



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested:

☐ Amendment to modify the existing BCA: [check one or more boxes below]

- ☐ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☐ Change in Name of applicant(s)

☐ Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☐ No

1b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner)

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

☒ Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]

☐ Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]

☐ **Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

☒ Other (explain in detail below)

2. Required: Please provide a brief narrative on the nature of the amendment:

This BCA Amendment # 3 to the original BCA dated 7-10-2018 provides a revised Site description with map for Parcel #1 enrolled in the BCP at 1 Lawrence Street within the Town of Greenburgh, Westchester County, NY 10502, to exclude the Saw Mill River and land below the high water line.

Amendment #1, dated 5-26-2020 = Site status update from Gen 2 to Gen 3.

Amendment #2, dated 5-4-2022 = correction to site address (in Greenburgh, not Ardsley).

Please refer to the attached instructions for guidance on filling out this application

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Section I. Current Agreement Information		
BCP SITE NAME: Ardsley LLC		BCP SITE NUMBER: C360146
NAME OF CURRENT APPLICANT(S): Ardsley LLC		
INDEX NUMBER OF AGREEMENT: C360146		DATE OF ORIGINAL AGREEMENT: 7/10/18
Section II. New Requestor Information (complete only if adding new requestor or name has changed)		
NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
1. Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> 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 (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.		
NAME OF NEW REQUESTOR'S REPRESENTATIVE		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No		
3. Describe Requestor's Relationship to Existing Applicant: 		

Section III. Current Property Owner/Operator Information (only include if new owner/operator)		
Owner below is: <input type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant		
OWNER'S NAME (if different from requestor)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
OPERATOR'S NAME (if different from requestor or owner)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)	
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 type="checkbox"/> No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment.	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information.	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

☐ 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.

12. Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

13. If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? ☐ Yes ☐ No

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

Section V. Property description and description of changes/additions/reductions (if applicable)

1. Property information on current agreement:

ADDRESS 1 Lawrence St

CITY/TOWN Greenburgh

ZIP CODE 10502

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: 6.45

Parcel Address	Section No.	Block No.	Lot No.	Acreage
1 Lawrence St Greenburgh, NY 10502	8.370	265	1	6.45

2. Check appropriate boxes below:

☐ Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

2a. PARCELS ADDED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Added by Parcel

Total acreage to be added: _____

☒ Reduction of property

2b. PARCELS REMOVED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Removed by Parcel
removal of the Saw Mill River and lands below the high water line within parcel 1				0.45

Total acreage to be removed: 0.45☐ Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

Parcel Address	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

3. TOTAL REVISED SITE ACREAGE: 6.00

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

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 Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Ardsley LLC	BCP SITE NUMBER: C360146
NAME OF CURRENT APPLICANT(S): Ardsley LLC	
INDEX NUMBER OF AGREEMENT: C360146	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 7/10/18	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 05/09/2022

Signature: 

Print Name: Michael Roberts

(Entity)

I hereby affirm that I am Manager (title) of Ardsley LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Michael Roberts signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 05/09/2022

Signature: 

Print Name: Michael Roberts

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

☐

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

☒

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 contamination.

Effective Date of the Original Agreement: 7/10/18

Signature by the Department:

DATED: 7/7/2022

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



~~Susan Edwards, P.E.~~, Acting Director
Division of Environmental Remediation

Site Code: C360146

SUBMITTAL REQUIREMENTS:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable 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

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

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

PROJECT MANAGER: _____

BROWNFIELD CLEANUP PROGRAM (BCP) INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement. NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the 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). The application must be submitted to DEC in the same manner as the original application to participate.

COVER PAGE

Please select all options that apply. Provide a brief narrative of the nature of the amendment requested. At the bottom of the page, please enter the site code. This field will auto-populate in the bottom left corner of the subsequent pages.

SECTION I CURRENT AGREEMENT INFORMATION

Provide the site name, site code and current requestor exactly as it appears on the existing agreement. Provide the agreement index number and the date of the initial BCA, regardless of any executed amendments.

