
Brownfield Cleanup Program Application
Cottage Place Gardens
Phase 5 Parcel
City of Yonkers, Westchester County

Applicant:

178 Warburton Limited Partnership

90 State Street
Albany, New York 12207

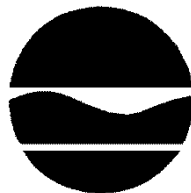
Prepared for:

Chief, Site Control Section

New York State Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway
Albany, New York 12233



JULY 20, 2017
(REVISED AUGUST 1, 2017)



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) **BCP App Rev 9**

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 178 WARBURTON LIMITED PARTNERSHIP **SEE ATTACHMENT I**

ADDRESS 90 State Street

CITY/TOWN Albany

ZIP CODE 12207

PHONE 518-432-9817

FAX None

E-MAIL Lauren.Hauck@tcbinc.org

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

☒ Yes ☐ No

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

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

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

Section II. Project Description

SEE ATTACHMENT II

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No **Not Applicable**

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

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

Section III. Property's Environmental History	SEE ATTACHMENT III		
<p>All applications must include an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.</p> <p>To the extent that existing information/studies/reports are available to the requestor, please attach the following (please submit the information requested in this section in electronic format only):</p> <p>1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).</p>			
<p>2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.</p>			
Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			
<p>*Please describe: _____</p>			
<p>3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:</p> <ul style="list-style-type: none"> SAMPLE LOCATION DATE OF SAMPLING EVENT KEY CONTAMINANTS AND CONCENTRATION DETECTED FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5 FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX <p>THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.</p> <p>ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*</p> <p>(*answering No will result in an incomplete application) Yes No</p>			
<p>4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):</p>			
Coal Gas Manufacturing Salvage Yard Landfill	Manufacturing Bulk Plant Tannery	Agricultural Co-op Pipeline Electroplating	Dry Cleaner Service Station Unknown
<p>Other: _____</p>			

Section IV. Property Information - See Instructions for Further Guidance				SEE ATTACHMENT IV	
PROPOSED SITE NAME					
ADDRESS/LOCATION					
CITY/TOWN			ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):					
COUNTY			SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "			LONGITUDE (degrees/minutes/seconds) ° ' "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.					
Parcel Address		Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach a metes and bounds description of the property.				Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)				Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)				Yes	No
If yes, identify census tract : _____					
Percentage of property in En-zone (check one):		0-49%	50-99%	100%	
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)?					
				Yes	No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____					
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?				Yes	No
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?				Yes	No
If yes, attach relevant supporting documentation.					
7. Are there any lands under water?				Yes	No
If yes, these lands should be clearly delineated on the site map.					

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

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

Yes No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form.

Yes No

Not Applicable

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?

Yes No

Not Applicable

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?

Yes No

Not Applicable

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY	
		BCP SITE NAME: _____	
BCP SITE #: _____			
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
SEE ATTACHMENT VI			
CURRENT OWNER'S NAME	Multiple	OWNERSHIP START DATE:	Varies
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME	Multiple		
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)		SEE ATTACHMENT VII	
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? Yes No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes 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. Yes No			

Section VII. Requestor Eligibility Information (continued)

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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

SEE ATTACHMENT VII

Requestor Relationship to Property (check one):
☐ Previous Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

Yes No

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

- | | | | |
|--------------------------------------------------------------------------|----------------|-----|----|
| including any bankruptcy filing and corporate dissolution documentation. | Not Applicable | Yes | No |
|--------------------------------------------------------------------------|----------------|-----|----|

SEE ATTACHMENT IX

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

Section X. Land Use Factors SEE ATTACHMENT X	
1. What is the current zoning for the site? What uses are allowed by the current zoning? Residential Commercial Industrial If zoning change is imminent, please provide documentation from the appropriate zoning authority.	
2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.	
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use. If residential, does it qualify as single family housing? Yes No	
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: **Not Applicable**

(By a requestor other than an individual)

I hereby affirm that I am an Authorized Agent (title) of 178 Warburton Limited Partnership (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [Proposed DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 7/18/17 Signature: 

Print Name: Susan McCann, VP, Authorized Agent

SUBMITTAL INFORMATION:

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

FOR DEC USE ONLY

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

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:****Agree****Disagree****Requestor's Requested Status:****Volunteer****Participant****DER/OGC Determination:****Agree****Disagree****Notes:****For NYC Sites, is the Requestor Seeking Tangible Property Credits:****Yes****No****Does Requestor Claim Property is Upside Down:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Property is Underutilized:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Affordable Housing Status:****Yes****No****Planned, No Contract****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:**

ATTACHMENT I

(Section I of Part A of the BCP Application)

Entity information from the NYS Department of State.

See attached Entity Information obtained from the NYS Department of State Division of Corporations web site (ATTACHMENT I-1).

The Requestor's physical address is different from the address identified on the Entity Information sheet. The NYS Department of State (DOS) Process (Address to which DOS will mail process if accepted on behalf of the entity) identifies the property as 178 WARBURTON LIMITED PARTNERSHIP, C/O CORPORATION SERVICE Co., 80 State Street, Albany, NY 12207-2543 whereas the Requestor's physical address is 178 WARBURTON LIMITED PARTNERSHIP, 90 State Street, Albany, NY 12207.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through May 10, 2017.

Selected Entity Name: 178 WARBURTON LIMITED PARTNERSHIP

Selected Entity Status Information

Current Entity Name: 178 WARBURTON LIMITED PARTNERSHIP

DOS ID #: 5076006

Initial DOS Filing Date: JANUARY 30, 2017

County: ALBANY

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED PARTNERSHIP

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

178 WARBURTON LIMITED PARTNERSHIP

C/O CORPORATION SERVICE CO.

80 STATE STREET

ALBANY, NEW YORK, 12207-2543

Registered Agent

NONE

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JAN 30, 2017	Actual	178 WARBURTON LIMITED PARTNERSHIP

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

ATTACHMENT II

(Section II of Part A of the BCP Application)

Question 4 - Provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated.

The purpose of the project is to redevelop a portion of an existing aging public housing apartment complex with new low to moderate income housing with community centers, parking and open space recreation. The existing public housing complex was built in the 1940's and is referenced as the Cottage Place Gardens (CPG) apartment complex. A separate parcel of property that adjoins the existing CPG complex has been acquired and will be included in the redevelopment plans. The overall CPG apartment complex is undergoing phased redevelopment into low to moderate income housing. Phases 1 and 2 are complete and Phase 3 is underway. This project will constitute Phase 5 of redevelopment.

The remedial program is anticipated to start in the Fall of 2019. The Certificate of Completion is anticipated in the Fall of 2021. The remedial program will include the remediation of the Site's soil/fill to Track 1 (unrestricted use) cleanup levels.

ATTACHMENT III

(Section III of Part A of the BCP Application)

Environmental Report

Question 1 - Environmental Report

Attached to the next page is the electronic copy on CD of the following environmental report:

Phase II Environmental Site Assessment, Cottage Place Gardens Phase 5 Parcel, prepared by C.T. Male Associates, dated April 7, 2017 (ATTACHMENT III-1).

Question 2 - Sampling Data.

The laboratory reports of sampling data are included as Appendices F and G in the Phase II Environmental Site Assessment Report in ATTACHMENT III-1 and are also included as standalone reports in electronic format on a separate CD in ATTACHMENT III-1 on the next page.

Question 3 - Site Drawings for Impacted Site Media.

Attached are two (2) site drawings identifying contaminants in media that exceed regulatory standards and guidance values, as follows:

-Analytes In Soil/Fill Exceeding SCOs (ATTACHMENT III-2). The gray highlighted values on the Figure depict exceedences of Unrestricted Use SCOs. The yellow highlighted values on the Figure depict exceedences of Restricted Residential Use SCOs.

-Analytes in Groundwater Exceeding Groundwater Standards and Guidance Values (ATTACHMENT III-3). All compounds identified in the Figure have exceeded groundwater standards and guidance values promulgated at 6 NYCRR Part 703.5.

The drawings are known as Figures 3 and 4 in the Phase II Environmental Site Assessment Report in ATTACHMENT III-1.

Other site media such as soil gas, soil vapor and indoor air quality were not assessed during the Phase II Environmental Site Assessment.

Summary of Contaminants Per Media Type For Each Parcel Constituting the Site

Two (2) parcels constitute the Cottage Place Gardens Phase 5 Site; 8 Cottage Place and 178 Warburton Avenue. Soil/fill and groundwater samples were collected from each of the parcels during previous investigations. Parameters which exceeded their respective regulatory standards and guidance values are depicted on the figures in ATTACHMENT III-2 for soil/fill and ATTACHMENT III-3 for groundwater.

Summary of Contaminants in Soil/Fill

Ten (10) soil/fill samples were collected for laboratory analysis at varying depth intervals from test borings advanced within the 8 Cottage Place parcel. These test borings are identified as B-A, B-B, B-K, B-P, B-Q, SB2016-1, SB2016-3, SB2016-6, SB2016-8 and SB2016-9. Four (4) soil/fill samples were collected for laboratory analysis at varying depth intervals from test borings advanced within the 178 Warburton Avenue parcel. These test borings are identified as 178GP01 to 178GP04.

Contaminants in soil/fill exceeding regulatory standards were encountered within the 8 Cottage Place parcel at test borings B-A, B-B, B-K, B-P, B-Q, SB2016-1, SB2016-3, SB2016-6 and SB2016-8. VOCs, SVOCs and metals were detected at concentrations exceeding Unrestricted Use SCOs at varying concentrations across the parcel, with the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene and indeno(1,2,3-cd)pyrene, and the metal lead detected above Restricted Residential Use SCOs.

