



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 584 CHESTNUT RIDGE LLC

ADDRESS 584 CHESTNUT RIDGE ROAD

CITY/TOWN SPRING VALLEY

ZIP CODE 10977

PHONE 845-826-3731

FAX 845-356-7766

E-MAIL jacob@woolzies.com

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

☒

Yes

☐

No

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

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

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

Section II. Project Description

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

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

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

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

- the date that the remedial program is to start; and See Attachment "B"
- 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. See Attachment "C"

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	X	
Chlorinated Solvents	X	X	X
Other VOCs	X	X	X
SVOCs	X	X	
Metals	X		
Pesticides			
PCBs			
Other*			

*Please describe: _____

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

- **SAMPLE LOCATION** See Attachment "C"
- **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 checked="" 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 type="checkbox"/> Unknown |

Other: SOLVENT MIXING OPERATIONS FOR CLEANING AND BOWLING ALLY SUPPLIES

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME US POLYCHEMICAL CORPORATION				
ADDRESS/LOCATION 584 CHESTNUT RIDGE ROAD				
CITY/TOWN SPRING VALLEY		ZIP CODE 10977		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): VILLAGE OF CHESTNUT RIDGE, TOWN OF RAMAPO,				
COUNTY ROCKLAND		SITE SIZE (ACRES) Approximately 2.63		
LATITUDE (degrees/minutes/seconds) 41 ° 05 ' 44.365 "		LONGITUDE (degrees/minutes/seconds) 74 ° 02 ' 50.574 "		
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. See Attachment "D"				
Parcel Address		Section No.	Block No.	Lot No.
584 CHESTNUT RIDGE ROAD		63.06	1	(Portion of) 1
				Approximately 2.63
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) See Attachment "D"				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

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: J I M _____

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 JACOB MOSKOWITZ			
ADDRESS 584 CHESTNUT RIDGE ROAD			
CITY/TOWN SPRING VALLEY		ZIP CODE 10977	
PHONE (845) 826-3731	FAX 845-356-7766	E-MAIL jacob@woolzies.com	
NAME OF REQUESTOR'S CONSULTANT RICHARD HOOKER / Gallagher Bassett Technical Services			
ADDRESS 22 IBM Road, Suite 101			
CITY/TOWN POUGHKEEPSIE		ZIP CODE 12601	
PHONE 845-452-1658	FAX	E-MAIL richard_hooker@wcdgroup.com	
NAME OF REQUESTOR'S ATTORNEY DALE A. DESNOYERS, ESQ., ALLEN & DESNOYERS LLP			
ADDRESS 90 STATE STREET, SUITE 1009			
CITY/TOWN ALBANY		ZIP CODE 12207	
PHONE 518-426-2288	FAX 518-426-2299	E-MAIL DALE@ALLENDENOYERS.COM	
Section VI. Current Property Owner/Operator Information – if not a Requestor See Attachment "E"			
CURRENT OWNER'S NAME 584 CHESTNUT RIDGE LLC		OWNERSHIP START DATE: 02/27/2018	
ADDRESS 584 CHESTNUT RIDGE ROAD			
CITY/TOWN SPRING VALLEY		ZIP CODE 10977	
PHONE (845) 826-3731	FAX 845-356-7766	E-MAIL jacob@woolzies.com	
CURRENT OPERATOR'S NAME US POLYCHEMICAL CORPORATION			
ADDRESS 584 CHESTNUT RIDGE ROAD			
CITY/TOWN SPRING VALLEY		ZIP CODE 10977	
PHONE (845) 356-5530	FAX 845-356-6656	E-MAIL BRUCEG@uspoly.com	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". See Attachment "E"			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section VII. Requestor Eligibility Information (continued)

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

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

☐ 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 _____

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 See Attachment "G"

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: See Attachment "H"

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? PI (Planned Industry)

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

☐ Residential ☒ Commercial ☒ Industrial

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

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

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

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

If residential, does it qualify as single family housing? See Attachment "J" ☐ Yes ☐ No

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

☒ Yes ☐ No

The Site has been occupied by US Polychemical Corp. since 1965 when the structure

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

☒ Yes ☐ No

See Attachment "K"

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 Site is zoned for planned industrial development, consistent with the proposed use.

See Attachment "K"

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: _____

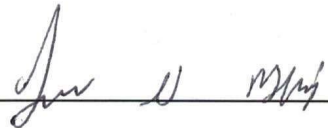
Signature: _____

Print Name: _____

(By a requestor other than an individual) See Attachment "L" - L.P. Authorization

I hereby affirm that I am the sole member (title) of 584 Chestnut Ridge 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: 11/2/20

Signature: 

Print Name: Jacob Moskowitz

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.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input 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 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 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 type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
<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: US POLYCHEMICAL CORPORATION **Site Address:** 584 CHESTNUT RIDGE ROAD
City: SPRING VALLEY **County:** ROCKLAND **Zip:** 10977

Tax Block & Lot

Section (if applicable): 63.06 **Block:** 1 **Lot:** (Portion of) 1

Requestor Name: 584 CHESTNUT RIDGE LLC **Requestor Address:** 584 CHESTNUT RIDGE ROAD
City: SPRING VALLEY **Zip:** 10977 **Email:** jacob@woolzies.com

Requestor's Representative (for billing purposes)

Name: JACOB MOSKOWITZ **Address:** 584 CHESTNUT RIDGE ROAD
City: SPRING VALLEY **Zip:** 10977 **Email:** jacob@woolzies.com

Requestor's Attorney

Name: DALE A. DESNOYERS, ESQ., ALLEN & DESNOYERS LLP **Address:** 90 STATE STREET, SUITE 1009
City: ALBANY **Zip:** 12207 **Email:** DALE@ALLENDESNOYERS.COM

Requestor's Consultant

Name: RICHARD HOOKER / Gallagher Bassett Technical Services **Address:** 22 IBM Road, Suite 101
City: POUGHKEEPSIE **Zip:** 12601 **Email:** richard_hooker@wcdgroup.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:

ATTACHMENT A
SECTION 1 – REQUESTOR INFORMATION

**584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application**

US Polychemical Corporation, Brownfield Cleanup Application
BCP # C344081
Attachment “A”

LLC Membership

The sole member of 584 Chestnut Ridge LLC is Jacob Moskowitz.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 26, 2020.

Selected Entity Name: 584 CHESTNUT RIDGE LLC

Selected Entity Status Information

Current Entity Name: 584 CHESTNUT RIDGE LLC

DOS ID #: 5273014

Initial DOS Filing Date: JANUARY 24, 2018

County: ROCKLAND

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)

584 CHESTNUT RIDGE LLC
PO BOX 802
MONSEY, NEW YORK, 10952

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
JAN 24, 2018	Actual	584 CHESTNUT RIDGE 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 - PROJECT DESCRIPTION

**584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application**

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application

Attachment B – Project Description

Section II. Project Description

584 Chestnut Ridge Road (the “Project”), is located in the Village of Chestnut Ridge, Town of Ramapo, County of Rockland, New York, and is the western portion of the parcel identified by the Village of Chestnut Ridge as Section 63.06, Block 1, Lot 1, comprising approximately 2.63 acres. The property will be redeveloped, and the existing building expanded to accommodate professional offices and/or industrial use. The property is in an industrial area that is zoned PI (Planned Industry District), which is consistent with the proposed use.

The subject Site is located on the eastern side of Chestnut Ridge Road, south of the New York State Thruway and west of Gail Court, Scotland Hill Road, and the Garden State Parkway spur of the New York State Thruway. The Site includes a single-story building and surrounding developed land. The building is approximately 19,000 sq/ft and was constructed in or about 1965. The building has been (and presently is) utilized exclusively by the US Polychemical Corporation (as tenant) for industrial purposes (chemical solvent mixing). The physical address of the property is 584 Chestnut Ridge Road, Chestnut Ridge, NY 10977.

The date that the remedial program is anticipated to start is: April 2020

The date that the Certificate of Completion is anticipated is: December 2021

ATTACHMENT C
SECTION III ENVIRONMENTAL HISTORY AND ASSESSMENT
AND IMPACTED MEDIUM FIGURES

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

**584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
ATTACHMENT C**

**Property's Environmental History (*BCP Application - Section III*)
and
Environmental Assessment (*BCP Application - Section IV, Question 10*)**

I. Summary of Environmental Investigations

- A Phase I Environmental Site Assessment (“ESA”) was performed by LCS, Inc., of Buffalo, NY, (LCS September 2017);
- A Phase II Environmental Site Investigation (“ESI”) was performed by DT Consulting Services, Inc., of Ulster Park, NY (DTCS, December, 2017).

II. Summary of Environmental Conditions

Overview of Property's Environmental Condition:

The Site is situated within a moderately developed commercial or mixed-use area. Surrounding property uses include commercial facilities to the north and south, undeveloped wooded land (the remaining portion of the tax lot parcel) to the east, and a warehouse to the west. The Subject Property is accessed from Chestnut Ridge Road located to the west. Site topography is generally level and at grade with the surrounding roadway. At present the Town of Ramapo provides potable water and sanitary sewer service to the Subject Property and surrounding parcels. A production well is present along the northern section of the lot and a historical septic system has been located within the western portion of the Site (see Figure 2 for locations). The production well was never utilized for drinking water, only to service the needs of the manufacturing facility.

The +/- 2.63-acre property is improved with a single story, concrete block commercial structure that was constructed in 1965 with two additions thereafter. The structure has a gross floor area of approximately 18,870-ft that includes office space, a warehouse section and operational areas. The PolyChem facility is also improved with asphalt parking areas, concrete walkways and green space. The building has been occupied by PolyChem since its construction.

Historical commercial operations at the Site have included mixing of solvents to generate industrial products and cleaning chemicals along with bowling lane care products. On-Site chemicals have

included chlorinated solvents, glycol ethers, aromatic solvents, surface active agents and aliphatic naphthas. Wastewater historically entered floor drains, which discharged to the ground surface, and to a septic system.

Based upon investigations conducted to date, the primary contaminants of concern for the Site include high levels of both chlorinated and non-chlorinated VOCs. Contaminants in soil exceeded Restricted-Use SCOs, including Protection of Groundwater (POG) and Protection of Health (Commercial Use) SCOs, contaminants in groundwater exceeded water quality standards, and high levels of chlorinated solvents are present in soil vapor.

