

RIVER NORTH

**170-194 RICHMOND TERRACE AND 8-20 STUYVESANT PLACE,
STATEN ISLAND, NY 10301**

Brownfield Cleanup Program Application

Submitted to:

New York State Department of Environmental Conservation

Division of Environmental Remediation

Site Control Section

625 Broadway, 11th Floor

Albany, NY 12233-7020

Prepared for:

Richmond SI Owner LLC

520 Madison Avenue, Suite 3501

New York, NY 10022

Prepared by:



121 West 27th Street, Suite 702

New York, NY 10001

acarroll@tenen-env.com

(646) 606-2332

APRIL 2021



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: _____

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

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Richmond SI Owner LLC

ADDRESS 520 Madison Avenue, Suite 3501

CITY/TOWN New York

ZIP CODE 10022

PHONE (646) 747-2235

FAX n/a

E-MAIL zkadden@madisonrealtycapital.com

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

☒ Yes ☐ No

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

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

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

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

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

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

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

Section III. Property's Environmental History

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

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

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

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

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

***Please describe:** PAHs and metals associated with historic fill. Petroleum and solvents in soil vapor from an unknown source.

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Residential

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME River North				
ADDRESS/LOCATION 170-194 Richmond Terrace and 8-20 Stuyvesant Place				
CITY/TOWN Staten Island		ZIP CODE 10301		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Staten Island				
COUNTY Richmond County		SITE SIZE (ACRES) 2.27		
LATITUDE (degrees/minutes/seconds) 40 ° 38 ' 46.5 "		LONGITUDE (degrees/minutes/seconds) 74 ° 04 ' 45.7 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
See additional information				
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (See DEC's website for more information)				
If yes, identify census tract : <u>7</u>				
Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

None.

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

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

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Zachary Kadden			
ADDRESS 520 Madison Avenue, Suite 3501			
CITY/TOWN New York		ZIP CODE 10022	
PHONE (646)747-2235	FAX n/a	E-MAIL zkadden@madisonrealtycapital.com	
NAME OF REQUESTOR'S CONSULTANT Alana Carroll, PG / Tenen Environmental, LLC			
ADDRESS 121 West 27th Street, Suite 702			
CITY/TOWN New York		ZIP CODE 10001	
PHONE (646) 606-2332	FAX (646) 606-2379	E-MAIL acarroll@tenen-env.com	
NAME OF REQUESTOR'S ATTORNEY Toni Finger / Kramer Levin Naftalis & Frankel LLP			
ADDRESS 1177 Avenue of the Americas			
CITY/TOWN New York		ZIP CODE 10036	
PHONE (212) 715-9239	FAX (212) 715-8235	E-MAIL tfinger@kramerlevin.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
Portion of Lot 8 Only			
CURRENT OWNER'S NAME Castleton Preservation LLC c/o Stellar Management OWNERSHIP START DATE: 2015			
ADDRESS 156 William Street, 10th Floor / Attn: Jeremy D. Campbell, Esq			
CITY/TOWN New York		ZIP CODE 10038	
PHONE (646) 565-3094	FAX n/a	E-MAIL jcampbell@stellarmanagement.com	
CURRENT OPERATOR'S NAME Castleton Preservation Housing Company, Inc. c/o CAMBA Housing Ventures, Inc.			
ADDRESS 1720 Church Avenue, 2nd Floor / Attn: Joanne M. Oplustil			
CITY/TOWN Brooklyn		ZIP CODE 11226	
PHONE (718) 287-2600	FAX n/a	E-MAIL joannem@camba.org	
<p>PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".</p> <p>IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.</p>			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☒ Other See additional information re: Lot 8

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

☒ Yes ☐ No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R6 with a C2-2 overlay

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

☒ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

The proposed residential use of the Site is consistent with applicable zoning laws and maps.

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

☒ Yes ☐ No

The proposed use is not inconsistent with any applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans or other adopted land use plans.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 02/25/2021

Signature: _____ 

Print Name: Brian Shatz

SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY

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

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

BCP App Rev 10

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: River North
City: Staten Island

Site Address: 170-194 Richmond Terrace and 8-20 Stuyvesant Place
County: Richmond County **Zip:** 10301

Tax Block & Lot
Section (if applicable):

Block:

Lot:

Requestor Name: Richmond SI Owner LLC
City: New York

Requestor Address: 520 Madison Avenue, Suite 3501
Zip: 10022 **Email:** zkadden@madisonrealtycapital.com

Requestor's Representative (for billing purposes)

Name: Zachary Kadden
City: New York

Address: 520 Madison Avenue, Suite 3501
Zip: 10022

Email: zkadden@madisonrealtycapital.com

Requestor's Attorney

Name: Toni Finger / Kramer Levin Naftalis & Frankel LLP
City: New York

Address: 1177 Avenue of the Americas
Zip: 10036

Email: tfinger@kramerlevin.com

Requestor's Consultant

Name: Alana Carroll, PG / Tenen Environmental, LLC
City: New York

Address: 121 West 27th Street, Suite 702
Zip: 10001

Email: acarroll@tenen-env.com

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

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

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

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

New York State Department of Environmental Conservation
BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION

For

RIVER NORTH, STATEN ISLAND, NY
RICHMOND SI OWNER LLC

April 2021

Section I – Requestor Information

Richmond SI Owner LLC is a NYS business entity. A copy of the New York State Department of State's Corporation & Business Entity Database printout is attached in Exhibit A.

The members of Richmond SI Owner LLC are as follows:

- Brian Shatz

The Operating Agreement for Richmond SI Owner LLC is included in Exhibit A.

Section II - Project Description

II.4 - Narrative Description

Proposed Redevelopment

The subject property will be redeveloped with three mixed use buildings totaling up to 807,221 gross square feet (GSF) comprised of residential and commercial uses and accessory parking, as well as an approximately 7,790 square foot privately owned public space. The proposed redevelopment would also allow participation in the Mandatory Inclusionary Housing (MIH) program to promote the development of permanently affordable housing that will serve the neighborhood's diverse housing needs. The proposed development is consistent with the existing and proposed zoning (see below) and the recent development in this area of Staten Island. Additionally, the subject property is within an EN-Zone (census tract has a poverty rate of 20 percent and unemployment rate at least 1.25 times the statewide unemployment rate) and a NYS Opportunity Zone (census tract with same poverty rate threshold as EN-Zone and median family income no greater than 80 percent of the area median).

Schedule

Currently the project is undergoing the NYC Uniform Land Use Review Procedure (ULURP) process to modify the existing zoning and permit increased density. The timing for remedial action (RA) implementation will be linked to ULURP approval and could begin as early as 2021, but may extend into 2022. Additional remedial investigation (RI) will be completed upon entry into the BCP. A Remedial Investigation Work Plan (RIWP), a draft Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) will be completed within approximately twelve months of entry into the program. Following approval of the RAWP, the remedial action (RA) will be implemented. The Certificate of Completion is anticipated by the end of 2022. Below is a detailed estimated project schedule:

Estimated Project Schedule

(Reasonable BCP dates based on ULURP approval in 2021; less time for development construction)

Task / Month	March 2021 to May 2021	May 2021 to July 2021	August 2021	September 2021 to December 2021	January 2022 to October 2022	By end of 2022
BCP Application, Public Comment and Approval						
RIWP, Public Comment and Approval						
Implement Remedial Investigation						
Prepare RIR and RAWP, Public Comment and Approval						

Task / Month	March 2021 to May 2021	May 2021 to July 2021	August 2021	September 2021 to December 2021	January 2022 to October 2022	By end of 2022
Implement Remedial Action						
Prepare FER/SMP, Public Comment and Approval						

Section III – Property’s Environmental History

III.1 – Environmental Reports

The environmental reports and/or data deliverables prepared for the Site include the following, which are attached in Exhibit B.

1. Geotechnical Investigation Report for Liberty Towers Site A and Site B, Richmond Terrace, Staten Island, NY, prepared by SESI Consulting Engineers, PC, dated April 7, 2008.
2. Phase I Environmental Site Assessment of 178 Richmond Terrace and 24 Stuyvesant Place, Staten Island, NY; prepared by Hydro Tech Environmental, Corp., dated January 3, 2014.
3. Phase II Environmental Site Assessment of 178 Richmond Terrace and 24 Stuyvesant Place, Staten Island, NY; prepared by Hydro Tech Environmental, Corp., dated January 21, 2014.
4. Phase I Environmental Site Assessment of 170-194 Richmond Terrace and 8-20 Stuyvesant Place Staten Island, NY; prepared by Environmental Business Consultants, dated August 29, 2018.
5. Limited Due Diligence Site Investigation of 170-194 Richmond Terrace and 8-20 Stuyvesant Place, Block 13, Lots 8 (partial), 82, 92 and 100, Staten Island, NY, prepared by Tenen Environmental, LLC, dated May 4, 2020.
6. Draft Phase II Environmental Site Investigation Report for Liberty Towers (River North), 170-194 Richmond Terrace and 8-20 Stuyvesant Place, Staten Island, NY, prepared by Tenen Environmental, LLC, dated February 2021.

III.2 – Sampling Data

The laboratory reports containing sampling data are contained in the investigation reports referenced above.

III.3 – Site Drawings

The site drawings for soil and soil vapor are attached as Exhibit C. The data for these drawings is in the reports and laboratory deliverables that are referenced above.

Section IV – Property Information

The following maps have been attached as Exhibit D.

- USGS 7.5 minute quad map, indicating the site’s location
- Tax Map
- Surrounding Property Owner Map
- Land Use Map

IV Property Information

Parcel Address	Section No.	Block No.	Lot No.	Acreage
170 Richmond Terrace	5	13	P/O 8	0.22
178 Richmond Terrace	5	13	82	0.77
194 Richmond Terrace	5	13	92	0.37
8 Stuyvesant Place	5	13	100	0.91

Total Acreage	2.27
---------------	------

IV.1 - Do the proposed site boundaries correspond to tax map metes and bounds?