Contaminants in soil/fill exceeding regulatory standards were encountered within the 178 Warburton Avenue parcel at test borings 178GP02, 178GP03 and 178GP04. VOCs, SVOCs and pesticides were detected at concentrations exceeding Unrestricted Use SCOs at varying concentrations across the parcel, with the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and indeno(1,2,3-cd)pyrene detected above Restricted Residential Use SCOs. Additionally, the following subjective-type impacts were encountered in the parcel's soil/fill:

- At test boring 178GP02, elevated PID readings ranging from 17.9 to 253 ppm and petroleum-type odors were encountered in soil samples collected from 2.5 to 11 feet bgs. The severest impacts were encountered in soil samples collected from 2.5 to five (5) feet below the ground surface (253 ppm) and from five (5) to 10 feet below the ground surface (138 ppm).

- At test boring 178GP03, elevated PID readings ranging from 24 to 734 ppm and petroleum-type odors were encountered in soil samples collected from the ground surface to 11 feet below the ground surface. The severest impacts were encountered in soil samples collected from 2.5 to five (5) feet below the ground surface (734 ppm) and from the ground surface to 2.5 feet below the ground surface (115 ppm).
- At test boring 178GP04, an elevated PID reading of 103 ppm and a petroleum-type odor was encountered in the soil sample collected from five (5) to 8.8 feet below the ground surface. An elevated PID reading of 35 ppm was encountered in the soil sample collected from the ground surface to five (5) feet below the ground surface.

Based on the subjective findings discussed above, the New York State Department of Environmental Conservation (NYSDEC) Spills Hotline was contacted and the 178 Warburton Avenue parcel was assigned spill No. 1610948.

Summary of Contaminants in Groundwater

Two (2) groundwater samples were collected from monitoring wells installed within the 8 Cottage Place parcel. These wells are identified as MW-B and MW-P. Four (4) groundwater samples were collected from monitoring wells installed within the 178 Warburton Avenue parcel. These wells are identified as 178MW01 to 178MW04.

-At the 8 Cottage Place parcel, the following parameters were detected in groundwater at concentrations exceeding regulatory standards and guidance values.

- The VOC acetone in groundwater sampled from MW-P.
- The SVOC phenol in groundwater sampled from MW-P.
- Iron, manganese and sodium in both sampled wells. Chromium, lead and mercury in groundwater sampled from MW-P.

At the 178 Warburton Avenue parcel, the following parameters were detected in groundwater at concentrations exceeding regulatory standards and guidance values.

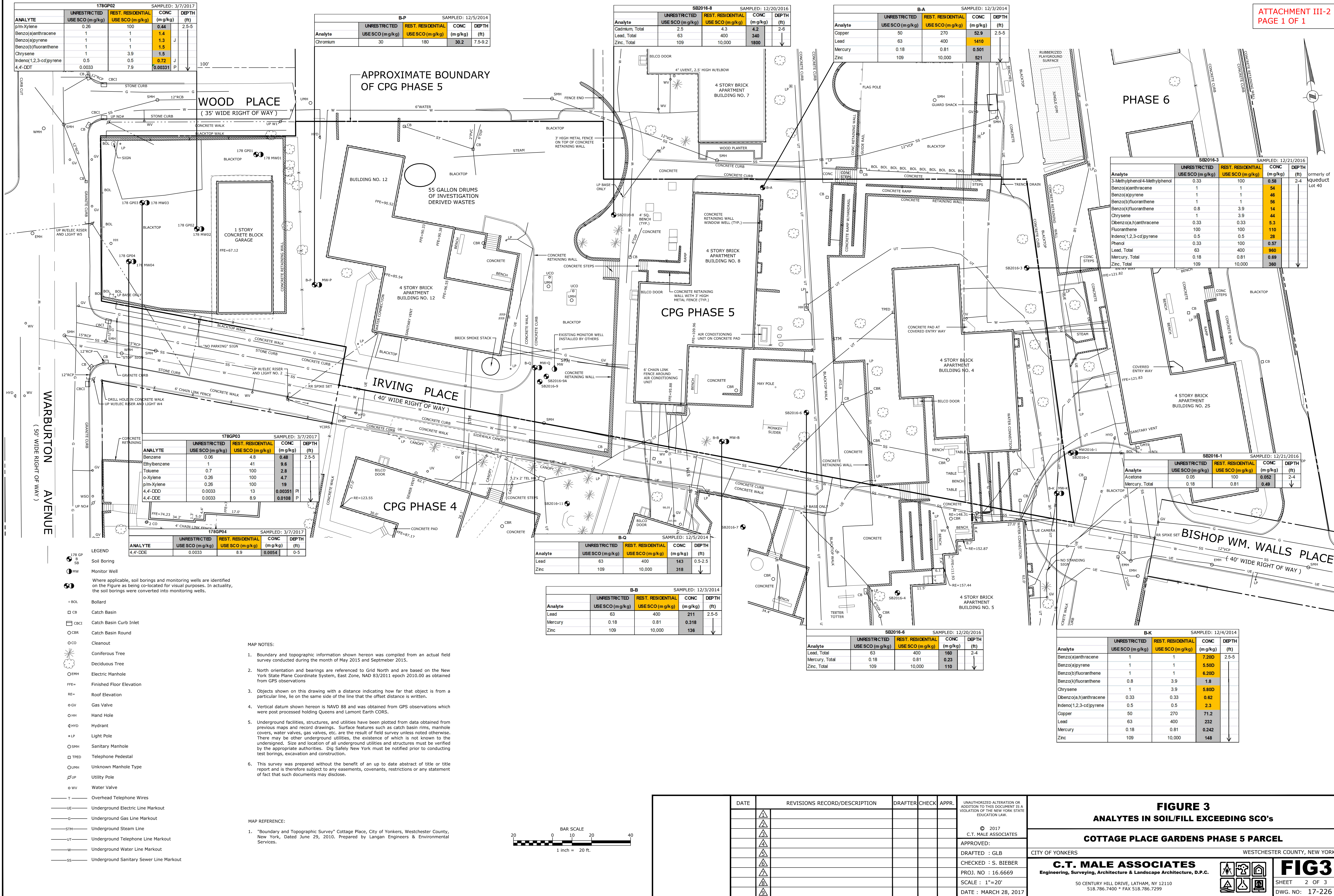
- Seven (7) petroleum related VOCs (benzene, ethylbenzene, isopropylbenzene, MtBE, toluene, xylenes) at varying frequencies in monitoring wells 178MW02 (5 VOCs), 178MW03 (7 VOCs) and 178MW04 (1 VOC).

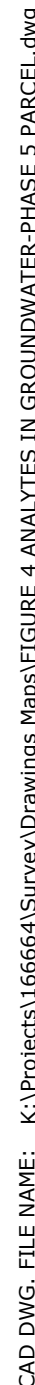
- Six (6) SVOCs (benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene and naphthalene) at varying frequencies in monitoring wells 178MW-1 (3 SVOCs), 178MW02 (5 SVOCs), 178MW03 (6 SVOCs) and 178MW04 (5 SVOCs).
- Six (6) metals at varying frequencies. Iron and manganese were detected in all sampled wells and sodium was detected in three (3) of the four (4) wells sampled (MW17802 to 178MW04). Chromium and lead were detected at 178MW01, 178MW02 and 178MW03. Copper and nickel were detected at 178MW01.

ATTACHMENT III-1

-CD of Phase II Environmental Site Assessment Report, Cottage Place Gardens Phase 5 Parcel, prepared by C.T. Male Associates, dated April 7, 2017. (NOT ATTACHED)

-CD of Laboratory Reports from the Phase II Environmental Site Assessment Report.
(NOT ATTACHED)





ATTACHMENT IV

(Section IV of Part A of the BCP Application)

County and City Tax Maps, and Figures Showing the Location and Boundaries of the Site.

- See Attached Site Location Map (ATTACHMENT IV-1).
- See Attached City of Yonkers Tax Map (ATTACHMENT IV-2).
- See Attached Westchester County Tax Map (ATTACHMENT IV-3).

Question 1 - Metes and Bounds Description

- See Phase 5 Description on the attached ALTA/NSPS Land Title Survey prepared by C.T. Male Associates, dated June 23, 2017 (ATTACHMENT IV-4).

Question 2 - Property Base Map

- See Attached Property Base Map (ATTACHMENT IV-5).

Question 3 - Is the Property Within a Designated Environmental Zone (En-zone).

- See Attached En-Zone Map (ATTACHMENT IV-6).

Property Description Narrative

Location

The CPG Phase V parcel (the site) is located in an urban area within the City of Yonkers, Westchester County, New York. The site is approximately 1.54 acres in size and is an assemblage of one (1) tax parcel (2.-2095-30) and a portion of one (1) tax parcel (2.-2094-1). The site is located along the eastern side of Warburton Avenue at the northeast intersection of Warburton Avenue and Irving Place. A Site Location Map is included in ATTACHMENT IV-1 of this application.

Site Features

The site is developed with three (3) multi-story brick apartment buildings and one (1) single-story concrete block structure that has historically been utilized as a gasoline station and motor repair facility. The three (3) brick apartment buildings are identified as buildings 4, 8 and 12 of the CPG complex and were constructed in the 1940's during

development of the CPG complex. The building that was formerly utilized as a gasoline station and motor repair facility is located on the westernmost portion of the site fronting Warburton Avenue. This building was acquired for inclusion into the CPG Phase 5 redevelopment. The remainder of the site consists of landscaped areas, and concrete and asphalt walkways and access-ways. A Survey Map and Property Base Map are included in ATTACHMENTS IV-4 and IV-5 of this application.

The three (3) brick apartment buildings identified as buildings 4, 8 and 12 are currently occupied and will not be refilled as vacancies occur. The concrete block building located on the westernmost portion of the site fronting Warburton Avenue is vacant.

