

Purvis Holdings LLC
44-35 Purves Street
Long Island City, NY 11101

Vacant Lots 1, 24,25, & 26, Block 268
44-30 Purves Street
Long Island City, NY 11101
Owner: Thomson Avenue Funding LLC c/o
Brause Realty, Inc.
52 Vanderbilt Ave. 15th Floor
New York, NY 10017

Item 3- Local news media from which the community typically obtains information

Queens Chronicle
62-33 Woodhaven Boulevard
Rego Park, NY 11374-7769

Item 4- Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Emily Lloyd, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

Brownfield Cleanup Program Application
27-21 44th Drive and 44-18 Purves Street
Queens, New York

March 2014

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 – Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6- Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

HS For Information Technology (approximately 1,480 feet northwest from the site)
Joseph Reed, Principal
21-16 44th Road
Long Island City, NY 11101
(718) 937-4270

Frank Sinatra High School (approximately 1,300 feet southeast from the site)
Donna Finn, Principal
30-20 Thomson Avenue
Long Island City, NY 11101
(718) 361-9920

Academy for New Americas (approximately 2,000 feet northeast from the site)
Betty Cartagena, Principal
28-04 41 Avenue
Long Island City, NY 11101
(718) 956-4140

Newcomers HS (approximately 2,112 feet northeast from the site)

Orlando Sarmiento, Principal

28-01 41 Avenue

Long Island City, NY 11101

(718) 937-6005

Fiorello H Laguardia Community College (CUNY) (approximately 1,200 feet southeast from the site)

Carolyn Henner Stanchina, Director

31-10 THOMSON AVENUE

Long Island City, NY 11101

(718) 482-7200

Middle College HS (approximately 2,000 feet southeast from the site)

Linda Siegmund, Principal

31-10 Thomson Avenue

Long Island City, NY 11101

(718) 392-3330

Robert F. Wagner Jr. (approximately 2,112 feet southeast from the site)

Ann Seifullah, Principal

47-07 30 Place Thomson Avenue

Long Island City, NY 11101

(718) 472-5671

Laguardia Community College Day Care Center (approximately 1,050 feet south from the site)

Sonya Evariste, Director

31-10 Thompson Avenue

Long Island City, NY 11101

(718) 482-5295

YMCA of Greater New York (approximately 2,600 feet east from the site)

Ebony Conley-Young, Executive Director of LIC YMCA

32-23 Queens Boulevard

Long Island City, NY 11101

(718) 392-7932

International High School at LaGuardia Community College (approximately 2,500 feet southeast from the site)

John Starkey, Principal
45-35 Van Dam Street,
Queens, NY 11101
(718) 392-3433

CUNY School of Law (approximately 800 feet northwest from the site)

Michelle J. Anderson, Dean
2 Court Square,
Long Island City, NY 11101
(718) 340-4201

Academy of American Studies (approximately 2,200 feet northeast from the site)

W. Bassell, Principle
28-01 41st Avenue
Long Island City, NY 11101
(718) 361-8766

Long Island City Family Daycare (approximately 2,266 feet northeast from the site)

Marcia Madrid, Director
40-34 28th Street
Long Island City, NY 11101
(347) 669-4009

Growing Up Green Charter School (approximately 2,533 feet northeast from the site)

Mathew Greenberg, School Leader & Founder
39-27 28th Street
Long Island City, NY 11101
(347) 642-4306

Item 7- Local Community Board

Queens Community Board 2

Joseph Conley, Chair
43-22 50th Street
Woodside, NY 11377
Phone: 718-533-8773

Item 8 – Document Repository (e.g. local library):

Court Square Library
25-01 Jackson Avenue
Long Island City, NY 11101
(718) 937-2790

A letter sent to the repository acknowledging that it agrees to act as a document repository for the project is attached hereto.

March 7, 2014

Alison McKenna-Miller
Court Square Library
25-01 Jackson Avenue
Long Island City, NY 11101

**Re: Brownfield Cleanup Program Application
Purves Development, LLC
27-21 44th Drive and 44-18 Purves Street
Queens, New York 11101**

Dear Ms. McKenna-Miller:

We represent Purves Development, LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 27-21 44th Drive and 44-18 Purves Street in Queens, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.**



Jessica Alzamora, PE, LEED AP
Senior Staff Engineer

Yes, the Court Square Library is willing and able to act as a public repository on behalf of Purves Development, LLC in their cleanup of 27-21 44th Drive and 44-18 Purves Street under the NYSDEC BCP.

Alison McKenna-Miller  3/10/2014
(Name) (Date)
Community Library Manager
(Title)

ATTACHMENT F

SECTION IX: LAND USE FACTORS

Item 1- Current Use

The site is currently vacant and there is no current use of the site. Per review of Sanborn fire insurance maps, Lot 23 has been vacant or used as storage since circa 1970. Lot 23 was used as storage between circa 2001 and 2006; however no operator information was available for review. Lots 4 and 22 were vacant after circa 2006.

Item 2- Intended Use Post Remediation

The proposed development will include a 16-story residential building with commercial retail on the first floor. The proposed development includes a basement level within the space currently occupied by the basement in Lot 4.

Item 4- Consistency with Applicable Zoning Laws/Maps

The site is located in the Special Long Island City Mixed Use District within Area B of Queens Plaza Subdistrict. This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts. The site's zoning designation is M1-5/R9, which permits residential development at 8.0x floor area ratio (FAR). The applicable zoning text and map are included in this attachment.

Item 5- Comprehensive Plans

The proposed use is consistent with local and area plans per the Special Long Island City Mixed Use zoning guidelines.

Item 9- Existing Infrastructure

The property is served by NYC water and sewer utilities and Consolidated Edison electric. The property is also within walking distance (one block) to New York City subway and bus routes.

Item 10- Cultural Resources

There are several City Landmarks and National Register listed sites within ½-mile of the site. The below table lists City Landmarks (L) and Properties Listed on National Register (NR) of Historic Places within approximately ½-mile of the site:

Property/Site	Status	Address
45th Road – Court House Square Station	NR	At the intersection of 45th Avenue and 23rd Street
Hunters Point Historic District	NR/L	On 45th Avenue bounded by 21st and 23rd Street
Long Island City Courthouse Complex	NR/L	25-10 Court Square
Queensboro Bridge	NR/L	59th Street
US Post Office - Long Island City	NR	46-02 21st Street
Fire Engine Company No. 258, Hook and Ladder Company No. 115	L	10-40 47th Avenue
New York Architectural Terra Cotta Works Building	L	42-10 - 42-16 Vernon Boulevard

Item 11- Federal, State or Local Natural Resources

The East River is located approximately 0.8 miles west of the site. Dutch Kills, a tributary of Newtown Creek, is located approximately 0.25 miles south-southeast of the site.

Item 12- Flood Plains

According to the National Flood Insurance Rate Map for the City of New York published by the Federal Emergency Management Agency (FEMA) (Community Panel No. 3604970 202 G, dated December 5, 2013), the site is located within flood plain, Zone X. Zone X is designated for areas of 0.2 percent annual chance of flood; areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood. A flood plain map is included with this attachment.

Item 14- Proximity to Residential, Urban, Commercial, Industrial, Agricultural, and Recreational Areas

A map showing surrounding property use is provided in Attachment B. The site is surrounded by vacant land to the east, and commercial properties to the north, west and south. The East River is located approximately 0.8 miles west of the site. The nearest recreational area is Court Square Park, located approximately 500 feet west of the site. An MTA LIRR track is located approximately 400 feet south-southeast of the site.

Item 15- Vulnerability of Groundwater to Contamination

Groundwater at the site and/or beneath the adjacent Purves Street sidewalk was found to be impacted with VOCs (1,1,1-trichloroethane, 1,2,4-trimethylbenzene, cis-1,2-

dichloroethene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene, tetrachloroethene [PCE], toluene, trichloroethene [TCE], and vinyl chloride), SVOCs (1,2-dichlorobenzene, 1,3-dichlorobenzene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluoranthene, ideno(1,2,3-cd)pyrene, naphthalene, phenanthrene, phenol, and pyrene), pesticides (alpha-BHC) and metals (iron, manganese, sodium, chromium, and selenium). There is potential for impacted groundwater to migrate off-site; however, as the New York City water supply is derived from watersheds in the Catskills, contaminated groundwater at the site is not expected to impact the drinking water supply. The East River is located approximately 0.8 miles west of the site and, based on its distance, does not represent a potential receptor for off-site migration.

Item 16- Geography and Geology of the Site

The Site is comprised of three parcels (Tax Lots 4, 22 and 23) on the city block bordered by Jackson Avenue to the north, Purves Street to the east, Thomson Avenue to the south, and 44th Drive to the west. The site encompasses an area of approximately 14,307 square feet and is occupied by a vacant one-story garage/warehouse building with basement. The sidewalk elevation along Purves Street (eastern boundary of the site) is approximately el 8¹ (Queens Highway Datum). Lots 22 and 23 are roughly at the same elevation as the Purves Street sidewalk. The sidewalk elevation along 44th Drive (western boundary of the site) is approximately 15 feet higher than the sidewalk elevation along Purves Street. The entrance into the 1st floor of the Lot 4 structure is at roughly the same elevation as the 44th Drive sidewalk. The cellar level of the Lot 4 building is at roughly the same elevation as the Purves Street sidewalk (el 8).

Predominant geological surface features were not observed on the site. The USGS "Bedrock and Engineering Geologic Maps of New York County and Parts Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" indicates that the bedrock underlying the site consists of fine- to coarse-grained, gray to tan, weathering quartzofeldspathic, muscovite-biotite-garnet schist.