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners' names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address. Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant. Attorney Name, Address, etc.
Provide information for the requestor's attorney.

Please provide proof that the party signing this Application and Amendment has the authority to bind the requestor. This would be documentation from corporate organizational papers, which are updated, showing

the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Only include if a transfer of title has taken place resulting in a change in ownership and/or operation of the site. Provide the relationship of the owner to the site by selecting one of the check-box options.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property. Attach separate pages as needed.

Operator Name, Address, etc.

Provide information for the new operator, if applicable.

SECTION IV NEW REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

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.

If the 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. A purchase contract does not suffice as proof of access.

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the 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). The application must be submitted to DEC in the same manner as the original application to participate.

1. Property Information on Existing Agreement

Provide the site address and tax parcel information exactly as it appears on the current agreement (or as it has been modified in previous amendments).

2a. Addition of Property

Provide the tax parcel information and acreage for each parcel to be added. Provide the total acreage to be added below the far-right column.

2b. Reduction of Property

Provide the tax parcel information and acreage for each parcel to be removed. Provide the total acreage to be removed below the far-right column.

2c. Change to SBL or metes and bounds description

Provide the new tax parcel information and attach a metes and bounds description.

All requested changes to this section should be accompanied by a revised survey or other acceptable map depicting the proposed new site boundary. Additionally, provide a county tax map with the site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the site location clearly identified.

SUPPLEMENT TO THE APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT – QUESTIONS FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

This page should only be completed if:

- a. The site is located in the five boroughs comprising New York City

AND

- b. The site does not currently have an eligibility determination for tangible property credits.

PART II

The information in the top section of page 7 should auto-populate with the information provided on page 2. If a new requestor is applying to enter the program, provide the required information and signature at the bottom of page 7 and the required information and signature on page 8.

If no new requestor is applying to the program but any other change has been made, provide the required information and signature on page 8.



**SURVEY OF TAX LOTS 1, 2, 3 & 4
BLOCK 265
SECTION 008.370
AS SHOWN ON THE OFFICIAL TAX MAP OF
THE VILLAGE OF DOBBS FERRY
SITUATED IN THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.
MAP REFERENCES**

- MAP No. 1 OF PROPERTY OF THE ERHARDT EDWARDS LOWERRE SYNDICATE AT CHAUNCEY IN THE TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 974 ON APRIL 2, 1891.
- MAP VOLUME 86, PAGE 8A FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON MAY 8, 1894.
- ENGINEERING DEPARTMENT WESTCHESTER COUNTY PARK COMMISSION PLAN OF STAUFFER CHEMICAL WORKS SHOWING PROPOSED WATER SUPPLY LAYOUT, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3216 ON NOVEMBER 24, 1927.
- MAP SHOWING LANDS TO BE ACQUIRED BY WESTCHESTER COUNTY PARK COMMISSION FOR SAW MILL PARKWAY BETWEEN THE VILLAGE LINE OF HASTINGS AND MEADOW AVENUE IN THE VILLAGE OF DOBBS FERRY AND TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3491 ON AUGUST 6, 1929.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 26, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4270 ON APRIL 14, 1936.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 28, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4273 ON APRIL 14, 1936.
- MAP SHOWING LANDS EAST HUDSON PARKWAY AUTHORITY IN THE NAME OF THE STATE OF NEW YORK PURSUANT TO CHAPTER 649 OF LAWS OF 1960 SAW MILL RIVER PARKWAY SHEET No. 13, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 14263 ON MARCH 5, 1965.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY LAWRENCE STREET OVER SAW MILL RIVER WESTCHESTER COUNTY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 21290 ON AUGUST 3, 1983.
- SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.
- SHEET 33 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

