

# 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](http://www.dec.ny.gov)

Honorable Mike Spano, Mayor  
Mr. James Cavanaugh, Deputy Mayor  
City of Yonkers  
40 South Broadway, Suite 200  
Yonkers, NY 10701  
[mayor@yonkersny.gov](mailto:mayor@yonkersny.gov)  
[jim.cavanaugh@yonkersny.gov](mailto:jim.cavanaugh@yonkersny.gov)

DEC 29 2017

Mr. Marc Berson  
SFC Yonkers LLC  
C/O Fidelco Realty  
225 Millburn Avenue  
Millburn, NJ 07041  
[mberson@fidelco.com](mailto:mberson@fidelco.com)

Mr. Wilson Kimball, Secretary  
Yonkers Community Development Agency  
87 Nepperhan Avenue, Suite 312  
Yonkers, NY 10701  
[wilson.kimball@yonkersny.gov](mailto:wilson.kimball@yonkersny.gov)

Ms. Jaime McGill, Executive Director  
Yonkers Industrial Development Agency  
87 Nepperhan Avenue  
Yonkers, NY 10701  
[Jaime.mcgill@yonkersida.com](mailto:Jaime.mcgill@yonkersida.com)

Re: Certificate of Completion  
River Park Center a/k/a Chicken Island  
Site No. C360083  
New Main Street and Nepperhan Avenue  
Yonkers (C), Westchester County

Dear Mr. Spano, Mr. Cavanaugh, Mr. Berson, Mr. Kimball and Ms. McGill:

Congratulations on having satisfactorily completed the remedial program at the River Park Center aka Chicken Island 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.



Department of  
Environmental  
Conservation

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.

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 the Project Manager, Mr. Matthew Hubicki, at (518) 402-9605.

Sincerely,



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

ec w/ enclosure:

M. Hubicki

A. Guglielmi

M. St. Pierre, SESI Consulting ([mstp@sesi.org](mailto:mstp@sesi.org))

F. Duhan, SESI Consulting ([fd@sesi.org](mailto:fd@sesi.org))

L. Shaw, Esq., Knauf Shaw LLP ([LShaw@nyenvlaw.com](mailto:LShaw@nyenvlaw.com))

M. Curti, Esq., City of Yonkers ([michael.curti@yonkersny.gov](mailto:michael.curti@yonkersny.gov))

S. Griffin, Esq., YIDA/Harris Beach PLLC ([sgriffin@harrisbeach.com](mailto:sgriffin@harrisbeach.com))

L. Sykes, Esq., YCDA ([lrsykes@optonline.net](mailto:lrsykes@optonline.net))

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**Name**

Yonkers Industrial Development Agency  
Yonkers Community Development Agency  
SFC Yonkers, LLC  
City of Yonkers

**Address**

87 Nepperhan Avenue, Yonkers, NY 10701  
87 Nepperhan Avenue, Suite 312, Yonkers, NY 10701  
Fidelco Realty, Millburn, NJ 07041  
Yonkers City Hall, Yonkers, NY 10701

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 8/23/06    **Agreement Execution:** 12/12/06    **Agreement Index No.:** A3-0572-1006

**Application Approval Amendment:** 11/8/06

**Application Approval Amendment:** 5/24/17

**Application Approval Amendment:** 8/21/17

**Application Approval Amendment:** 11/13/17

**Application Approval Amendment:** 11/28/17

**Agreement Execution Amendment:** 5/24/17

**Agreement Execution Amendment:** 8/21/17

**Agreement Execution Amendment:** 11/13/17

**Agreement Execution Amendment:** 11/28/17

**SITE INFORMATION:**

**Site No.:** C360083    **Site Name:** River Park Center Site a/k/a Chicken Island Site

**Site Owner:** City of Yonkers; Fleet New Main Street, LLC; Yonkers Community Development Agency

**Street Address:** New Main Street and Nepperhan Avenue

**Municipality:** Yonkers    **County:** Westchester    **DEC Region:** 3

**Site Size:** 6.934 Acres

**Tax Map Identification Number(s):** 1.-483-10, 1.-483-12, 1.-483-13, 1.-483-16, 1.-483-5, 1.-483-50,  
1.-483-60, 1.-483-7, 1.-483-9, 1.-484-15, 1.-484-51, 1.-484-53,  
1.-485-1, 1.-485-10, 1.-485-12, 1.-485-14, 1.-485-16, 1.-485-18,  
1.-485-2, 1.-485-3, 1.-485-4, 1.-485-6, 1.-485-7, 1.-485-8, 1.-486-15,  
1.-486-16, Engine Place (Roadway), James St (Roadway), Henry Herz  
(Roadway), Ann Street (Roadway), John Street (Roadway)

**Percentage of site located in an EnZone:** 50 - 99 %

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 20 %.