Beneath the Site surface, material was observed to be urban fill predominately comprised of medium-brown to reddish-brown fine to coarse sand with varying amounts of clay, silt, gravel, brick, concrete, ash and coal. The urban fill layer extends to approximately 8 to 11 feet below grade surface (bgs) in Lots 22 and 23 and 5 to 11 feet

¹ Elevations are with respect to the Queens Highway Datum which is 2.725 feet above the U.S. Coast and Geologic Survey Datum (Mean Sea Level at Sandy Hook, New Jersey, 1929)

bgs in Lot 4. Beneath the fill was a gray-brown to gray-black silt or clay with some silt, trace fine sand, and trace organics. Environmental borings terminated at maximum depths up to 18 feet bgs. Bedrock was not encountered during the RI, but is estimated to range from 50 feet to 70 feet bgs based on Langan's experience conducting geotechnical investigations in the neighborhood.

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flow towards areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeological network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetation cover, utilities, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, the presence of artificial fill, and variability in local geology and groundwater sources or sinks.

Based on the proximity to the East River and Newtown Creek, the inferred regional groundwater flow direction for the area surrounding the site is to the west and southwest. However, historical USGS Topographic Quadrangle Maps (1900 and 1924) show that a creek/river that fed the Newtown Creek to the south historically existed immediately to the northeast of the site. Topographic maps are included for reference.

The most recent synoptic groundwater measurements were collected from seven on-site and two off-site wells during the March 14, 2104 gauging event. Based on these measurements, groundwater underlying the site ranged from approximately el 1.25 to el 2.94. Based on a groundwater contour map derived from the March 2014 measurements, localized groundwater flow is estimated to flow north to northeast.



ZONING RESOLUTION Web Version

THE CITY OF NEW YORK



THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Carl Weisbrod, Director

Article XI: Special Purpose Districts

Chapter 7: Special Long Island City Mixed Use District

Effective date of most recently amended section of Article XI Chapter 7: 10/09/13

Corrections: 117-05, 117-531, 117-APP A

Date of file creation: Web version of Article XI Chapter 7: 02/10/14

CITY PLANNING COMMISSION
nyc.gov/planning

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(7/26/01)

Article XI - Special Purpose Districts

Chapter 7

Special Long Island City Mixed Use District

(2/2/11)

117-00

GENERAL PURPOSES

The "Special Long Island City Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Long Island City community. These general goals include, among others, the following specific purposes:

- (a) support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (c) strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses;
- (d) encourage the development of affordable housing;
- (e) promote the opportunity for people to work in the vicinity of their residences;
- (f) retain jobs within New York City;
- (g) provide an opportunity for the improvement of Long Island City; and
- (h) promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

(10/7/08)

117-01

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

Mixed use building or development

For the purposes of this Chapter, a "mixed use building" or a "mixed use development" shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

(10/9/13)

117-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

- (a) Notwithstanding the provisions of Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS), when a #building# that existed on October 25, 1995, within the Hunters Point or Court Square Subdistricts, is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.
- (b) For #mixed use buildings#, #dwelling units# or #rooming units# shall be located on a #story# or #stories# above the highest #story# occupied, in whole or in part, by a non-#residential use#. Non-#residential uses# may, however, be located on the same #story#, or on a #story# higher than

that occupied by #dwelling units# or #rooming units#, provided that the non-#residential uses#:

- (1) are located in a portion of the #mixed use building# that has separate direct access to the #street# with no access to the #residential# portion of the #building# at any #story#; and
 - (2) are not located directly over any portion of the #building# containing #dwelling units# or #rooming units#.
- (c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict are set forth in Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in the Long Island City Area), and such provisions are further modified by Section 117-54 (Off-street Parking and Loading Regulations).
- (d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.
- (e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.
- (f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.

(5/22/13)

117-03

District Plan and Maps

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

Appendix A	Special Long Island City Mixed Use District and Subdistricts Plan Map, including
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Permitted Sidewalk Cafe Locations

Appendix B Court Square Subdistrict Plan Map and
Description of Improvements

Appendix C Queens Plaza Subdistrict Plan Maps:

Map 1 - Designated Districts within the
Queens Plaza Subdistrict

Map 2 - Ground Floor Use and Frontage

Map 3 - Sidewalk Widening, Street Wall
Location and Ground Floor Use.

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

(10/7/08)

117-04
Subdistricts

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Long Island City Mixed Use District#. In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive.

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.

Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.

Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.

Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

(5/22/13)

117-05

Permitted Sidewalk Cafe Locations

#Unenclosed sidewalk cafes#, including #small sidewalk cafes#, shall be permitted in the #Special Long Island City Mixed Use District# only on the #streets# indicated on the map in Appendix A (Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations) of this Chapter, except that such #unenclosed sidewalk cafes# may also extend up to 100 feet along the non-designated #street# frontage of a #corner lot#, subject to all other applicable regulations of Article I, Chapter 4.

(8/12/04)

117-10

HUNTERS POINT SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.

(8/12/04)

117-11

General Provisions

In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the "designated districts". The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:

M1-4/R6A
M1-4/R6B
M1-4/R7A
M1-5/R7X
M1-5/R8A

(8/12/04)

117-20

SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

(8/12/04)

117-21

Special Provisions for Use, Bulk and Parking

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

(8/12/04)

117-22

Modification of Use Group 6A

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The provisions of Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16) pertaining to Use Group 6A shall be modified as follows:

Food stores, including supermarkets, grocery stores or delicatessen stores, shall not be limited as to #floor area# per establishment.

(2/2/11)

117-23

Street Wall Location in Certain Designated Districts

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-4/R7X

In the districts indicated, the #street wall# of any #building# containing #residences# shall be located no closer to, nor further from, the #street line# than the #street wall# of an adjacent existing #building#. However, the #street wall# of a #building# need not be located further from a #street line# than 15 feet. On #corner lots#, the #street wall# along one #street line# need not be located further from the #street line# than five feet. Recesses, not to exceed three feet in depth from the #street line#, or eight feet in depth where ramps for the physically disabled are required, shall be permitted on the ground floor where required to provide access to the #building#.

Existing #buildings# may be vertically enlarged by up to one #story# or 15 feet without regard to the #street wall# location provisions of this Section.

(10/25/95)

117-30

SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

(2/2/11)

117-31

Special Use Regulations

For #buildings# containing #residences#, #uses# on the ground floor shall be limited to non-#residential uses# and lobby space. Not more than 8,000 square feet of the ground floor shall be devoted to #uses# listed in Use Group 6B.

(2/2/11)

117-32

Special Bulk Regulations

All #street walls# shall be built coincident with the #street line#.

(10/25/95)

117-40

COURT SQUARE SUBDISTRICT

(2/2/11)

117-401

General provisions

The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

(6/30/09)

117-41

Court Square Subdistrict Plan

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B of this Chapter, which consists of the Subdistrict Plan Map and the Description of Improvements, and is incorporated into the provisions of this Chapter.

(2/2/11)

117-42

Special Bulk and Use Regulations in the Court Square Subdistrict

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as

modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B designated district, pursuant to the regulations of Article XII, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22, inclusive.

(2/2/11)

117-421

Special bulk regulations

- (a) #Developments# or #enlargements# on #zoning lots# that meet the standards of Section 117-44 and provide mandatory subway improvements as required by Section 117-44, may be #developed# or #enlarged# to a #floor area ratio# of 15.0. #Developments# or #enlargements# on #zoning lots# that do not meet the minimum standards of Section 117-44 shall not exceed the maximum #floor area ratio# of the M1-4/R6B designated district for the applicable #use#.
- (b) The following provisions shall not apply within the Court Square Subdistrict:
 - Section 33-13 (Floor Area Bonus for a Public Plaza)
 - Section 33-14 (Floor Area Bonus for Arcades)
 - Section 33-26 (Minimum Required Rear Yards)
 - Section 34-223 (Floor area bonus for a public plaza)
 - Section 34-224 (Floor area bonus for an arcade)
 - Section 34-23 (Modification of Yard Regulations).
- (c) The height and setback regulations of the underlying C5-3 District shall apply, except that:
 - (1) no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road; and
 - (2) on Blocks 1 and 3, the #street wall# of a #building or other structure# shall be located on the #street line#

or sidewalk widening line, where applicable, and extend along the entire #street# frontage of the #zoning lot# up to at least a height of 60 feet and a maximum height of 85 feet before setback. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, provided no such recesses are within 15 feet of an adjacent #building#.

Above a height of 85 feet, the underlying height and setback regulations shall apply. However, the underlying tower regulations shall be modified to permit portions of #buildings# that exceed a height of 85 feet to be set back at least five feet from a #wide street line#, provided no portion of such #building# that exceeds a height of 85 feet is located within 15 feet of a #side lot line#. The provisions of this paragraph, (c)(2), shall not apply to #enlargements# on #zoning lots# existing on June 30, 2009, where such #zoning lot# includes an existing #building# to remain with at least 300,000 square feet of #floor area#.

(5/28/03)

117-422

Sign regulations

All requirements of Section 32-60 (SIGN REGULATIONS) shall apply, except for Sections 32-642 (Non-illuminated signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) and 32-655 (Height of signs in all other Commercial Districts).

Non-#illuminated#, #illuminated# or #flashing signs# are permitted with a total #surface area# (in square feet) not exceeding five times the #street# frontage of the #zoning lot#, in feet, but in no event shall the total #surface area# exceed 500 square feet for #interior# or #through lots# or 500 square feet on each frontage for #corner lots#.

No permitted #sign# shall extend above #curb level# at a height greater than 60 feet.

A #non-conforming sign# may be replaced pursuant to Section 52-82 (Non-Conforming Signs other than Advertising Signs), except that the height, location or position of the replacement #sign# may be

changed by up to 10 feet, measured from the perimeter of the original #non-conforming sign#.

(2/2/11)

117-423

Sidewalk widening

For any #development# or #enlargement# on Block 3 with a #building# wall facing 45th Road, a sidewalk widening of five feet shall be provided on 45th Road between 23rd Street and Jackson Avenue. Such sidewalk widening shall be a continuous, paved open area along the #front lot line# of the #zoning lot# at the same elevation as the adjoining sidewalk and directly accessible to the public at all times. Such sidewalk widening shall be unobstructed from its lowest level to the sky except for temporary elements of weather protection, such as awnings or canopies, provided that the total area (measured on the plan) of such elements does not exceed 20 percent of the sidewalk widening area, and that such elements and any attachments thereto are at least eight feet above #curb level#, and that any post or other support for such element, or any attachment to the support, has a maximum horizontal dimension of six inches. No #street# trees, vehicle storage, parking or trash storage is permitted on such sidewalk widening.