The applicant is under contract to purchase the 0.22-acre (9,366-SF) portion of Lot 8 located between Lots 100 and 92 and is expected to acquire such portion of Lot 8 thirty (30) days after the completion of the tax lot subdivision. After the rezoning is approved, that portion of Lot 8 owned by the applicant will be merged with Lots 100 and 92.

A metes and bounds description for tax lots 82, 92, 100 and the portion of lot 8 currently under contract for purchase by the applicant is included as Exhibit E.

IV.10 – Property Description Narrative

Location: The Site, located at 170-194 Richmond Terrace and 8-20 Stuyvesant Place, Staten Island, New York (Tax Block 13, Lots 8 (partial), 82, 92 and 100), is an irregularly shaped parcel located on the northern corner of Stuyvesant Place and extending to the west side of Richmond Terrace. The Site is bounded by Richmond Terrace and residential buildings to the north, Hamilton Avenue to the south, Richmond Terrace and Stuyvesant Avenue to the east, and residential buildings and vacant land to the west.

Site Features: The Site is currently vacant, heavily vegetated and contains remnants of building foundations associated with prior unfinished construction on the northern portion of the property. The building foundations were constructed in 2006.

Current Zoning and Land Use: The Site lots are zoned R6, denoting a built-up, medium density residential area. Site lots 82, 92 and 100 have a C2-2 commercial overlay.

Past Uses of the Site: The Site was initially developed sometime prior to 1891 with several small structures, most likely residences. Multiple structures were developed and demolished between 1891 and 2005, all residences or garages. The last remaining residence was demolished circa 2005.

Site Geology and Hydrogeology: The subject property is located at an average elevation of approximately 100 feet above mean sea level (ft-msl) and slopes steeply to the east. A Geotechnical Investigation was conducted at the Site in 2008 and identified the presence of fill material across the Site at depths ranging from 5 to 15 feet below grade (ft-bg). The fill material consists of brown silty sand with little gravel and varying amounts of boulders, brick, wood, and other small amounts of debris. A layer of sand was encountered beneath the fill layer, and bedrock was encountered between 17 and 45 ft-bg at the Site.

Perched groundwater is anticipated to be seasonal and present between 25 to 35 ft-bg. Groundwater is assumed to be tidally influenced and flow east toward New York Bay.

Environmental Assessment: Based on investigations conducted to date at the Site, the primary contaminants of concern for the Site are polycyclic aromatic hydrocarbons (PAHs) and metals (arsenic, barium, lead, mercury and nickel). Three subsurface investigations have been completed at the Site. A Phase II Environmental Site Assessment (Phase II ESA) was completed by Hydro Tech Environmental in January 2014 and consisted of the advancement and twelve soil borings and the collection of twelve soil samples from varying depths. A Limited Due Diligence Site Investigation (LDDSI) was completed by Tenen Environmental in March 2020 (report dated May 4, 2020) and consisted of the advancement of eight soil borings, collection of eight shallow soil samples from the historic fill layer, installation of one temporary monitoring well, the

installation of six temporary soil vapor points and the collection of six soil vapor samples. A Phase II ESI was completed by Tenen Environmental in January 2021 (draft report dated February 2021) and consisted of the advancement of eleven soil borings, collection of eleven shallow soil samples from the historic fill layer and eleven deep soil samples from proposed development depth (two foot interval above weathered bedrock), the installation of nine temporary soil vapor points and the collection of nine soil vapor samples. Sampling location plans and data diagrams are included in Exhibit C.

Soil:

Soil results were compared to the New York State Department of Environmental Conservation (NYSDEC) Restricted-Residential Use Soil Cleanup Objectives (SCOs) as listed in 6 NYCRR Part 375-6.8(b). The Restricted-Residential Use SCOs (RRSCOs) are consistent with the anticipated future use of the Site.

Limited Due Diligence Site Investigation, Tenen 2020

Several semi-volatile organic compounds (SVOCs), specifically polyaromatic hydrocarbons (PAHs), were detected above the RRSCOs in one soil sample, SB-7 (0-2): benzo(a)anthracene [max: 2.1 milligrams per kilogram (mg/kg) above the RRSCO of 1 mg/kg], benzo(a)pyrene [max: 1.2 mg/kg above the RRSCO of 1 mg/kg], benzo(b)fluoranthene [max: 1.6 mg/kg above the RRSCO of 1 mg/kg] and indeno(1,2,3-cd)pyrene [max: 0.76 mg/kg above the RRSCO of 0.5 mg/kg].

Various metals were detected in six of eight soil samples above RRSCOs. The following metals were detected in samples above the RRSCOs: Arsenic [max: 19.9 mg/kg above the RRSCO of 16 mg/kg in SB-4 (0-2)], barium [max: 508 mg/kg above the RRSCO of 400 mg/kg in SB-6 (0-2)], lead [max: 2,430 mg/kg above the RRSCO of 400 mg/kg in SB-6 (0-2)], mercury [max: 2.07 mg/kg above the RRSCO of 0.81 mg/kg in SB-6 (0-2)] and nickel [max: 753 mg/kg above the RRSCO of 310 mg/kg in SB-2 (0-2)].

No volatile organic compounds (VOCs) were detected above RRSCOs.

Phase II ESI, Tenen 2021

SVOCs, specifically PAHs, were detected above the RRSCOs in one soil sample, SB-10 (0-2): benzo(a)anthracene [max: 1.5 mg/kg above the RRSCO of 1 mg/kg], benzo(a)pyrene [max: 1.8 mg/kg above the RRSCO of 1 mg/kg], benzo(b)fluoranthene [max: 2.3 mg/kg above the RRSCO of 1 mg/kg] and indeno(1,2,3-cd)pyrene [max: 1.3 mg/kg above the RRSCO of 0.5 mg/kg].

Various metals were detected in nine of eleven shallow soil samples and five of eleven deep soil samples above RRSCOs. Arsenic was detected in one shallow soil sample in exceedance of its RRSCO of 16 mg/kg [max: 17.4 mg/kg in SB-10 (0-2)]; lead was detected in one shallow soil sample in exceedance of its RRSCO of 400 mg/kg [max: 1,420 mg/kg in SB-10 (0-2)]; mercury was detected in two shallow soil samples in exceedance of its RRSCO of 0.81 mg/kg [max: 1.05 mg/kg in SB-10 (0-2)]; and nickel was detected in seven shallow soil samples and five deep soil samples in exceedance of its RRSCO of 310 mg/kg [max: 1,490 mg/kg in SB-13 (17.5-19.5)].

No VOCs, pesticides, herbicides, or polychlorinated biphenyls (PCBs) were detected above RRSCOs.

Phase II ESA, Hydro Tech Environmental 2014

No VOCs or SVOCs were detected above RRSCOs. Mercury was detected in one soil sample [SP-9 (6-8)] at 2.41 mg/kg exceeding its RRSCO of 0.81 mg/kg.

Review of the soil data from the 2014 investigation indicates that native soil present below the historic fill layer meets RRSCOs. Review of the soil data sampled from the shallow historic fill layer indicates that PAH and metals impacts are present across the Site at concentrations exceeding the RRSCOs.

Groundwater:

Groundwater has not been sampled as of the time of this application. Temporary well TMW-1 was installed during the 2020 LDDSI within Lot 92 along Richmond Terrace to a depth of 25 ft-bg, in the approximate area where perched groundwater was previously identified by others [2008 Geotechnical Investigation]. TMW-1 was gauged with a water level meter on March 4, 2020 and January 18, 2021 and determined to be dry.

Soil Vapor:

Limited Due Diligence Site Investigation, Tenen 2020

Soil vapor samples collected as part of Tenen's LDDSI were collected at a depth of 3 ft-bg.

The chlorinated VOC (cVOC) tetrachloroethene (PCE) was detected in all six soil vapor samples ranging in concentration from 11.9 micrograms per cubic meter (ug/m^3) to $86.1 \text{ ug}/\text{m}^3$. No other cVOCs were detected in soil vapor samples.

Several petroleum-related VOCs were detected in soil vapor samples, including the following: benzene [max: $6.07 \text{ ug}/\text{m}^3$], toluene [max: $46.7 \text{ ug}/\text{m}^3$], ethylbenzene [max: $40.7 \text{ ug}/\text{m}^3$], p/m-xylene [max: $160 \text{ ug}/\text{m}^3$], o-xylene [max: $236 \text{ ug}/\text{m}^3$], 1,2,4-trimethylbenzene [max: $362 \text{ ug}/\text{m}^3$], 1,3,5-trimethylbenzene [max: $147 \text{ ug}/\text{m}^3$] and 2,2,4-trimethylpentane [max: $2,110 \text{ ug}/\text{m}^3$].

Phase II ESI, Tenen 2021

Soil vapor samples collected as part of Tenen's Phase II ESA were collected at depths ranging from 6 ft-bg to 18.5 ft-bg (approximately 1-2 feet above bedrock).

cVOCs were detected at low concentrations in one or more soil vapor samples. PCE was detected in six of nine soil vapor samples ranging in concentration from $1.89 \text{ ug}/\text{m}^3$ to $2.99 \text{ ug}/\text{m}^3$; 1,1,1-trichloroethane (1,1,1-TCA) was detected in one soil vapor sample, SV-13, at a concentration of $1.3 \text{ ug}/\text{m}^3$; and chloroform was detected in five of nine soil vapor samples ranging in concentration from $1.01 \text{ ug}/\text{m}^3$ to $3.64 \text{ ug}/\text{m}^3$. No other cVOCs were detected in soil vapor samples.