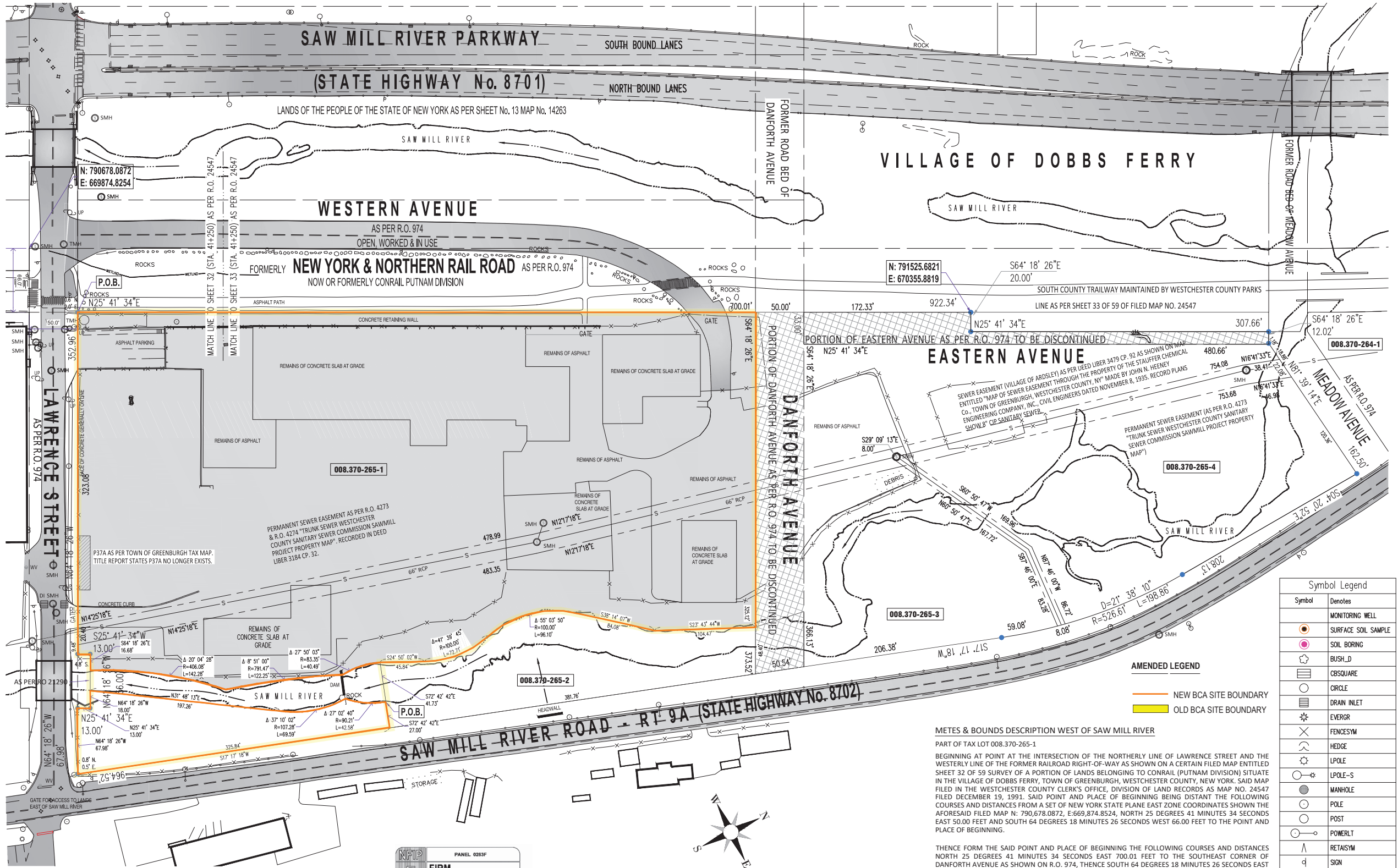
ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
CPSNO / CPESC
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJPCELS@aol.com



Symbol Legend	
Symbol	Denotes
	MONITORING WELL
	SURFACE SOIL SAMPLE
	SOIL BORING
	BUSH_D
	CBSQUARE
	CIRCLE
	DRAIN INLET
	EVERGR
	FENCESYM
	HEDGE
	LPOLE
	LPOLE-S
	MANHOLE
	POLE
	POST
	POWERLT
	RETAISYM
	SIGN
	SMH
	SQUARE
	STONESYM
	STUMP
	SWAMP
	TMH
	TREE
	TRPEDCTR
	TRSignal
	UPOLE
	WATER VALVE

METES & BOUNDS DESCRIPTION WEST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1

BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK. SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP No. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.