According to municipal records dated from 1977, PolyChem indicated that chemicals utilized on-Site included chlorinated solvents, glycol ethers, aromatic solvents, surface active agents and aliphatic naphthas. At present, PolyChem remains a tenant and is concentrating its production on a line of environmentally friendly technology that is specifically designed as a solvent replacement.

The following recognized environmental conditions (RECs) were identified:

- Potential residual subsurface contamination issues associated with on-Site operations including mixing of solvents to generate general industrial products and cleaning chemicals along with bowling lane care products;
- Historical employment of a floor drains and septic system. The floor drains reportedly discharged to the ground surface prior to being sealed;
- The property was identified as a potential source of odors and poor tasting water in a local waterway in the 1970s; and
- Adjacent properties of potential environmental concern.

Soil Contamination

Soil samples were collected from six borings to a maximum depth of eight feet below grade surface (bgs). Saturated soils were encountered at approximately 6 feet bgs. Soils contamination above Restricted-Use SCOs, including Protection of Groundwater (POG) and Protection of Health (Commercial Use) SCOs, was document at two locations (SB-2 near a chemical storage area and SB-6 near the former septic field).

Elevated concentrations of chlorinated VOCs (PCE, TCE and breakdown products, and TCA) and substituted benzenes (BTEX and related compounds) were found at SB-02, including: 1,400 ppm PCE (POG SCO 1.3 ppm); 22 ppm TCE (POG SCO 0.47 ppm); 73 ppm cis-DCE (POG SCO 0.25); 130 ppm TCA

(POG SCO 0.68 ppm); 750 ppm total xylenes (POG SCO 1.6 ppm); 180 ppm ethylbenzene (POG SCO 1 ppm); and 100 ppm 1,2,4-trimethylbenzene (POG SCO 3.6 ppm). Elevated concentrations of total xylenes (3.27 ppm) were found at SB-6. Concentrations of multiple VOCs significantly exceed SCOs for the protection of groundwater.

Soil Vapor Contamination

Four soil vapor samples were collected beneath the building slab. High concentrations of VOCs were reported in sub-slab soil vapor, with the greatest impacts seen at the northeastern portion of the building in chemical storage areas. Peak VOC levels (concentrations in micrograms per cubic meter) included: 740,000 PCE; 65,000 TCA; 59,000 TCE; 42,000 cis-DCE; and 23,000 DCA. High VOC concentrations indicate a potential for soil vapor intrusion within the building interior.

Groundwater Contamination

Groundwater samples were obtained from temporary wells installed at Soil Borings SB-2 and SB-6 and analyzed for VOCs and SVOCs. Odors and sheens were observed at both locations. Groundwater contained multiple chlorinated VOCs and substituted benzenes well above groundwater standards (significant contamination is present at both wells). VOC levels included: 5,900 ppb total xylenes; 1,900 ppb PCE; 1,900 ppb ethylbenzene; 1,800 ppb cis-DCE; 780 ppb 1,2,4-trimethylbenzene; 650 ppb VC; 400 ppb TCA; 230 ppb toluene; 160 ppb DCA; 110 ppb TCE; and 110 ppb trans-DCE. Elevated concentrations of SVOCs were also reported (e.g., 137 ppb naphthalene).

Exhibits Attached:

- **Figure 3: Soil Quality**
- **Figure 4: Vapor and Air Quality**
- **Figure 5: Groundwater Quality**
- **Exhibit A:** A Phase I Environmental Site Assessment (“ESA”) was performed by LCS, Inc., of Buffalo, NY, (LCS September 2017);
- **Exhibit B:** A Phase II Environmental Site Investigation (“ESI”) was performed by DT Consulting Services, Inc., of Ulster Park, NY (DTCS, December, 2017);

Exhibits A, B, --- are provided on the USB Flash Drive attached to this Application.

ATTACHMENT D
SECTION IV - PROPERTY INFORMATION

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application

Attachment D – Property Description, Environmental Assessment and Property Maps

(BCP Application - Section IV, Questions 2, 10)

Property Description Narrative

Location

The proposed BCP Site is located within the Village of Chestnut Ridge, Town of Ramapo, County of Rockland, New York, and is a portion of the property identified by the Village of Chestnut Ridge as Section 63.06, Block 1, Lot 1, comprising approximately 2.63 acres. The street address for the Site is 584 Chestnut Ridge Road, Chestnut Ridge, New York 10977.

The subject parcel is located on the eastern side of Chestnut Ridge Road, south of the New York State Thruway and west of Gail Court off of Scotland Hill Road and the Garden State Parkway spur of the New York State Thruway.

Current Site Features

The Site consists of a single-story building comprising approximately 19,000 sq/ft that was constructed in or about 1965 and which has and is utilized exclusively by the US Polychemical Corporation (as tenant) for industrial purposes (chemical solvent mixing).

US Polychemical remains a tenant at the Site.

Current Zoning and Land Use

The property is located in an industrial area that is zoned PI (Planned Industry District), which is consistent with the proposed use.

Past Use of the Site

Operations conducted at the facility have included the mixing of solvents to generate general industrial products and cleaning chemicals along with bowling lane care products.

Site Geology and Hydrogeology

Site Geology: The lithology of overburden materials encountered at the facility can be characterized as mixed fill (sandy loam), underlain by organics and sand.

Hydrogeology: Saturated soils were documented at approximately six (6) feet bgs across the site. The direction of groundwater flow and flow rate was not determined.

Environmental Assessment

Historical commercial operations at the Site have included mixing of solvents to generate industrial products and cleaning chemicals along with bowling lane care products. On-Site chemicals have included chlorinated solvents, glycol ethers, aromatic solvents, surface active agents and aliphatic naphthas. Wastewater historically entered floor drains, which discharged to the ground surface, and to a septic system.

Based upon investigations conducted to date, the primary contaminants of concern for the Site include both chlorinated and non-chlorinated VOCs. Contaminants in soil exceeded both Unrestricted Use (UU) and Restricted-Commercial Use (RCU) SCOs and contaminants in groundwater exceeded TOGS 1.1.1 Ambient Water Quality Standards (AWQS).

Based on investigations conducted to date, the primary contaminants of concern for the site are as follows:

Soil - Most all soil boring locations were returned with detectable concentrations of VOCs, SVOCs and heavy metals. An obvious source of subsurface contamination was encountered within Soil Boring SB-2 as reported VOCs were above both unrestricted and commercial standards. Soil boring SB-6 also displayed VOCs above unrestricted, but below commercial soil cleanup objectives (SCOs). All other soil analysis performed met unrestricted Use SCOs for VOCs, SVOCs and RCRA Metals.

Soil samples were collected from the boring interval just above or intercepting the groundwater interface (approximately 6 feet below grade). Elevated concentrations of chlorinated VOCs (PCE, TCE and breakdown products, and TCA) and substituted benzenes (BTEX and related compounds), were found in a sample collected from near the northeastern exterior corner of the building (SB-02; chemical storage area). VOC levels at concentrations above SCOs included: 1,400 ppm PCE (CRU SCO 150 ppm); 22 ppm TCE (UU SCO 0.47 ppm); 73 ppm cis-DCE (UU SCO 0.25); 130 ppm TCA (UU SCO 0.68 ppm); 750 ppm total xylenes (CRU SCO 500 ppm); 180 ppm ethylbenzene (UU SCO 1 ppm); and 100 ppm 1,2,4-trimethylbenzene (UU SCO 3.6 ppm). Elevated concentrations of total xylenes (3.27 ppm) were found in a soil sample near the western exterior of the building (SB-6), near the former septic field. Concentrations of multiple VOCs significantly exceed SCOs for the protection of groundwater.

Groundwater - Analysis of two temporary site wells installed during this investigation revealed concentrations of laboratory detectable dissolved phase VOCs and SVOCs. When compared to guidance, numerous chlorinated solvents and aromatic hydrocarbons were found to exceed their respective regulatory standard.

Groundwater samples collected from temporary wells installed at both SB-2 and SB-6 exhibited odors and sheens and contained elevated concentrations of multiple chlorinated VOCs and substituted benzenes (significant contamination is present at both wells). VOC levels at concentrations above AWQS (typically 5 ppb) included: 5,900 ppb total xylenes; 1,900 ppb PCE; 1,900 ppb ethylbenzene; 1,800 ppb cis-DCE; 780 ppb 1,2,4-trimethylbenzene; 650 ppb VC; 400 ppb TCA; 230 ppb toluene; 160 ppb DCA; 110 ppb TCE; and 110 ppb trans-DCE. Elevated concentrations SVOCs were also reported (137 ppb naphthalene SB-6 [AWQS 10 ppb] and two PAHs at SB-2).

Soil Vapor and Indoor Air - The results of soil vapor sampling indicate that thirty-three VOCs are present within the four soil gas samples collected on-Site.

High concentrations of VOCs were reported in sub-slab soil vapor, with the greatest impacts seen at the northeastern portion of the building in chemical storage areas. Peak VOC levels (all concentrations in micrograms per cubic meter) included: 740,000 PCE; 65,000 TCA; 59,000 TCE; 42,000 cis-DCE; and 23,000 DCA.

The major on-Site vapor concentrations range from 4 microgram per cubic meter ($\mu\text{g}/\text{m}^3$) to 740,000 $\mu\text{g}/\text{m}^3$ in soil gas samples SG-1 - SG-4. VOCs including, but not limited to Carbon Tetrachloride, Methylene Chloride, Tetrachloroethylene (PCE) and Trichloroethylene (TCE) reported within each soil gas sample collected on-Site. Volatiles in air collected at each sub-slab vapor point were all found to contain contaminant concentrations above New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion, October 2006 for PCE and TCE. In addition, sub-slab soil gas sample SG-2 was also reported to contain elevated levels of Carbon Tetrachloride and Methylene Chloride above NYSDOH soil vapor intrusion guidance.