Several petroleum-related VOCs were detected in soil vapor samples, including the following: benzene [max: $21.3 \text{ ug}/\text{m}^3$], toluene [max: $897 \text{ ug}/\text{m}^3$], ethylbenzene [max: $203 \text{ ug}/\text{m}^3$], p/m-xylene [max: $634 \text{ ug}/\text{m}^3$], o-xylene [max: $175 \text{ ug}/\text{m}^3$], 1,2,4-trimethylbenzene [max: $98.3 \text{ ug}/\text{m}^3$], 1,3,5-trimethylbenzene [max: $26.2 \text{ ug}/\text{m}^3$], and 2,2,4-trimethylpentane [max: $35.7 \text{ ug}/\text{m}^3$]. In general, the highest concentrations of petroleum-related VOCs were detected in soil vapor samples collected from the northern portion of Lot 82.

The presence of cVOCs and petroleum may be related to historic uses, particularly residential garages that were located on the Site. Given the limited, perched groundwater over the majority of the Site, there is limited transport of contaminants from off-site.

Section VI – Previous Owners and Operators

The current owner of Lot 8 is Castleton Preservation Housing Company Inc. c/o Stellar Management, 156 William Street, 10th Floor, New York, NY 10038. Richmond SI Owner LLC, inclusive of its corporate members, has no relationship with the current owner of Lot 8.

The current owner for Lots 82, 92 and 100 is Richmond SI Owner LLC. Richmond SI Owner LLC took ownership of these lots on December 5, 2018. The information below includes the owners and operators of additional tax lots that were later merged into Lots 82 and 100 and are as follows: Lots 75, 78, 79, 80, 81 and 82 were merged on December 24, 2019 and assigned Lot number 82; Lots 100, 103 and 104 were merged on November 1, 2019 and assigned Lot number 100.

Previous Owners – Former Lot 75			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
City of NY	1 Centre Street New York, NY 10007	None	Unknown – 2003
Bank of NY	101 Barclay Street New York, NY 10286	None	2003 – 2004
John J. Piet	194 Richmond Avenue Staten Island, NY 99999	None	2004 – 2004
Ciro Asperti	634 Tompkins Avenue Staten Island, NY 10305	None	2004 – 2005
J.P Properties Inc.	82 Bold Street Staten Island, NY 10307	None	2005 – 2005
Primary Construction Corp.	195 Wellington Court Staten Island, NY 10314	None	2005 – 2007
RAM Asset Management LLC	195 Wellington Court Staten Island, NY 10314	None	2007 – 2008
Liberty Towers Realty LLC	1104 Avenue K Brooklyn, NY 11230	None	2008 – 2018

Previous Owners – Former Lot 78			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Margot Demaree	2416 Lancaster Drive Sun City, FL 33573	None	Unknown – 2005
Elite Tactics LTD	195 Wellington Court Staten Island, NY 10314	None	2005 – 2007
RAM Asset Management LLC	195 Wellington Court Staten Island, NY 10314	None	2007 – 2008
Liberty Towers Realty I LLC	1104 Avenue K Brooklyn, NY 11230	None	2008 – 2018

Previous Owners – Former Lots 79, 80, 81			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Elite Tactics LTD	195 Wellington Court Staten Island, NY 10314	None	Unknown – 2007
RAM Asset Management LLC	195 Wellington Court Staten Island, NY 10314	None	2007 – 2008
Liberty Towers Realty I LLC	1104 Avenue K Brooklyn, NY 11230	None	2008 – 2018

Previous Owners – Lots 82, 92, 100			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Adrian Alexandru	686 86 th Street Brooklyn, NY 11228	None	Unknown – 2005

Previous Owners – Lots 82, 92, 100			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Richmond Mountainside Property LLC	1104 Avenue K Brooklyn, NY 11230	None	2005 – 2007
Liberty Towers Realty LLC	1877 East 9 th Street Brooklyn, NY 11223	None	2007 – 2018

Previous Owners – Former Lots 103, 104			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Adrian Alexandru	686 86 th Street Brooklyn, NY 11228	None	Unknown – 2005
Richmond Mountainside Property LLC	1104 Avenue K Brooklyn, NY 11230	None	2005 – 2007
Liberty Towers Realty LLC	1877 East 9 th Street Brooklyn, NY 11223	None	2007 – 2018

Previous Operators – Lot 82			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Residential (Olga Iverson)	188 Richmond Terrace Staten Island, NY 10301	None	1965 – 1970
Residential (Jay Whitmore)	190 Richmond Terrace Staten Island, NY 10301	None	1984
Residential (John McGowan)	194 Richmond Terrace Staten Island, NY 10301	None	1928
Mae Moon Store*	194 Richmond Terrace Staten Island, NY 10301	None	1960
Residential (Ottile Stibbe)	194 Richmond Terrace Staten Island, NY 10301	None	1960 – 1965
Residential (Paul Monty)	194 Richmond Terrace Staten Island, NY 10301	None	1960
Residential (Michelle Locascio)	194 Richmond Terrace Staten Island, NY 10301	None	1965
Residential (John Piet)	194 Richmond Terrace Staten Island, NY 10301	None	1975 – 1990
Residential (James Pack)	194 Richmond Terrace Staten Island, NY 10301	None	1979
Residential (A. Datt)	194 Richmond Terrace Staten Island, NY 10301	None	1984
Residential (Thomas Barry, Jr.)	194 Richmond Terrace Staten Island, NY 10301	None	1984
Residential (Michael Davis)	194 Richmond Terrace Staten Island, NY 10301	None	1984

* same listing in city directories for this address on Richmond Avenue in Staten Island

Previous Operators – Lot 92			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Residential (Edward Flash)	170 Richmond Terrace Staten Island, NY 10301	None	1917
Thom McAn Shoes*	c/o Sears Brands, LLC 3333 Beverly Road Hoffman Estates, IL 60179	None	1960 – 1975
Richmond Medical Electronics	170 Richmond Terrace Staten Island, NY 10301	None	1984
Richmond Health Care Supplies	170 Richmond Terrace Staten Island, NY 10301	None	1984 – 1990

* same listing in city directories for this address on Richmond Avenue in Staten Island

Previous Operators – Lot 100			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Residential (H. Davis)	8 Stuyvesant Place Staten Island, NY 10301	None	1928
Davis & Davis Real Estate	8 Stuyvesant Place Staten Island, NY 10301	None	1928
Residential (A. Greenwald)	18 Stuyvesant Place Staten Island, NY 10301	None	1928
Residential (Anna Lamanno)	18 Stuyvesant Place Staten Island, NY 10301	None	1960 – 1965
Residential (John Bolick)	18 Stuyvesant Place Staten Island, NY 10301	None	1960
Hamilton Avenue Interiors	18 Stuyvesant Place Staten Island, NY 10301	None	2000
Residential (Helen Brauner)	20 Stuyvesant Place Staten Island, NY 10301	None	1928
Residential (A. Adams)	20 Stuyvesant Place Staten Island, NY 10301	None	1928
Residential (Barron Watson)	20 Stuyvesant Place Staten Island, NY 10301	None	1960

The entire Lot 8 has had many uses, but has been historically predominantly residential and is currently residential. Based on a review of Sanborn fire insurance maps, only two residential buildings have been present on the portion subject to this application. Given the numerous residential entries for the entire Lot 8, it is not possible to discern which were the ones associated with these buildings. Currently, a sewer line from the large residential building on the southern portion of Lot 8 is present on the portion subject to this application.

Section VII – Requestor Eligibility Information

As stated in Section IV of this supplement to the Application, the purchase of the 0.22 acre portion of Lot 8 that exists between Lots 100 and 92 is in negotiation and expected to be finalized by the end of May 2020. Once the sale is finalized Lot 8 will be divided. Proof of access to the above referenced portion of Lot 8 is included as Exhibit F. The current owner for tax Lots 82, 92 and 100 is Richmond SI Owner LLC (the Applicant).

The Applicant is applying to the BCP as a Volunteer and should be considered a Volunteer for the following purposes:

As to the portion of Block 13, Lot 8 that is included in the Site:

- the Applicant is not the owner or operator of the property but merely a contract vendee; and
- prior to closing on the purchase, the Applicant intends to conduct All Appropriate Inquiries, including the commissioning of a Phase I Environmental Site Assessment (ESA), so that it can qualify as a Bona Fide Prospective Purchaser (BFPP) under the federal Superfund law.

As to remainder of the Site (Block 13, Lots 82, 92 and 100):

- the Applicant has owned these properties only since December 5, 2018;
- prior to their being purchased, Applicant commissioned a Phase I ESA, which was completed on August 19, 2018 by Environmental Business Consultants. A copy of this ESA is being submitted with this Application;
- the ESA did not identify any “continuing discharge” of hazardous substances at the properties;
- since the date of purchase, the Applicant has conducted no operations on the properties and has maintained appropriate site security, so that there is no current or likelihood of future release of hazardous substances, and human exposure to previously-released hazardous substances has been prevented and/or limited.

Section IX – Contact List Information

See contact list in Exhibit G.

Section X – Land Use Factors

X.1 What is the current municipal zoning designation for the site? The project is seeking approval of a series of discretionary land use actions from the City Planning Commission pursuant to the Uniform Land Use Review Procedure (ULURP) to permit increased density on the subject property, modify bulk and mandatory improvements, and permit development of affordable housing units in accordance with the Mandatory Inclusionary Housing program.

X.2 – Summary of Current Business Operations or Uses: The Site is currently vacant and heavily vegetated.

X.3 – Reasonably Anticipated Use Post-Remediation: The anticipated post-remedial use is mixed use commercial and residential buildings with a large affordable housing component.

Exhibit A
NYS Department of State Registration
and
Richmond SI Owner LLC Operating
Agreement

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through April 28, 2020.