(2/2/11)

117-44

Mandatory Subway Improvements

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

(a) #Zoning lots# with at least 5,000 square feet of #lot area#

#Developments# or #enlargements# on #zoning lots# with 5,000 square feet or more of #lot area# located on Block 1 and fronting on a sidewalk containing a sidewalk entrance to the Queens Boulevard Line, 23rd Street-Ely Avenue Station, shall relocate the stairway or entrance(s) to such subway onto the

#zoning lot#, in accordance with the provisions of Section 37-40 (OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR), with the exception that, in addition to the waivers provided by Section 37-44, the additional standards for location, design and hours of public accessibility contained in Section 37-41 may be waived upon a finding by the Metropolitan Transportation Authority that such standards are undesirable or unnecessary to ensure a good overall design.

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph, (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified in Appendix B (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in Appendix B, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c) (1) for Block 3.

In addition, on Block 3, any #development# or #enlargement# containing at least 300,000 square feet of #floor area# or any #development# or #enlargement# on a #zoning lot# of at least 30,000 square feet of #lot area# shall provide all the mandatory subway improvements for the Block, as described in paragraphs (c) (1) and (c) (2) for Block 3.

(6/30/09)

117-441

Standards and procedures for mandatory subway improvements

- (a) Compliance with Transit Authority design standards

The subway station improvements shall comply with all applicable design standards of the current station planning guidelines of the Transit Authority.

- (b) Procedure

- (1) Pre-application

The applicant shall submit schematic or concept plans

for the proposed improvements to the Metropolitan Transportation Authority, the Transit Authority and the Chairperson of the City Planning Commission.

(2) Application pre-certification

After review and agreement on the concept by the Metropolitan Transportation Authority, Transit Authority and Chairperson of the City Planning Commission, the applicant shall submit documentation deemed necessary by the reviewing agencies.

(3) Prior to the granting of certification by the Chairperson of the City Planning Commission pursuant to Section 117-45 (Developer's Notice), the Transit Authority shall have submitted a letter to the Chairperson of the City Planning Commission stating the drawings and other documents submitted by the applicant have been determined by the Transit Authority to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and electrical systems; materials; relationship to existing site conditions; and other such elements as may be appropriate.

(4) The owner shall sign a legally-enforceable instrument running with the land containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and maintain all parts of the improvement, whether on-site or off, and to establish a construction schedule.

Any such instrument shall be recorded against the #zoning lot# in the Office of the Register of the City of New York for Queens County and a certified copy of the instrument shall be submitted to the Chairperson of the City Planning Commission and the Transit Authority.

The owner shall not apply for or accept a temporary certificate of occupancy for the #development# or #enlargement#, and the Department of Buildings shall not issue a temporary certificate of occupancy, until the Transit Authority has determined that the subway improvement is substantially complete, which shall, for this purpose, mean usable by the public.

The owner shall not apply for or accept a permanent certificate of occupancy for the #development# or

#enlargement#, nor shall the Department of Buildings issue a permanent certificate of occupancy until the subway improvement has been completed in accordance with the approved plans and completion has been certified by the Transit Authority.

- (5) Where the mandatory subway improvement includes the preparation of drawings for off-site subway improvements, such drawings including but not limited to plans, sections, elevations, three-dimensional projections and other drawings deemed necessary or relevant by the Transit Authority or the Chairperson of the City Planning Commission, shall be in conformance with the current guidelines for submission of outside projects of the Transit Authority. Prior to approval by the Chairperson of the City Planning Commission, the Transit Authority shall provide a letter to the Chairperson of the Commission containing conceptual approval of the improvements as indicated in the drawings.

(2/2/11)

117-45

Developer's Notice

As a condition to the issuance by the Department of Buildings of an excavation or building permit for a #development# or #enlargement# on a #zoning lot# requiring a mandatory subway improvement:

- (a) the developer shall have submitted to the Chairperson of the City Planning Commission:
 - (1) written notice of its intention to #develop# or #enlarge# on a #zoning lot# in the Court Square Subdistrict, the #floor area# of such #development# or #enlargement#, and the mandatory subway improvements which the developer shall construct;
 - (2) drawings, including but not limited to plans, sections, elevations, three-dimensional projections or other drawings deemed necessary or relevant by the Chairperson of the City Planning Commission, for the mandatory subway improvements within the designated #zoning lot#; and
 - (3) waivers, consents, agreements or other legal

instruments obligating the developer, its heirs and devisees, successors and assigns, to develop its property in accordance with the Subdistrict Plan and the provisions of this Chapter; and

- (b) within 90 days of such submission by the developer, the Chairperson of the City Planning Commission shall certify to the Department of Buildings and the developer receipt of the aforesaid documents and the developer's compliance, or non-compliance, with the requirements of the Subdistrict Plan.

(7/26/01)

117-50

QUEENS PLAZA SUBDISTRICT

(7/26/01)

117-501

General provisions

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 of Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the "designated districts."

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the "Sunnyside Yard" shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

(4/30/08)

117-502

Queens Plaza Subdistrict Plan

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3

Map 2 (Ground Floor Use and Frontage) of the Queens Plaza Subdistrict Plan specifies locations where the special ground floor #use# and frontage regulations, as set forth in Section 117-512, apply.

Map 3 (Sidewalk Widening, Street Wall Location and Ground Floor Use) of the Queens Plaza Subdistrict Plan specifies the locations where special #street wall#, mandatory sidewalk widening and ground floor #use# regulations, as set forth in Sections 117-531 and 117-553, apply.

(2/2/11)

117-503 Definitions

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District# and Section 12-10 (DEFINITIONS).

Accessory use

In addition to those #accessory uses# listed in Section 12-10, for the purposes of this Section, an #accessory use# shall also include a #dwelling unit# in connection with any #commercial#, #manufacturing# or #community facility# establishment permitted in the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, pursuant to Section 117-51 (Queens Plaza Subdistrict Special Use Regulations), provided that no more than

one such unit shall be permitted in connection with any establishment, and provided further that each such unit shall not exceed a gross area of 1,200 square feet or contain more than one kitchen.

Home occupation

Within the Queens Plaza Subdistrict, the #home occupation# provisions of Section 12-10 shall apply, except that:

- (a) up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#;
- (b) such #home occupation# may occupy more than 500 square feet of #floor area#; and
- (c) businesses operated as #home occupations# may have up to three employees not residing in the #dwelling unit#.

(7/26/01)

117-51

Queens Plaza Subdistrict Special Use Regulations

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

(7/26/01)

117-511

Large retail establishments

The following #uses# as listed in Section 42-30 (USES PERMITTED BY SPECIAL PERMIT) shall be permitted as-of-right in the Queens Plaza Subdistrict with no limitation on #floor area# per establishment:

Carpet, rug, linoleum or other floor covering stores;

Clothing or clothing accessory stores;

Department stores;

Dry goods or fabric stores;

Food stores;

Furniture stores;

Television, radio, phonograph or household appliance stores;

Variety stores.

(2/2/11)

117-512

Ground floor use and frontage regulations

On designated #streets# in the Queens Plaza Subdistrict, as shown on Map 2 in Appendix C of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building or other structure# fronting on such #streets#.

#Uses# within #stories# on the ground floor or with a floor level within five feet of #curb level# shall be limited to #commercial#, #manufacturing# or #community facility uses# permitted by the designated district regulations except as modified by the special #use# provisions of Sections 117-51 and 117-511. A #building's# ground floor frontage shall be allocated exclusively to such #uses#, except for lobby space or entrance space.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a #building# entrance recess exceed in total 50 percent of the #building's# total #street# frontage or 30 feet, whichever is less. However, the total length of #street# frontage occupied by lobby space and/or entrance space need not be less than 25 feet.

(2/2/11)

117-513

Transparency requirement

Within the Queens Plaza Subdistrict, the transparency requirements of this Section shall apply to all #developments# and to #enlargements# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line#. Transparency requirements shall not apply to any

#building# where the ground floor is occupied by #uses# listed in Use Groups 16 or 17.

At least 50 percent of a #building's street wall# surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the #building's street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point at any point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above #curb level#. Door or window openings within such walls shall be considered as transparent. Such openings shall have a minimum width of two feet.

In addition, the remaining portion of such #building# wall that is 50 feet or more in length and contains no transparent element between #curb level# and 14 feet above #curb level# or the ceiling of the ground floor, whichever is higher, or to its full height if such wall is less than 14 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches, and a minimum width of 24 inches.

(4/30/12)

117-514

Special sign regulations

Within the Queens Plaza Subdistrict, the #sign# regulations of Section 123-40 shall apply, except that such #sign# regulations may be modified to permit a non-#flashing sign# on the rooftop of a #non-residential building#, provided that such #sign# directs attention to a business conducted within such #building#, where such business occupies at least 20 percent of the #floor area# within such #building#, or a minimum of 50,000 square feet of #floor area# within such #building#, whichever is less. In addition, the following rules shall apply:

- (a) such #sign# shall be located on the rooftop of a #building# with frontage on Queens Plaza South, Queens Boulevard, Queens Plaza East or Queens Plaza North, and the height of the rooftop on which the #sign# is affixed shall be at least 70 feet but not more than 150 feet above #curb level#;
- (b) there shall be no more than one such #sign# on a #zoning lot#, and no more than one such #sign# per establishment on

any #sign# structure;

- (c) such #signs# shall be affixed to an open frame structure with maximum dimensions that shall not exceed 45 feet in height, as measured from the surface of the roof to its uppermost point, and 150 feet in width, as measured along its widest dimension;
- (d) all writing, pictorial representations, emblems, flags, symbols or any other figure or character comprising the design of such #sign# shall be separate elements, individually cut and separately affixed to the open frame structure. No perimeter or background surfaces shall be applied or affixed to the open frame structure in addition to such separate elements. No portion of such separate elements shall extend beyond the maximum dimensions allowed for an open frame structure. The area of such separate elements of a rooftop #sign# shall not count towards the maximum #surface area# of a #sign# permitted in Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts); and
- (e) any illumination from a rooftop #sign# located within 100 feet of any #building# containing #residences#, where such #residences# legally existed at the time of the application for a permit for such #sign#, shall not project into or reflect onto any #residential# portion of such #building#.