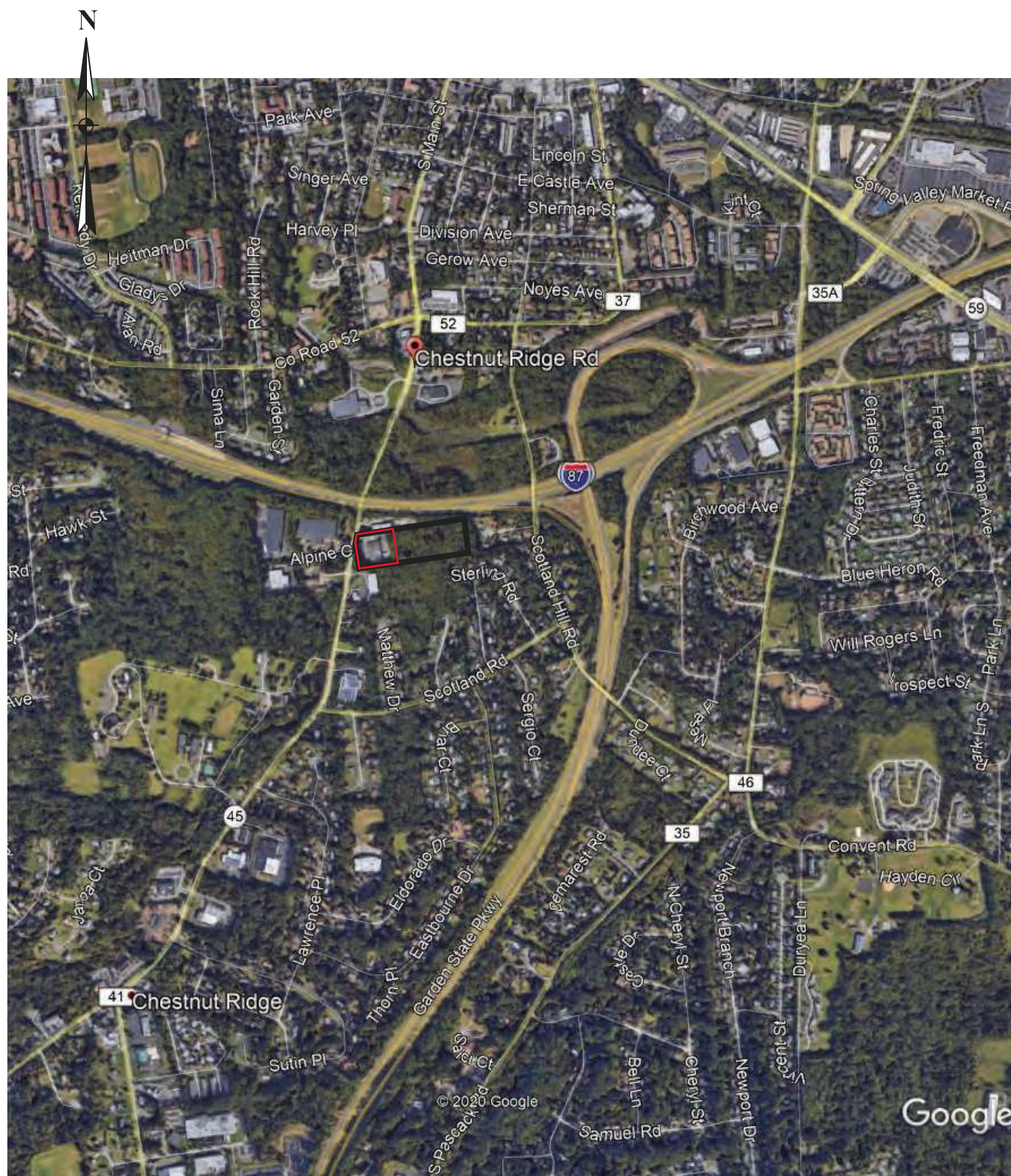


Figure 1: Site Location Map

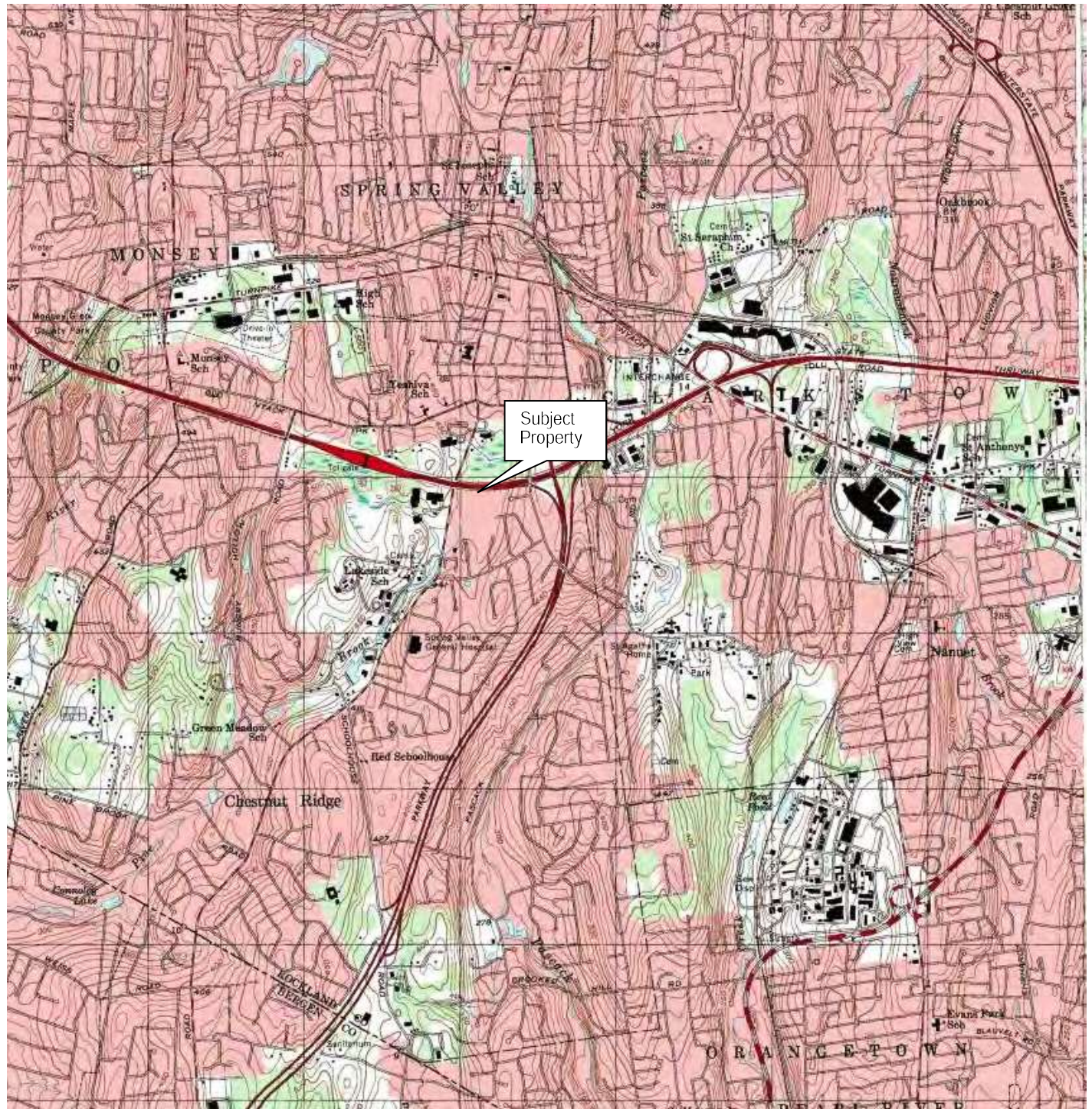
584 Chestnut Ridge Road
Spring Valley
Rockland County, New York

Legend: property border
 BCP site border
Longitude = -74°02'55.5" W
Latitude = 41°05'44.3" N
0 400 800
SCALE IN FEET

File: CS19058.50

October 2020

Attachment



Source: USGS Topographic Map of the Park Ridge, New York Quadrangle, dated 1995, digital image provided by MyTopo.com

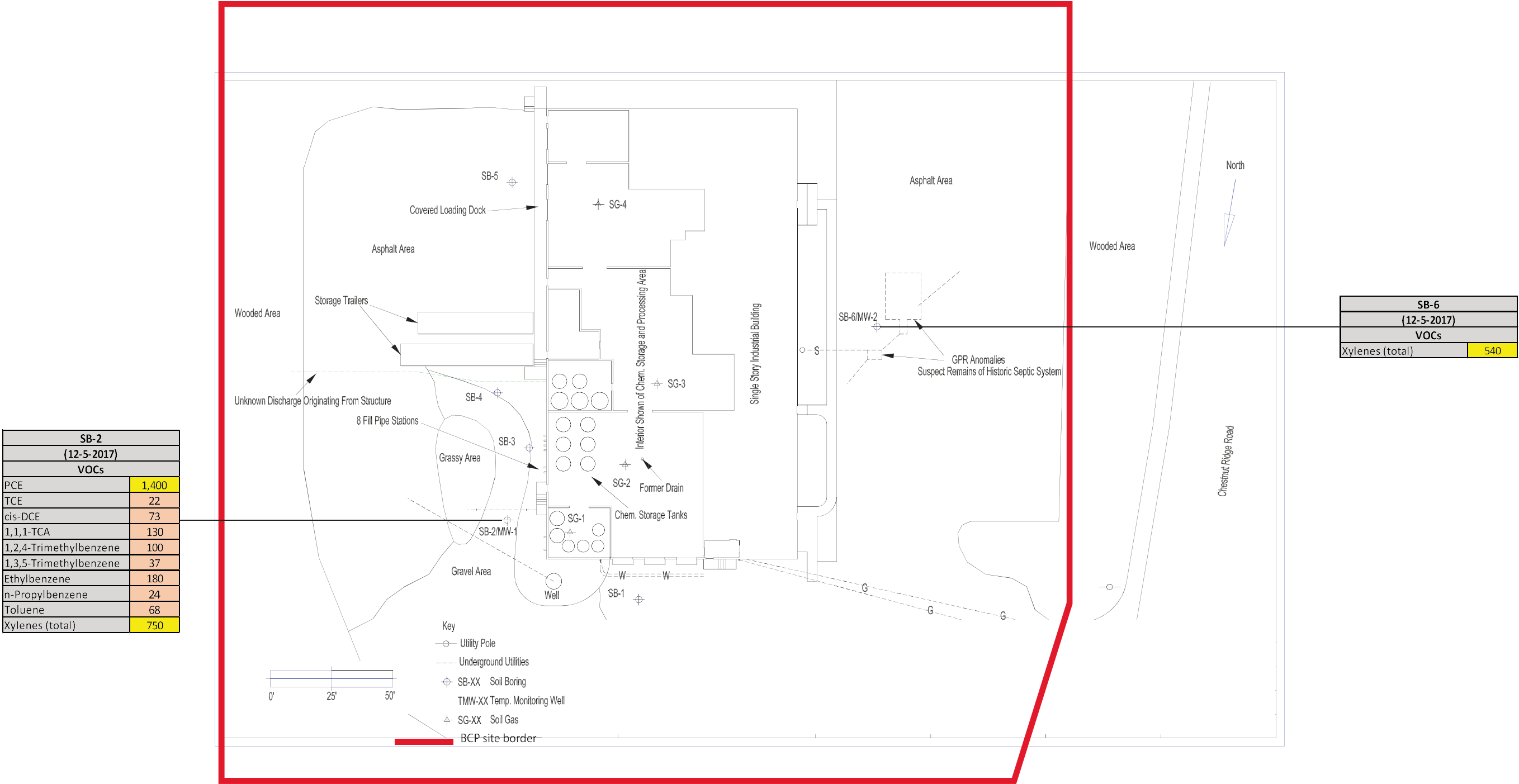
Figure 2: U.S.G.S. Topographic Map
584 Chestnut Ridge Road
Spring Valley, New York