Selected Entity Name: RICHMOND SI OWNER LLC

Selected Entity Status Information

Current Entity Name: RICHMOND SI OWNER LLC

DOS ID #: 5387969

Initial DOS Filing Date: AUGUST 06, 2018

County: NEW YORK

Jurisdiction: DELAWARE

Entity Type: FOREIGN 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)

C T CORPORATION SYSTEM

28 LIBERTY ST.

NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM

28 LIBERTY ST.

NEW YORK, NEW YORK, 10005

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
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No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
AUG 06, 2018	Actual	RICHMOND SI OWNER 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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**LIMITED LIABILITY COMPANY AGREEMENT
OF
RICHMOND SI OWNER LLC**
A Delaware Limited Liability Company

This LIMITED LIABILITY COMPANY AGREEMENT OF RICHMOND SI OWNER LLC a Delaware limited liability company (the “Company”), dated as of August 2, 2018 (this “Agreement”), is adopted, executed and agreed to by Richmond SI Holdings LLC, a Delaware limited liability company, as the sole member (the “Member”) of the Company.

SECTION 1. Formation. The Company has been organized as a Delaware limited liability company by the filing of a Certificate of Formation (the “Certificate”) under and pursuant to the Delaware Limited Liability Company Act (the “Act”). To the extent that the rights or obligations of any Member are different by reason of any provision of this Agreement than they would be in the absence of such provision, this Agreement, to the extent permitted by the Act, shall control.

SECTION 2. Purpose and Powers. The Company is formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company is, engaging in any lawful act or activity for which limited liability companies may be formed under the Act and engaging in any and all activities necessary, convenient, desirable or incidental to the foregoing. In furtherance of the foregoing, the Company is hereby authorized to form under the laws of the State of Delaware.

SECTION 3. Registered Office. The registered office of the Company required by the Act to be maintained in the State of Delaware shall be the office of the initial registered agent named in the Certificate or such other office (which need not be a place of business of the Company) as the Member may designate from time to time in the manner provided by law. The principal office of the Company shall be at such place as the Member may designate from time to time, which need not be in the State of Delaware, and the Company shall maintain records there. The Company may have such other offices as the Member may designate from time to time.

SECTION 4. Registered Agent. The registered agent of the Company for service of process on the Company in the State of Delaware shall be the initial registered agent named in the Certificate or such other natural person, partnership (whether general or limited), limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity as the Member may designate from time to time in the manner provided by law.

SECTION 5. No State Law Partnership. The Member intends that the Company not be a partnership (including, without limitation, a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member, for any purposes other than, if applicable federal and state tax purposes, and this Agreement shall not be construed to suggest otherwise. It is the intention of the Member that the Company be disregarded for federal and all relevant state tax purposes and that the activities of the Company be deemed to be activities of the Member for such purposes. The Member acknowledges that if two or more persons or entities hold equity interests in the Company for federal income tax purposes then the Company will be treated as a "partnership" for federal and all relevant state tax purposes and shall make all available elections to be so treated. All provisions of the Company's Certificate of Formation and this Agreement are to be construed so as to preserve that tax status under those circumstances.

SECTION 6. Admission of Member. Simultaneously with the execution and delivery of this Agreement and the filing of the Certificate of Formation with the Office of the Secretary of State of the State of Delaware, Richmond SI Holdings LLC is admitted as the sole Member of the Company in respect of the Interest (as hereinafter defined).

SECTION 7. Interest. The Company shall be authorized to issue a single class of Limited Liability Company Interest (as defined in the Act) (the "Interest") including any and all benefits to which the holder of such Interest may be entitled in this Agreement, together with all obligations of such person or entity to comply with the terms and provisions of this Agreement.

SECTION 8. Capital. The Member may contribute cash, other assets or property to the Company with respect to its Interests as it shall decide, from time to time.

SECTION 9. Management. The management of the Company shall be vested solely in the Member, who shall have all powers to control and manage the business and affairs of the Company and may exercise all powers of the Company. The Member will have the right to appoint the Manager from time to time. A Manager need not be a Member. The Member hereby appoints Brian Shatz and Joshua Zegen as the Managers of the Company until a successor is appointed and qualified or until such Manager's death, resignation or removal. In addition, Brian Shatz shall be an authorized person within the meaning of the Act to file the Company's Certificate of Formation.

The Company may have employees or agents who are denominated as officers or authorized signatories as the Managers may designate from time to time (the "Officers"). If appointed, the Officers shall be responsible for implementing the decisions of the Managers and for conducting the ordinary and usual business and affairs of the Company. The acts of the Officers shall bind the Company when within the scope of the authority of such Officers.

SECTION 10. Distributions. At such time as the Member shall determine, the Member shall cause the Company to distribute with respect to its Interests any cash, other assets or property held by it which is neither reasonably necessary for the operation of the Company nor otherwise in violation of Section 18-607 or Section 18-804 of the Act. Whenever the Company is to pay any sum to any Member, any amounts that such Member owes to the Company may be deducted from that sum before payment.

SECTION 11. Indemnification and Exculpation. None of the Member, its Affiliates or any Manager, employee officer, representative, agent or direct or indirect member of the Company, the Member or their Affiliates (collectively, the "Covered Persons") will, to the fullest extent permitted by law, be liable to the Company or any other Person that is a party to or is otherwise bound by this Agreement for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person will be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.

To the fullest extent permitted by applicable law, a Covered Person will be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that no Covered Person will be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Article by the Company will be provided out of and to the extent of Company assets only, and the Members will not have personal liability on account thereof.

SECTION 12. Assignments. The Member may assign all or any part of its Interest at any time (an assignee of such Interest is hereinafter referred to as a "Permitted Transferee"). A Permitted Transferee shall become a substituted Member automatically upon an assignment.

SECTION 13. Distributions Upon Dissolution. Upon the occurrence of an event set forth in Section 13 hereof, the Member shall be entitled to receive, after paying or making reasonable provision for all of the Company's creditors to the extent required by Section 18-804 of the Act, the remaining funds of the Company.

SECTION 14. Dissolution. The Company shall dissolve, and its affairs shall be wound up, upon the earliest to occur of (a) the decision of the Member, or (b) an event of dissolution of the Company under the Act; provided, however, that ninety (90) days following any event terminating the continued membership of the Member, if the Personal Representative (as defined in the Act) of the Member agrees in writing to continue the Company and to admit itself or some other Person as a member of the Company effective as of the date of the occurrence of the event that terminated the continued membership of the Member, then the Company shall not be dissolved and its affairs shall not be wound up.

SECTION 15. Limited Liability. The Member shall have no liability for the obligations of the Company, except to the extent required by the Act.

SECTION 16. Amendment. This Agreement may be amended only in a writing signed by the Member.

SECTION 17. Governing Law. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED UNDER THE LAWS OF THE STATE OF DELAWARE, EXCLUDING ANY CONFLICTS OF LAWS, RULES OR PRINCIPLES THAT MIGHT REFER THE GOVERNANCE OR CONSTRUCTION OF THIS AGREEMENT TO THE LAW OF ANOTHER JURISDICTION.

SECTION 18. Severability. Except as otherwise provided in the succeeding sentence, every term and provision of this Agreement is intended to be severable, and if any term or provision of this Agreement is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of this Agreement. The preceding sentence shall be of no force or effect if the consequence of enforcing the remainder of this Agreement without such illegal or invalid term or provision would be to cause any party to lose the benefit of its economic bargain.

SECTION 19. Counterparts. This Agreement may be executed in separate counterparts (including by manual telecopied signature pages), each of which shall be an original and all of which taken together shall constitute one and the same agreement.

SECTION 20. Further Assurances. The parties shall execute and deliver all documents, provide all information, and take or refrain from taking such actions as may be reasonably necessary or appropriate to achieve the purposes of this Agreement.

SECTION 21. The Entire Agreement. Except as otherwise expressly set forth herein, this Agreement embodies the complete agreement and understanding among the parties hereto with respect to the subject matter hereof and supersedes and preempts any prior understandings, agreements or representations by or among the parties, written or oral, which may have related to the subject matter hereof in any way.

SECTION 22. Successors and Assigns. Except as otherwise provided herein, this Agreement shall bind and inure to the benefit of and be enforceable by the Company and its successors and assigns and the Member and any subsequent holders of Interests and the respective successors and assigns of each of them, so long as they hold any Interests.

SECTION 23. Delivery by Facsimile/Electronic Mail. This Agreement and any amendments hereto, to the extent signed and delivered by means of a facsimile machine or by electronic mail, shall be treated in all manner and respects as an original contract and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person. At the request of any party hereto, each other party hereto shall re-execute original forms thereof and deliver them to all other parties. No party hereto shall raise the use of a facsimile machine or electronic mail to deliver a signature or the fact that any signature was transmitted or communicated through the use of facsimile machine or by electronic mail as a defense to the formation of a contract and each such party forever waives any such defense.

* * * *

IN WITNESS WHEREOF, the Member has executed this Agreement as of the date first set forth above.