Current Zoning and Land Use

The site is zoned “M” – Apartments Medium Density. The site is currently being used as an apartment complex and will continue to be used as an apartment complex upon completion of its redevelopment. The surrounding parcels are primarily used for residential purposes with an interspersing of small convenience stores.

- See Attached Zoning Map (ATTACHMENT IV-7).

Past Use of the Site

The majority of the site has consisted of a portion of the CPG public housing apartment complex since its construction in the 1940s. Prior to this time, the CPG complex was developed with multiple single and multi-family dwellings, stores and a garage since as early as 1886. The westernmost portion of the site that was acquired for inclusion into the CPG 5 redevelopment was used as an auto repair facility/gasoline station from at least 1951 until 2016. Prior to that time the site was occupied by a dwelling.

Several Phase I and II Environmental Site Assessments have been conducted on the site from 2014 to 2017 to assess the site’s environmental quality. Results of these investigations concluded that fill material mantling the site and the site’s groundwater are impacted by compounds and analytes exceeding regulatory standards and guidance values. Furthermore, the site was assigned NYSDEC Spill No. 1610948 pursuant to subjective petroleum-type impacts in the site’s soil/fill.

The CPG complex is undergoing phased redevelopment into low to moderate income housing. Previous phases 1, 2 and 3 of the redevelopment have each been accepted into the BCP pursuant to similar contaminants of concern in soil/fill and groundwater.

Site Geology and Hydrogeology

The site is mantled by fill material that typically consists of fine to coarse sand, containing little to some gravel, various amounts of silt, and occasional cobbles, brick, porcelain, ash, coal, concrete, glass and metal. The thickness of the fill deposit ranges from four (4) feet to 10 feet below the ground surface. Native soil underlying the fill material consists of sand that contains little to some silt and trace to little amounts of gravel. Underlying the sand deposit is glacial till. Groundwater was measured at depths that ranged from 0.5 feet to two (2) feet below the ground surface on the westernmost portion of the property and 9.5 feet to 16.5 feet on remaining eastern portions of the property. Inferred groundwater flow direction is from the southeast towards the northwest.

Environmental Assessment

The site's environmental quality was assessed via the completion of four (4) Phase I ESAs and two (2) Phase II ESAs from 2014 to 2017. The findings of the environmental assessments are presented in the previously referenced Phase II ESA report which is included as ATTACHMENT III-1. Results of the investigations concluded the following.

Soil and Fill

-The site was assigned NYSDEC Spill No. 1610948 pursuant to subjective impacts in the site's soil/fill, which included elevated PID readings, petroleum-type odors and black staining.

-The Site's shallow soil/fill is impacted by contaminants exceeding SCOs for Unrestricted and Restricted Residential Use. Six (6) VOCs, 10 SVOCs, three (3) pesticides and six (6) metals were detected above Unrestricted Use SCOs at varying frequencies across the Site. Of the analytes detected above Unrestricted Use SCOs, eight (8) SVOCs and lead were detected above Restricted Residential Use SCOs at varying frequencies in samples collected from northeastern, eastern and western portions of the Site.

Groundwater

-The Site's groundwater is impacted above applicable standards by VOCs, SVOCs and metals. Petroleum related VOCs and the majority of the SVOC contaminants were detected in monitoring wells installed within western portions of the Site addressed as 178 Warburton Avenue historically used as a gasoline station and motor repair facility.

Metals exceeding applicable standards included iron, manganese and sodium in all sampled wells; chromium and lead at four (4) sampling locations; copper and nickel at one (1) sampling location; and mercury at one (1) sampling location.

Common Contaminants in Groundwater and Soil/Fill

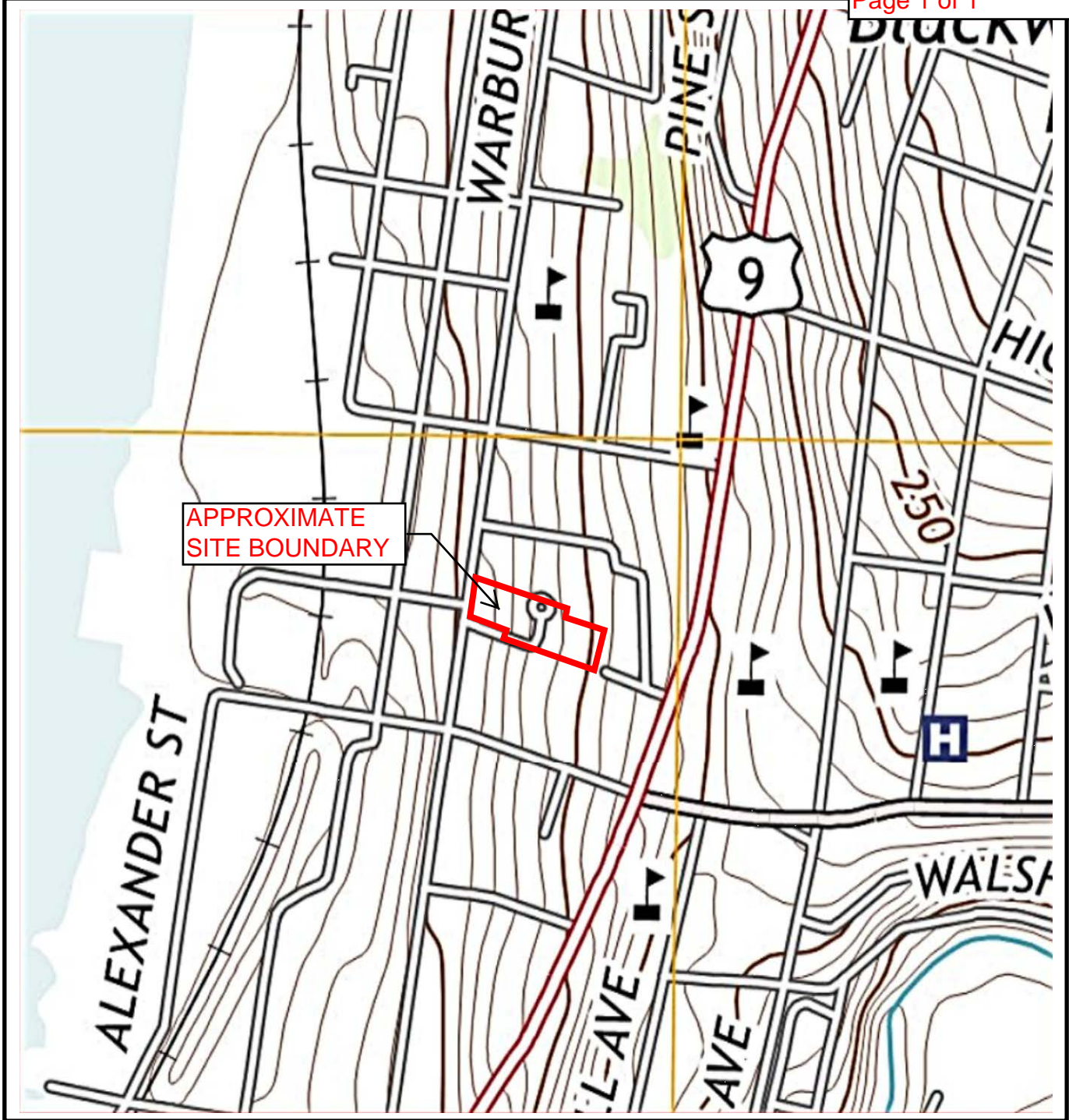
-VOC, SVOC and metal detections above regulatory standards and guidance values in groundwater samples collected from three (3) monitoring wells were also detected above SCO in soil samples collected from the three (3) corresponding test borings that were converted into the monitoring wells.

Soil Gas, Soil Vapor and Indoor Air Quality

Soil gas, soil vapor and indoor air quality assessments were not conducted during the previous environmental assessments.

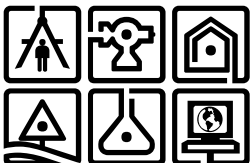
Underground Storage Tanks

-Two (2) underground tanks are currently located beneath the Site. The tanks are no longer in use but historically contained fuel oil for boilers located in Building 12.



MAP REFERENCE

United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangle: Yonkers, NY-NJ
Date: 2013



ARCHITECTURE &
BUILDING SYSTEMS
ENGINEERING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
SURVEY & LAND
INFORMATIONAL SERVICES