File: CS19058.50

October 2020

Attachment



VOC Compound	POG SCO	RCU SCO
Tetrachloroethylene (PCE)	1.3	150
Trichloroethylene (TCE)	0.47	200
cis-1,2-Dichloroethylene (cis-DCE)	0.25	500
1,1,1-Trichloroethane (1,1,1-TCA)	0.68	500
1,2,4-Trimethylbenzene	3.6	190
1,3,5-Trimethylbenzene	8.4	190
Ethylbenzene	1	390
n-Propylbenzene	3.9	500
Toluene	0.7	500
Xylenes (total)	1.6	500

All data in mg/Kg (ppm)

Analyte Above POG SCO

Analyte Above RCU SCO

Figure 3: VOC Exceedances in Soil

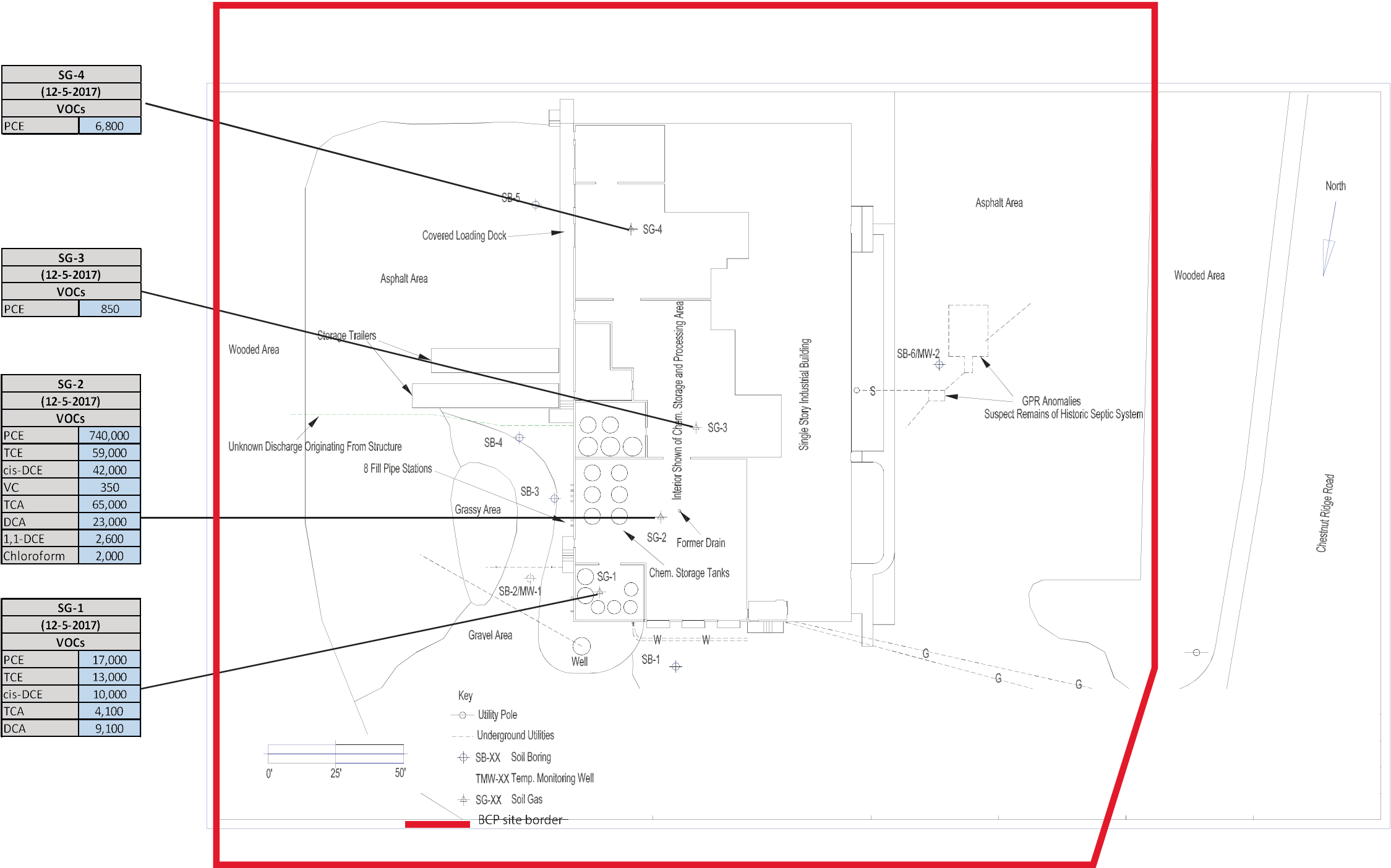
584 Chestnut Ridge Road
Spring Valley
Rockland County, New York

File: CS19058.50

Scale as shown

October 2020 | Attachment

This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.



VOC Compound
Tetrachloroethylene (PCE)
Trichloroethylene (TCE)
cis-1,2-Dichloroethylene (cis-DCE)
trans-1,2-Dichloroethylene (trans-DCE)
Vinyl Chloride (VC)
1,1-Dichloroethane (DCA)
1,1,1-Trichloroethane (TCA)

All Results in ug/m³

Detected concentrations

Figure 4: Detections in Soil Vapor

584 Chestnut Ridge Road
Spring Valley
Rockland County, New York

File: CS19058.50

Scale as shown

October 2020 | Attachment

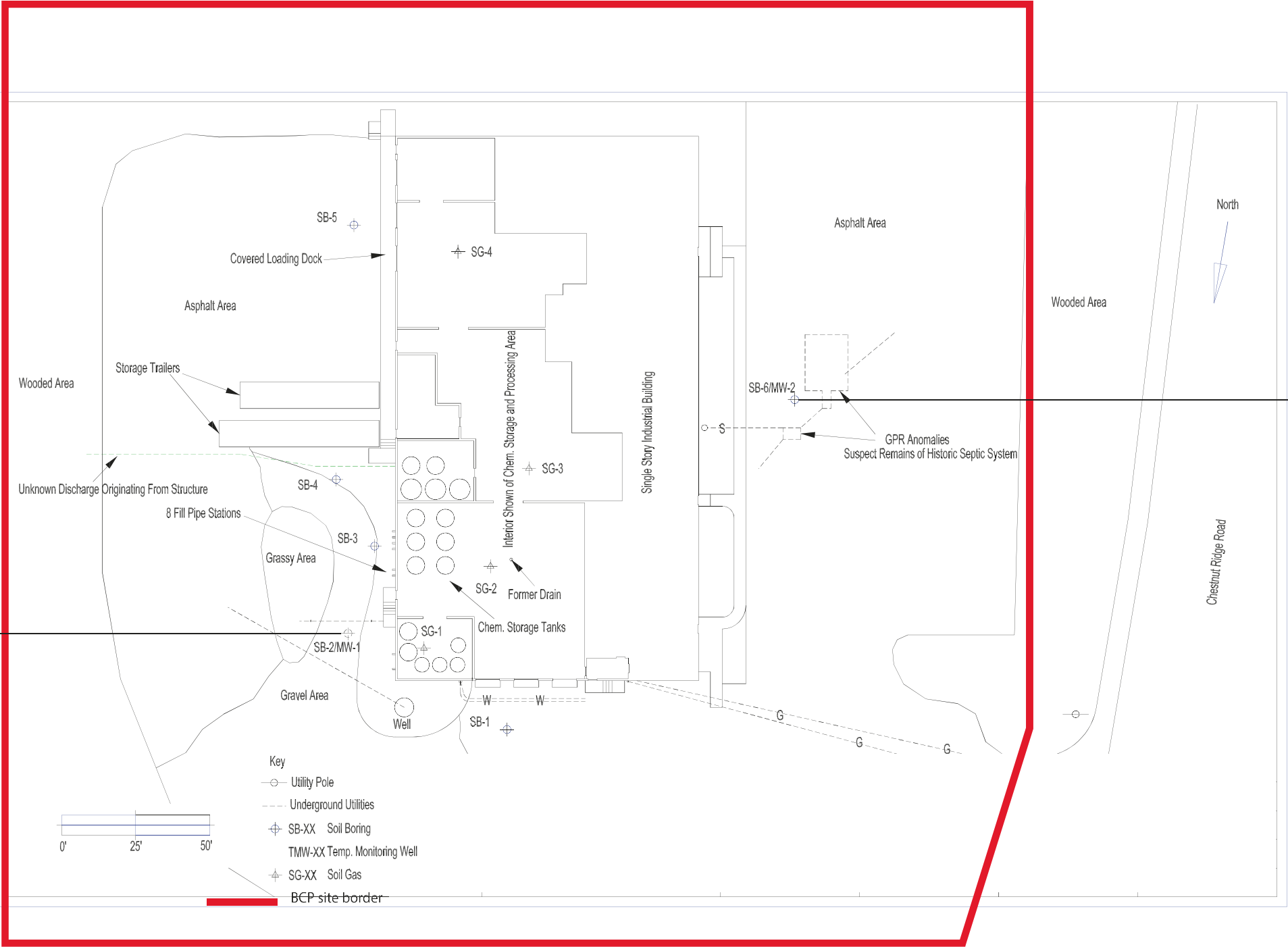
his map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