MEMBER

RICHMOND SI HOLDINGS LLC

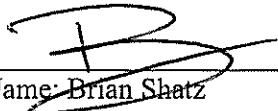
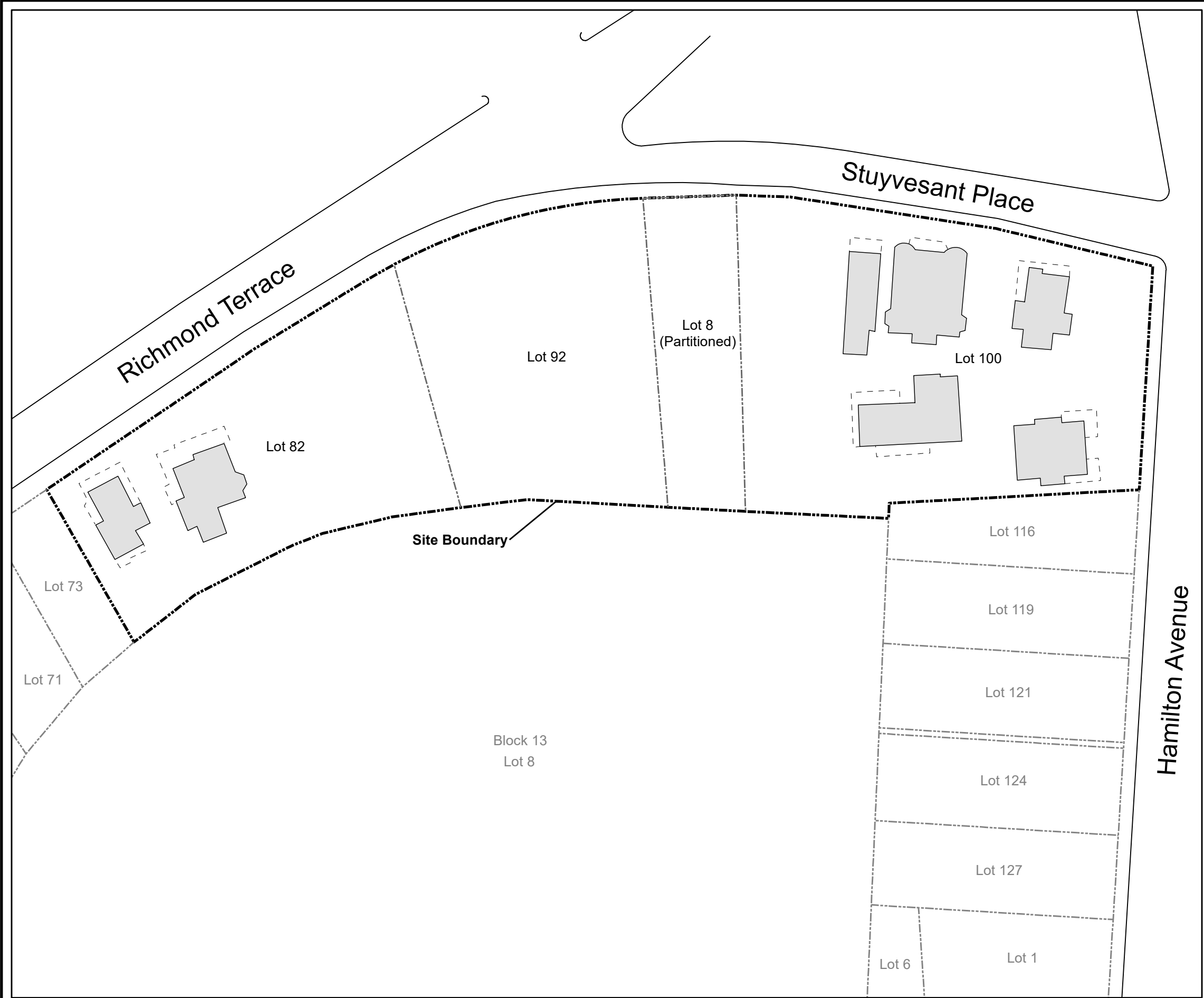
By: 
Name: Brian Shatz
Title: Authorized Signatory

Exhibit B
Environmental Reports (on CD)

Exhibit C
Drawings (Sample Summaries)