C.T. MALE ASSOCIATES

50 CENTURY HILL DRIVE, LATHAM, NY 12110
PHONE (518) 786-7400 FAX (518) 786-7299

SITE LOCATION MAP

COTTAGE PLACE GARDENS PHASE 5 PARCEL

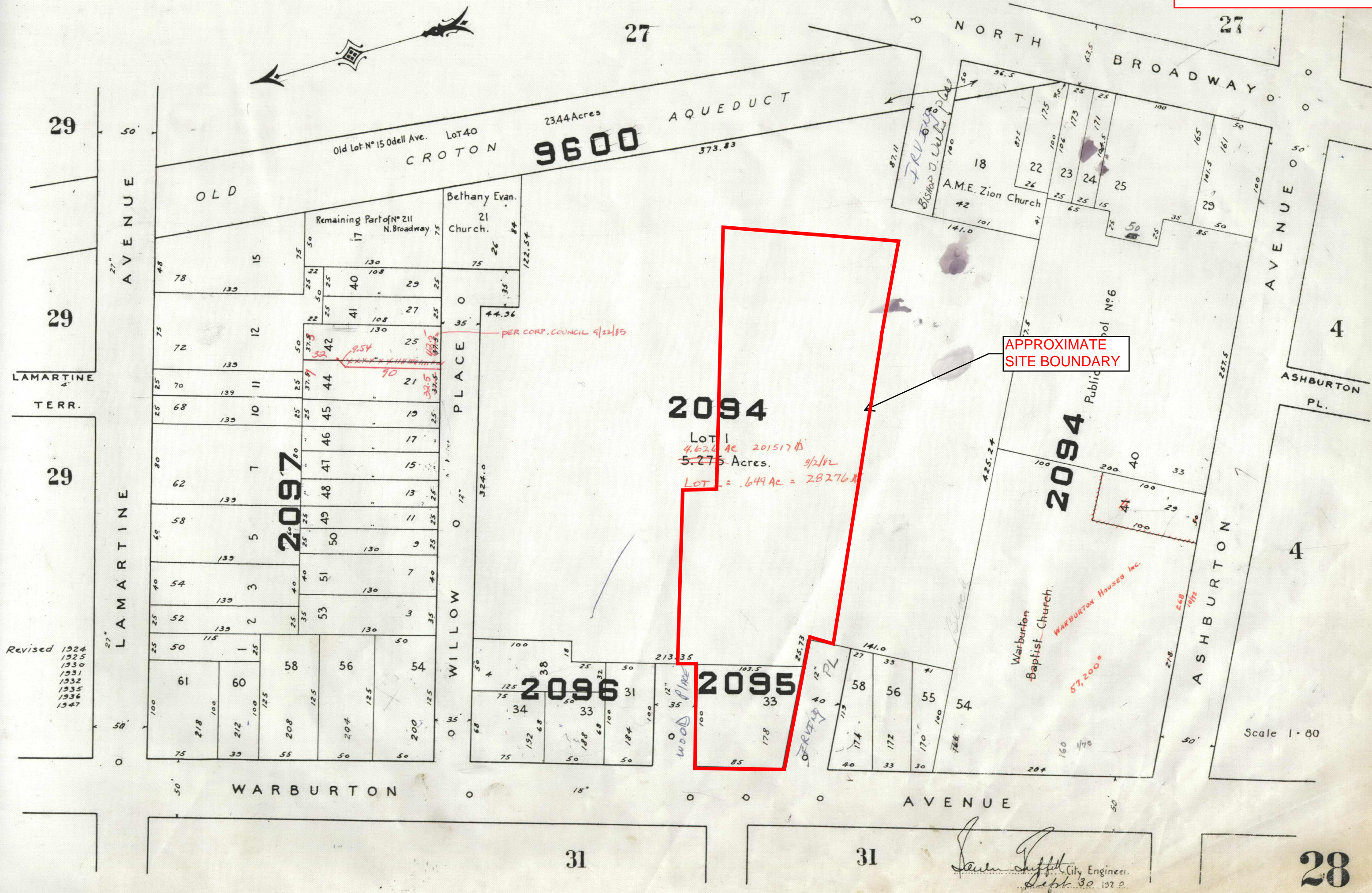
CITY OF YONKERS

WESTCHESTER COUNTY, NY

SCALE: NONE

DRAFTER: SHB

PROJECT No. 16.6669



MAP REFERENCES:

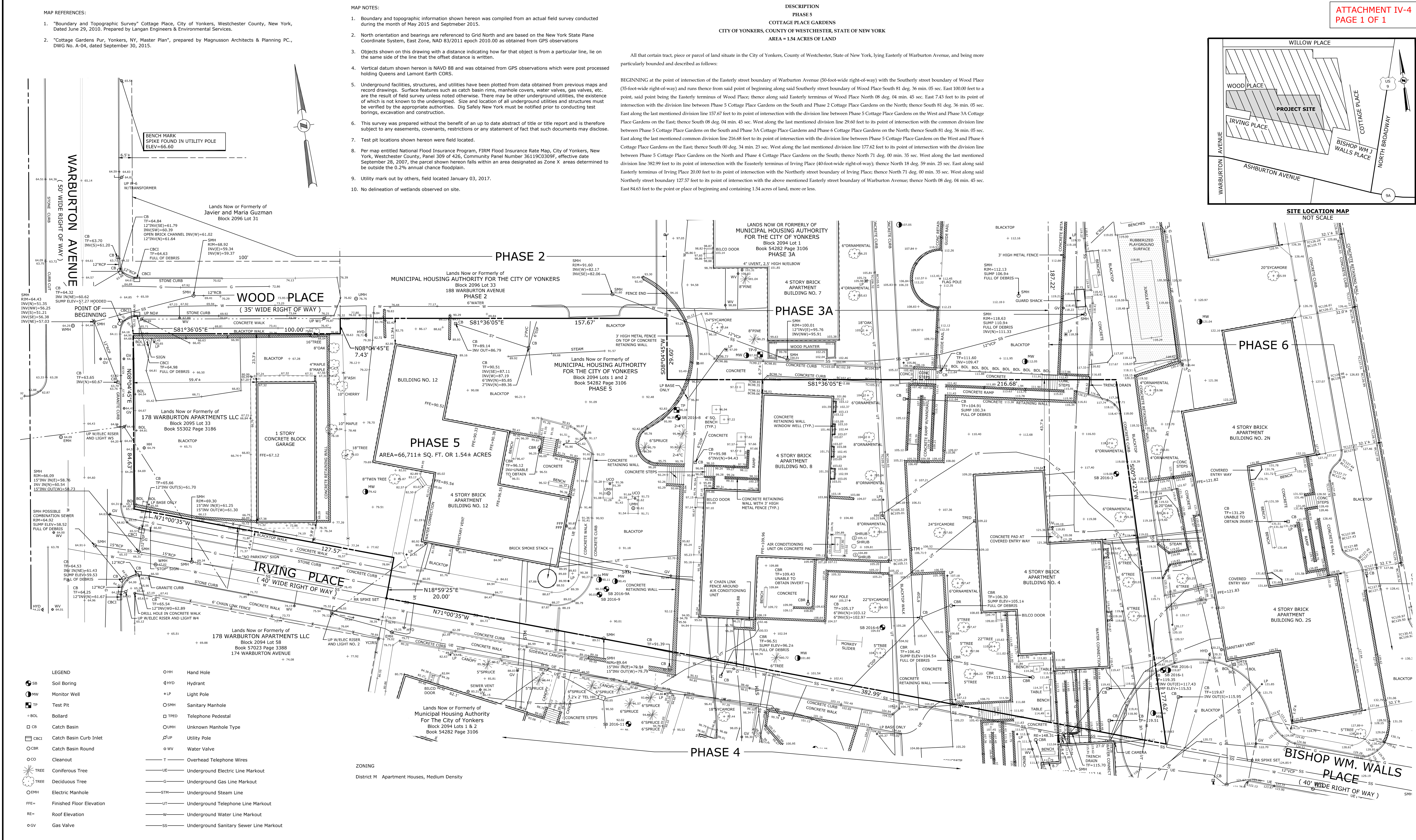
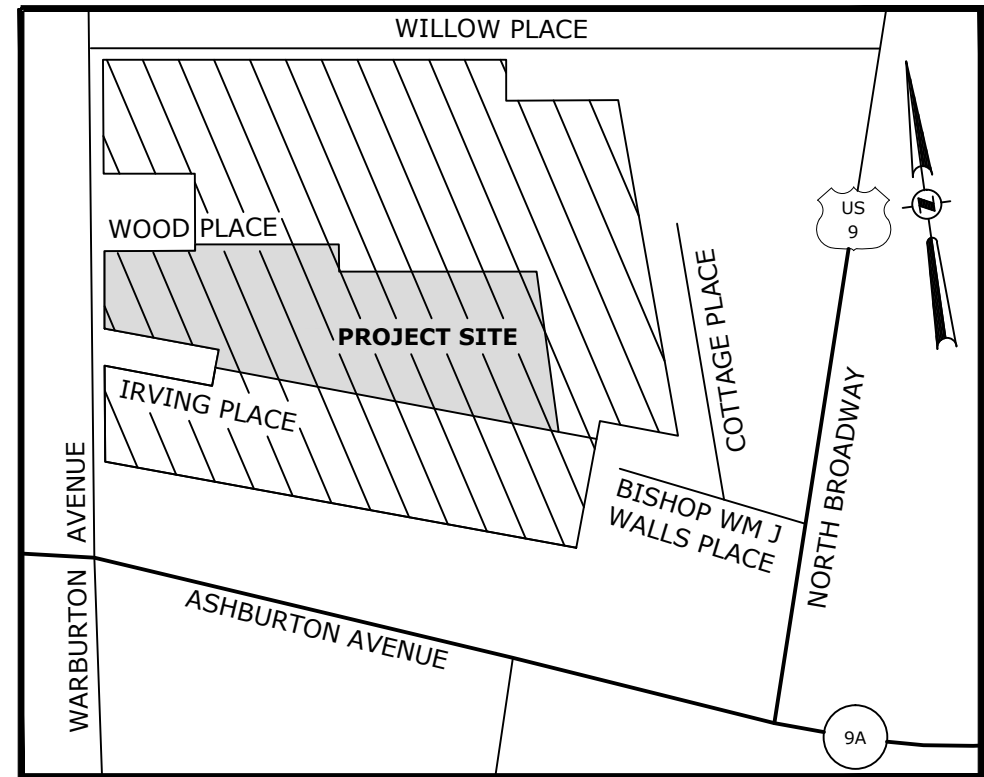
- "Boundary and Topographic Survey" Cottage Place, City of Yonkers, Westchester County, New York, Dated June 29, 2010. Prepared by Langan Engineers & Environmental Services.
- "Cottage Gardens Pur, Yonkers, NY, Master Plan", prepared by Magnusson Architects & Planning PC., DWG No. A-04, dated September 30, 2015.