SB-2/GW (12-5-2017)	
VOCs	
PCE	1,900
TCE	110
cis-DCE	900
trans-DCE	26
VC	18
DCA	100
TCA	400
1,2,4-Trimethylbenzene	140
1,3,5-Trimethylbenzene	49
Ethylbenzene	400
Isopropylbenzene	19
n-Propylbenzene	29
o-Xylene	560
p-&m-Xylenes	1,300
p-Ethyltoluene	49
Toluene	230

SB-2/GW (12-5-2017)	
SVOCs	
Benzo(a)anthracene	0.0727
Chrysene	0.0727

VOC Compound	AWQS
tetrachloroethylene (PCE)	5
trichloroethylene (TCE)	5
cis-1,2-dichloroethylene (cis-DCE)	5
trans-1,2-dichloroethylene (trans-DCE)	5
vinyl chloride (VC)	2
1,1-Dichloroethane (DCA)	5
1,1,1-Trichloroethane (TCA)	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Ethylbenzene	5
Isopropylbenzene	5
n-Propylbenzene	5
o-Xylene	5
p-&m-Xylenes	5
p-Ethyltoluene	NA
Toluene	5

SVOC Compound	AWQS
Benzo(a)anthracene	0.002
Chrysene	0.002
Naphthalene	10



All data in µg/L (parts per billion, ppb)

Detected concentrations
Concentrations above AWQS

SB-6/GW (12-5-2017)	
VOCs	
PCE	13
TCE	60
cis-DCE	1,800
trans-DCE	110
VC	650
DCA	160
TCA	53
1,2,4-Trimethylbenzene	780
1,3,5-Trimethylbenzene	210
Ethylbenzene	1,900
Isopropylbenzene	65
n-Propylbenzene	110
o-Xylene	1,600
p-&m-Xylenes	4,300
p-Ethyltoluene	210
Toluene	130

SB-6/GW (12-5-2017)	
SVOCs	
Naphthalene	137

Figure 5: VOC and SVOCs above AWQS in Groundwater

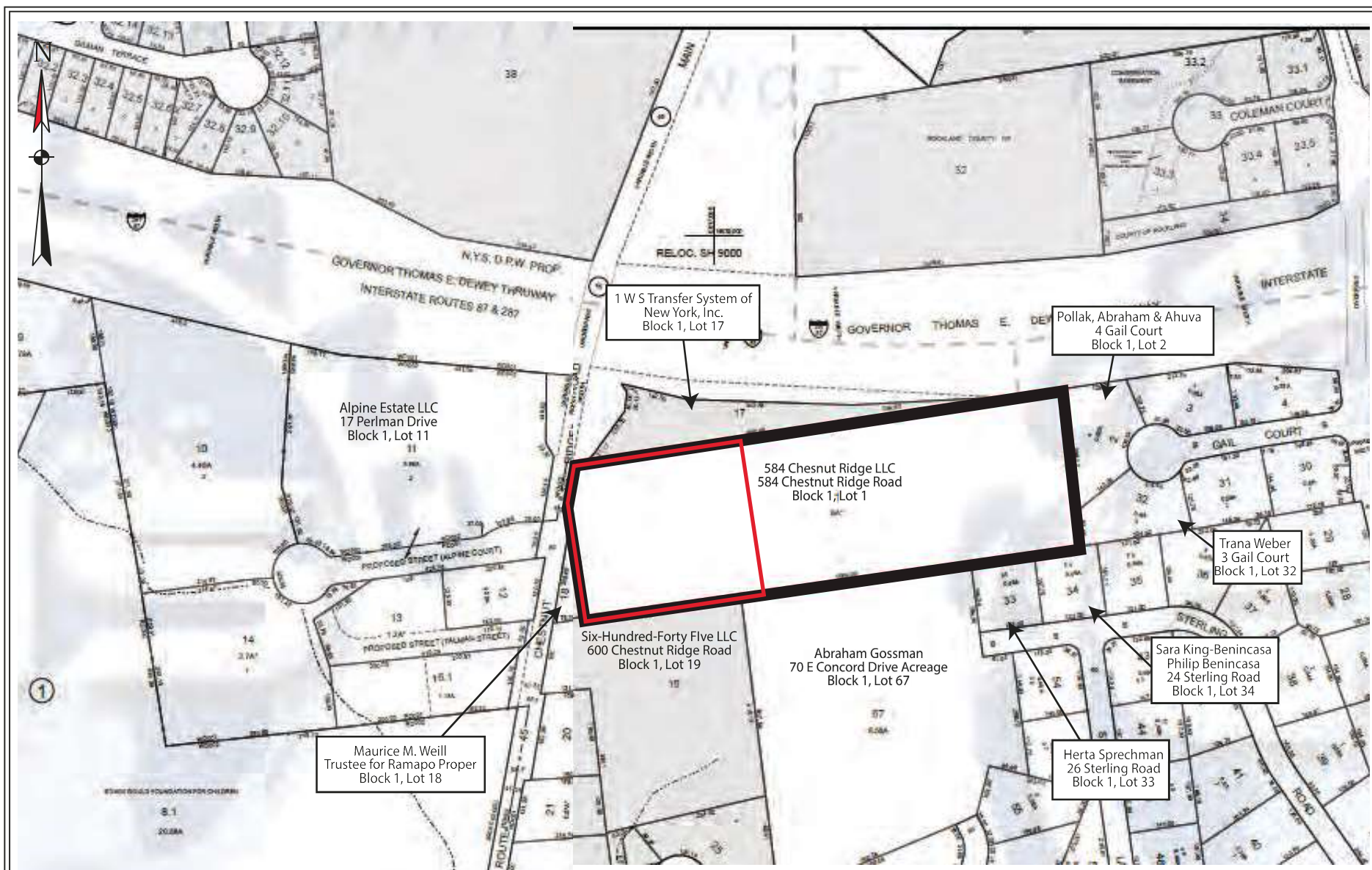
584 Chestnut Ridge Road
Spring Valley
Rockland County, New York

File: CS19058.50

Scale as shown

October 2020 | Attachment

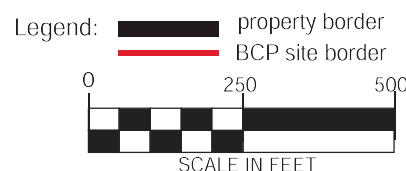
This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.