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 18 %.

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 571593770 and 571643029 and 571643707.

**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 Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:

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

Date:

12/29/17

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

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083

New Main Street and Nepperhan Avenue, NY 10701

City of Yonkers, Westchester County, Tax Map Identification Number(s): 1.-483-5, 1.-483-7, 1.-483-9, 1.-483-10, 1.-483-12, 1.-483-13, 1.-483-16, 1.-483-50, 1.-483-60, 1.-485-1, Engine Place (Roadway), James St (Roadway), Henry Herz Street, (Roadway), Ann Street (Roadway), John Street (Roadway)

**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 SFC Yonkers LLC, Yonkers Industrial Development Agency, Yonkers Community Development Agency, and City of Yonkers for thirty-one (31) tax parcels and internal roadways totaling approximately 6.934 acres located at New Main St., Nepperhan Ave, and Palisades Ave in the City of Yonkers, Westchester County, including fifteen (15) parcels and internal roadways listed above owned by the City of Yonkers and totaling 5.416 acres.

**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 the Westchester 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 571593770.

**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.

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Rd, New Paltz, NY 12564 by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

City of Yonkers

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:**  
Knauf Shaw LLP  
1400 Crossroads Building  
2 State Street  
Rochester NY 14614-1365

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

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083  
New Main Street and Nepperhan Avenue, NY 10701  
City of Yonkers, Westchester County, Tax Map Identification Number(s): 1-484-15, 1-484-51, 1-484-53

**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 SFC Yonkers LLC, Yonkers Industrial Development Agency, Yonkers Community Development Agency, and City of Yonkers for thirty-one (31) tax parcels and internal roadways totaling approximately 6.934 acres located at New Main St., Nepperhan Ave, and Palisades Ave in the City of Yonkers, Westchester County, including three (3) parcels listed above owned by Fleet New Main Street LLC totaling 0.334 acres.

**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 the Westchester 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 571643029.

**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.

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Rd, New Paltz, NY 12564 by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate -

Fleet New Main Street LLC

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:**  
Knauf Shaw LLP  
1400 Crossroads Building  
2 State Street  
Rochester NY 14614-1365

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

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083

New Main Street and Nepperhan Avenue, NY 10701

City of Yonkers, Westchester County, Tax Map Identification Number(s): 1-485-2, 1-485-3, 1-485-4, 1-485-6, 1-485-7, 1-485-8, 1-485-10, 1-485-12, 1-485-14, 1-485-16, 1-485-18, 1-486-15, 1-486-16

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**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 the Westchester 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 571643707.

**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.

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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.

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

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**WHEREFORE**, the undersigned has signed this Notice of Certificate

Yonkers Community Development Agency

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:**  
Knauf Shaw LLP  
1400 Crossroads Building  
2 State Street  
Rochester NY 14614-1365

**Exhibit A**  
**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**FLEET NEW MAIN STREET LLC ENVIRONMENTAL EASEMENT  
LEGAL DESCRIPTION**

**ALL THAT CERTAIN** plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

**COMMENCING ALONG A TIE** from the intersection of the northeasterly line of New Main Street as established by Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226 and the northwesterly line of Nepperhan Avenue as established by appropriation map 4 parcel 4, prepared by Chas. H. Sells, Inc. on November 10, 1966 and filed in the Westchester County Clerk's Office on June 17, 1968 as Map No. 16096 and continuing along the aforementioned northeasterly line of New Main Street, North 37°02'54" West, a distance of 288.55 feet to the centerline of Ann Street (formerly known as Post Lane), and continuing still along the aforementioned northeasterly line of New Main Street as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, North 36°25'59" West, a distance of 24.43 feet to the northwesterly line Ann Street as established by aforementioned Warneck Map (Title No. 6-024537) to the **POINT OR PLACE OF BEGINNING**:

**FROM SAID POINT OF BEGINNING;**

**CONTINUING** along said northeasterly line of New Main Street, North 36°25'59" West, a distance of 76.27 feet to the southeasterly line of Section 1 Block 484 Lot 55 of the Official Tax Map of the City of Yonkers, as established by Liber 7790 page 267, aforementioned Dearing Map (Title No. 6-001012, etc.), aforementioned Dearing Map (Title No. 6-024537) and Control No. 450880284;

**CONTINUING** along the southeasterly and northeasterly lines of Section 1 Block 484 Lots 55 and 8 as established by aforementioned Dearing Map (Title No. 6-024537), aforementioned Warneck Map (Title No. 6-024537), "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941 and aforementioned Control No. 450880284, the following three (3) courses and distances;

- 1) North 53°11'51" East, a distance of 90.23 feet,
- 2) North 37°13'09" West, a distance of 40.30 feet and
- 3) North 53°16'38" East, a distance of 66.01 feet;

**THENCE** South 36°21'38" East, a distance of 64.02 feet;

**THENCE** South 18°29'09" East, a distance of 62.31 feet to the aforementioned northwesterly line of Ann Street and continuing along same, South 56°00'32" West, a distance of 136.53 feet to the **POINT OR PLACE OF BEGINNING**.

**CONTAINING** an area of 14,530 square feet or 0.334 acres of land more or less.

**SCHEDULE "C" PROPERTY DESCRIPTION**

**CITY OF YONKERS  
ENVIRONMENTAL EASEMENT  
LEGAL DESCRIPTION**

**ALL THAT CERTAIN** plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

**COMMENCING ALONG A TIE** from the intersection of the southerly line of Palisade Avenue (formerly known as Factory Street) as established by "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941, with the northeasterly line of New Main Street (formerly known as Mechanic Street) as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, as measured along the aforementioned southerly line of Palisade Avenue from said intersection to the southwesterly line of James Street as established by aforementioned Dearing Map (Title No. 6-001012, etc.) North 57°57'50" East, a distance of 230.04 feet to the **POINT OR PLACE OF BEGINNING**:

**FROM SAID POINT OF BEGINNING;**

**CONTINUING** along the aforementioned southerly line of Palisade Avenue, crossing James Street, North 57°16'09" East, a distance of 58.18 feet to the northeasterly line of James Street;

**CONTINUING** along aforementioned northeasterly line of James Street, South 35°45'08" East, a distance of 46.00 feet;

**THENCE** North 54°14'52" East, a distance of 11.99 feet;

**THENCE** South 19°03'19" East, a distance of 46.48 feet;

**THENCE** South 82°22'18" East, a distance of 28.73 feet;

**THENCE** North 70°56'38" East, a distance of 297.08 feet;

**THENCE** South 19°03'22" East, a distance of 111.00 feet to the northerly line of John Street;

**THENCE** along the aforementioned northerly side of John Street, North 70°56'38" East, a distance of 59.15 feet to the westerly line of School Street;

**THENCE** along the aforementioned westerly line of School Street South 01°02'32" East, a

distance of 450.89 feet to the to the northwesterly line of Nepperhan Avenue (formerly known as Guion Street) as established by appropriation map 7 parcel 7, prepared by Chas. H. Sells, Inc. on June 28, 1967 and filed in the Westchester County Clerk's Office on September 17, 1969 as Map No. 16855;

**CONTINUING** along the aforementioned northwesterly line of Nepperhan Avenue the following three (3) courses and distances;

- 1) South 51°43'19" West, a distance of 153.13 feet as established by aforementioned Sells Map (Map No. 16855) to the northeasterly line of Henry Herz Street,
- 2) Crossing the aforementioned Henry Herz Street, South 53°37'40" West, a distance of 50.06 feet and
- 3) Continuing along aforementioned northwesterly line of Nepperhan Avenue as established by appropriation map 4 parcel 4, prepared by Chas. H. Sells, Inc. on November 10, 1966 and filed in the Westchester County Clerk's Office on June 17, 1968 as Map No. 16096, South 52°41'21" West, a distance of 144.64 feet to the northeasterly line of New Main Street as established by Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226;

**CONTINUING** along the aforementioned northeasterly line of New Main Street, the following two (2) courses and distances;

- 4) North 37°02'54" West, a distance of 288.55 feet to the intersection of the aforementioned northeasterly line of New Main Street and the centerline of Ann Street (formerly known as Post Lane) and
- 5) Continuing still along the aforementioned northeasterly line of New Main Street as established by aforementioned Dearing Map (Title No. 6-024537) and aforementioned Warneck Map (Title No. 6-024537), North 36°25'59" West, a distance of 24.43 feet to the northwesterly line Ann Street as established by aforementioned Warneck Map (Title No. 6-024537) and continuing along same, North 56°00'32" East, a distance of 136.53 feet;