(7/26/01)

117-52

Queens Plaza Subdistrict Special Bulk Regulations

(7/26/01)

117-521

General provisions

All #buildings and other structures# within the Queens Plaza Subdistrict shall comply with the #bulk# regulations of this Section. The regulations of the designated #Residence# and M1 Districts shall apply as set forth below.

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict, the #bulk# regulations set forth in Article II, Chapter 3, shall apply to all #residential uses# in a #building or other

structure# in accordance with the regulations of the designated #Residence District#, and the #bulk# regulations set forth in Article IV, Chapter 3, shall apply to all #manufacturing#, #community facility# and #commercial uses# in a #building or other structure# in accordance with the regulations of the designated M1 District, except as modified in the special #bulk# regulations of Sections 117-522 through 117-533, inclusive.

When two or more #buildings# on a single #zoning lot# are used in any combination for #uses# which, if located in a single #building#, would make it a #mixed use building#, the regulations set forth in this Section shall apply as if such #buildings# were a single #mixed use building#.

(7/26/01)

117-522

Maximum floor area ratio for all uses

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES
IN THE QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0
B	8.0
C	5.0

(2/2/11)

117-523

Lot coverage and open space ratio requirements

(a) #Lot coverage# requirements for #residential buildings#

In the Queens Plaza Subdistrict, where the designated #Residence District# is an R7 or R9 District, the provisions of Sections 23-142 (In R6, R7, R8 or R9 Districts) through 23-144, inclusive, regulating minimum required #open space ratios# and maximum #floor area ratios# shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #Quality Housing buildings#, shall comply with the #lot coverage# requirements set forth for the designated district in Section 23-145, or Section 23-147 for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R7 Districts without a letter suffix, shall comply with the provisions for R7A Districts, as set forth in Section 23-147.

Where the designated district is an R7-3 District, the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

- (b) #Lot coverage# and #open space ratio# requirements for #mixed use buildings#

#Lot coverage# and #open space ratio# requirements shall not apply to any portion of a #mixed use building# in the Queens Plaza Subdistrict.

(10/17/07)

117-524

Floor area bonus for a public plaza or arcade

Any #floor area# bonus for a #public plaza# or #arcade# permitted under the regulations of the designated #Residence# or M1 District shall not apply in the Queens Plaza Subdistrict.

(2/2/11)

117-525

Special yard regulations

The #yard# regulations of the underlying districts shall apply, except as specified in this Section.

- (a) #Mixed use buildings#

For a #residential# portion of a #mixed use building#, the

required #rear yard# shall be provided at the floor level of the lowest #story# containing #dwelling units# or #rooming units#, where any window of such #dwelling units# or #rooming units# faces onto such #rear yard#.

- (b) #Manufacturing# or #commercial buildings#

The #rear yard# provisions of the designated M1 District shall apply, except that such #rear yard# provisions shall not apply to #manufacturing# or #commercial buildings# on #through lots#.

- (c) #Zoning lots# adjacent to the Sunnyside Yard

On a #zoning lot# sharing a #lot line# with the Sunnyside Yard, no #yards# are required for any #building# within a distance of 100 feet from the shared #lot line#.

- (d) For #zoning lots# occupying an entire #block#

No #rear yard# or #rear yard equivalent# shall be required for a #zoning lot# occupying an entire #block#.

(7/26/01)

117-53

Height and Setback and Street Wall Location Regulations

The height and setback regulations of the designated #Residence# and M1 Districts shall not apply, except for permitted obstructions pursuant to Sections 23-62 or 43-42, as applicable. In lieu thereof, all #buildings or other structures# shall comply with the regulations set forth in Sections 117-531 (Street wall location) and 117-532 (Setback regulations for buildings that exceed the maximum base height). Such regulations, however, shall not apply along the #street frontage# of that portion of a #zoning lot# occupied by existing #buildings#, unless the #street walls# of such existing #buildings# are vertically extended by more than 15 feet. The height of all #buildings or other structures# shall be measured from the #base plane#.

(2/2/11)

117-531

Street wall location

- (a) On a #wide street#, and on a #narrow street# within 50 feet of its intersection with a #wide street#, the #street wall# of a #building# shall be located on the #street line# and extend along the entire width of the #street frontage# of the #zoning lot# and rise without setbacks up to at least the applicable minimum base height specified in the table in Section 117-532 (Setback regulations for buildings that exceed the maximum base height), or the height of the #building#, whichever is less. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.
- (b) On a #narrow street# between 50 and 100 feet of its intersection with a #wide street#, the #street wall# of a #building# shall extend along the entire width of the #narrow street# frontage of the #zoning lot# and rise without setbacks up to at least the applicable minimum base height specified in the table, or the height of the #building#, whichever is less.

Beyond 100 feet of the intersection of a #wide street#, #street walls# shall extend along at least 70 percent of the width of the #narrow street# frontage of the #zoning lot# and rise without setbacks up to at least the applicable minimum base height specified in the table, or the height of the #building#, whichever is less.

Beyond 50 feet of the intersection of a #wide street#, all #street walls# required pursuant to this paragraph, (b), shall be located within eight feet of the #street line#.

- (c) On a #wide street# above the ground floor level, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, in compliance with #outer court# regulations.
- (d) On a #narrow street#, recesses are permitted at any level in the #street wall# of a base for #outer courts# or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire #street wall# at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet.
- (e) In the locations specified on Map 3 (Sidewalk Widening, Street Wall Location and Ground Floor Use) of Appendix C of this Chapter, a #building# shall comply with the provisions of paragraphs (a) through (d) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be

set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-554, and located adjacent to a public sidewalk or mandatory sidewalk widening.

- (f) For any #building# fronting on Queens Plaza South in Area A-1 or Area B as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of Appendix C, any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.
- (g) For any #building# on a #zoning lot# located on Jackson Avenue between 42nd Road and Queens Plaza South, the #street wall# fronting on Jackson Avenue may be set back five feet from the #street line# only upon certification of the Chairperson of the City Planning Commission to the Department of Buildings that the Jackson Avenue sidewalk adjacent to the #zoning lot# will be landscaped in accordance with a plan acceptable to the Department of Transportation and the Chairperson. Such plan shall include five planting beds that shall contain a mixture of deciduous and evergreen shrubs, ground covers and flowers. Such planting beds shall be installed and maintained by the owner of the #building#. The #street wall# of any subsequent #development# or #enlargement# shall be located no closer to nor further from the #street line# than the #street wall# of an adjacent existing #building#.

(5/22/13)

117-532

Setback regulations for buildings that exceed the maximum base height

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any

permitted recesses in the #street wall#.

Area	Minimum Base Height	Maximum Base Height
A-1	60	---
A-2	60	150
B	100	150
C*	60	100

* for #buildings or other structures# on Davis Street located 75 feet or more from Jackson Avenue, the minimum base height shall be 40 feet

- (b) In Area A-1, no setbacks are required above the applicable minimum base height specified in the table in paragraph (a) of this Section. However, if a setback is provided, it shall comply with the provisions of paragraph (a).
- (c) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.

(2/2/11)

117-533

Special permit to modify use or bulk regulations

For any #zoning lot# within the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# requirements, provided the Commission shall find that:

- (a) such #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) such #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for the programmatic requirements of the development;

- (c) such #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) such #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) such #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

(5/8/13)

117-54

Off-street Parking and Loading Regulations

- (a) The off-street parking provisions of Article I, Chapter 6, shall apply, except that:
 - (1) the prohibition of curb cuts accessing entrances and exits to #accessory# off-street parking facilities on certain #streets#, as set forth in paragraphs (b) and (c) of Section 16-23 (Curb Cut Restrictions), shall also apply to Northern Boulevard, Crescent Street and 23rd Street; and
 - (2) the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-Residential Uses) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces, whichever is less.
- (b) Curb cuts shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.
- (c) #Public parking garages# shall be permitted on #Blocks# 86/72 and 403 pursuant to Section 117-56 (Special Permit for Bulk Modifications on Blocks 86/72 and 403).
- (d) For #public parking garages# permitted on #Block# 420 pursuant to Section 74-50 (OFF-STREET PARKING ESTABLISHMENTS), the floor space on one or more #stories# of the #public parking garage#, up to a height of 23 feet above

#curb level#, shall be exempt from the definition of #floor area# as set forth in Section 12-10.

(7/26/01)

117-55

Mandatory Plan Elements for the Queens Plaza Subdistrict

(2/2/11)

117-551

General provisions

Within the Queens Plaza Subdistrict, the provisions of Section 117-552 (Central refuse storage area) shall apply to any #development#, #enlargement#, alteration or change of #use#, except where more than 50 percent of the #floor area# of such #development#, #enlargement#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-553 (Mandatory sidewalk widening and ground floor uses) and 117-554 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C of this Chapter.

(4/30/08)

117-552

Central refuse storage area

The provisions of Section 28-23 (Refuse Storage and Disposal) shall apply.