This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 6: Adjacent Owners Map

584 Chestnut Ridge Road
Spring Valley
Rockland County, New York



File: CS19058.50

October 2020

Scale as shown

Attachment

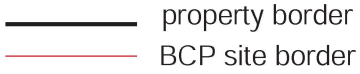


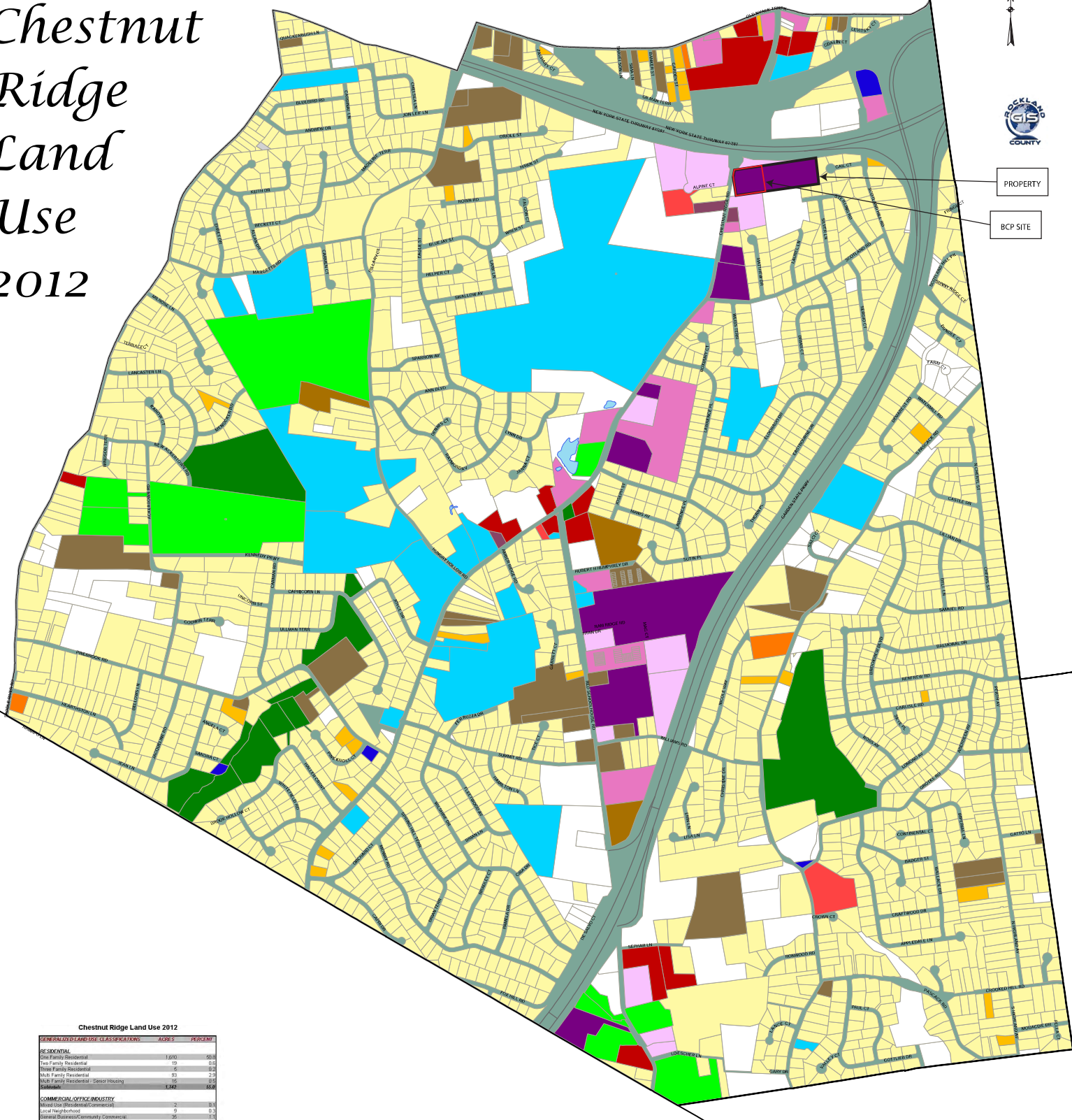
FIGURE 8: LAND USE

Chestnut Ridge Land Use 2012



PROPERTY

BCP SITE



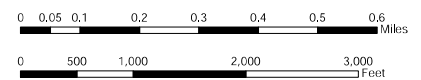
Chestnut Ridge Land Use 2012

GENERALIZED LAND USE CLASSIFICATIONS	ACRES	PERCENT
RESIDENTIAL		
One Family Residential	1,610	50.8
Two Family Residential	19	0.6
Three Family Residential	4	0.2
Multi Family Residential	83	2.6
Multi Family Residential - Senior Housing	76	2.3
Subtotal:	1,892	58.5
COMMERCIAL/OFFICE/INDUSTRY		
Mixed Use (Residential/Commercial)	2	0.1
Local Neighborhood	9	0.3
General Business/Community Commercial	36	1.1
Regional Commercial	0	0.0
Office	24	0.7
Light Industrial/Warehouse	39	1.2
Heavy Industrial	82	2.5
Subtotal:	191	5.9
INSTITUTIONAL/UTILITIES		
Institutional/Quasi-Public	215	6.6
Utilities	2	0.1
Subtotal:	217	6.7
AGRICULTURE/PARKS/OPEN SPACE		
Agricultural	115	3.5
Public Park/Open Space	6	0.2
Local Park/Open Space	80	2.4
Private Recreation/Private Open Space	0	0.0
Forest	9	0.3
Subtotal:	210	6.4
TRANSPORTATION		
Paved	0	0.0
Gravel/Concrete Parking	49	1.5
Subtotal:	49	1.5
OTHER		
Water	265	8.1
Not Yet Classified	0	0.0
Subtotal:	265	8.1
TOTALS (Acres/Percent)	3,169	100

Notes:
 1. Land use based on 2012 RPS databases, ongoing field verifications, 2010 Orthophotos, and 2011 Datasets.
 2. Acres are based on GIS calculations and are rounded to the nearest whole number.
 3. Geography based on February, 2012 tax map areas.
 4. Water category based on lakes and county-regulated streams.
 5. Land use calculations do not include areas underlain by the Hudson River.
 Prepared June, 2013 by the Rockland County Planning Department, GIS

Legend

- Village Boundaries
- One Family Residential
- Two Family Residential
- Three Family Residential
- Multi Family Residential
- Multi Family Residential - Senior Housing
- Mixed Use (Residential/Commercial)
- Office
- Light Industrial/Warehouse
- Heavy Industrial
- Local Neighborhood
- General Business/Community Commercial
- Regional Commercial
- Agricultural
- Local Park/Open Space
- Public Park/Open Space
- Private Recreation/ Private Open Space
- Institutional/Quasi-Public
- Utilities
- Vacant
- Road/Commuter Parking
- Railroad
- Under Water
- Not Yet Classified



Prepared by: The Rockland County Planning Department - GIS; June, 2013

Project: ChestnutRidge_Landuse2012.mxd

Source: Land use based on RPS database from Assessor's office; updates based on interpretations of the 2010 Orthophotos and field checks by The Rockland County Planning Department.
 Parcel boundaries: Based on February, 2012 Taxmaps.

Information contained herein is provided for informational purposes only. The Rockland County Department of Planning provides geographic information systems (GIS) maps with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. The County of Rockland, its officials and employees make no warranty, express or implied, and assume no legal liability or responsibility for the ability of users to fulfill their intended purposes in accessing or using this map or for omissions in content regarding such map. The data on this map could include technical inaccuracies and typographical errors. The data on this map is presented as is, without warranty of any kind, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement.

ATTACHMENT E
SECTION VI – PREVIOUS PROPERTY OWNER/CURRENT
OWNER-OPERATOR INFORMATION

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
Section VI. – Current Property Owner/Operator Information

Parcel Address	Owner / Operator Information
584 Chestnut Ridge Road, Spring Valley, NY 10977	Owner Name: 584 Chestnut Ridge LLC Ownership Start Date: 02/27/2018 Address: 584 Chestnut Ridge Road City/Town: Spring Valley, NY Zip code: 10977 Phone #: 845-826-3731 Fax #: 845-356-7766 Email: jacob@woolzies.com
584 Chestnut Ridge Road, Spring Valley, NY 10977	Operator Name: US Polychemical Corporation Operator Start Date: 1965 Address: 584 Chestnut Ridge Road City/Town: Spring Valley, NY Zip code: 10977 Phone #: 845-356-5530 Fax #: 845-356-6658 Email: bruceg@uspoly.com

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
SECTION VI. – Prior Owner/Operator Information

The Applicant has no relationship to any prior owner. The Site consists of one tax parcel of 7.98 acres, identified by the Town of Ramapo, Village of Chestnut Ridge as Section 63.06, Block 1, lot 1.

Property: 584 Chestnut Ridge Road
Section 6306 Block 1 Lot 1
Prior Owner-Operators:

Date	Owner/Operator	Status of Entity (Alive, Deceased, Active, Dissolved)	Relationship to Requestor
02/27/2018 to Present	Owner 584 Chestnut Ridge LLC, 584 Chestnut Ridge Road, Spring Valley, NY 10977	Active	Same – Current Owner
1965 to present	Operator US Polychemical Corporation, 584 Chestnut Ridge Road, Spring Valley, NY 10977	Active	Lessee
12/09/1959 to 02/27/2018	Spring Valley Industrial Park, Inc., 584 Chestnut Ridge Road, Spring Valley, NY 10977	Inactive - Dissolution (10/17/2019)	None
unknown to 12/09/1959	Arthur Cherry and Irving Cherry, (address unknown)	Unknown	None

ATTACHMENT F
SECTION VII – REQUESTOR ELIGIBILITY INFORMATION
(VOLUNTEER STATEMENT)

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application

Section VII. – Volunteer Status Statement

Applicant is a volunteer to the BCP, with any liability arising solely as a result of its purchase of the Site, with the intent to remediate and redevelop the Site. Prior to purchasing the Site, the Applicant had no control over the Site whatsoever. Prior to purchasing the Site, Applicant undertook a process of due diligence to identify the existence and any potential sources of contamination at the Site. Specifically, in determining that the Site could be remediated and redeveloped, the Applicant relied upon the following professional reports (“Reports”):

- Phase I Environmental Site Assessment (“ESA”) was performed by LCS, Inc., of Buffalo, NY, (LCS September 2017);
- Phase II Environmental Site Investigation (“ESI”) was performed by DT Consulting Services, Inc., of Ulster Park, NY (DTCS, December, 2017).

Significantly, prior to purchasing the Site, the Applicant ensured that the current lessee/operator of the Site, US Polychemical Corporation, has committed to formulating and using environmentally friendly technology to replace the company’s previous reliance upon solvents such as Acetone, MEK, Xylene and Toluene type products. As such, the Applicant determined that prior contamination caused by the operator’s operations could be remediated and the site could be redeveloped without concern that the operator’s continued operations would re-contaminate or otherwise frustrate the Applicant’s intention to remediate and repurpose the Site.

Moreover, since acquiring the Site, the Applicant has been working diligently with the NYS DEC to determine that the BCP is the best path forward for the Site, and the Applicant has begun the process of retaining licensed and reputable engineers and contractors, to ensure all appropriate precautions are being implemented in order 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.

As such, Requestor meets the statutory definition of a Volunteer.

ATTACHMENT G
SECTION VII – PROOF OF ACCESS

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

Paul Piperato, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :

LAND TRACK TITLE AGENCY LLC
750 CHESTNUT RIDGE RD
CHESTNUT RIDGE, NY 10977

Return To :

LAND TRACK TITLE AGENCY LLC
750 CHESTNUT RIDGE RD
CHESTNUT RIDGE, NY 10977

Method Returned : ERECORDING

First GRANTOR

SPRING VALLEY INDUSTRIAL PARK INC

First GRANTEE

584 CHESTNUT RIDGE LLC

Index Type : Land Records

Instr Number : 2018-00007536

Book : **Page :**

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$321.00

Recording Pages : 6

Real Estate Transfer Tax

RETT # : 4368

Deed Amount : \$1,100,000.00

RETT Amount : \$4,400.00

Total Fees : \$4,721.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 03/14/2018

At (Recorded Time) : 3:02:00 PM



Paul Piperato, County Clerk



Deed

THIS INDENTURE, made the 27th day of February, 2018

BETWEEN Spring Valley Industrial Park, Inc., a New York corporation, having an address 584 Chestnut Ridge Road, Spring Valley, New York 10977,

party of the first part, and

584 Chestnut Ridge LLC, a New York limited liability company, having an office at 584 Chestnut Ridge Rd Spring Valley NY 10977,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the town of Ramapo, County of Rockland, and State of New York, more particularly bounded and described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF RAMAPO, COUNTY OF ROCKLAND, STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDE OF NEW YORK STATE HIGHWAY NO. 1812 (ROUTE 45) AT THE NORTHWEST CORNER OF LANDS OF ARTHUR CHERRY AND IRVING CHERRY, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF ESSER J. KANTROWITZ; AND

(1) RUNNING THENCE SOUTHERLY ALONG SAID EASTERLY SIDE OF ROUTE 45, SOUTH 20° 50' WEST, A DISTANCE OF 84.52 FEET TO A POINT;

(2) THENCE SOUTH 4° 21' WEST, A DISTANCE OF 254.8 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LANDS OF CHERRY;

(3) THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LANDS OF CHERRY, SOUTH 87° 30' EAST, A DISTANCE OF 1059.00 FEET;

(4) THENCE NORTH 5° 28' 40" EAST, A DISTANCE OF 335.42 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS OF CHERRY;

(5) THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERLY LINE OF LANDS OF CHERRY, NORTH 87° 30' 10" WEST, A DISTANCE OF 1041.61 FEET, TO THE POINT OR PLACE OF BEGINNING.