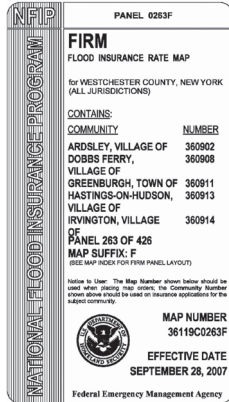
THENCE FORM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFOREMENTIONED DANFORTH AVENUE.
THENCE, SOUTH 23 DEGREES 43 MINUTES 43 SECONDS WEST 104.47 FEET,
THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE,
THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT,
THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 03 SECONDS HAVING A RADIUS OF 83.35 FEET AND AN ARC LENGTH OF 40.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 00 SECONDS AND RADIUS OF 791.47 FEET AND AN ARC LENGTH OF 122.25 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20 DEGREES 04 MINUTES 28 SECONDS AND A RADIUS OF 406.08 FEET AND AN ARC LENGTH OF 142.28 FEET TO A POINT ON THE NORTHERLY LINE OF LAWRENCE STREET,
THENCE, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 16.68 FEET,
THENCE, SOUTH 25 DEGREES 41 MINUTES 34 SECONDS WEST 13.00 FEET,
CONTINUING ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 323.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 245,437.5 S.F. / 5.63 ACRES

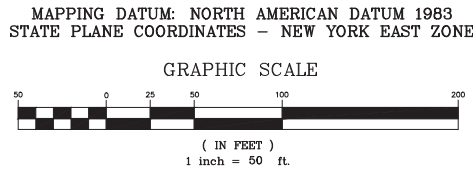
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE 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.

SOIL BORINGS SHOWN HEREON LOCATED ON JULY 15, 2019.

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 22, 2009. SURVEY COMPLETED ON JULY 9, 2019. MAP COMPLETED JULY 15, 2019. MAP REVISED JUNE 23, 2020. TAX LOT 2 & REVISED LEGAL DESCRIPTION ADDED JULY 7, 2020. MAP REVISED DECEMBER 20, 2021. JAN 27 2022



**TOTAL LOT AREA = 469,190 S.F. / 10.7711 ACRES (INCLUDING ROAD BEDS TO BE DISCONTINUED)
AREA OF DISCONTINUED PORTION OF DANFORTH AVENUE = 18,491 S.F. / 0.4244 ACRES
AREA OF DISCONTINUED PORTION OF WESTERN AVENUE = 9,687 S.F. / 0.2224 ACRES**





**SURVEY OF TAX LOTS 1, 2, 3 & 4
BLOCK 265
SECTION 008.370
AS SHOWN ON THE OFFICIAL TAX MAP OF
THE VILLAGE OF DOBBS FERRY
SITUATED IN THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.
MAP REFERENCES**

- MAP No. 1 OF PROPERTY OF THE ERHARDT EDWARDS LOWERRE SYNDICATE AT CHAUNCEY IN THE TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 974 ON APRIL 2, 1891.
- MAP VOLUME 86, PAGE 8A FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON MAY 8, 1894.
- ENGINEERING DEPARTMENT WESTCHESTER COUNTY PARK COMMISSION PLAN OF STAUFFER CHEMICAL WORKS SHOWING PROPOSED WATER SUPPLY LAYOUT, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3216 ON NOVEMBER 24, 1927.
- MAP SHOWING LANDS TO BE ACQUIRED BY WESTCHESTER COUNTY PARK COMMISSION FOR SAW MILL PARKWAY BETWEEN THE VILLAGE LINE OF HASTINGS AND MEADOW AVENUE IN THE VILLAGE OF DOBBS FERRY AND TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3491 ON AUGUST 6, 1929.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 26, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4270 ON APRIL 14, 1936.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 28, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4273 ON APRIL 14, 1936.
- MAP SHOWING LANDS EAST HUDSON PARKWAY AUTHORITY IN THE NAME OF THE STATE OF NEW YORK PURSUANT TO CHAPTER 649 OF LAWS OF 1960 SAW MILL RIVER PARKWAY SHEET No. 13, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 14263 ON MARCH 5, 1965.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY LAWRENCE STREET OVER SAW MILL RIVER WESTCHESTER COUNTY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 21290 ON AUGUST 3, 1983.
- SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.
- SHEET 33 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