MAP NOTES:

- Boundary and topographic information shown hereon was compiled from an actual field survey conducted during the month of May 2015 and Septmeber 2015.
- North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, East Zone, NAD 83/2011 epoch 2010.00 as obtained from GPS observations
- Objects shown on this drawing with a distance indicating how far that object is from a particular line, lie on the same side of the line that the offset distance is written.
- Vertical datum shown hereon is NAVD 88 and was obtained from GPS observations which were post processed holding Queens and Lamont Earth CORS.
- Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safely New York must be notified prior to conducting test borings, excavation and construction.
- This survey was prepared without the benefit of an up to date abstract of title or title report and is therefore subject to any easements, covenants, restrictions or any statement of fact that such documents may disclose.
- Test pit locations shown hereon were field located.
- Per map entitled National Flood Insurance Program, FIRM Flood Insurance Rate Map, City of Yonkers, New York, Westchester County, Panel 309 of 426, Community Panel Number 36119CD309F, effective date September 28, 2007, the parcel shown hereon falls within an area designated as Zone X areas determined to be outside the 0.2% annual chance floodplain.
- Utility mark out by others, field located January 03, 2017.
- No delineation of wetlands observed on site.

All that certain tract, piece or parcel of land situate in the City of Yonkers, County of Westchester, State of New York, lying Easterly of Warburton Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Easterly street boundary of Warburton Avenue (50-foot-wide right-of-way) with the Southerly street boundary of Wood Place (35-foot-wide right-of-way) and runs thence from said point of beginning along said Southerly street boundary of Wood Place South 81 deg. 36 min. 05 sec. East 100.00 feet to a point, said point being the Easterly terminus of Wood Place; thence along said Easterly terminus of Wood Place North 08 deg. 04 min. 45 sec. East 7.43 feet to its point of intersection with the division line between Phase 5 Cottage Place Gardens on the South and Phase 2 Cottage Place Gardens on the North; thence South 81 deg. 36 min. 05 sec. East along the last mentioned division line 157.67 feet to its point of intersection with the division line between Phase 5 Cottage Place Gardens on the West and Phase 3A Cottage Place Gardens on the East; thence South 08 deg. 04 min. 45 sec. West along the last mentioned division line 29.60 feet to its point of intersection with the common division line between Phase 5 Cottage Place Gardens on the South and Phase 3A Cottage Place Gardens on the North; thence South 81 deg. 36 min. 05 sec. East along the last mentioned common division line 216.68 feet to its point of intersection with the division line between Phase 5 Cottage Place Gardens on the West and Phase 6 Cottage Place Gardens on the East; thence South 00 deg. 34 min. 23 sec. West along the last mentioned division line 177.62 feet to its point of intersection with the division line between Phase 5 Cottage Place Gardens on the North and Phase 4 Cottage Place Gardens on the South; thence North 71 deg. 00 min. 35 sec. West along the last mentioned division line 382.99 feet to its point of intersection with the Easterly terminus of Irving Place (40-foot-wide right-of-way); thence North 18 deg. 59 min. 25 sec. East along said Easterly terminus of Irving Place 20.00 feet to its point of intersection with the Northerly street boundary of Irving Place; thence North 71 deg. 00 min. 35 sec. West along said Northerly street boundary 127.57 feet to its point of intersection with the above mentioned Easterly street boundary of Warburton Avenue; thence North 08 deg. 04 min. 45 sec. East 84.63 feet to the point of place of beginning and containing 1.54 acres of land, more or less.



MICHAEL I. GROFF P.L.S. No. 49454		DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2017 C.T. MALE ASSOCIATES APPROVED: WJN DRAFTED : GLB/TCB CHECKED : MG PROJ. NO : 16.6669 SCALE : 1"=20' DATE : JUNE 23, 2017	ALTA/NSPS LAND TITLE SURVEY COTTAGE PLACE GARDENS PHASE 5 PARCEL Prepared For 178 WARBURTON LIMITED PARTNERSHIP CITY OF YONKERS WESTCHESTER COUNTY, NEW YORK C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 518.786.7400 • FAX 518.786.7299	 SHEET 1 OF 1 DWG. NO: 17-363

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

Michael I. Groff P.L.S. No. 49454

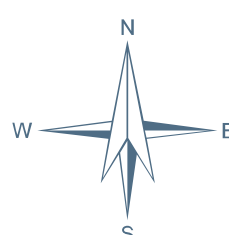
Date



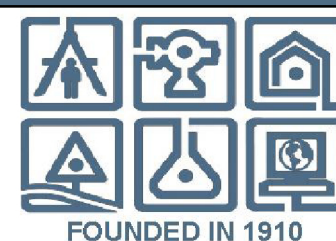


Phase 5

Yonkers Tax Parcels (2015)



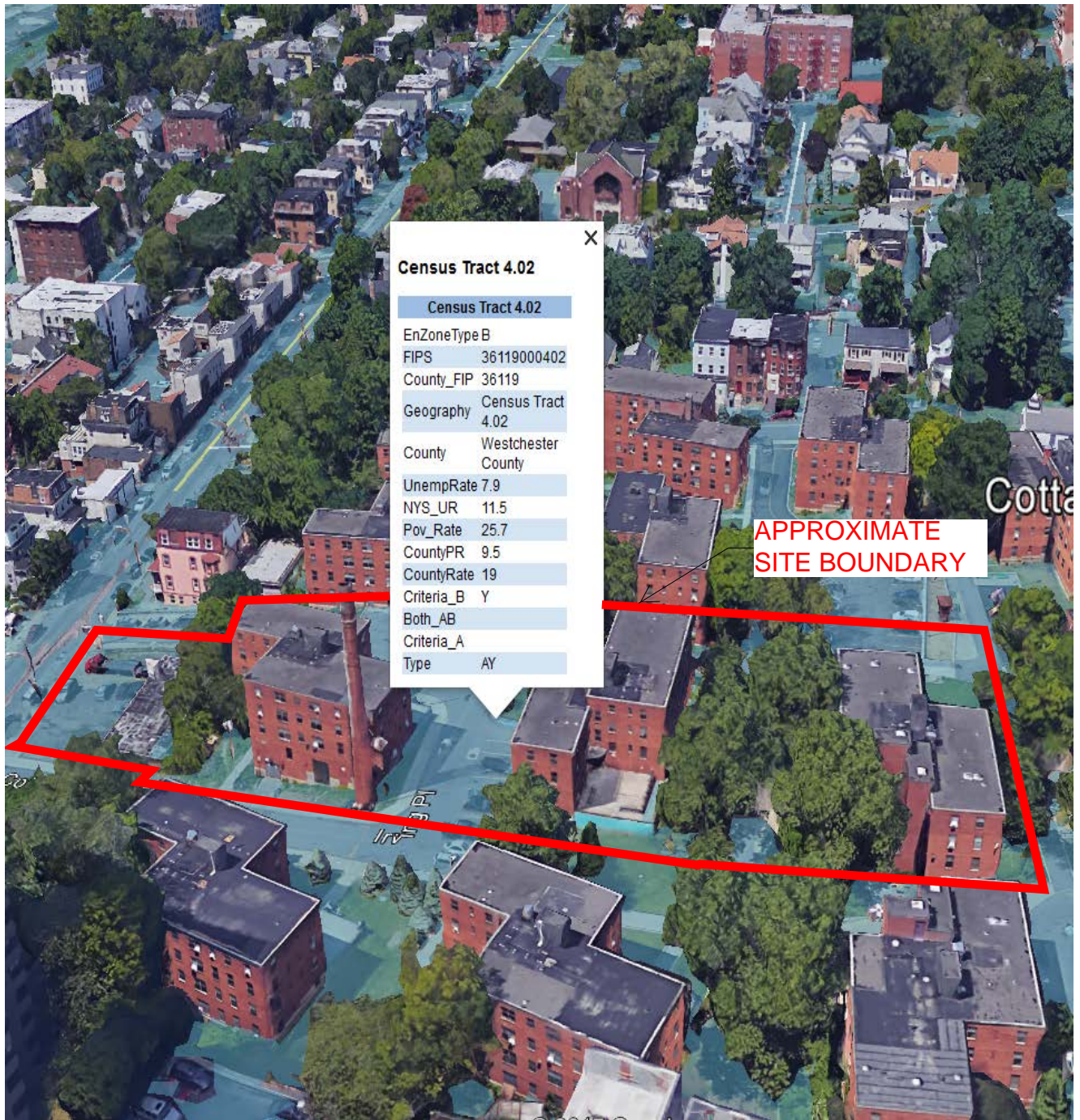
Westchester County, New York



C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C
50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM

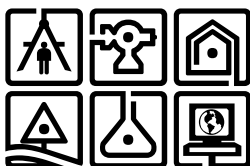
Project Number: 16.6669
Data Source: NYSGIS Clearinghouse, BING, LandMax
Projection: State Plane NAD83 NYE (feet)
Date: June 28, 2017
File: 188WarburtonSitePhase5_18x24.mxd
GIS: C. Secor

Note: The locations and features depicted on this map are approximate and do not represent an actual field survey.



MAP REFERENCE

New York State Environmental Zones (En-Zones) developed by the NYS Department of Labor (as required by TAX § 21(b)(6)), and made available by the DEC's Division of Environmental Remediation.



C.T. MALE ASSOCIATES

ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C.