(2/2/11)

117-553

Mandatory sidewalk widening and ground floor uses

The sidewalk widening and ground floor #use# provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot

area# of 3.0 or more:

- (a) Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening, Street Wall Location and Ground Floor Use) of Appendix C of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section 117-554.
- (b) Ground floor #commercial use# restriction

For any #building# or portion of a #building developed# or #enlarged# after July 26, 2001, fronting on the mandatory sidewalk widening required in paragraph (a) of this Section, #uses# within #stories# on the ground floor or with a floor level within five feet of #curb# level shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 7A, 7B, 8A, 8B, 9, 10, 11A, 12A and 12B, where such #uses# are permitted by the special #use# regulations of Section 117-51 (Queens Plaza Subdistrict Special Use Regulations). Any such #building#, or portion thereof, fronting on such mandatory sidewalk widening shall be allocated exclusively to such #uses#, except for lobby space, entrance space or frontage used for subway access.

(2/2/11)

117-554

Mandatory sidewalk widening design requirements

- (a) Access

All mandatory sidewalk widenings shall be accessible directly from an adjoining public sidewalk and unobstructed along at least 50 percent of the total #street# frontage. Driveways and vehicular accessways included as part of the total #street# frontage may not be counted as providing access. All mandatory sidewalk widenings shall be accessible to the public at all times.

There shall be at least one unobstructed pedestrian path of travel providing access to each of the following:

- (1) at least 70 percent of the mandatory sidewalk widening's total area;
- (2) any #building# lobby accessible to the mandatory sidewalk widening; and

(3) any #use# that may be present on, or adjacent to and having an entrance on, the mandatory sidewalk widening.

(b) Access for persons with disabilities

The mandatory sidewalk widening shall be accessible to persons with disabilities in accordance with the Americans with Disabilities Act and the American National Standards Institute (ANSI) design standards.

(c) Elevation

All mandatory sidewalk widenings shall be located at an elevation not more than three feet above or below the #curb level# of the nearest adjoining sidewalk.

A mandatory sidewalk widening shall be at the same elevation as the adjoining public sidewalk along the #street# frontage providing access, pursuant to paragraph (a) of this Section, for a minimum depth of 10 feet measured perpendicular to the #street line#.

When the size of a mandatory sidewalk widening is 8,000 square feet or more, a maximum of 25 percent of its area may be located at an elevation more than three feet above or below the nearest adjoining sidewalk, which area, however, may not be located within a depth of 10 feet from the sidewalk measured perpendicular to the #street line#.

Where an existing subway station entry is located on the sidewalk area adjacent a mandatory sidewalk widening, the mandatory sidewalk widening shall be provided at the same elevation as the adjoining sidewalk for a distance of at least 15 feet in all directions from the entry except as required for drainage. No obstruction shall be permitted within such portion of the mandatory sidewalk widening.

(d) Permitted obstructions

The provisions of Sections 37-726 and 37-73 shall apply, except that in the case of kiosks, the provisions of Section 37-73 shall be modified as follows: the aggregate area occupied by such kiosks shall not exceed 60 square feet or 1.5 percent of the area occupied by the sidewalk widening.

(e) Driveways, parking spaces, loading berths, exhaust vents and #building# trash storage facilities

The provisions of Section 37-726, paragraph (d), shall apply.

(f) Trees

One tree per 500 square feet of sidewalk widening is required. Each tree shall measure at least 2.5 inches in caliper at the time of planting. Each tree shall be planted in at least 200 cubic feet of soil with a depth of at least 3 feet, 6 inches.

(g) Paving

The provisions of Section 37-718 shall apply.

(h) Seating

One linear foot of seating for every 150 square feet of mandatory sidewalk widening shall be provided. In addition, the provisions of Section 62-672 shall apply.

(i) Bicycle parking facilities

The provisions of Section 37-745 shall apply.

(j) Drinking fountains

The provisions of Section 37-746 shall apply.

(k) Aesthetic amenities

One of the following amenities shall be provided:

- (1) prominent lighting that enhances the architectural features of the upper #stories# of the #building#;
- (2) an ornamental water feature within the mandatory sidewalk widening; or
- (3) artwork, such as sculpture, within the mandatory sidewalk widening.

(l) Lighting

The provisions of Section 37-743 shall apply, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

(m) Sidewalk widening signs

The provisions of Section 37-751, paragraph (b) shall apply.

(n) Maintenance

The provisions of Sections 37-744 and 37-77 shall apply.

(5/22/13)

117-56

Special Permit for Bulk Modifications on Blocks 86/72 and 403

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in Appendix C of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

- (a) a public open area of not less than 20,000 square feet and a #public parking garage# containing no fewer than 250 spaces shall be included on the #zoning lot#, and further provided the Commission finds that:
 - (1) the public open area is designed so that it provides recreational opportunities for the community;
 - (2) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area;
 - (3) such modification of the #street wall# requirements is necessary to accommodate the public open area or the #public parking garage# and will result in a better site plan;
 - (4) the #public parking garage# is located and designed in such a way so that it shall not adversely affect the quality of the design, access to, or use of the public open area; and
 - (5) where the Commission permits parking on the roof of such #public parking garage#, such roof parking shall be so located as not to impair the essential character or future use or development of adjacent areas.

Design elements of the open area including lighting, paving, seating, #signs# and planting areas shall be specified in the application. The provisions of Section 37-751 (Public space signage systems) and 37-77 (Maintenance) shall apply.

- (b) The #public parking garage# shall be subject to the following conditions:
- (1) the floor space on one or more #stories# of the #public parking garage#, up to a height of 23 feet above #curb level# shall be exempt from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS);
 - (2) the entrances and exits shall be located so that they will not be hazardous to traffic safety nor likely to unduly inhibit pedestrian movement; and
 - (3) at the vehicular entrances, a minimum of 12 reservoir spaces shall be provided and the total number of reservoir spaces shall be equivalent to five percent of any spaces in excess of 250, up to a maximum of 50 reservoir spaces.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for sanitation and security, which may include conditions for lighting and landscaping or limitations on the manner and/or hours of operation.

Any building on Block 86/72 for which an application for a special permit for #bulk# modifications has been filed with the Department of City Planning, pursuant to this Section, prior to May 22, 2013, may be started or continued pursuant to the regulations in effect at the time of such application and, if such application is granted by the City Planning Commission and the City Council, may be #developed# or #enlarged# pursuant to the terms of such permit, including minor modifications thereto and, to the extent not modified under the terms of such permit, in accordance with the regulations in effect at the time of such application.

(2/2/11)

117-57

Modification of Article V, Chapter 4

In Article V, Chapter 4 (Non-Complying Buildings), Section 54-311 (Buildings non-complying as to density regulations) shall not apply.

(10/7/08)

117-60

DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.

(10/7/08)

117-61

General Provisions

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the "designated districts." The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

(10/7/08)

117-62

Special Use Regulations

In the Dutch Kills Subdistrict, the provisions of Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16) shall be modified to permit food stores, including supermarkets, grocery stores or delicatessen stores, without limitation as to #floor area# per establishment.

(10/7/08)

117-63

Special Bulk Regulations in the Designated Districts

Maximum #floor area ratio#, #lot coverage# and #street wall# provisions in the designated districts are modified as set forth in Sections 117-631 through 117-633, inclusive.

(2/2/11)

117-631

Floor area ratio and lot coverage modifications

- (a) In the Dutch Kills Subdistrict, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#, in any #building#, except where such floor space used for #accessory# parking is contained within a #public parking garage#.
- (b) Maximum #floor area ratio# and #lot coverage# for #residential uses#
 - (1) M1-2/R5B designated district

The maximum #floor area ratio# for #residential use# shall be 1.65.

The maximum #lot coverage# for the #residential# portion of a #building# shall be 60 percent on an #interior lot# or #through lot# and 80 percent on a #corner lot#.

(2) M1-3/R7X designated district

(i) Inclusionary Housing Program

Where the designated district is M1-3/R7X within the Dutch Kills Subdistrict, such district shall be a #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

(ii) Maximum #floor area ratio#

Within such #Inclusionary Housing designated area#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 3.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 5.0, as set forth in Section 23-952, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

(c) Maximum #floor area ratio# for certain #commercial# and #manufacturing uses#

In M1-2 designated districts, the maximum #floor area ratio# shall be increased to 3.0 when paired with an R5B or R5D District and 4.0 when paired with an R6A District, provided that such additional #floor area# is limited to the following #uses#: photographic or motion picture production studios and radio or television studios listed in Use Group 10A; and #uses# listed in Use Groups 16A, 16D, 17A and 17B as set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), except for automobile, motorcycle, trailer or boat sales, motorcycle or motor scooter rental establishments, poultry or rabbit killing establishments, riding academies, stables for horses and trade schools for adults.

(2/2/11)

117-632

Street wall location

In the Dutch Kills Subdistrict, the #street wall# of any #residential# or #mixed use building# shall be located no closer to, nor further from, the #street line# than the #street wall# of an adjacent existing #building#. For all #zoning lots#, the #street wall# of a #building# need not be located further from the #street line# than 15 feet.

(10/7/08)

117-633

Maximum street wall height

In M1-2/R5B designated districts, for #residential buildings#, the maximum height of a #street wall# above the #base plane# shall be 33 feet or three #stories#, whichever is less.

(10/7/08)

117-634

Maximum building height for mixed use buildings in designated R5 Districts

The provisions regarding the maximum height of #mixed use buildings# within 25 feet of a #street line#, as set forth in Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations), shall be modified in the Dutch Kills Subdistrict, where the designated Residence District is an R5 District, as follows:

- (a) in designated R5B Districts, no #building or other structure# shall exceed a height of 33 feet within 25 feet of a #street line#;
- (b) in designated R5D Districts, no #building or other structure# shall exceed a height of 40 feet within 25 feet of a #street line#.