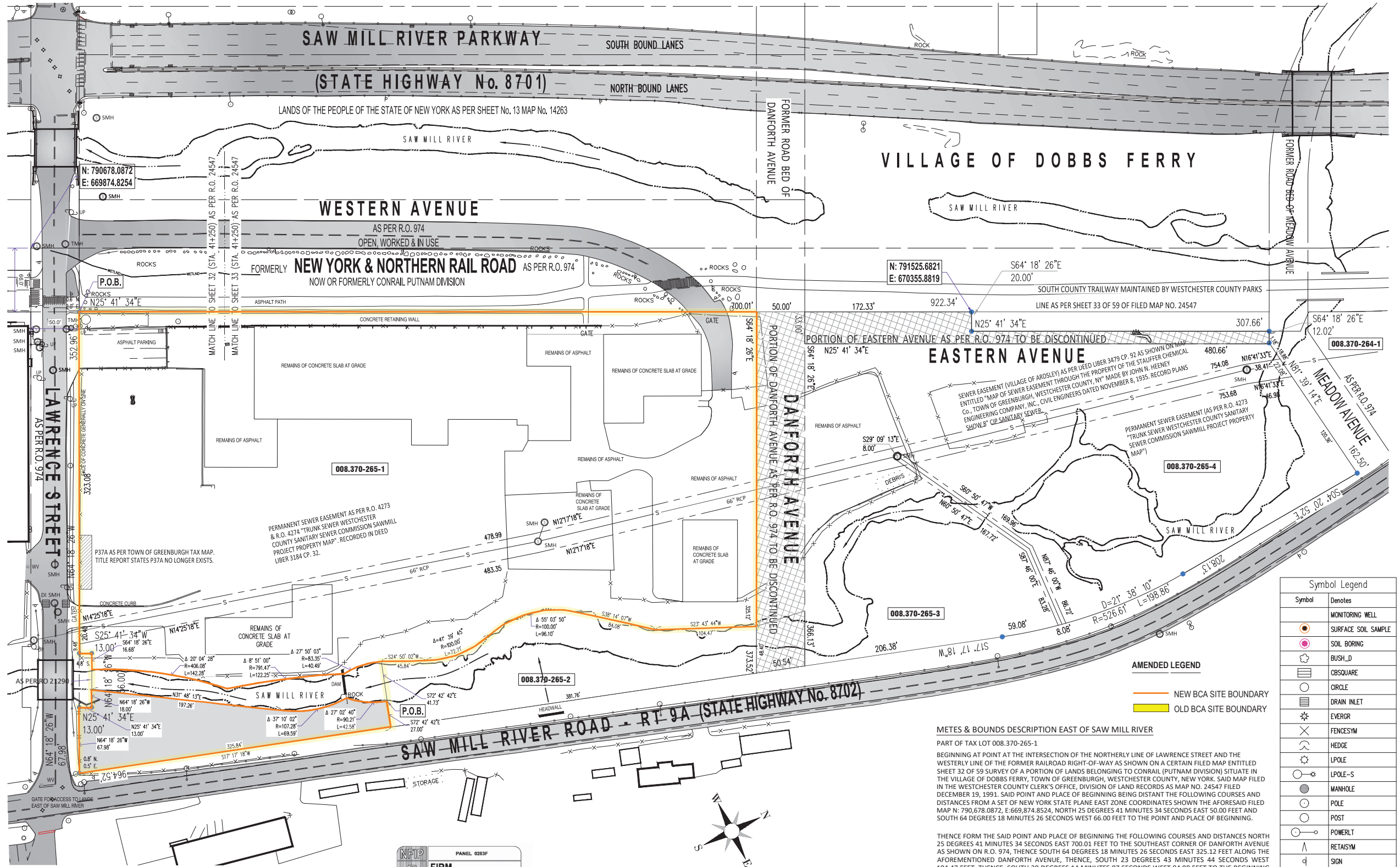
ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
CPSNO / CPESC
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJPCELS@aol.com