BEING AND INTENDED TO BE THE SAME REAL PROPERTY CONVEYED TO SELLER BY DEED FROM ARTHUR CHERRY AND IRVING CHERRY DATED DECEMBER 9, 1959 AND RECORDED DECEMBER 15, 1959 IN THE ROCKLAND COUNTY CLERK'S OFFICE IN LIBER 709, PAGE 378 ("**PRIOR DEED**").

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

Subject to the "Schedule B Permitted Exceptions" attached hereto as Exhibit A.


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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOWS

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

SPRING VALLEY INDUSTRIAL PARK, INC.,
a New York corporation

By: 
Name: Merelann Cherry
Title: President

STATE OF, COUNTY OF

On the day of , before me,
the undersigned, a Notary Public in and for said state, personally
appeared , personally known to me or proved to me on the basis
of satisfactory evidence to be the individual whose name is
subscribed to the within instrument and acknowledged to me that he
executed the same in his capacity, and that by his signature on the
instrument, the individual, or the person upon behalf of which the
individual acted, executed the instrument.

Notary Public

Bargain and Sale Deed

WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.: 3020-853035

SPRING VALLEY INDUSTRIAL PARK, INC. a New
York corporation

TO

584 CHESTNUT RIDGE LLC, a New York limited liability
company

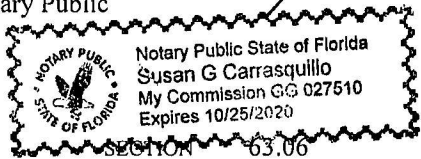
ss:

^{Palm Beach}
STATE OF FLORIDA, COUNTY OF Florida ss:

On the 1 day of February, 2018, before me,
the undersigned, personally appeared MERELANN CHERRY
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual whose name is
subscribed to the within instrument and acknowledged to me that
he executed the same in his capacity, and that by his signature on
the instrument, the individual, or the person upon behalf of which
the individual acted, executed the instrument and that such
individual made such appearance before the undersigned in the
City of Palm Beach Gardens County of Palm Beach
and State of Florida.

Susan G Carrasquillo

Notary Public



SECTION 63.06
BLOCK 1
LOT 1
COUNTY OR TOWN

Rockland County

RETURN BY MAIL TO:

Isaac Scheiner P.C.
441 Route 306, Suite 2
Monsey, NY 10952

Reserve this space for use of Recording Office

FOR COUNTY USE ONLY

C1. SWIS Code

392689

C2. Date Deed Recorded

3/14/2018

Month / Day / Year

C3. Book

2018

C4. Page

7536

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location	584	Chestnut Ridge Road
	* STREET NUMBER	* STREET NAME
	Ramapo	Chestnut Ridge
	* CITY OR TOWN	VILLAGE
		10977
		* ZIP CODE
2. Buyer Name	584 Chestnut Ridge LLC	
	* LAST NAME/COMPANY	FIRST NAME
	LAST NAME/COMPANY	FIRST NAME
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)	
	LAST NAME/COMPANY	FIRST NAME
	STREET NUMBER AND NAME	CITY OR TOWN
		STATE
		ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	1 # of Parcels	OR <input type="checkbox"/> Part of a Parcel
		(Only if Part of a Parcel) Check as they apply:
5. Deed Property Size	* FRONT FEET X * DEPTH OR 0.00 7.93 * ACRES	4A. Planning Board with Subdivision Authority Exists <input type="checkbox"/>
		4B. Subdivision Approval was Required for Transfer <input type="checkbox"/>
		4C. Parcel Approved for Subdivision with Map Provided <input type="checkbox"/>
6. Seller Name	Spring Valley Industrial	
	* LAST NAME/COMPANY	FIRST NAME
	Park, Inc.	
	LAST NAME/COMPANY	FIRST NAME
*7. Select the description which most accurately describes the use of the property at the time of sale:	Check the boxes below as they apply:	
J. Industrial	8. Ownership Type is Condominium <input type="checkbox"/>	
	9. New Construction on a Vacant Land <input type="checkbox"/>	
	10A. Property Located within an Agricultural District <input type="checkbox"/>	
	10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District <input type="checkbox"/>	

SALE INFORMATION

11. Sale Contract Date	07/28/2017
*12. Date of Sale/Transfer	02/27/2018
*13. Full Sale Price	1,100,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.	
14. Indicate the value of personal property included in the sale	.00
15. Check one or more of these conditions as applicable to transfer:	
<input type="checkbox"/> A. Sale Between Relatives or Former Relatives	
<input type="checkbox"/> B. Sale between Related Companies or Partners in Business.	
<input type="checkbox"/> C. One of the Buyers is also a Seller	
<input type="checkbox"/> D. Buyer or Seller is Government Agency or Lending Institution	
<input type="checkbox"/> E. Deed Type not Warranty or Bargain and Sale (Specify Below)	
<input type="checkbox"/> F. Sale of Fractional or Less than Fee Interest (Specify Below)	
<input type="checkbox"/> G. Significant Change in Property Between Taxable Status and Sale Dates	
<input type="checkbox"/> H. Sale of Business is Included in Sale Price	
<input type="checkbox"/> I. Other Unusual Factors Affecting Sale Price (Specify Below)	
<input checked="" type="checkbox"/> J. None	
Comment(s) on Condition:	

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

16. Year of Assessment Roll from which information taken(YY)	2017	*17. Total Assessed Value	150,000
*18. Property Class	710	*19. School District Name	East Ramapo
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))			
63.06-1-1			

CERTIFICATION

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

SELLER SIGNATURE

[Signature] 2/18
SELLER SIGNATURE DATE

BUYER SIGNATURE

[Signature] 2/27/18
BUYER SIGNATURE DATE

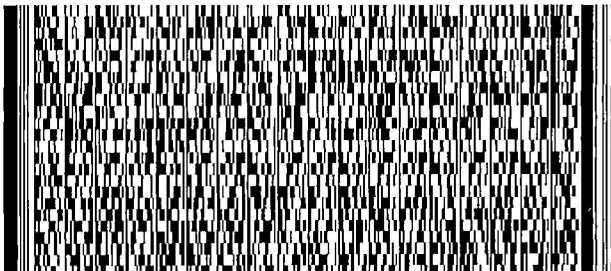
BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

584 Chestnut Ridge LLC
* LAST NAME FIRST NAME
* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
584 Chestnut Ridge Road
* STREET NUMBER * STREET NAME
Spring Valley NY 10977
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Scheines Isaac
LAST NAME FIRST NAME
445 364-0700
AREA CODE TELEPHONE NUMBER (Ex: 9999999)



US POLYCHEMICAL CORPORATION, Brownfield Cleanup Application
Section VI. – Current Property Owner/Operator Information

Parcel Address	Owner / Operator Information
584 Chestnut Ridge Road, Spring Valley, NY 10977	Owner Name: 584 Chestnut Ridge LLC Ownership Start Date: 02/27/2018 Address: 584 Chestnut Ridge Road City/Town: Spring Valley, NY Zip code: 10977 Phone #: 845-826-3731 Fax #: 845-356-7766 Email: jacob@woolzies.com
584 Chestnut Ridge Road, Spring Valley, NY 10977	Operator Name: US Polychemical Corporation Operator Start Date: 1965 Address: 584 Chestnut Ridge Road City/Town: Spring Valley, NY Zip code: 10977 Phone #: 845-356-5530 Fax #: 845-356-6658 Email: bruceg@uspoly.com

US POLYCHEMICAL CORPORATION, Brownfield Cleanup Application
SECTION VI. – CURRENT OWNER/OPERATOR INFORMATION

The Applicant has no relationship to any prior owner. The Site consists of one tax parcel of 7.98 acres, identified by the Village of Chestnut Ridge as Section 63.06, Block 1, lot 1.

Property: 584 Chestnut Ridge Road

Section 6306 Block 1 Lot 1

Title History:

Date	Record Type	Party 1	Party 2	Status of Entity (Alive, Deceased, Active, Dissolved)	Relationship to Requestor
02/27/208	Deed	Spring Valley Industrial Park, Inc., 584 Chestnut Ridge Road, Spring Valley, NY 10977	584 Chestnut Ridge LLC, 584 Chestnut Ridge Road, Spring Valley, NY 10977	Active	Same – Current Owner
12/09/1959	Deed	Arthur Cherry and Irving Cherry, (address unknown)	Spring Valley Industrial Park, Inc., 584 Chestnut Ridge Road, Spring Valley, NY 10977	Inactive - Dissolution (10/17/2019)	None
Unknown	Deed	Unknown	Arthur Cherry and Irving Cherry, (address unknown)	Unknown	None

ATTACHMENT H
SECTION IX – CONTACT LIST INFORMATION

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD Brownfield Cleanup Application
Section IX. Site Contact List

1. Chief Executive Officer and Planning Board Chairperson of each county, city, town and village in which the property is located.

Ed Day
Rockland County Executive
Office of County Executive
11 New Hempstead Rd
New City, NY 10956
Phone: 845-638-5122
Email: CountyExec@co.rockland.ny.us

Michael B. Specht
Supervisor
Town of Ramapo
Town Hall
237 NY-59
Airmont, NY 10901
845-357-5100 ext. 202
spechtm@ramapo-ny.gov

Rosario Presti, Jr,
Mayor
Village of Chestnut Ridge
277 Old Nyack Turnpike
Chestnut Ridge, New York 10977
Tel: (845)-425-2805
Fax:(845)-352-6277

2. Residents, owners, and occupants of the property and properties adjacent to the property.

Owner/Address	Section	Block	Lot
Pollak, Abraham & Ahuva 4 Gail Court Chestnut Ridge NY 10977	63.06	1	2
Trana Weber 3 Gail Court Spring Valley NY 10977	63.06	1	32

Sara King-Benincasa Philip Benincasa 24 Sterling Rd Spring Valley NY 10977	63.06	1	34
Herta Sprechman 26 Sterling Rd Spring Valley NY 10977	63.06	1	33
Abraham Grossman 70 E Concord Drive Acreage Monsey NY 10952	63.06	1	67
Six Hundred-Forty Five LLC 600 Chestnut Ridge Road Spring Valley NY 10977	63.05	1	19
Maurice M. Weill Trustee for Ramapo Proper 374 Millburn Ave. 4th Fl Millburn NJ 07041	63.05	1	18
I W S Transfer System of New York Inc Attn: Accts Payable 300 Frank W Burr St# 39 Teaneck NJ 07666	63.05	1	17
Alpine Estate LLC 17 Perlman Dr Ste 210 Spring Valley NY 10977	63.05	1	11

3. Local news media from which the community typically obtains information.

THE JOURNAL NEWS
1133 Westchester Ave.
Suite N110
White Plains, NY 10604
914-694-9300

4. The public water supplier which services the area in which the property is located.

SUEZ New York Operations
360 West Nyack Road
West Nyack, NY 10994
877-426-8969

5. Any person who has requested to be placed on the contact list.

N/A

6. The administrator of any school or day care facility located on or near the property.

Bais Yaakov Elementary
681 Chestnut Ridge Road
Spring Valley, NY 10977
845-368-2247

United Talmudical Academy
106 S. Madison Avenue
Spring Valley, NY 10977
845-425-0392

7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.