**THENCE** North 18°29'09" West, a distance of 62.31 feet;

**THENCE** North 36°21'38" West, a distance of 144.04 feet;

**THENCE** North 53°20'50" East, a distance of 73.86 feet, to aforementioned southwesterly line of James Street;

**THENCE** continuing along the aforementioned southwesterly line of James Street, North 36°31'05" West, a distance of 190.32 feet to the **POINT OR PLACE OF BEGINNING**.

**EXCLUDING THEREFROM** all that certain plot, piece or parcel of land designated as "Land Under Water," situate, lying and being in the City of Yonkers, County of Westchester and State

of New York, being more particularly bounded and described as follows:

**COMMENCING ALONG A TIE** from the intersection of the northeasterly line of New Main Street as established by aforementioned documents; Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226, and the northwesterly line of Nepperhan Avenue as established by aforementioned Sells Map (Map No. 16096) and continuing along the aforementioned northeasterly line of New Main Street, North 37°02'54" West, a distance of 268.10 feet to the southeasterly line of Ann Street, and continuing along same, North 58°30'25" East, a distance of 62.35 feet;

**THENCE** South 31°03'03" East, a distance of 0.67 feet to the **POINT OR PLACE OF BEGINNING**;

**FROM SAID POINT OR PLACE OF BEGINNING:**

**THENCE** South 31°03'03" East, a distance of 14.51 feet to a point on a non-tangent curve to the right from where the radial bears South 09°55'54" West,

**ALONG** said curve to the right having a radius of 81.00 feet, and an arc length of 64.04 feet to a point of compound curvature,

**ALONG** the compound curve to the right having a radius of 135.00 feet, and an arc length of 47.80 feet to a point of compound curvature,

**ALONG** the compound curve to the right having a radius of 100.00 feet, and an arc length of 19.65 feet to a point of reverse curvature,

**ALONG** the curve to the left having a radius of 75.00 feet, and an arc length of 59.58 feet to a point on said curve from where the radial bears North 41°15'32" East,

**THENCE** along the radial extended, South 41°15'32" West, a distance of 1.50 feet,

**THENCE** South 48°44'28" East, a distance of 5.17 feet,

**THENCE** South 34°21'44" West, a distance of 9.23 feet to a point on a non-tangent curve to the left from where the radial bears North 28°44'18" East,

**ALONG** said curve to the left having a radius of 54.96 feet, and an arc length of 35.81 feet to a point on said curve from where the radial bears North 08°35'48" West,

**THENCE** along the said radial of the last described curve, North 08°35'48" West, a distance of 1.01 feet to a point on a non-tangent curve to the left from where the radial bears North 18°03'23" West,

**ALONG** aforementioned curve to the left having a radius of 39.89 feet, and an arc length of 29.34 feet to a point on said curve from where the radial bears North 60°11'34" West,

**THENCE** North 27°06'55" East, a distance of 4.38 feet,

**THENCE** North 37°02'00" West, a distance of 3.69 feet to a point on a non-tangent curve to the left from where the radial bears North 54°34'08" West,

**ALONG** the aforementioned curve to the left having a radius of 41.31 feet, and an arc length of 11.10 feet to a point on a non-tangent curve to the right from where the radial bears South 67°34'03" East,

**ALONG** aforementioned curve to the right having a radius of 136.36 feet, and an arc length of 36.04 feet to a point on said curve from where the radial bears South 52°25'32" East,