Source: NYC DOF - Digital Tax Map

03060120

0 30 60 120 Feet

Legend

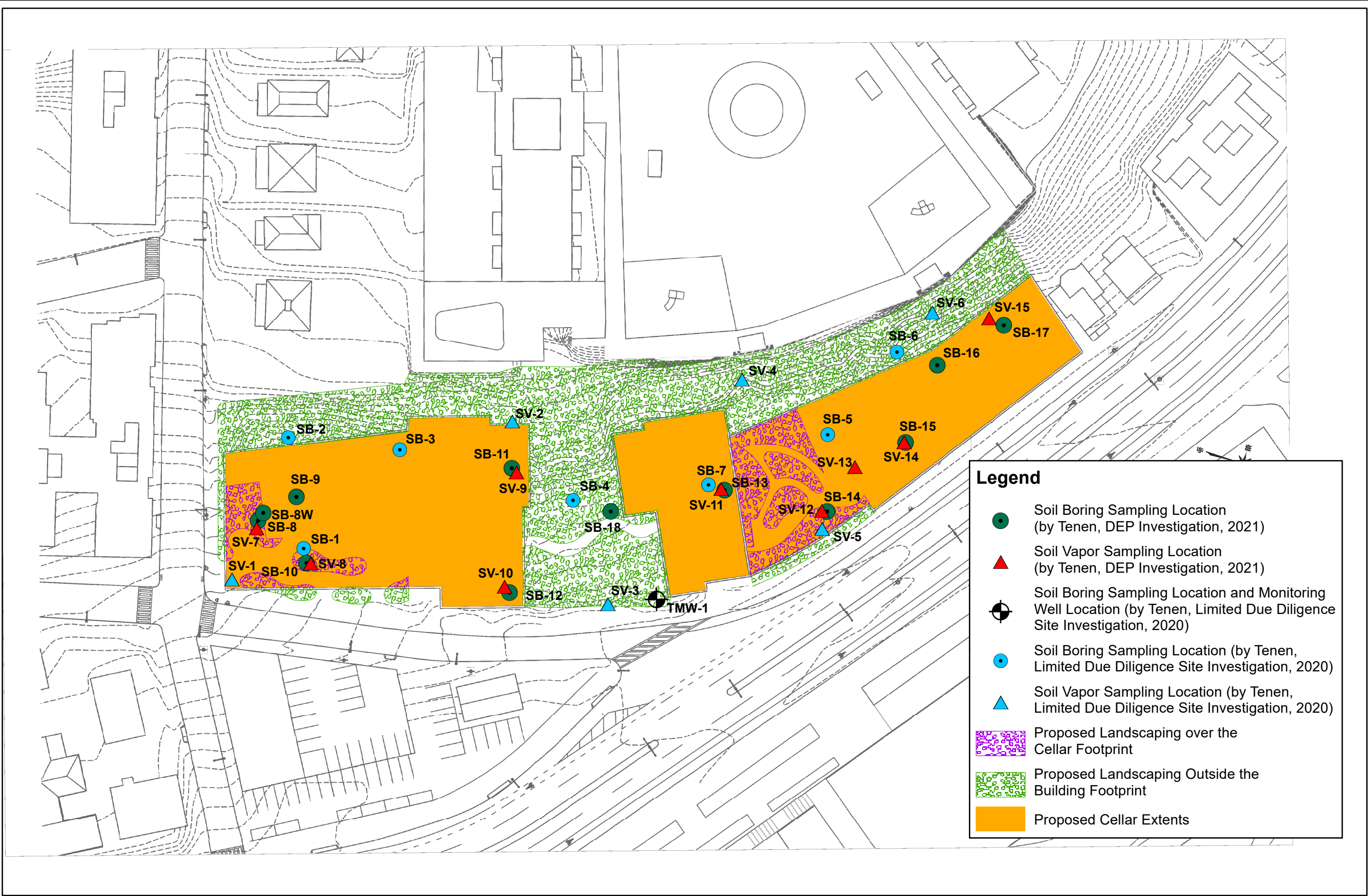
Tax Lots

Site Boundary

Structures (Approx.) - 1962 Sanborn Map

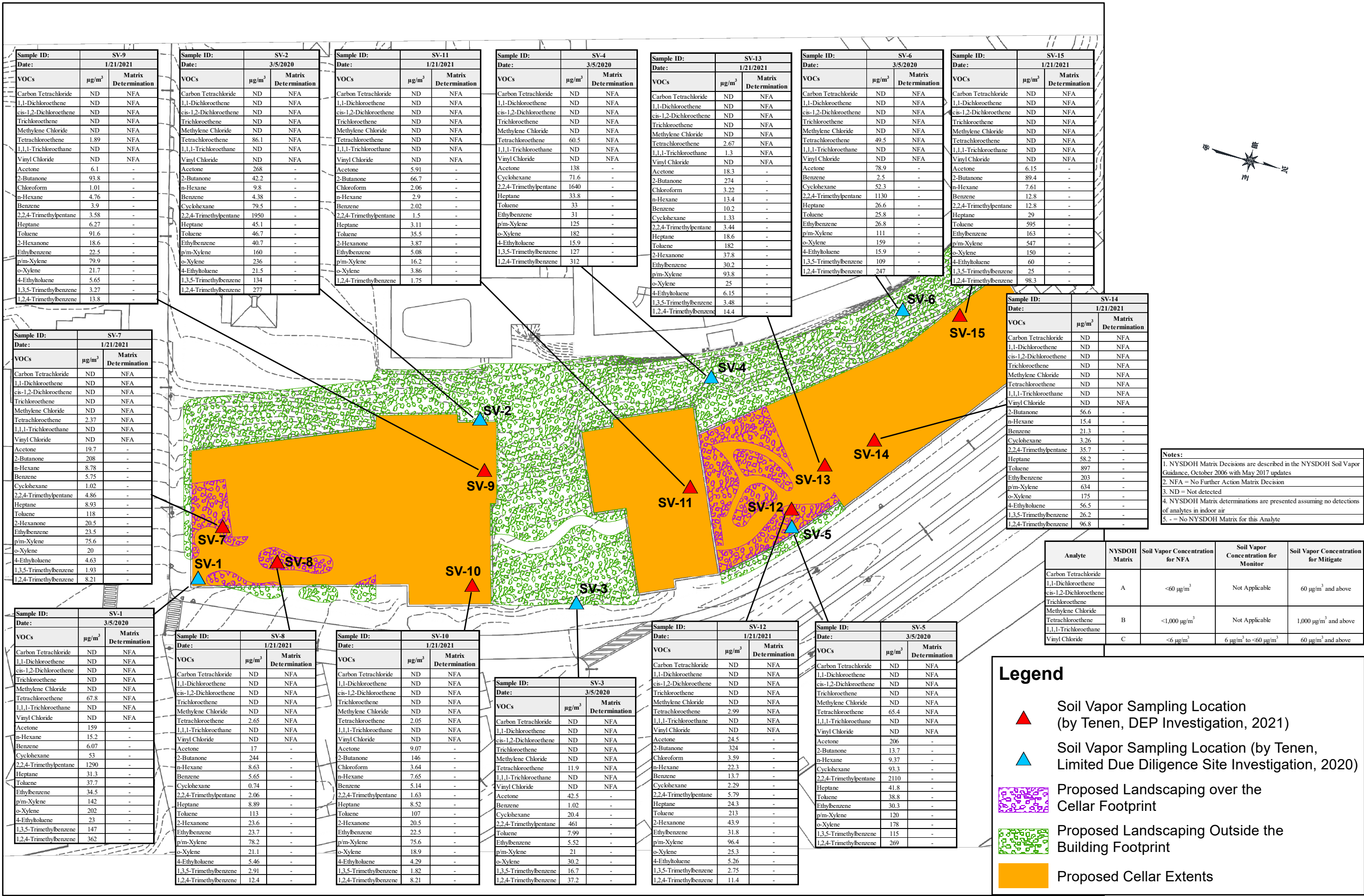
North Arrow

Drawing Title	Site			
	River North 170-194 Richmond Terrace & 8-20 Stuyvesant Place Staten Island, New York Block 13, Lots 82, 92, 100 & Lot 8 (partitioned)			
Drawing No	TENEN ENVIRONMENTAL			
	Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379			
	Drawn By	LM	Checked By	AC
	Date	February 2020	Scale	As Noted
Site Plan		Figure 1		



Source: NYC DOF - Digital Tax Map
File: Special Permit-Illustrative Plans.dwg (received 10/26/2020)

Drawing Title	River North 170-194 Richmond Terrace & 8-20 Stuyvesant Place Staten Island, New York Block 13, Lots 82, 92, 100 & Lot 8 (partitioned)			
	TENEN ENVIRONMENTAL Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379			
Drawing No	Drawn By	LM	Checked By	AP
	Date	February 2021	Scale	As Noted
Site Plan and Sampling Locations		Figure 2		



Liberty Towers
170-194 Richmond Terrace &
8-20 Stuyvesant Place
Staten Island, New York
Block 13, Lots 82, 92, 100 &
Lot 8 (partitioned)

TENEN ENVIRONMENTAL
Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM
Checked By AP
Date April 2021
Scale As Noted

Volatile Organic Compounds
in Soil Vapor
Figure 4



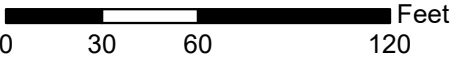
Source: NYC DOF - Digital Tax Map



HydroTech Environmental Soil Sampling Locations	
Soil Probe	Depth Interval (ft)
SP-1	10 to 12
SP-2	6 to 8
SP-3	0 to 2
SP-4	2 to 4
SP-5	8 to 10
SP-6	4 to 6
SP-7	0 to 2
SP-8	2 to 4
SP-9	6 to 8
SP-10	10 to 12
SP-11	4 to 6
SP-12	8 to 10

Legend

- Soil Probe Locations (SP) HydroTech Environmental - 2014
- Tax Lots
- Structures (Approx.) - 1962 Sanborn Map
- Site Boundary



TENEN

ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

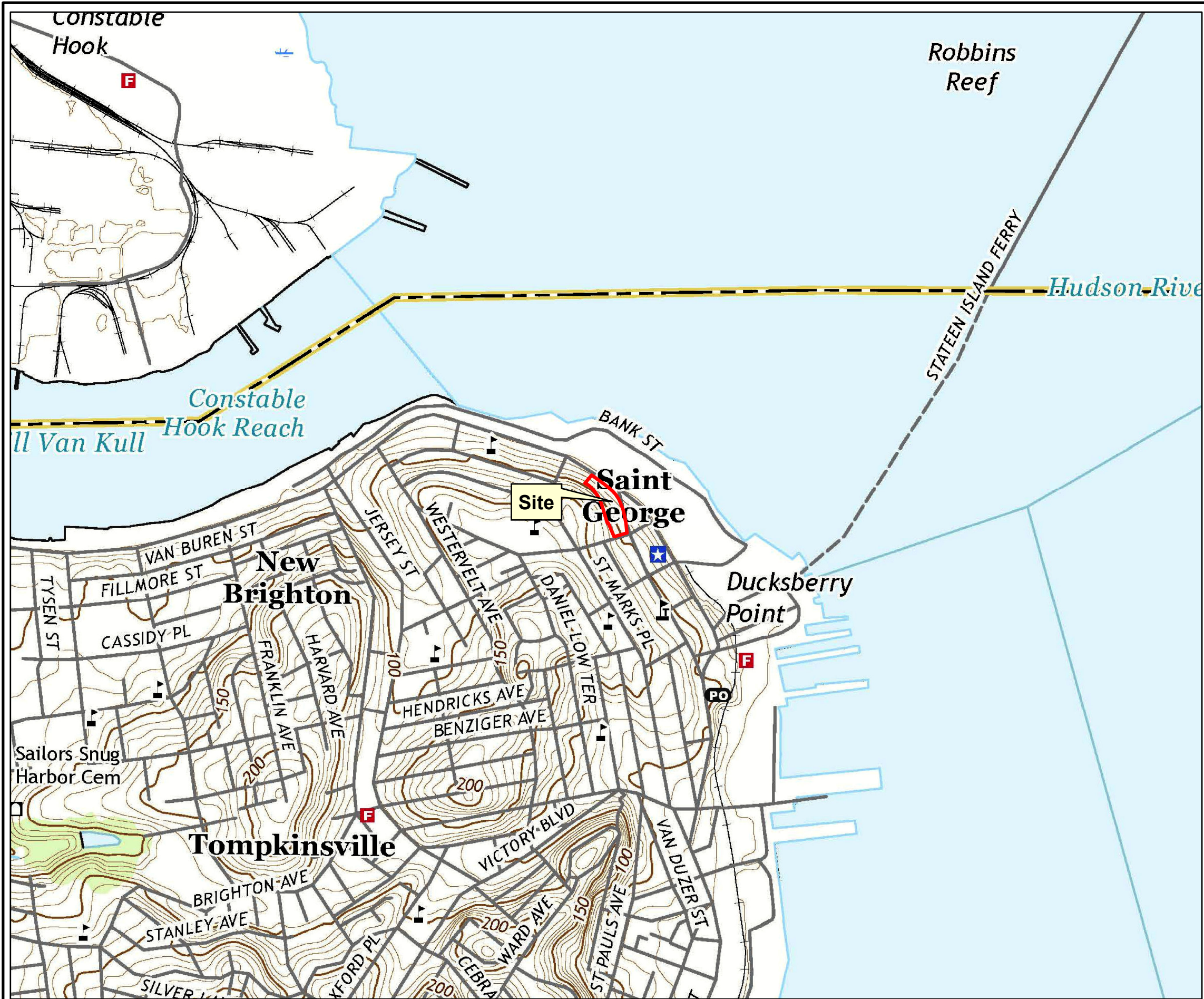
Drawn By	LM
Checked By	AC
Date	May 2020
Scale	As Noted

HydroTech Environmental
Soil Sampling Locations

Figure 5

River North
170-194 Richmond Terrace &
8-20 Stuyvesant Place
Staten Island, New York
Block 13, Lots 82, 92, 100 &
Lot 8 (partitioned)

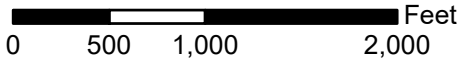
Exhibit D
Drawings (Property Information)



Basemap: USGS Topographic Map, 7.5 Minute Quadrangle, Jersey City, New Jersey, 2016

Legend

Project Site



Drawing Title	Site Location Map	Drawn By	LM	TENEN ENVIRONMENTAL	River North 170-194 Richmond Terrace & 8-20 Stuyvesant Place Staten Island, New York Block 13, Lots 82, 92, 100 & Lot 8 (partitioned)
		Checked By	AC		
Drawing No	Figure 7	Date	April 2020	TENEN ENVIRONMENTAL	Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379
		Scale	As Noted		



<http://gis.nyc.gov/taxmap/map.htm>



Legend

Project Site

NYC Department of Finance Digital Tax Map

River North
170-194 Richmond Terrace &
8-20 Stuyvesant Place
Staten Island, New York
Block 13, Lots 82, 92, 100 &
Lot 8 (partitioned)