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
for WESTCHESTER COUNTY, NEW YORK
(ALL JURISDICTIONS)

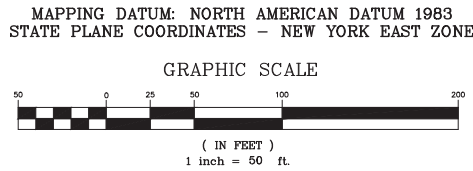
CONTAINS:

COMMUNITY	NUMBER
ARDLEY, VILLAGE OF	360902
DOBBS FERRY, VILLAGE OF	360908
GREENBURGH, TOWN OF	360911
HASTINGS-ON-HUDSON, VILLAGE OF	360913
IRVINGTON, VILLAGE OF	360914

PANEL 263 OF 426
MAP SUPPLY: F
SEE MAP INDEX FOR PANEL LAYOUT

Map Number: 36119C0263F
Effective Date: SEPTEMBER 28, 2007
Federal Emergency Management Agency

TOTAL LOT AREA = 469,190 S.F. / 10.7711 ACRES (INCLUDING ROAD BEDS TO BE DISCONTINUED)
AREA OF DISCONTINUED PORTION OF DANFORTH AVENUE = 18,491 S.F. / 0.4244 ACRES
AREA OF DISCONTINUED PORTION OF WESTERN AVENUE = 9,687 S.F. / 0.2224 ACRES



METES & BOUNDS DESCRIPTION EAST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1
BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK, SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP No. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE FORM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFOREMENTIONED DANFORTH AVENUE, THENCE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST 104.47 FEET, THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT, THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT THAT CROSSES DE RIVER SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 41.73 FEET TO THE POINT OF AND PLACE BEGINNING OF THE PORTION OF TAX LOT 008.370-265-1 ON THE EAST SIDE OF THE SAW MILL RIVER.

THENCE FROM THE AFORESAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 27 FEET, SOUTH 17 DEGREES 17 MINUTES 18 SECONDS WEST 325.84 FEET ALONG THE SAW MILL RIVER (ROAD-RT 9A), NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 67.98 FEET ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 13 FEET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 18 FEET, NOTRH 31 DEGREES 48 MINUTES 13 SECONDS EAST 197.26 FEET ALONG THE SAW MILL RIVER TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 37 DEGREES 10 MINUTES 02 SECONDS AND A RADIUS OF 107.28 FEET AND AN ARC LENGTH OF 69.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 2 MINUTES 40 SECONDS WITH AND A RADIUS OF 90.21 FEET AND AN ARC LENGTH OF 42.58 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 15,913.618 S.F. / 0.37 ACRES

Symbol Legend	
Symbol	Denotes
	MONITORING WELL
	SURFACE SOIL SAMPLE
	SOIL BORING
	BUSH_D
	CBSQUARE
	CIRCLE
	DRAIN INLET
	EVERGR
	FENCESYM
	HEDGE
	LPOLE
	LPOLE-S
	MANHOLE
	POLE
	POST
	POWERLT
	RETAISYM
	SIGN
	SMH
	SQUARE
	STONESYM
	STUMP
	SWAMP
	TMH
	TREE
	TRPEDCTR
	TRSignal
	UPOLE
	WATER VALVE