50 CENTURY HILL DRIVE
LATHAM, NY 12110

EN-ZONE MAP CPG PHASE 5 PARCEL

CITY OF YONKERS

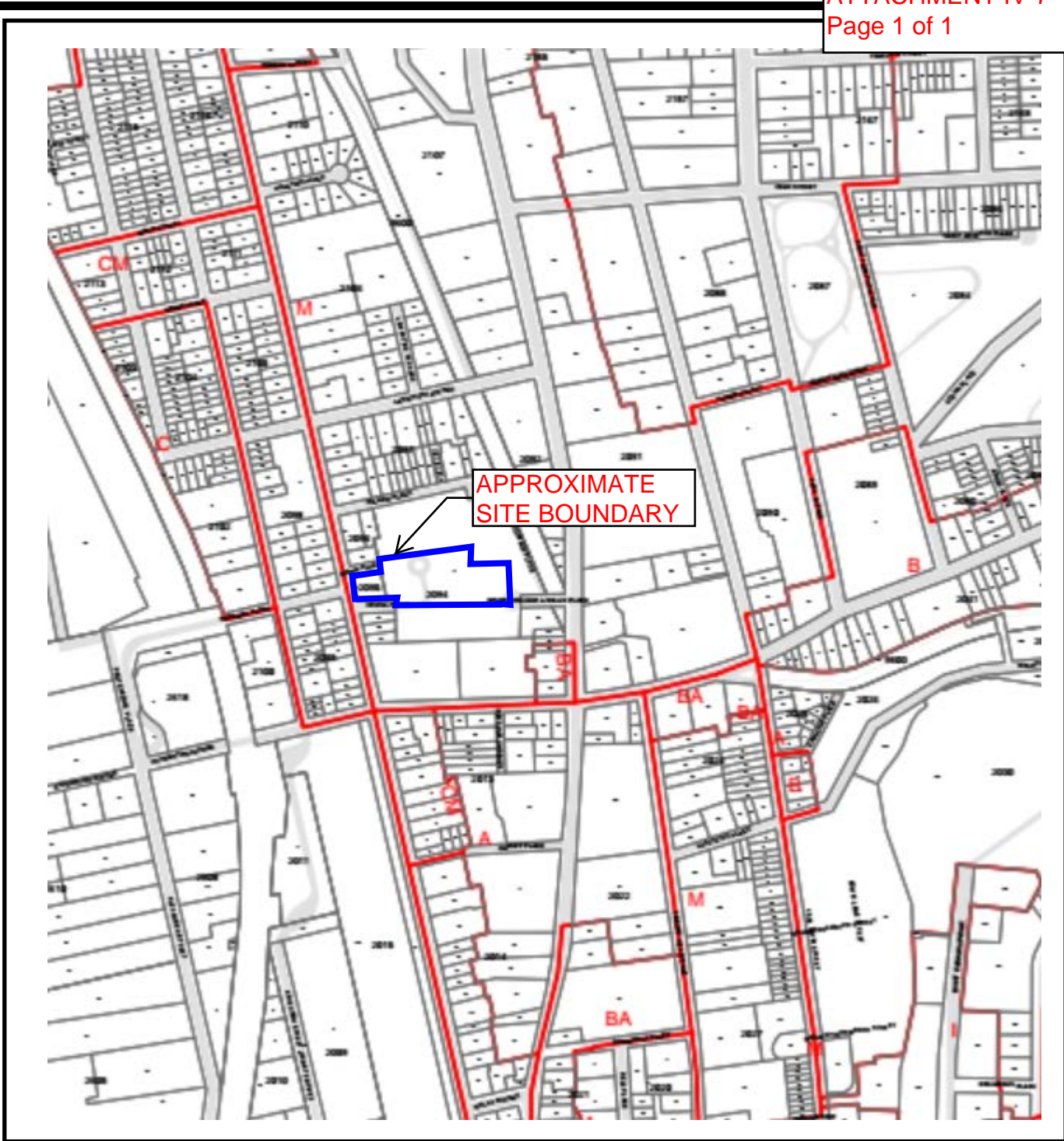
WESTCHESTER COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

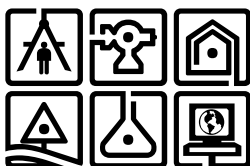
PROJECT No: 16.6669

The locations and features depicted on this map are approximate and do not represent an actual survey.



MAP REFERENCE
City of Yonkers Zoning Map

M = Medium Density - Residential and Apartment Houses



C.T. MALE ASSOCIATES

ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C.

50 CENTURY HILL DRIVE
LATHAM, NY 12110

CITY OF YONKERS ZONING MAP CPG PHASE 5 PARCEL

CITY OF YONKERS

WESTCHESTER COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

PROJECT No: 16.6669

The locations and features depicted on this map are approximate and do not represent an actual survey.

ATTACHMENT V

(Section V of Part B of the BCP Application)

Additional Requestor Information

No additional information is needed in this attachment.

ATTACHMENT VI

(Section VI of Part B of the BCP Application)

Owner and Operator Information

The following table identifies the current site owners and operators.

Site's Parcel ID	Current Site Owner and Operator
8 Cottage Place Tax ID: 2.-2094-1	Municipal Housing Authority for the City of Yonkers 1511 Central Park Avenue Yonkers, New York 10710 Telephone: 914.793.8400
178 Warburton Avenue Tax ID: 2.-2095-33	178 Warburton Apartments, LLC. 1511 Central Park Avenue Yonkers, New York 10710 Telephone: 914.793.8400

Requestor's Relationship to the Current Site Owners and Operators

The Requestor, 178 Warburton Limited Partnership, is a development entity created for the sole purpose of redeveloping this site. 178 Warburton Apartments, LLC is an affiliate of MHACY. MHACY and The Community Builders will have an ownership interest in the limited partnership's general partner. MHACY will transfer ownership of the two properties to the partnership prior to closing on construction financing or the start of the project.

Previous Site Owners and Operators

The following table identifies previous site owners and operators, as obtained from available land records reviewed online at yonkersny.gov. The reviewed land records are attached as ATTACHMENT VI-1.

Owner/Operator	Date Acquired	Requestor's Relationship to Past Owners and Operators
8 Cottage Place (Tax ID No. 2.-2094-1)		
Municipal Housing Authority for the City of Yonkers (MHACY) 1511 Central Park Avenue Yonkers, New York 10710	1948	The Requestor will partner with MHACY during redevelopment of the site and the Requestor will acquire ownership of the site upon completion of redevelopment.
178 Warburton Avenue (Tax ID No. 2.-2095-33)		
178 Warburton Apartments LLC 1511 Central Park Avenue Yonkers, New York 10710	10/30/2015	The Requestor will partner with 178 Warburton Apartments LLC during redevelopment of the site and the Requestor will acquire ownership of the site upon completion of redevelopment.
All County Homes Corporation No contact information available	04/18/2003	None.

Owner/Operator	Date Acquired	Requestor's Relationship to Past Owners and Operators
Paul Santoro No contact information available	Unknown	None.



Property Description Report For: Cottage Gdns, Municipality of City of Yonkers



Status: Active
Roll Section: Wholly Exem
Swis: 551800
Tax Map ID #: 2.-2094-1
Property Class: 411 - Apartment
Site: RES 1
In Ag. District: No
Site Property Class: 411 - Apartment
Zoning Code: M - Apts Med Dens
Neighborhood Code: 00011 - LaMartine Hghts
School District: Yonkers
Total Assessment: 2017 - \$976,600
 2016 - \$976,600
Property Desc:
Deed Page:
Grid North: 768375

Total Acreage/Size: 4.62
Land Assessment: 2017 - \$333,200
 2016 - \$333,200
Full Market Value: 2017 - \$36,170,400
 2016 - \$32,553,300
Equalization Rate: ----
Deed Book:
Grid East: 658841

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

MHACY
1511 Central Park Ave
Yonkers NY 10710

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Special Districts for 2017

Description	Units	Percent	Type	Value
CC001-City charge un ft	2012	0%		0
CC002-City charge hsg u	220	0%		0
CS004-No yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Special Districts for 2016

Description	Units	Percent	Type	Value
CC001-City charge un ft	2012	0%		0
CC002-City charge hsg u	220	0%		0
CS004-No yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2017	INDL.DEVLP	\$976,600	0	2015	2045			0
2016	INDL.DEVLP	\$976,600	0	2015				0

Taxes

Year	Description	Amount
------	-------------	--------

* Taxes reflect exemptions, but may not include recent changes in assessment.



Property Description Report For: 178
Warburton Ave, Municipality of City of
Yonkers



Total Acreage/Size: 0.21
Land Assessment: 2017 - \$8,400
 2016 - \$8,400
Full Market Value: 2017 - \$414,800
 2016 - \$373,300
Equalization Rate: ----
Deed Book: 55302
Grid East: 658556

Status: Active
Roll Section: Wholly Exem
Swis: 551800
Tax Map ID #: 2.-2095-33
Property Class: 432 - Gas station
Site: COM 1
In Ag. District: No
Site Property Class: 433 - Auto body
Zoning Code: M - Apts Med Dens
Neighborhood Code: 00011 - LaMartine
 Hghts
School District: Yonkers
Total Assessment: 2017 - \$11,200
 2016 - \$11,200

Property Desc:
Deed Page: 3186
Grid North: 768390

Owners

178 Warburton Apartments
LLC
1511 Central Park Ave
Yonkers NY 10710

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/30/2015	\$186,282	432 - Gas station	Land & Building	All County Homes Corp	Yes	No	No	55302/3186
4/18/2003	\$10	432 - Gas station	Land & Building	Santoro Paul	No	No	No	43289/537

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Fair
Overall Grade:	Average	Overall Desirability:	2

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1969	Good	Average	1904	1

Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	8 x 10	Average	Normal	1970

Special Districts for 2017

Description	Units	Percent	Type	Value
CC001-City charge un ft	94	0%		0
CC004-Safety insp fee	750	0%		0
CS004-No yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Special Districts for 2016

Description	Units	Percent	Type	Value
CC001-City charge un ft	94	0%		0
CC004-Safety insp fee	750	0%		0
CS004-No yonkers sewer	0	0%		0
CW001-Solid waste dist	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2017	PUB HOUSNG	\$11,200	0	2016				0
2016	PUB HOUSNG	\$11,200	0	2016				0

Taxes

Year	Description	Amount
------	-------------	--------

* Taxes reflect exemptions, but may not include recent changes in assessment.