(2/2/11)

117-64

Special Parking Regulations

The provisions of Section 123-70 (PARKING AND LOADING) and the

underlying #accessory# off-street parking and loading regulations for the designated district are modified, as follows:

(a) #Commercial# and #community facility uses#

- (1) The #accessory# off-street parking and loading requirements of a C8-2 District, as set forth in Article III, Chapter 6, shall apply to all #commercial# and #community facility uses#, except that this modification shall not apply to #uses# listed in Use Group 5. The #accessory# off-street parking and loading requirements applicable to the designated M1 District, set forth in Article IV, Chapter 4, and Section 123-70, shall apply to Use Group 5.
- (2) For Use Group 5 #uses#, the provisions of Section 44-23 (Waiver of Requirements for Spaces below Minimum Number) shall be modified as follows: the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

(b) #Residential uses#

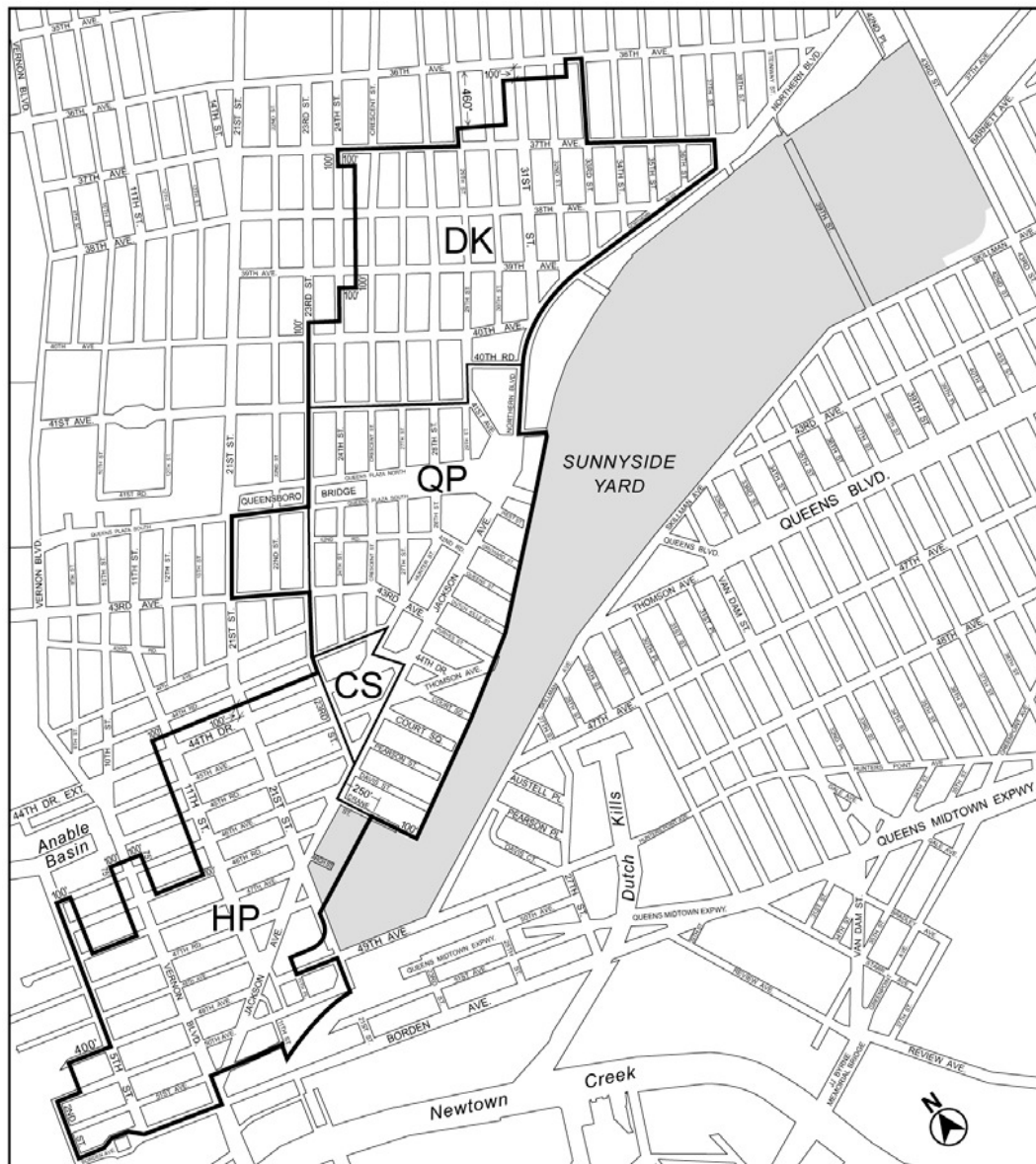
- (1) The provisions of Section 25-241 (Reduced requirements) shall not apply in the designated M1-3/R7X District.
- (2) In the applicable designated #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified, as follows:
 - (i) in the designated M1-2/R6A and M1-3/R7X Districts, the provisions of Section 25-26 shall only apply to #zoning lots# existing both on October 7, 2008, and on the date of application for a building permit.
 - (ii) for all #developments# or #enlargements# in the designated M1-3/R7X District, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.
- (3) Where the designated district is a M1-2/R5B District, the provisions of paragraph (c) of Section 25-631 (Location and width of curb cuts in certain districts) shall not apply.

(5/22/13)

Appendix A

Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations

District and Subdistricts



— Special Long Island City
Mixed Use District

— Subdistrict Boundary

■ Sunnyside Yard

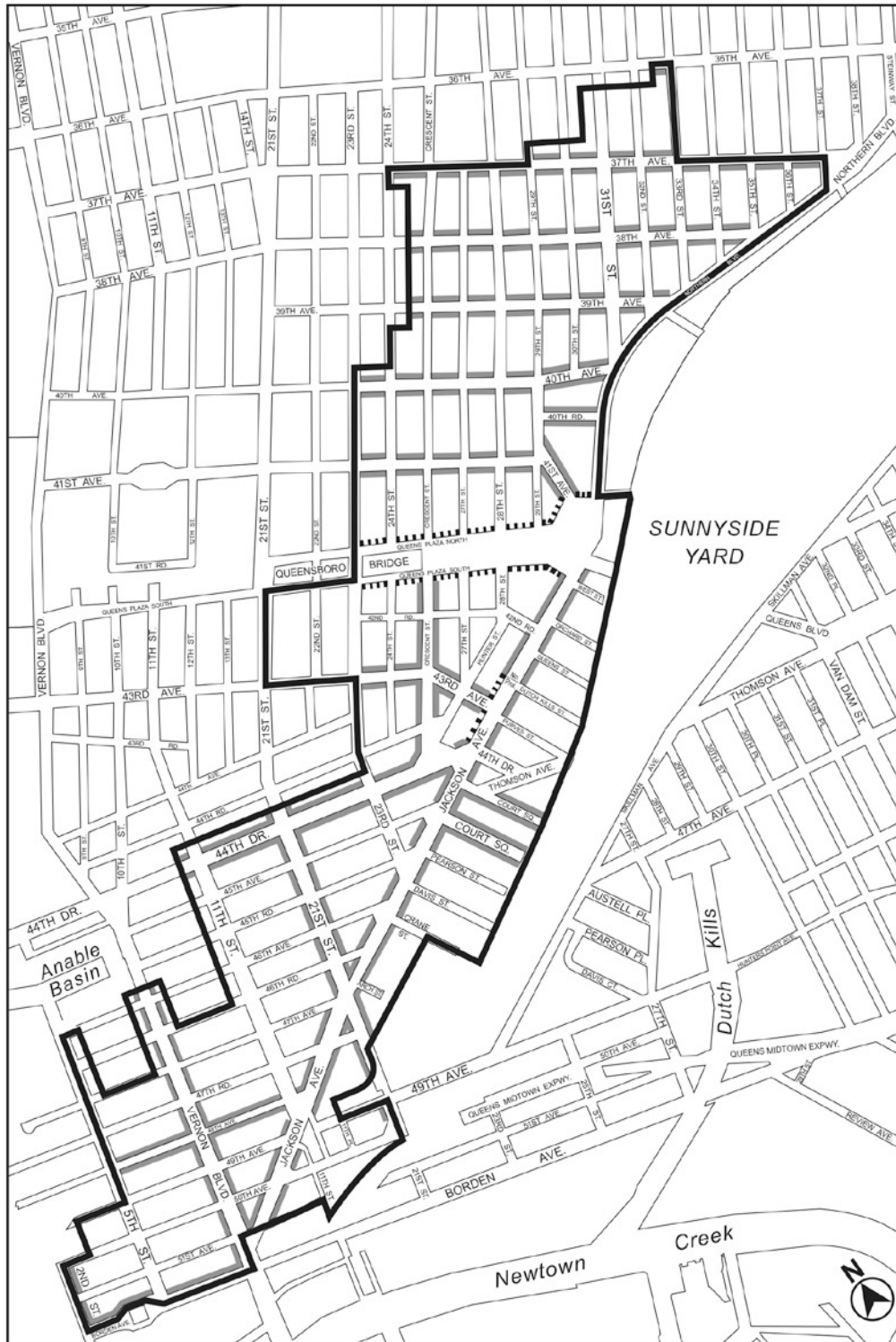
CS Court Square Subdistrict

DK Dutch Kills Subdistrict

QP Queens Plaza
Subdistrict

HP Hunters Point
Subdistrict

Permitted Sidewalk Cafe Locations



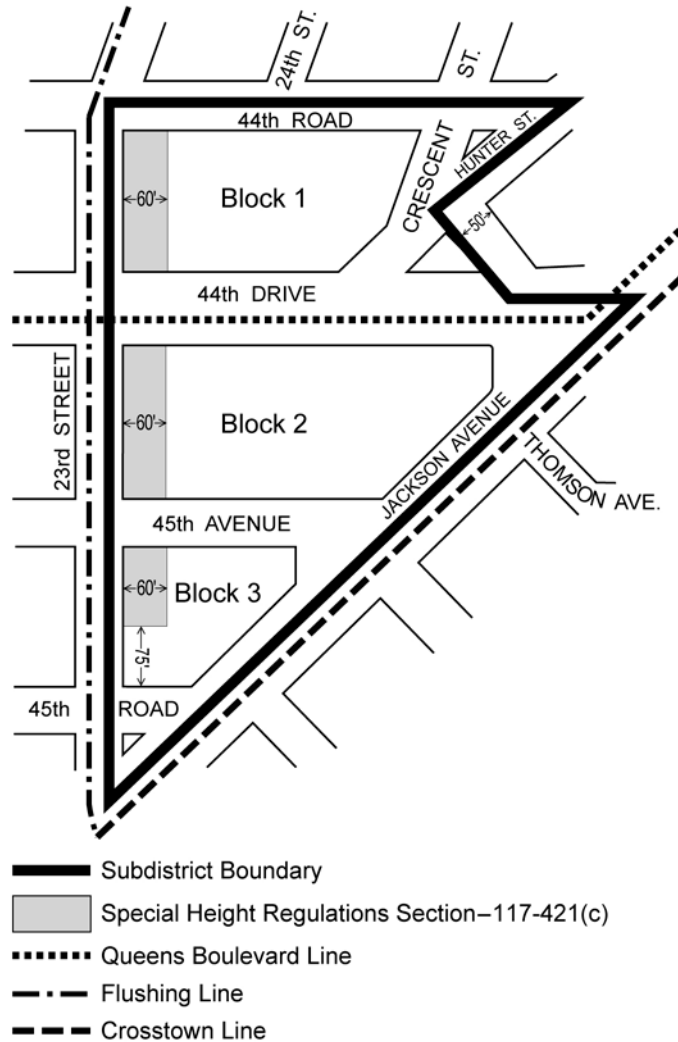
— Unenclosed Sidewalk Cafes

..... Small Sidewalk Cafes Only

(2/2/11)