**THENCE** North 38°03'31" West, a distance of 26.92 feet,

**THENCE** South 61°56'13" West, a distance of 25.30 feet to a point of curvature,

**ALONG** the curve to the right having a radius of 15.00 feet, and an arc length of 22.71 feet to a point of tangency,

**THENCE** North 31°18'50" West, a distance of 117.99 feet,

**THENCE** North 28°35'36" West, a distance of 31.01 feet,

**THENCE** South 58°56'57" West, a distance of 59.16 feet to the **POINT OR PLACE OF BEGINNING.**

**CONTAINING** a total area of land, after exclusion, of 235,912 square feet or 5.416 acres of land more or less.

**SCHEDULE "A" PROPERTY DESCRIPTION**

**YONKERS COMMUNITY DEVELOPMENT AGENCY  
ENVIRONMENTAL EASEMENT  
LEGAL DESCRIPTION**

**ALL THAT CERTAIN** plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

**COMMENCING ALONG A TIE** from the intersection of the southerly line of Palisade Avenue (formerly known as Factory Street) as established by "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941, with the northeasterly line of New Main Street (formerly known as Mechanic Street) as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, as measured along the aforementioned southerly line of Palisade Avenue from said intersection to the southwesterly line of James Street as established by aforementioned Dearing Map (Title No. 6-001012, etc.) North 57°57'50" East, a distance of 230.04 feet, crossing James Street North 57°16'09" East, a distance of 58.18 feet to the northeasterly line of James Street to the **POINT OR PLACE OF BEGINNING**:

**FROM SAID POINT OF BEGINNING;**

**CONTINUING** along the aforementioned southerly line of Palisade Avenue as established by Liber 7543 Page 766, Liber 7496 Page 112, Liber 7524 Page 84, Liber 7501 Page 353, Liber 7502 Page 157, Liber 7546 Page 465, Liber 7538 Page 715, Liber 7584 Page 634, Liber 7530 Page 81, Liber 7538 Page 721, and "Map of the S. Shethar Property" prepared by George Rayner dated April 12, 1899 and filed December 22, 1904 as Westchester County Clerk Map No. 1446, North 70°56'38" East, a distance of 445.81 feet to the intersection of the aforementioned southerly line of Palisade Avenue and the extension of the southerly line of Elm Street, as established by the aforementioned Rayner Map (Map No. 1446);

**THENCE** along the aforementioned extension of the southerly line of Elm Street, South 77°18'48" East, a distance of 5.45 feet to the westerly line of School Street and continuing along same, the following two (2) courses and distances;

- 1) South 19°03'22" East, a distance of 71.71 feet and
- 2) South 01°02'32" East, a distance of 143.45 feet to the northerly line of John Street;

**THENCE** along the aforementioned northerly line of John Street, South 70°56'38" West, a distance of 59.15 feet;

**THENCE** North 19°03'22" West, a distance of 111.00 feet;

**THENCE** South 70°56'38" West, a distance of 297.08 feet;

**THENCE** North 82°22'18" West, a distance of 28.73 feet;

**THENCE** North 19°03'19" West, a distance of 46.48 feet;

**THENCE** South 54°14'52" West, a distance of 11.99 feet to the aforementioned northeasterly line of James Street;

**CONTINUING** along same, North 35°45'08" West, a distance of 46.00 feet to the **POINT OR PLACE OF BEGINNING**.

**CONTAINING** an area of 51,587 square feet or 1.184 acres of land more or less.

**Exhibit B**  
**Site Survey**

# LEGEND

- |  |                                |
|--|--------------------------------|
| ① SANITARY SEWER MANHOLE                                     | ⑩ TRAFFIC SIGNAL BOX           |
| ② STORM SEWER MANHOLE  | ⑪ TRAFFIC SIGNAL LIGHT         |
| ③ TELEPHONE MANHOLE  | ⑫ TRAFFIC SIGNAL POLE          |
| ④ ELECTRIC MANHOLE   | ⑬ UTILITY POLE                 |
| ⑤ ELECTRIC MANHOLE SQUARE                                    | ⑭ FENCED-IN S.W. 1/4, 1/2 POLE |
| ⑥ FIRE DEPT. MANHOLE   | ⑮ LAMP                         |
| ⑦ FIRE DEPT. MANHOLE SQUARE                                  | ⑯ STREET LIGHTS                |
| ⑧ WATER MANHOLE  | ⑰ PARKING METER                |
| ⑨ WATER VALVE  | ⑱ TREE                         |
| ⑩ GAS VALVE  | ⑲ SIGN                         |
| ⑪ "C" VALVE  | ⑳ MONITORING WELL              |
| ⑫ UNKNOWN VALVE  | ㉑ FLAGPOLE                     |
| ⑬ HYDRANT  | ㉒ POST                         |
| ⑭ CURB BASIN   | ㉓ BENCH                        |
| ⑮ STORM DRAIN INLET  | N/A NOT ACCESSIBLE             |
| ⑯ MARELOT  | CO CLEAN OUT                   |
| ⑰ UTILITY BOX  | RED CEDAR LOT DIMENSION        |
| FENCE LINE   |                                |
| GUIDE RAIL   |                                |
| OVERHEAD ELECTRIC  |                                |
| TAX LOT LINE   |                                |
| EASEMENT LINE  |                                |
| STREET LINE  |                                |
| BCP SITE # C360083 BOUNDARY LINE                             |                                |
| EASEMENT "BOUNDARY" (YONKERS COMMUNITY DEVELOPMENT AGENCY) * |                                |
| EASEMENT "BOUNDARY" (CITY OF YONKERS) *                      |                                |
| EASEMENT "BOUNDARY" (FLEET NEW MAIN STREET LLC) *            |                                |