Finkelstein Memorial Library
24 Chestnut Street
Spring Valley, NY 10977
845-352-5700
Laura Wolven, Director, ext. 283
LMWolven@rcls.org
(reference desk: fmlref@rcls.org)

Please see repository acknowledgement letters attached.

8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

N/A

Dale A. Desnoyers

From: Laura M Wolven - FML <lmwolgen@rcls.org>
Sent: Thursday, April 9, 2020 11:10 AM
To: Dale A. Desnoyers
Subject: Re: NYS Brownfield Cleanup Application Request

Yes, The Finkelstein Library will be happy to serve as a document repository for this project.

Thank you and stay well,

Laura Wolven
Director
Finkelstein Memorial Library
24 Chestnut Street
Spring Valley, NY 10977
(845) 352-5700 ext 283

From: "Dale A. Desnoyers" <dale@allendesnoyers.com>
Sent: 4/7/20 5:14 PM
To: "LMWolgen@rcls.org" <LMWolgen@rcls.org>
Cc: Patrick Kehoe <patrick@allendesnoyers.com>
Subject: NYS Brownfield Cleanup Application Request

Hi, I hope you are well. I am an Attorney in Albany working with a prospective applicant to the State's Brownfield Cleanup Program ("BCP"). I know the library is closed and a re-open date is unknown. When it reopens, and on behalf of a prospective applicant to the BCP relative to property at 584 Chestnut Ridge, in the Village of Chestnut Ridge, Town of Ramapo, County of Rockland, New York, I am requesting permission to use the Finkelstein Memorial Library as a document repository.

As you may be aware, the Brownfield Cleanup Program application process requires the designation of a document repository for documents and reports that can be reviewed by citizens. The project will require shelf space for environmental reports for approximately 18 -24 months. The shelf space required would likely be approximately 12 inches wide and the stack of reports approximately 12 inches tall. A total of four to six reports / documents (e.g., application, Investigation Work Plan, Remedial Action Work Plan and Final Engineering Report) will be produced over the course of the project. Unless you indicate otherwise, when possible, electronic copies of the project documents will be submitted to the New Rochelle Public library in an effort to reduce the required space.

Please confirm in writing that the use of the Finkelstein Memorial Library as the document repository for this project as noted above is acceptable. A response via e-mail is acceptable.

Should you have any questions or concerns, please do not hesitate to contact me via email or phone (518-426-2288).

Thank you in advance for your time and consideration.

Dale Desnoyers

Allen & Desnoyers LLP

90 State Street, Suite 1009

Albany, NY 12207

Office: (518) 426-2288 Ext. 1

Cell: (518) 779-4130

ATTACHMENT I
SECTION X – LAND USE FACTORS

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
Section X. Land Use Factors – Current Site Use

Attachment I

The Site is the western portion of a 7.98-acre parcel located at 584 Chestnut Ridge Road, Chestnut Ridge, NY, improved with a single story, concrete block commercial structure that was constructed in 1965 with two additions thereafter. This portion of the parcel consists of approximately 2.63 acres. The structure has a gross floor area of approximately 18,870-ft that includes office space, a warehouse section, and operational areas. The parcel is also improved with asphalt parking areas, concrete walkways and green space. The building has been leased to and occupied by the US PolyChemical Corporation since its construction in the 1965. US PolyChemical Corporation's operations conducted at the facility have included the mixing of solvents to generate general industrial products and cleaning chemicals along with bowling lane care products. Chemicals utilized on-Site included chlorinated solvents, glycol ethers, aromatic solvents, surface active agents and aliphatic naphthas. At present, US PolyChemical Corporation is concentrating its production on a line of environmentally friendly technology that is specifically designed as a solvent replacement.

ATTACHMENT J
SECTION X – POST REMEDIATION USE

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
Section X. Land Use Factors – Post-Cleanup Use

Attachment J

The property will be redeveloped, and the existing building expanded to accommodate professional offices and/or industrial use. The property is located in an industrial area that is zoned PI (Planned Industry District), which is consistent with the proposed use.

The subject parcel is the western portion of the parcel located on the eastern side of Chestnut Ridge Road, south of the New York State Thruway and west of Gail Court off of Scotland Hill Road and the Garden State Parkway spur of the New York State Thruway. The Site is approximately 2.63 acres and includes a single-story building and immediately surrounding land. The building is approximately 19,000 sq/ft and was constructed in or about 1965 and which has and is utilized exclusively by the US Polychemical Corporation (as tenant) for industrial purposes (chemical solvent mixing). The physical address of the property is 584 Chestnut Ridge Road, Spring Valley, NY 10977.

ATTACHMENT K
SECTION X – ZONING AND MUNICIPAL AUTHORIZATION

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

584 CHESTNUT RIDGE ROAD, Brownfield Cleanup Application
Section X. Land Use Factors – Zoning and Municipal Authorization

Attachment K

The property is located in an industrial area that is zoned PI (Planned Industry District), which is consistent with the proposed use.

ATTACHMENT L
SECTION XI – STATEMENT OF CERTIFICATION AND
SIGNATURES

584 CHESTNUT RIDGE ROAD
Brownfield Cleanup Application

**CONSENT
TO THE ADOPTION OF RESOLUTIONS
BY
584 CHESTNUT RIDGE LLC**

The undersigned, being the sole member of 584 Chestnut Ridge LLC, a New York limited liability company (the "Company"), authorized to do business in New York State, hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

BE IT RESOLVED, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located at 584 Chestnut Ridge Road, Spring Valley, New York, bearing the Town of Ramapo Tax Map Designation Section 63.06, Block 1, Lot 1, comprising approximately 7.98 acres and more particularly described on Attachment "A" (the "Property"); and it is further

RESOLVED, that the individual specified on Schedule 1 attached hereto, is an "Authorized Person", is authorized to act alone, and is hereby authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement, and Environmental Easement and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement and resolutions set forth herein; and it is further

RESOLVED, that any act of the Authorized Person, acting alone, on behalf of the Company, and/or taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

IN WITNESS WHEREOF, the undersigned sole member has executed this Consent as of this 10th day of May 2020.

584 CHESTNUT RIDGE LLC

By: Jacob Moskowitz
Name: Jacob Moskowitz
Title: Sole Member

Schedule 1

Authorized Person

Jacob Moskowitz

Attachment A

584 Chestnut Ridge Road, Section 63.06, Block 1, Lot 1; Title is vested in 584 Chestnut Ridge LLC, a New York limited liability corporation:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF RAMAPO, COUNTY OF ROCKLAND, STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDE OF NEW YORK STATE HIGHWAY NO. 1812 (ROUTE 45) AT THE NORTHWEST CORNER OF LANDS OF ARTHUR CHERRY AND IRVING CHERRY, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF ESSER J. KANTROWITZ; AND

RUNNING THENCE SOUTHERLY ALONG SAID EASTERLY SIDE OF ROUTE 45, SOUTH 20° 50' WEST, A DISTANCE OF 84.52 FEET TO A POINT;

THENCE SOUTH 4° 21' WEST, A DISTANCE OF 254.8 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LANDS OF CHERRY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LANDS OF CHERRY, SOUTH 87° 30' EAST, A DISTANCE OF 1059.00 FEET;

THENCE NORTH 5° 28' 40" EAST, A DISTANCE OF 335.42 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS OF CHERRY;

THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERLY LINE OF LANDS OF CHERRY, NORTH 87° 30' 10" WEST, A DISTANCE OF 1041.61 FEET, TO THE POINT OR PLACE OF BEGINNING.

BEING AND INTENDED TO BE THE SAME REAL PROPERTY CONVEYED TO SELLER BY DEED FROM ARTHUR CHERRY AND IRVING CHERRY DATED DECEMBER 9, 1959 AND RECORDED DECEMBER 15, 1959 IN THE ROCKLAND COUNTY CLERK'S OFFICE IN LIBER 709, PAGE 378 ("PRIOR DEED").

Attachment A

584 Chestnut Ridge Road, Section 63.06, Block 1, Lot 1; Title is vested in 584 Chestnut Ridge LLC, a New York limited liability corporation:

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RUNNING THENCE SOUTHERLY ALONG SAID EASTERLY SIDE OF ROUTE 45, SOUTH 20° 50' WEST, A DISTANCE OF 84.52 FEET TO A POINT;

THENCE SOUTH 4° 21' WEST, A DISTANCE OF 254.8 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LANDS OF CHERRY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LANDS OF CHERRY, SOUTH 87° 30' EAST, A DISTANCE OF 1059.00 FEET;

THENCE NORTH 5° 28' 40" EAST, A DISTANCE OF 335.42 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS OF CHERRY;

THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERLY LINE OF LANDS OF CHERRY, NORTH 87° 30' 10" WEST, A DISTANCE OF 1041.61 FEET, TO THE POINT OR PLACE OF BEGINNING.

BEING AND INTENDED TO BE THE SAME REAL PROPERTY CONVEYED TO SELLER BY DEED FROM ARTHUR CHERRY AND IRVING CHERRY DATED DECEMBER 9, 1959 AND RECORDED DECEMBER 15, 1959 IN THE ROCKLAND COUNTY CLERK'S OFFICE IN LIBER 709, PAGE 378 ("PRIOR DEED").