

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

Mr. Steven A. Elson
Westhab, Inc.
8 Bashford St
Yonkers, NY 10701-2743

DEC 28 2017

Mr. Richard Nightingale
Ludlow Commons Housing Development Fund Corporation
Ludlow Commons Limited Partnership
8 Bashford St
Yonkers, NY 10701-2743

Re: Certificate of Completion
Ludlow Commons
Yonkers, Westchester County
Site No. C360079

Dear Mr. Elson and Mr. Nightingale:

Congratulations on having satisfactorily completed the remedial program at the Ludlow Commons site. Enclosed, please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter.



Department of
Environmental
Conservation

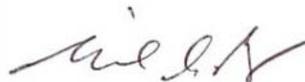
Please return the proof of recording to:

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

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2019.

If you have any questions regarding any of these items, please contact William Wu at (518) 402-9662.

Sincerely,



Michael J. Ryan, P.E.
Assistant Director
Division of Environmental Remediation

cc w/ enclosure:

W. Wu

A. Guglielmi

L. Schnapf – Schnapf LLC (larry@schnapflaw.com)

J. Van Bomel – Law Offices of John C. Van Bomel (john.vanbomel@gmail.com)

P. Ciminello – WCD Group LLC (pciminello@wcdgroup.com)

P. Setaro – Morris Associates, PLLC (psetaro@morrisengineers.com)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

Name	Address
Ludlow Commons Housing Development Fund Corporation	8 Bashford St, Yonkers, NY 10701
Ludlow Commons Limited Partnership	8 Bashford St, Yonkers, NY 10701
Westhab, Inc.	8 Bashford Street, Yonkers, NY 10701

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 7/9/13 **Agreement Execution:** 9/19/13 **Agreement Index No.:**C360079-07-13

Application Approval Amendment: 12/4/15

Agreement Execution Amendment: 12/4/15

SITE INFORMATION:

Site No.: C360079 **Site Name:** Ludlow Commons
Site Owner: Ludlow Commons Housing Development Fund Corporation
Ludlow Commons Limited Partnership
Street Address: 7 Ludlow Street
Municipality: Yonkers **County:** Westchester **DEC Region:** 3
Site Size: 0.640 Acres
Tax Map Identification Number(s): 1-185-50
Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.
Tangible Property Credit Component Rate is 20 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.
Tangible Property Credit Component Rate is 18 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as 572013129.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Scggos
Commissioner
New York State Department of Environmental Conservation

By: Michael J. Ryan Date: 12/28/17

Michael J. Ryan, P.E., Assistant Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Ludlow Commons, Site ID No. C360079
7 Ludlow Street, Yonkers, NY 10705
Yonkers, Westchester County, Tax Map Identification Number 1-185-50

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Westhab, Inc., Ludlow Commons Housing Development Fund Corporation, and Ludlow Commons Limited Partnership for a parcel approximately 0.64 acres located at 7 Ludlow Street in Yonkers, Westchester County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as Control Number 572013129.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Ludlow Commons, C360079, 7 Ludlow Street, Yonkers, NY 10705

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 office located at 21 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned have signed this Notice of Certificate

Ludlow Commons Housing Development Fund Corporation

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual taking acknowledgment

Ludlow Commons, C360079, 7 Ludlow Street, Yonkers, NY 10705

Ludlow Commons Limited Partnership

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
Mr. Steven A. Elson
Westhab, Inc.
8 Bashford St
Yonkers, NY 10701-2743

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

BEGINNING at a point on the northerly right of way line of Ludlow Street (50' wide) where the same is intersected by the division line between lands herein described and Block 185 Lot 47, lands n/f/ 295 S Broadway LLC, said point being distant 90.08 feet westerly from the intersection of the northerly line of Ludlow Street (50' wide) and the westerly line of South Broadway (75' wide), and running thence:

1. Along said northerly line of Ludlow Street, North 86°04'16" West, a distance of 177.12 feet to a point where said northerly line is intersected by the division line between lands herein described and Block 185 Lot 55, lands n/f Bcthany African Methodist Church; thence
2. Along said division line, North 03°55'44" East, a distance of 160.00 feet to a point in the southerly line of Block 185 Lot 28, lands n/f Triple A Highland Ave Realty; thence
3. Along said Block 185 Lot 28 and then along Block 185 Lot 29, lands n/f Romano, Block 185 Lot 30, lands n/f DeMarco, South 86°04'16" East, a distance of 67.00 feet to a point; thence
4. Continuing along DeMarco, South 03°55'44" West, a distance of 1.88 feet to a point; thence
5. Continuing along DeMarco and then along Block 185 Lot 32, lands n/f United Highland Fee Trust, Block 185 Lot 33, lands n/f DaLizzo, and Block 185 Lot 41, lands n/f Soto, South 83°56'31" East, a distance of 107.82 feet to a point; thence
6. Along Soto and then along Block 185 Lot 43, lands n/f 313 BHK Corporation, South 06°46'26" West, a distance of 39.50 feet to a point; thence
7. Continuing along 313 BHK Corporation, South 83°36'34" East, a distance of 6.89 feet to a point; thence
8. Along Block 185 Lot 44, lands n/f 313 BHK Corporation, South 06°46'26" West, a distance of 37.50 feet to a point; thence
9. Along Block 185 Lots 45, 46 and 70, lands n/f Rabadi, and then along the aforementioned Block 185 Lot 47, lands n/f 295 S Broadway LLC, South 04°26'34" West, a distance of 76.91 feet to the Point and place of BEGINNING.

Enccompassing an area of 27,861 square feet or 0.640 acre, more or less.

Exhibit B
Site Survey



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/21/2017



SITE DESCRIPTION

SITE NO. **C360079**

SITE NAME Ludlow Commons

SITE ADDRESS: 7 Ludlow Street **ZIP CODE:** 10705

CITY/TOWN: Yonkers

COUNTY: Westchester

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	■	□

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/29/2019

Description of Institutional Control

Ludlow Commons Hsg Development Fund Corp
 8 Bashford Street
 7 Ludlow Street
 Environmental Easement
 Block: 185
 Lot: 50
 Sublot:
 Section: 1
 Subsection:
 S_B_L Image: 1-185-50
 Ground Water Use Restriction
 IC/EC Plan
 Landuse Restriction
 Monitoring Plan
 O&M Plan
 Site Management Plan
 Soil Management Plan

Description of Engineering Control

Ludlow Commons Hsg Development Fund Corp

8 Bashford Street

7 Ludlow Street

Environmental Easement

Block: 185

Lot: 50

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-185-50

Cover System

Vapor Mitigation