\* Exterior BCP boundary lines and easement lines in the areas that they are "co-located" above the upper street and boundary, the colored boundaries "highlight" the particular of the easement(s) and are provided for clear reference only - they are not the actual boundary lines.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov).

All notes on sheet 2 also pertain to this sheet.

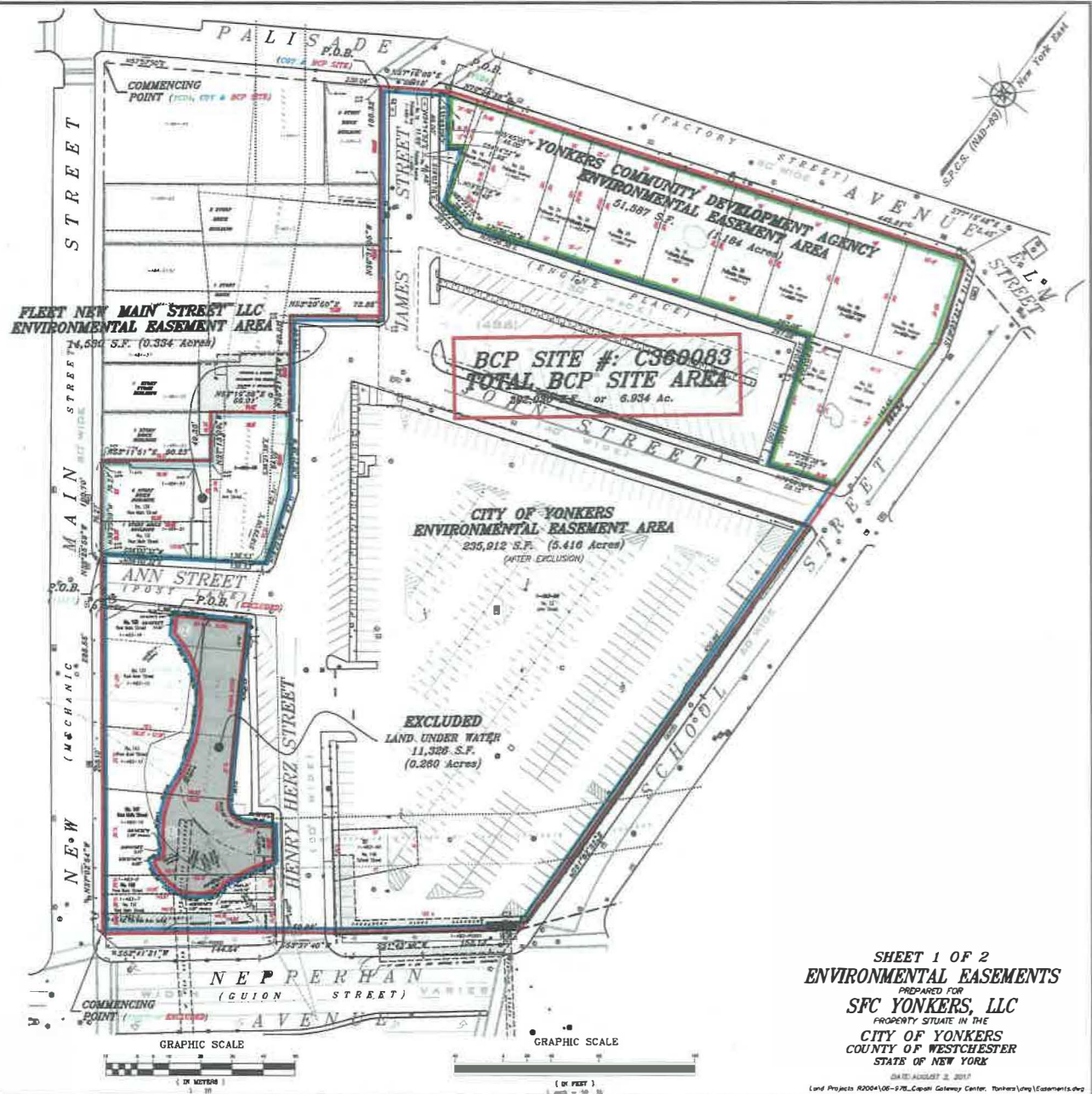
## CONTRACTORS' LINE & GRADE SOUTH, LLC

23 Nepperton Avenue  
Elmsford, New York 10523  
Phone: (914) 347-3141 Fax: (914) 347-3120  
Office@lineandgrade.net

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Steven J. Ward, PLS 050034  
23 Nepperton Avenue  
Elmsford, New York 10523  
Phone: (914) 347-3141



## SHEET 1 OF 2 ENVIRONMENTAL EASEMENTS

PREPARED FOR  
**SFC YONKERS, LLC**  
PROPERTY SITUATE IN THE  
**CITY OF YONKERS**  
**COUNTY OF WESTCHESTER**  
**STATE OF NEW YORK**

DATE: AUGUST 2, 2017

Land Projects R2004106-278\_Capitol Gateway Center\_YonkersLongEasements.dwg





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/11/2017



**SITE DESCRIPTION**

**SITE NO.** C360083

**SITE NAME** River Park Center Site a/k/a Chicken Island Site

**SITE ADDRESS:** New Main Street and Nepperhan Avenue **ZIP CODE:** 10701

**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: 04/30/2019

**Description of Institutional Control**

**CDA Yonkers**

87 Nepperhan Avenue, Suite 312

**16 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 2

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**18 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 3

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-3

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**20 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 4

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-4

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**23 John Street**

Environmental Easement

Block: 486

Lot: 15

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-486-15

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**24 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 6

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-6

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**25 John Street**

Environmental Easement

Block: 486

Lot: 16

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-486-16

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**26 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 7

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-7

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**28 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 8

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-8

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

Soil Management Plan

**32 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 10

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-10

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**36 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 12

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-12  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**40 Palisades Avenue**  
Environmental Easement

Block: 485

Lot: 14

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-14

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**46 Palisades Avenue**  
Environmental Easement