Appendix B

Court Square Subdistrict Plan Map and Description of Improvements



Description of Improvements

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in Appendix B for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

(a) Block 1

A subway improvement, to consist of a connection between the

Crosstown and Flushing Lines and maintenance of glass partitions in the control area of the Queens Boulevard Line, 23rd Street-Ely Avenue Station mezzanine and near the control area of the Crosstown Line, Court Square-Long Island City Station, mezzanine which are to be installed by the developer of Block 2. The developer shall notify the Chairperson of the City Planning Commission upon both application for, and issuance of, a first building permit for the #development# on this #Block#.

(b) Block 2

A subway improvement, to consist of a connection between the Queens Boulevard and Crosstown Lines, preparation of preliminary plans for a Crosstown Line, Court Square-Long Island City Station and Flushing Line, 45th Road-Courthouse Square Station connection and installation of glass partitions in the control area of the 23rd Street-Ely Avenue Station mezzanine and near the control area of the Court Square-Long Island City Station mezzanine, upon receipt of a written request by the Chairperson of the City Planning Commission, which shall occur only after the issuance of a first building permit for the #development# on Block 1.

(c) Block 3

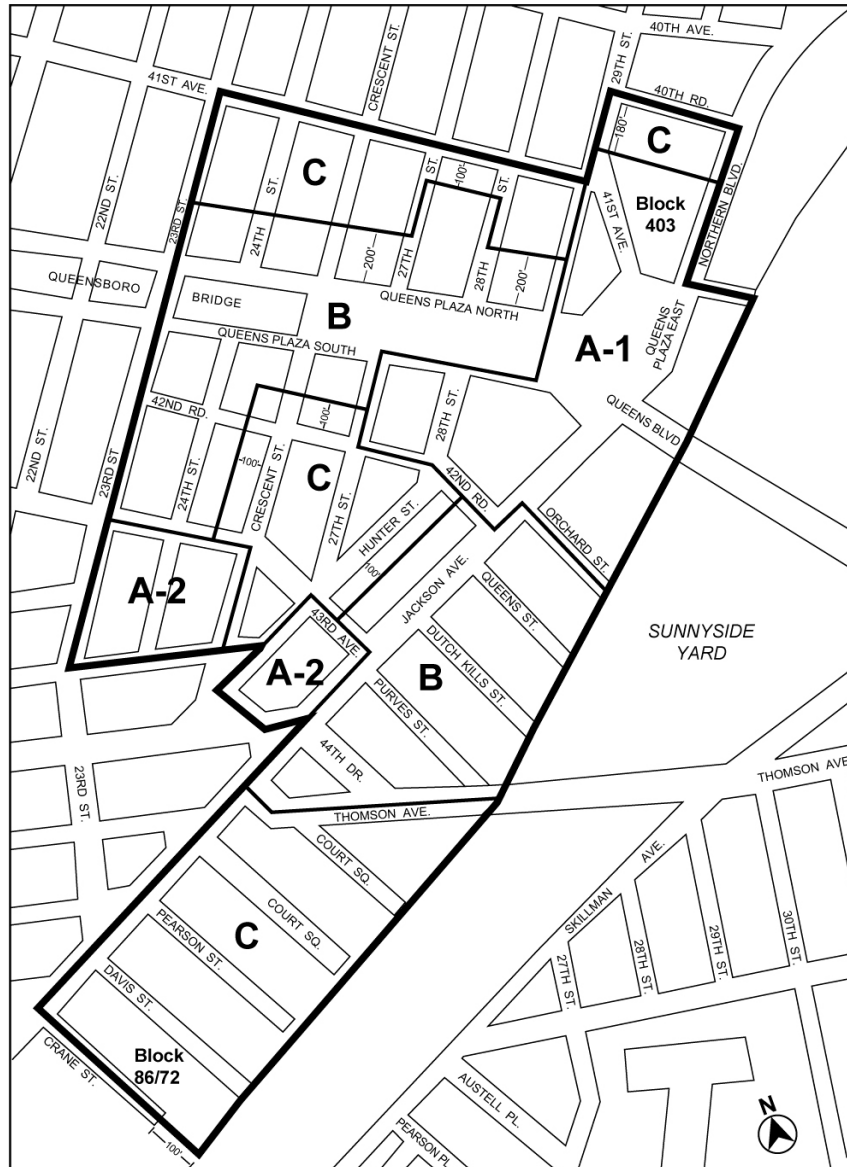
- (1) The first #development# or #enlargement# to meet the criteria for a subway improvement shall construct new entrances at the intersection of 44th Drive and 23rd Street for the Flushing Line, 45th Road-Courthouse Square station, in consultation with the Metropolitan Transportation Authority and the Department of City Planning.
- (2) For subsequent #developments# or #enlargements#, a subway improvement to the north end of the Flushing Line, 45th Road-Courthouse Square station shall be required. Such improvement shall be determined in consultation with the Metropolitan Transportation Authority and the Department of City Planning.

Appendix C

Queens Plaza Subdistrict Plan Maps

(12/19/01)

Map 1: Designated Districts within the Queens Plaza Subdistrict

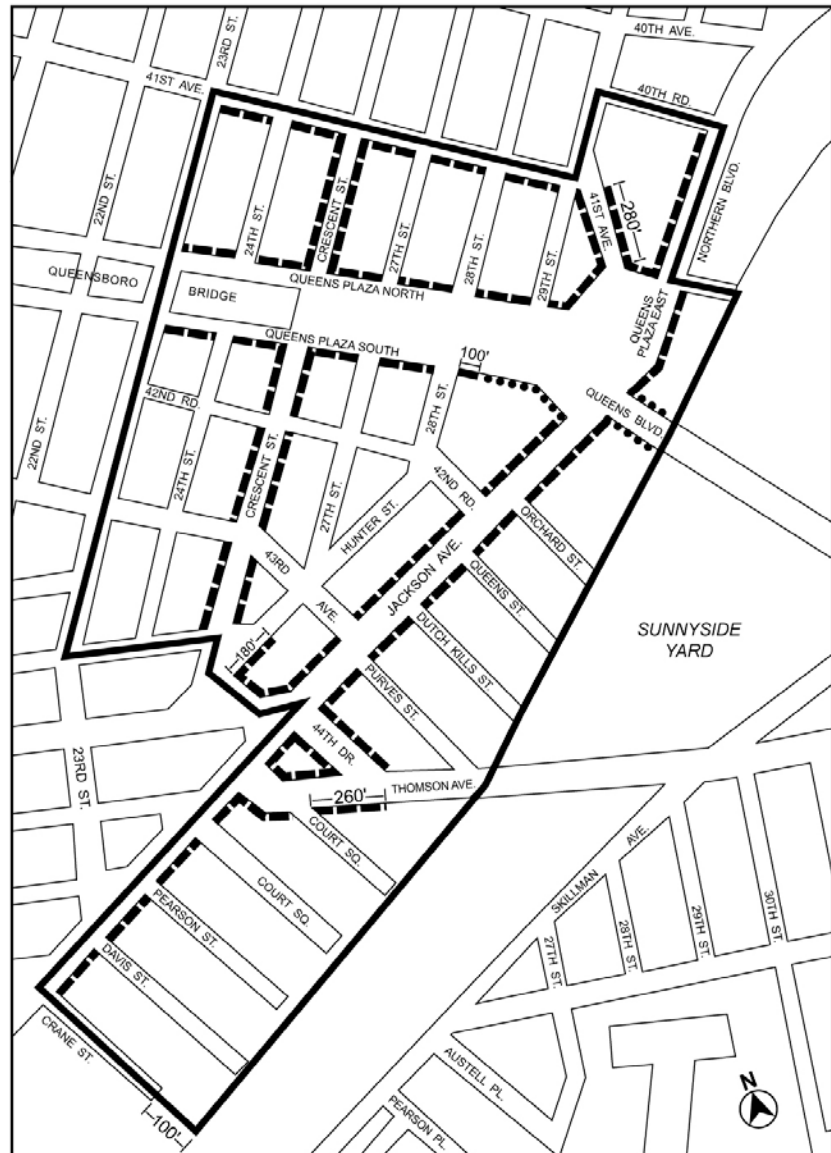


— Queens Plaza Subdistrict
— Designated Districts

AREA A-1, A-2 M1-6/R10
AREA B M1-5/R9
AREA C M1-5/R7-3

(7/26/01)