ATTACHMENT VII

(Section VII of Part B of the BCP Application)

Underground Bulk Storage Tanks that Require Registration

Two, 20,000 gallon underground fuel oil tanks are currently located beneath the site. The tanks were reportedly installed in the 1940's when the CPG complex was built. The tanks were used to store fuel oil that was used to power the main hot water heating boilers for the CPG complex. A review of regulatory databases does not identify the tanks as being registered in the NYSDEC PBS bulk storage database. The tanks will be registered upon the site's entry into the BCP. The tanks were put out of service in 2010 or 2011 when the CPG complex converted to natural gas as a fuel source for its hot water heating boilers.

Volunteer Statement

178 Warburton Limited Partnership, as the Requestor to the NYS Brownfields Cleanup Program, is a Volunteer. 178 Warburton Limited Partnership did not operate or own the site.

Requestor Access to the Property

Proof that the Requestor has access to the property prior to the signing of the Brownfield Cleanup Agreement and throughout the BCP project, including the ability of the Requestor to place an easement on the property, is provided in letters from current site owners 178 Warburton Apartments, LLC (ATTACHMENT VII-1) and the Municipal Housing Authority for the City of Yonkers (ATTACHMENT VII-2).

178 Warburton Apartments, LLC
C/O MHACY
1511 Central Park Avenue
Yonkers, NY 10710

June 6, 2017

Susan McCann, VP & Authorized Agent
178 Warburton Limited Partnership
90 State Street
Albany, New York 12207-2543

RE: *Access to the 178 Warburton Avenue Portion of the Cottage Place Gardens (CPG) Phase 5 Parcel Site*

Dear Ms. McCann:

Pursuant to your request and the requirements of the New York State Department of Environmental Conservation ("DEC") in connection with an application being made by 178 Warburton Limited Partnership as a volunteer in the Brownfield Cleanup Program ("BCP"), please be advised that 178 Warburton Apartments, LLC is the owner of the portion of the CPG Phase 5 Parcel addressed as 178 Warburton Avenue (SBL #2.-2095-33).

As you are aware, 178 Warburton Limited Partnership is a single-purpose entity created exclusively for the acquisition and redevelopment of the CPG Phase 5 Parcel. To that end, 178 Warburton Apartments, LLC does hereby give you and your representatives' authorization to access the aforementioned property immediately and throughout the BCP process. Additionally, 178 Warburton Apartments, LLC accepts that an environmental easement may be placed on the CPG Phase 5 parcel by the New York State Department of Environmental Conservation.

Sincerely,



Joseph Shuldiner
President

Cc: Jesse Batus, TCB
 Lauren Hauck, TCB
 Kirk Moline, C.T. Male Associates
 Steve Bieber, C.T. Male Associates



THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

ADMINISTRATION OFFICE

1511 Central Park Avenue
P.O. Box 35
Yonkers, New York 10710

Tel: (914) 793-8400 Fax: (914) 793-6916 www.mhacy.org

June 6, 2017

Susan McCann, VP & Authorized Agent
178 Warburton Limited Partnership
90 State Street
Albany, New York 12207-2543

RE: *Access to the 8 Cottage Place Portion of the Cottage Place Gardens (CPG) Phase 5 Parcel Site*

Dear Ms. McCann:

Pursuant to your request and the requirements of the New York State Department of Environmental Conservation ("DEC") in connection with an application being made by 178 Warburton Limited Partnership as a volunteer in the Brownfield Cleanup Program ("BCP"), please be advised that the Municipal Housing Authority for the City of Yonkers (MHACY) is the owner of the portion of the CPG Phase 5 Parcel addressed as 8 Cottage Place (SBL #2.-2094-1).

As you are aware, 178 Warburton Limited Partnership is a single-purpose entity created exclusively for the acquisition and redevelopment of the CPG Phase 5 Parcel. To that end, MHACY does hereby give you and your representatives' authorization to access the aforementioned property immediately and throughout the BCP process. Additionally, MHACY accepts that an environmental easement may be placed on the CPG Phase 5 Parcel by the New York State Department of Environmental Conservation.

Sincerely,

Joseph Shuldiner
Executive Director
Municipal Housing Authority for the City of Yonkers

Cc: Jesse Batus, TCB
Lauren Hauck, TCB
Kirk Moline, C.T. Male Associates
Steve Bieber, C.T. Male Associates

ATTACHMENT VIII

(Section VIII of Part B of the BCP Application

Property Eligibility Information

No additional information is needed in this attachment.

ATTACHMENT IX

(Section IX of Part B of the BCP Application)

Contact List Information

Chief Executive Officer and Planning Board Chairperson of County and Town	
Westchester County	City of Yonkers
County Chief Executive Officer Robert P. Astorino 148 Martine Avenue White Plains, NY 10601	Chief Executive Officer Mayor Mike Spano City Hall 40 South Broadway Yonkers NY 10701
Planning Board Chairperson Jeremiah Lynch 148 Martine Avenue White Plains, NY 10601	Planning Board Chairman Mr. Roman Kozicky 87 Nepperhan Avenue Yonkers, New York 10701-3892
Public Water Supplier	
Water Bureau C/O Department of Public Works City Hall 40 South Broadway, Room 311 Yonkers, New York 10701	
Local News Media	
Yonkers Tribune Attention: News Director 55 Main Street Yonkers, NY 10701 (914) 378-1433	The Journal News Attention: News Director 1133 Westchester Ave N110 White Plains (914) 694-9300
Yonkers Rising Attention: News Director Rising Media Group 25 Warburton Avenue. Yonkers, NY 10701 (914) 965-4000	WABC AM Attention: News Director 2 Penn Plaza, 17th Floor New York, NY 10117 (212) 613-3800
WNYC Attention: News Director 160 Varick Street New York, NY 10013 (646) 829-4000	WNYM Attention: News Director 777 Terrace Avenue, Suite 6 Hasbrouck Heights, NJ 07604-3100 201-298-5700
City Hall TV Attention: News Director 40 South Broadway, Room 500 Yonkers, New York, 10701 (914) 377-6000	News 12 Westchester Attention: News Director 6 Executive Plaza Yonkers, NY 10701 (914)378-4800
Nearby Schools and Daycare Facilities	
Charter School of Educational Excellence Cindy Lopez (Principal) 260 Warburton Ave Yonkers, NY (914) 476-5070	New Little Branches Daycare/Lanza Learning Center Contact: Raymond L. Thomas, Jr. (Executive Director) 150 Woodworth Avenue Yonkers, NY 10701 (914) 378-1473

Adjacent Property Owners/Occupants	
Site Tax ID: 2.-2094-1 Property Address: Cottage Gardens Occupant: Apartments Owner Name/Address: Municipal Housing Authority of the City of Yonkers 1511 Central Park Avenue Yonkers, NY 10701	Site Tax ID: 2.-2096-33 Property Address: 188 Warburton Avenue Occupant: Apartments Owner Name/Address: MHACY 185 Dartmouth Street Boston, MA 02116
Site Tax ID: 2.-2094-58 Property Address: 174 Warburton Avenue Occupant: Vacant Land Owner Name/Address: 178 Warburton Apartments LLC 1511 Central Park Avenue Yonkers, NY 10710	Site Tax ID: 2.-2096-31 Property Address: 184 Warburton Avenue Occupant: Apartments Owner Name/Address: Javier & Maria D. Guzman 184 Warburton Avenue Yonkers, NY 10701-2509
Site Tax ID: 2.-2099-1.3 Property Address: 175 Warburton Avenue Occupant: Convenience Store Owner Name/Address: Spears Development Corporation 491 Riverdale Avenue, Apartment 2C Yonkers, NY 10705	Site Tax ID: 2.-2098-20 Property Address: 181 Warburton Avenue Occupant: Auto Body Owner Name/Address: Herman Benjamin 181 Warburton Avenue Yonkers, NY 10701

Location of the document repository for the project.

Yonkers Public Library
 Riverfront Library
 One Larkin Center
 Yonkers, NY 10701
 (914) 337-1500

The acknowledgement letter from the library stating that it agrees to act as a document repository for the property is attached as ATTACHMENT IX-1.

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 ctmale@ctmale.com



June 2, 2017

Mr. John Favareau
Reference Librarian
Yonkers Public Library (Riverfront Library)
One Larkin Center
Yonkers, New York 10701
Email: jfavareau@ypl.org

Re: *Repository*
Cottage Place Gardens Phase 5 Site
CTMA Project No.: 16.6669

Dear Mr. Favareau:

Consistent with the requirements of the New York State Department of Environmental Conservation's Brownfields Clean-up Program (NYSDEC's BCP), the Yonkers Public Library (Riverfront Library) has been selected as an appropriate public repository for documents associated with the redevelopment of the Cottage Place Gardens Phase 5 site.

Please indicate the library's willingness to fulfill the role of public repository for the project documents by signing below. The BCP requires that the documents be maintained for periods of up to 45 days for viewing by the public.

Sincerely,
C.T. MALE ASSOCIATES

Stephen Bieber, CHMM
Environmental Scientist

The Yonkers Public Library (Riverfront Library) agrees to serve as public repository as described above.

John A. Favareau, 6/5/2017

Signature of Agent for Yonkers Public Library
Reference Librarian

1910 - 2010
years

ATTACHMENT X

(Section X of Part B of the BCP Application)

Applicable Zoning Laws/Maps

According to the City of Yonkers Zoning Map, the property is zoned within the “M” district, for Apartments - Medium Density. See the attached zoning map as ATTACHMENT X-1.