Block: 485

Lot: 16

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-16

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**48 Palisades Avenue**  
Environmental Easement

Block: 485

Lot: 18  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-18  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**City of Yonkers**

40 South Broadway  
**135 New Main Street**  
Environmental Easement  
Block: 483  
Lot: 16  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-483-16  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**137 New Main Street**  
Environmental Easement  
Block: 483  
Lot: 13  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-483-13  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**14 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 1

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**143 New Main Street**

Environmental Easement

Block: 483

Lot: 12

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-12

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**147 New Main Street**

Environmental Easement

Block: 483

Lot: 10

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-10

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**149 New Main Street**

Environmental Easement

Block: 483

Lot: 9

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-9

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**149 School Street**

Environmental Easement

Block: 483

Lot: 50

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-50

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**151 New Main Street**

Environmental Easement

Block: 483

Lot: 7

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-7

Ground Water Use Restriction

IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**155 New Main Street**

Environmental Easement

Block: 483

Lot: 5

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-5

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

**Ann Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: Ann Street (Roadway)

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Engine Place (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:  
Section:  
Subsection:  
S\_B\_L Image: Engine Place (Roadway)  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**Getty Square Parking 23**  
Environmental Easement

Block: 483

Lot: 60

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-60  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**Henry Hertz Street**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: Henry Hertz Street (Roadway)  
Ground Water Use Restriction  
IC/EC Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
Soil Management Plan

**James Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: James Street (Roadway)

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**John Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: John Street (Roadway)

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Fleet New Main Street LLC**

225 Millburn Ave, Ste 202

**129 New Main Street**

Environmental Easement

Block: 484

Lot: 53

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-484-53

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**131 New Main Street**

Environmental Easement

Block: 484

Lot: 51

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-484-51

Ground Water Use Restriction.