Site

TENEN
ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM

Checked By AC

Date February 2020

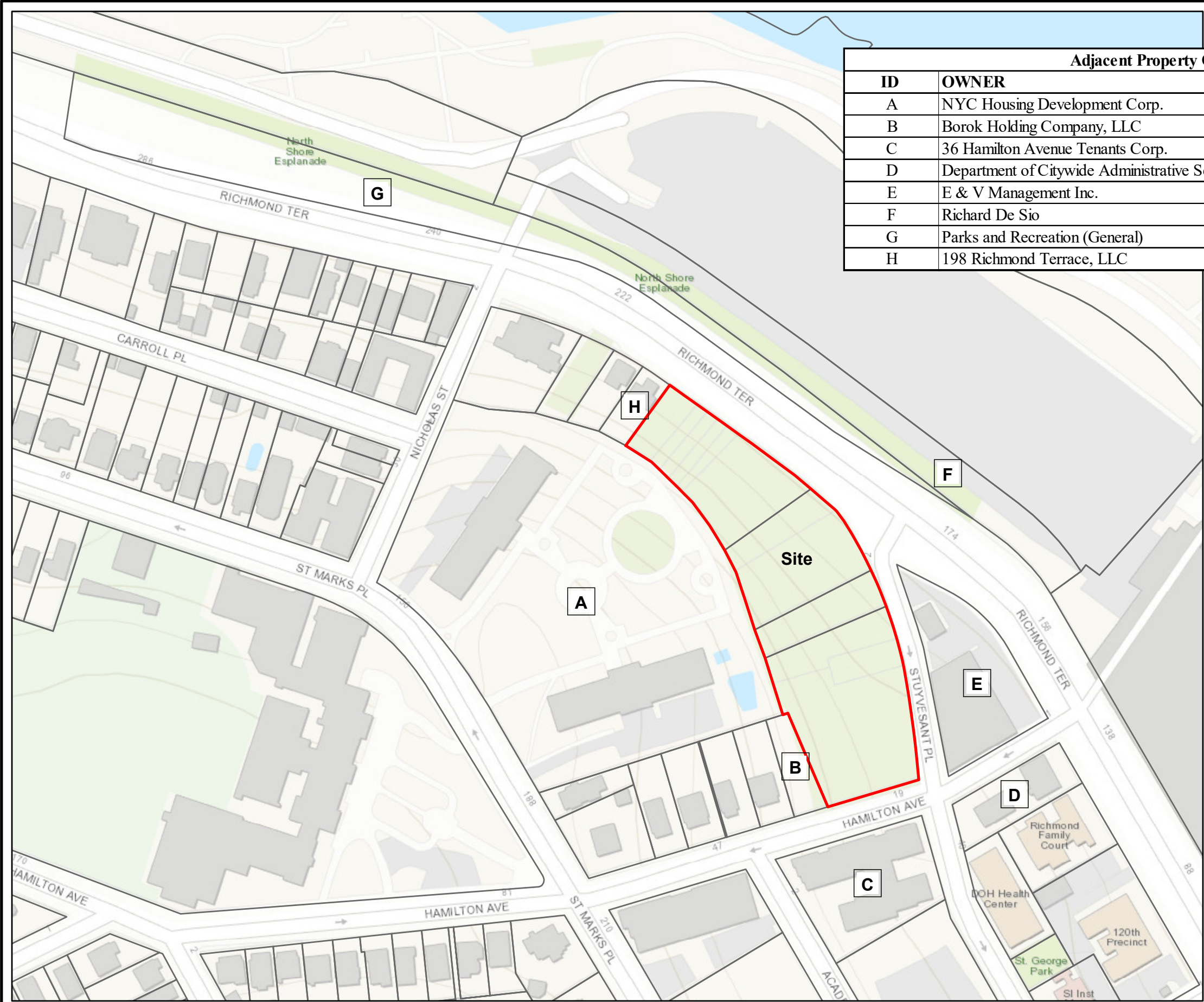
Scale As Noted

Tax Map

Figure 8

Drawing Title

Drawing No

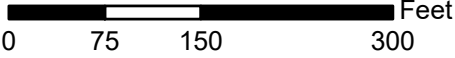


Adjacent Property Owners		
ID	OWNER	ADDRESS
A	NYC Housing Development Corp.	165 St. Marks Place
B	Borok Holding Company, LLC	37 Hamilton Avenue
C	36 Hamilton Avenue Tenants Corp.	36 Hamilton Avenue
D	Department of Citywide Administrative Services	10 Hamilton Avenue
E	E & V Management Inc.	140 Stuyvesant Place
F	Richard De Sio	Richmond Terrace
G	Parks and Recreation (General)	Borough Place
H	198 Richmond Terrace, LLC	198 Richmond Terrace



Legend

Project Site



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division

Site

River North

170-194 Richmond Terrace & 8-20 Stuyvesant Place

Staten Island, New York

Block 13, Lots 82, 92, 100 & Lot 8 (partitioned)

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn ByLM

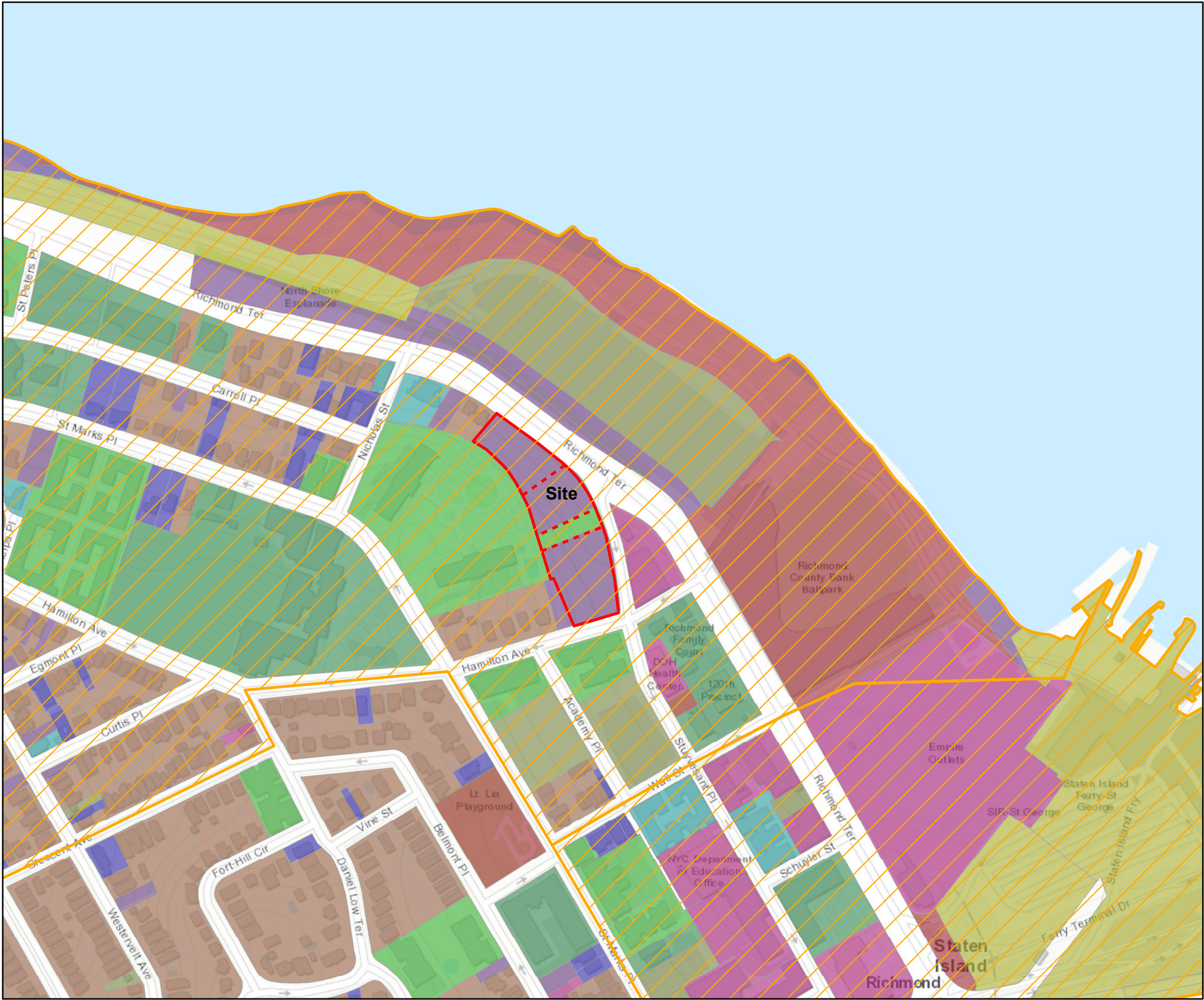
Checked ByAC

DateApril 2020

ScaleAs Noted

Adjacent Property Owners

Figure 9



Legend

Opportunity Zones

Project Site

Land Use

One & Two Family Buildings

Multi-Family Walk-Up Buildings

Multi-Family Elevator Buildings

Mixed Residential & Commercial Buildings

Commercial & Office Buildings

Industrial & Manufacturing

Transportation & Utility

Public Facilities & Institutions

Open Space & Outdoor Recreation

Parking Facilities

Vacant Land

Department of City Planning
MapPLUTO - 2020 v1



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division

Drawing Title	River North 170-194 Richmond Terrace & 8-20 Stuyvesant Place Staten Island, New York Block 13, Lots 82, 92, 100 & Lot 8 (partitioned)			
	Site			
Drawing No	TENEN ENVIRONMENTAL Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379			
	LM	AC	April 2020	As Noted
Drawn By		Checked By	Date	Scale

Exhibit E
Metes and Bounds Description

Title Number: 816169(S-NY-CP-KV)C

**SCHEDULE A
DESCRIPTION**

The land referred to in this Certificate of Title is described as follows:

PARCEL 1A: (For Information Only: Tax Lots 82 and 92)

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, State of New York.

BEGINNING at a point on the westerly side of Stuyvesant Place, 50 feet wide, distant 306.15 feet northerly from the corner formed by the intersection of the westerly side of Stuyvesant Place, and the northerly side of Hamilton Avenue;

RUNNING THENCE South 65 degrees 09 minutes 10 seconds West, 183.57 feet;

THENCE North 17 degrees 06 minutes 24 seconds West, 84.00 feet;

THENCE North 27 degrees 02 minutes 24 seconds West, 38.50 feet;

THENCE North 28 degrees 01 minute 24 seconds West, 42.00 feet;

THENCE North 33 degrees 29 minutes 24 seconds West, 42.00 feet;

THENCE North 41 degrees 58 minutes 20 seconds West, 20.44 feet;

THENCE North 49 degrees 14 minutes 20 seconds East, 111.86 feet to the westerly side of Richmond Terrace;

THENCE southerly along the westerly side of Richmond Terrace and Stuyvesant Place, the following four courses and distances:

1. South 54 degrees 16 minutes 20 seconds East, 21.48 feet;
2. South 51 degrees 40 minutes 11 seconds East, 75.72 feet;
3. Southeasterly along the arc of a curve bearing to the right, and having a radius of 344.53 feet, an arc length of 74.88 feet;
4. Southeasterly along the arc of a curve bearing to the right, and having a radius of 328.67 feet, an arc length of 100.00 feet to the point or place of BEGINNING.