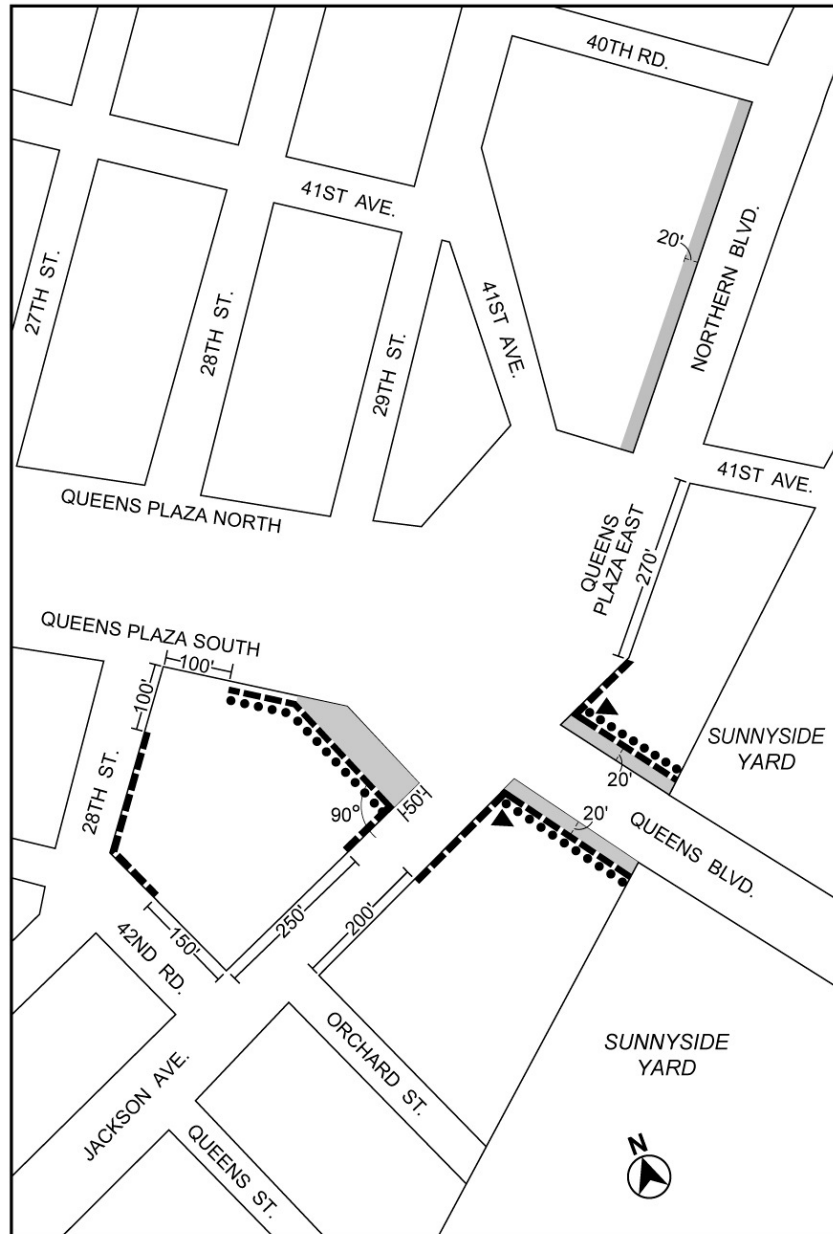
Map 2: Ground Floor Use and Frontage



- Queens Plaza Subdistrict Boundary
- - - Street Frontages where Ground Floors are Restricted to Non-Residential Uses
- Street Frontages where Ground Floors are Restricted to Commercial Uses

(7/26/01)

Map 3: Sidewalk Widening, Street Wall Location and Ground Floor Use



- Mandatory Sidewalk Widening
- - - Permitted Street Wall Setback Locations
- Ground Floor Commercial Use only
- ▲ Additional 1,500 sq. ft. of sidewalk widening to be located within 100' of the intersection.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSM-C-3, #6202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York (DoITT). This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

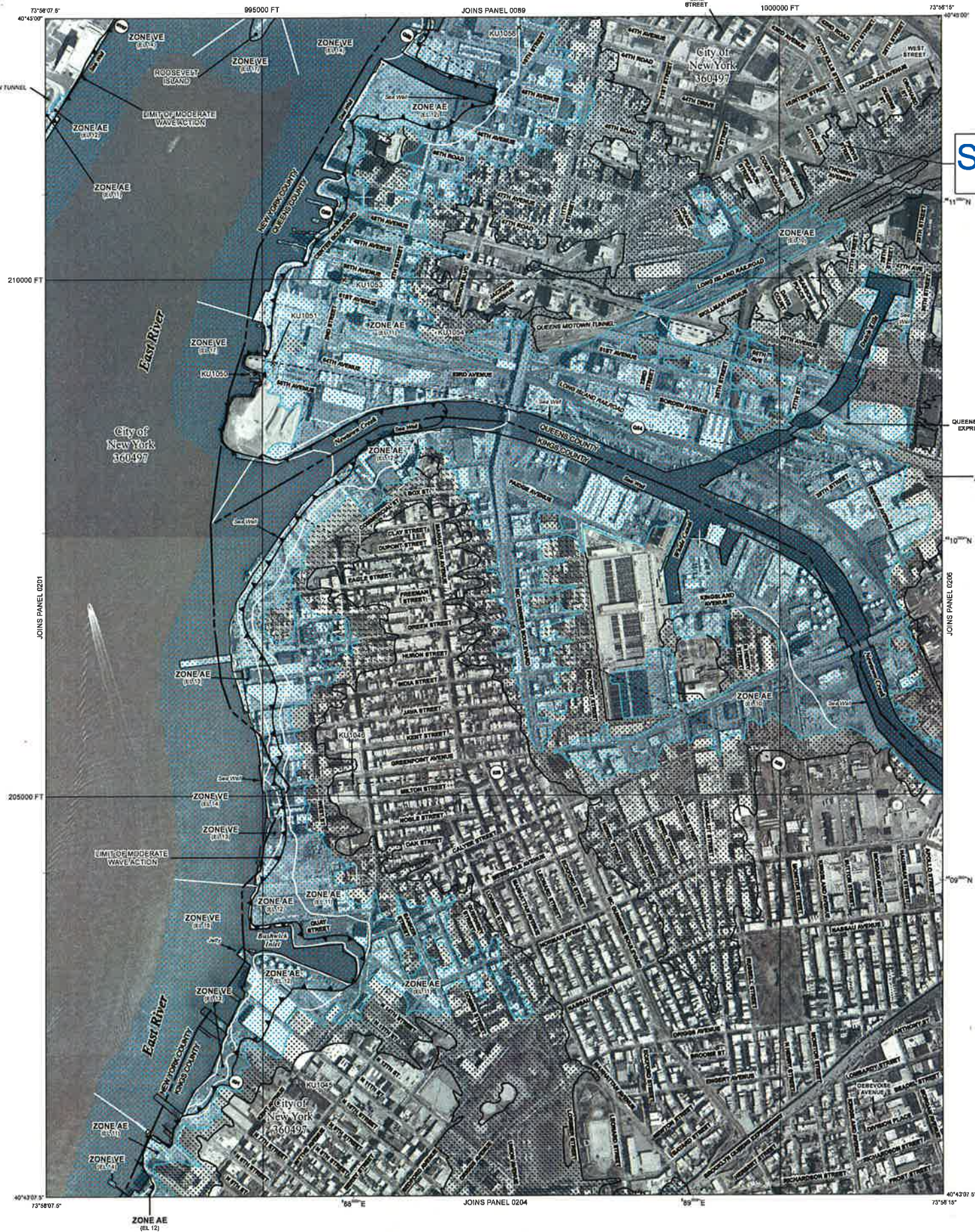
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository address; and a listing of communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5'-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Road depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Road depths of 1 to 3 feet (usually street flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AVB** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Roadway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations. Road depths and velocities.

Limit of Moderate Wave Action

Base Flood Elevation line and value, elevation in feet

Base Flood Elevation value where uniform within zone, elevation in feet

* Referenced to the North American Vertical Datum of 1988

Cross section line

Traverse line

Culvert, Flume, Penstock or Aqueduct

Road or Railroad Bridge

Footbridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

100-meter Universal Transverse Mercator grid values, zone 18

600000 FT

5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIS report)

• M1.5

MAP REPOSITORY

Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE

June 28, 1994

FLOOD HAZARD BOUNDARY MAP REVISIONS

June 11, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE

November 16, 1993

FLOOD INSURANCE RATE MAP REVISIONS

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 1000

FEET

150 0 150 300

METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0202G

FIRM

FLOOD INSURANCE RATE MAP

CITY OF, NEW YORK

BRONX, RICHMOND, NEW YORK,

QUEENS, AND KINGS COUNTIES

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY NUMBER PANEL SUFFIX

NEW YORK CITY OF 360497 0202 G

PRELIMINARY

DECEMBER 5, 2013

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER

3604970202G

MAP REVISED

Federal Emergency Management Agency

Historical Topographic Map



N ▲	TARGET QUAD	SITE NAME:	27-21 44th Drive and 44-18 Purves Street	CLIENT:	Langan Engineering, Inc.
	NAME:	ADDRESS:	44-18 Purves Street	CONTACT:	Jessica Alzamora
	MAP YEAR:		Long Island City, NY 11101	INQUIRY#:	3798265.4
	SERIES:	LAT/LONG:	40.7467 / -73.9415	RESEARCH DATE:	12/02/2013
	SCALE:				

Historical Topographic Map



N ↑	TARGET QUAD NAME: BROOKLYN MAP YEAR: 1924 REVISED FROM :1900 SERIES: 15 SCALE: 1:62500	SITE NAME: 27-21 44th Drive and 44-18 Purves Street ADDRESS: 44-18 Purves Street Long Island City, NY 11101 LAT/LONG: 40.7467 / -73.9415	CLIENT: Langan Engineering, Inc. CONTACT: Jessica Alzamora INQUIRY#: 3798265.4 RESEARCH DATE: 12/02/2013
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