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**9 Ann Street**

Environmental Easement

Block: 484

Lot: 15

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-484-15

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**CDA Yonkers**

87 Nepperhan Avenue, Suite 312

**16 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 2

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-2  
Cover System  
Monitoring Wells  
Vapor Mitigation

**18 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 3

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-3  
Cover System  
Monitoring Wells  
Vapor Mitigation

**20 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 4

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-4  
Cover System  
Monitoring Wells  
Vapor Mitigation

**23 John Street**

Environmental Easement

Block: 486

Lot: 15

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-486-15  
Cover System  
Monitoring Wells  
Vapor Mitigation

**24 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 6

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-6  
Cover System  
Monitoring Wells  
Vapor Mitigation

**25 John Street**

Environmental Easement

Block: 486

Lot: 16

Sublot:

Section: 1  
Subsection:  
S\_B\_L Image: 1.-486-16  
Cover System  
Monitoring Wells  
Vapor Mitigation

**26 Palisades Avenue**  
Environmental Easement  
Block: 485  
Lot: 7

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-7  
Cover System  
Monitoring Wells  
Vapor Mitigation

**28 Palisades Avenue**  
Environmental Easement  
Block: 485  
Lot: 8

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-8  
Cover System  
Monitoring Wells  
Vapor Mitigation

**32 Palisades Avenue**  
Environmental Easement  
Block: 485  
Lot: 10

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-10  
Cover System  
Monitoring Wells  
Vapor Mitigation

**36 Palisades Avenue**  
Environmental Easement  
Block: 485  
Lot: 12

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-12  
Cover System  
Monitoring Wells  
Vapor Mitigation

**40 Palisades Avenue**  
Environmental Easement  
Block: 485

Lot: 14  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-14  
Cover System  
Monitoring Wells  
Vapor Mitigation

**46 Palisades Avenue**  
Environmental Easement

Block: 485  
Lot: 16  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-16  
Cover System  
Monitoring Wells  
Vapor Mitigation

**48 Palisades Avenue**  
Environmental Easement

Block: 485  
Lot: 18  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-485-18  
Cover System  
Monitoring Wells  
Vapor Mitigation

**City of Yonkers**

40 South Broadway

**135 New Main Street**

Environmental Easement

Block: 483  
Lot: 16  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-483-16  
Cover System  
Monitoring Wells  
Vapor Mitigation

**137 New Main Street**

Environmental Easement

Block: 483  
Lot: 13  
Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-483-13  
Cover System  
Monitoring Wells

Vapor Mitigation

**14 Palisades Avenue**

Environmental Easement

Block: 485

Lot: 1

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-485-1

Cover System

Monitoring Wells

Vapor Mitigation

**143 New Main Street**

Environmental Easement

Block: 483

Lot: 12

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-12

Cover System

Monitoring Wells

Vapor Mitigation

**147 New Main Street**

Environmental Easement

Block: 483

Lot: 10

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-10

Cover System

Monitoring Wells

Vapor Mitigation

**149 New Main Street**

Environmental Easement

Block: 483

Lot: 9

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-9

Cover System

Monitoring Wells

Vapor Mitigation

**149 School Street**

Environmental Easement

Block: 483

Lot: 50

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-50

Cover System

Monitoring Wells

Vapor Mitigation

**151 New Main Street**

Environmental Easement

Block: 483

Lot: 7

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-7

Cover System

Monitoring Wells

Vapor Mitigation

**155 New Main Street**

Environmental Easement

Block: 483

Lot: 5

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-5

Cover System

Monitoring Wells

Vapor Mitigation

**Ann Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: Ann Street (Roadway)

Cover System

Monitoring Wells

Vapor Mitigation

**Engine Place (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: Engine Place (Roadway)

Cover System

Monitoring Wells

Vapor Mitigation

**Getty Square Parking 23 John St**

Environmental Easement

Block: 483

Lot: 60

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-483-60

Cover System  
Monitoring Wells  
Vapor Mitigation

**Henry Hertz Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: Henry Hertz Street (Roadway)

Cover System

Monitoring Wells

Vapor Mitigation

**James Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: James Street (Roadway)

Cover System

Monitoring Wells

Vapor Mitigation

**John Street (Roadway)**

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S\_B\_L Image: John Street (Roadway)

Cover System

Monitoring Wells

Vapor Mitigation

**Fleet New Main Street LLC**

225 Millburn Ave, Ste 202

**129 New Main Street**

Environmental Easement

Block: 484

Lot: 53

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1.-484-53

Cover System

Monitoring Wells

Vapor Mitigation

**131 New Main Street**

Environmental Easement

Block: 484

Lot: 51

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-484-51  
Cover System  
Monitoring Wells  
Vapor Mitigation

**9 Ann Street**

Environmental Easement

Block: 484

Lot: 15

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1.-484-15  
Cover System  
Monitoring Wells  
Vapor Mitigation