WOHL & O'MARA, L.L.P.
Civil Engineers & Land Surveyors
544 VANDERBILT AVENUE
P.O. BOX 040367
STATEN ISLAND, NEW YORK 10304-0007

Tel. (718) 448-7456

Fax (718) 448-7410

www.wohl-omara.com

ROCCO J. DEFELIPPIS, P.E., L.S.

WILLIAM M. TRANG, P.E., L.S.

August 23, 2019

There follows a suggested technical description of Proposed Lot 100 in Block 13 as shown on a sketch prepared by Wohl & O'Mara, LLP.

BEGINNING at the point formed by the intersection of the northerly side of Hamilton Avenue, (50' Wide) with the westerly side of Stuyvesant Place. (Irregular Width).

1. Running thence along said northerly side of Hamilton Avenue south 73 degrees 16 minutes 32 seconds west 132.70 feet to a point.
2. Thence north 23 degrees 16 minutes 24 seconds west 148.30 feet to a point.
3. Thence south 72 degrees 22 minutes 06 seconds west 9.00 feet to a point.
4. Thence north 17 degrees 23 minutes 24 seconds west 84.80 feet to a point.
5. Thence north 68 degrees 06 minutes 41 seconds east 187.39 feet to a point on said westerly side of Stuyvesant Place.
6. Thence along said westerly side of Stuyvesant Place south 18 degrees 16 minutes 04 seconds east 32.39 feet to an angle point therein.
7. Thence continuing along said westerly side of Stuyvesant Place south 11 degrees 25 minutes 36 seconds east 122.82 feet to an angle point therein.
8. Thence continuing along said westerly side of Stuyvesant Place south 06 degrees 44 minutes 49 seconds east 95.62 feet to the point or place of beginning.

Sincerely,
William M. Trang, P.E., L.S.

EXHIBIT A

LEGAL DESCRIPTION

[Part of Tax Lot 8 in Block 13]

BEGINNING at a point on the southwesterly side of Stuyvesant Place (Irregular width), which point on said southwesterly side of Stuyvesant Place is distant 250.83 feet northerly as measured along said southwesterly side of Stuyvesant Place from the point formed by the intersection of the northwesterly side of the Hamilton Avenue with the southwesterly line of Stuyvesant Place.

1. Running thence along said southwesterly side of Stuyvesant Place north 21 degrees 53 minutes 19 seconds west 55.00 feet to a point.
2. Thence south 65 degrees 09 minutes 10 seconds west 183.57 feet to a point.
3. Thence south 17 degrees 05 minutes 58 seconds east 46.00 feet to a point.
4. Thence north 68 degrees 06 minutes 41 seconds east 187.39 feet to the point or place of beginning on said southwesterly side of Stuyvesant Place to

Ex. A

Exhibit F
Proof of Access for Lot 8

Castleton Preservation Housing Company, Inc.
Castleton Preservation LLC
156 William Street
New York, NY 10038

December 14, 2020

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12561

**Re: 170-194 Richmond Place/8 Stuyvesant Place
Staten Island, New York (Site)**

To Whom It May Concern:

We are writing to confirm that the undersigned, the owners of Block 13, Lot 8 of the above-captioned Site, will provide, subject to applicable governmental approvals, full access to the portion of Block 8 to be purchased by Richmond SI Owner 1 LLC, to enable it to fulfill all of the requirements of the New York State Brownfield Cleanup Program, including but not limited to access and the ability to place an easement on that portion of Site as to which they are contract vendee.

Very truly yours,

[signature pages follow]

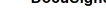
Castleton Preservation Housing Company, Inc.

By: 
Name: Joanne M. Oplustil
Title: President

[signatures continue on the following page]

Castleton Preservation LLC

By: Castleton Preservation MM LLC, its
Managing Member

DocuSigned by:

 25966F299F1A432...

By: Name: Ryan Jackson
 Title: Authorized Signatory

Exhibit G

Contact List

Contact List Information

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

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

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

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Mark McIntyre, Esq., Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
New York City Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

James S. Oddo
Staten Island Borough President
10 Richmond Terrace
Borough Hall, Room 120
Staten Island, NY 10301

Staten Island Department of City Planning
130 Stuyvesant Place #603
Staten Island, NY 10301

Deborah Rose
Council Member, District 49
130 Stuyvesant Place
6th Floor, #602
Staten Island, NY 10301

Charles D. Fall
Assembly Member, District 61
853 Forest Avenue
Staten Island, NY 10310

Diane J. Savino
State Senator, District 23
36 Richmond Terrace, Suite 112
Staten Island, NY 10301

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

178 Richmond Terrace

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

170 Richmond Terrace

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

8 Stuyvesant Place

Vacant land owned/occupied by: Richmond SI Owner LLC c/o Madison Realty Capital
Owner address: 520 Madison Avenue, Suite 3501, New York, NY 10022

165 St Marks Place

Residential building owned by: NYC Housing Development Corp.
Owner address: 110 William Street, New York, NY 10038

37 Hamilton Avenue

Vacant land owned/occupied by: Borok Holding Company, LLC
Owner address: 76 Navesink Drive, Monmouth Beach, NJ 07750

36 Hamilton Avenue

Residential building owned by: 36 Hamilton Avenue Tenants Corp. c/o Eiseman Levine et al.
Owner address: 805 Third Avenue, 10th Floor, New York, NY 10022

10 Hamilton Avenue

Public facility or institutional buildings owned by: Department of Citywide Administrative Services
Owner address: 1 Centre Street, 14th Floor, Room 1448, New York, NY 10007

140 Stuyvesant Place

Commercial buildings owned by: E & V Management Inc.
Owner address: 20 Alverson Loop, Staten Island, NY 10309
Occupied by: Staten Island Housing Authority
Occupant address: 140 Richmond Terrace, Staten Island, NY 10301
Occupied by: Harbor Gardens Associates
Occupant address: 100 Stuyvesant Place #6, Staten Island, NY 10301

Richmond Terrace

Vacant land owned/occupied by: Richard De Sio

Borough Place

Vacant land owned/occupied by: Parks and Recreation (General)

Owner address: 2175 Richmond Terrace, Staten Island, NY 10302

198 Richmond Terrace

Residential building owned by: 198 Richmond Terrace, LLC

Owner address: 362 St. Marks Place, Staten Island, NY 10301

B3. Local News Media From Which The Community Typically Obtains Information.

Staten Island Advance
950 West Fingerboard Road
Staten Island, NY 10305

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

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

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

Staten Island Family Court's Children Center
Owner: Safe Horizon
18 Richmond Terrace, Room 120
Staten Island, NY 10301

Curtis High School
Principal: Greg Jaenicke
105 Hamilton Avenue
Staten Island, NY 10301

Ralph McKee High School
Principal: Sharon Henry
290 St. Marks Place
Staten Island, NY 10301

B7. Locations of the Document Repositories

St. George Library Center
5 Central Avenue
Staten Island, NY 10301

*Note that due to COVID-19, libraries are closed and not currently acting as repositories

Community Board #1 Staten Island 1
Edgewater Plaza, Suite 217 Staten Island, NY 10305

**B8. 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**

Community Board #1 Staten Island
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305



Ashley Platt <aplatt@tenen-env.com>

Document Repository Request - 170-194 Richmond Terrace and 8-20 Stuyvesant Place

Ashley Platt <aplatt@tenen-env.com>

Mon, May 11, 2020 at 11:53 AM

To: Jcarroll@cb.nyc.gov

Good Morning Mr. Carroll,

We are requesting permission to use Staten Island Community Board #1 as a document repository for a property entering the NYS Brownfield Cleanup Program (BCP). The property is located at 170-194 Richmond Terrace and 8-20 Stuyvesant Place in Staten Island. The BCP application requires the designation of a document repository for reports so they can be reviewed by the public.

We will require space for the reports for approximately 12-18 months. The total shelf space would likely be less than twelve inches. The documents will be reports on 8-1/2" high paper. An electronic copy will also be provided on CD.

Please respond in writing that Staten Island Community Board #1 will act as the document repository, as noted above, or contact me if you need any additional information.

Thank you,
Ashley

Ashley Platt
Tenen Environmental LLC
121 West 27th Street, Suite 702
New York, NY 10001
aplatt@tenen-env.com
O: 646.606.2332 x110
C: 908.892.1354



Ashley Platt <aplatt@tenen-env.com>

Email

Carroll, Joseph (CB) <JCarroll@cb.nyc.gov>
To: "aplatt@tenen-env.com" <aplatt@tenen-env.com>

Mon, May 11, 2020 at 12:29 PM

You can also send use the documents electronically and we will reproduce them for the repository.

Joseph Carroll, District Manager

Community Board #1, SI

jcarroll@cb.nyc.gov

718-981-6900

From: Carroll, Joseph (CB)
Sent: Monday, May 11, 2020 11:52 AM
To: aplatt@tenen-env.com <aplatt@tenen-env.com>
Subject: Email

Please send the email to:

Jcarroll@cb.nyc.gov

The Sicb1 is not in service.

Joseph Carroll, District Manager

Community Board #1, SI

jcarroll@cb.nyc.gov

718-981-6900