Current Use

The property is developed with three (3) multi-story brick apartment buildings and a vacant single-story concrete block building that was historically used as a gasoline station and motor repair facility. The apartment buildings have been utilized for public housing since the buildings were developed in the 1940’s. The concrete block structure was used as a motor repair facility and gasoline station from at least 1951 until 2016. Prior to that time the site was occupied by dwellings, stores and a garage.

Based on the results of several previous environmental investigations conducted on the site, known and potential contaminant source areas at the site include: uncontrolled fill material mantling the site; the westernmost portions of the site formerly used as a gasoline station and motor repair facility; and the existence of two 20,000 gallon underground fuel oil tanks that have reportedly not been in operation since 2010 or 2011.

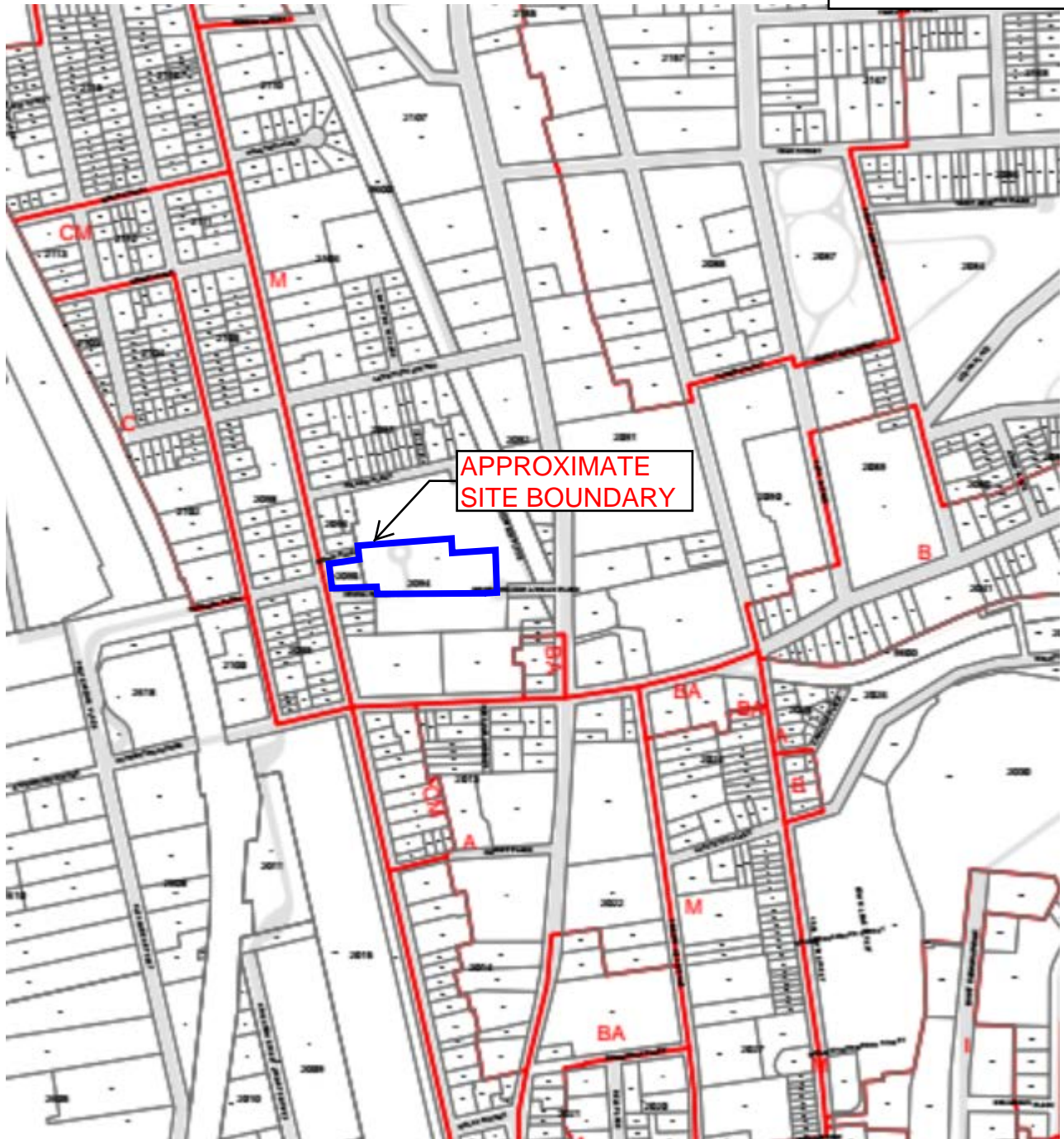
Reasonably Anticipated Use – Post Remediation

The intended use of the property will be for multi-family residential purposes and will include the construction of residential apartment buildings with associated community center, open space recreation and parking, which is consistent with present and future area development trends.

Do Historic/Current Development Trends Support the Proposed Use?

The property’s redevelopment for multi-family residential purposes is consistent with current and historical development patterns for the property and its surroundings, and consistent with the property’s zoning. The property is currently, and has historically, been utilized for multi-family residential purposes. Surrounding land usage consists of

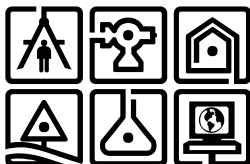
public housing to the north and south; institutional, commercial and residential development to the east; and residential and commercial development to the west.



MAP REFERENCE

City of Yonkers Zoning Map

M = Medium Density - Residential and Apartment Houses



C.T. MALE ASSOCIATES

ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C.

50 CENTURY HILL DRIVE
LATHAM, NY 12110

**CITY OF YONKERS ZONING MAP
CPG PHASE 5 PARCEL**

CITY OF YONKERS

WESTCHESTER COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

PROJECT No: 16.6669

The locations and features depicted on this map are approximate and do not represent an actual survey.

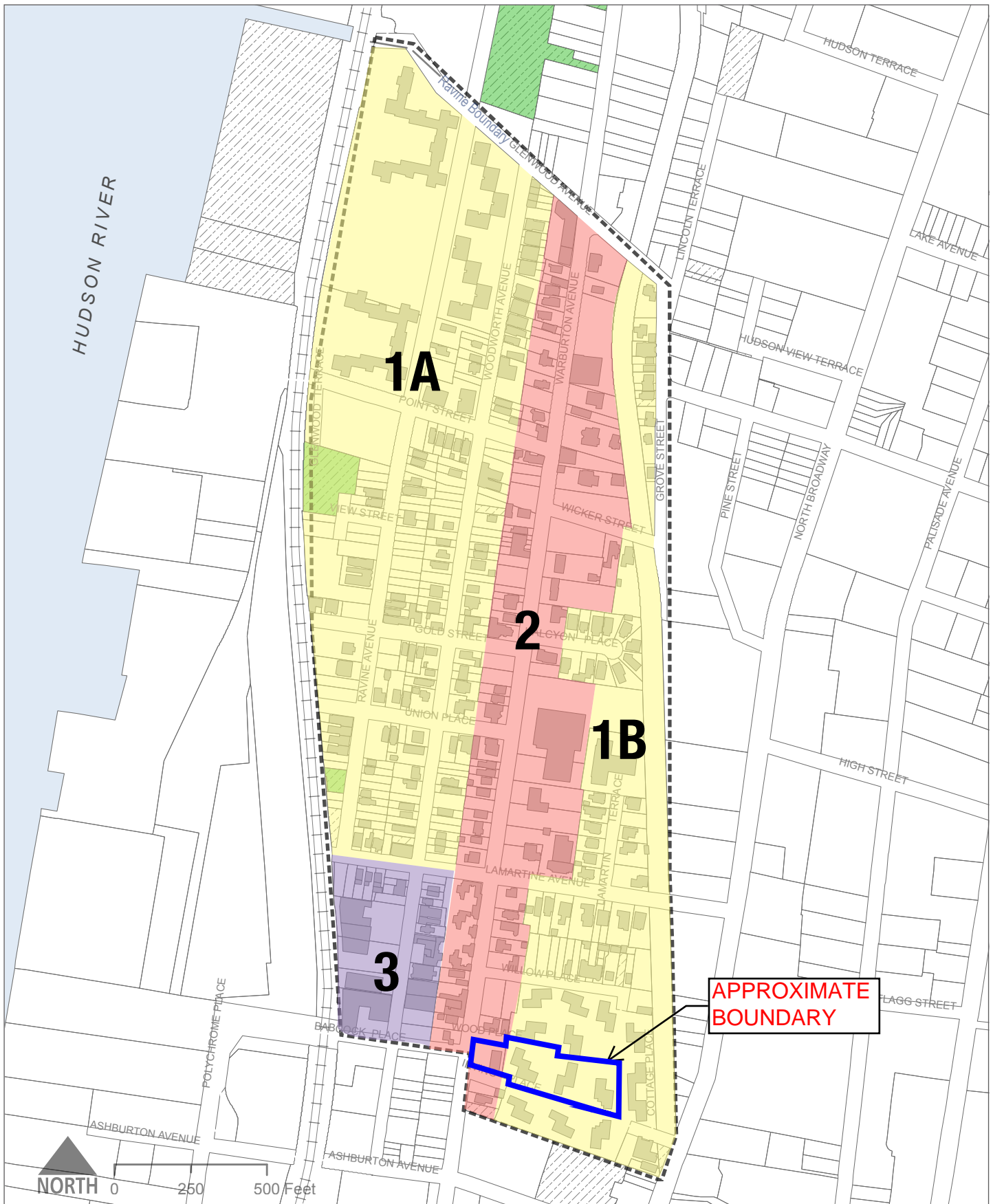
Warburton - Ravine Avenue Urban Renewal Area Plan
Yonkers, New York



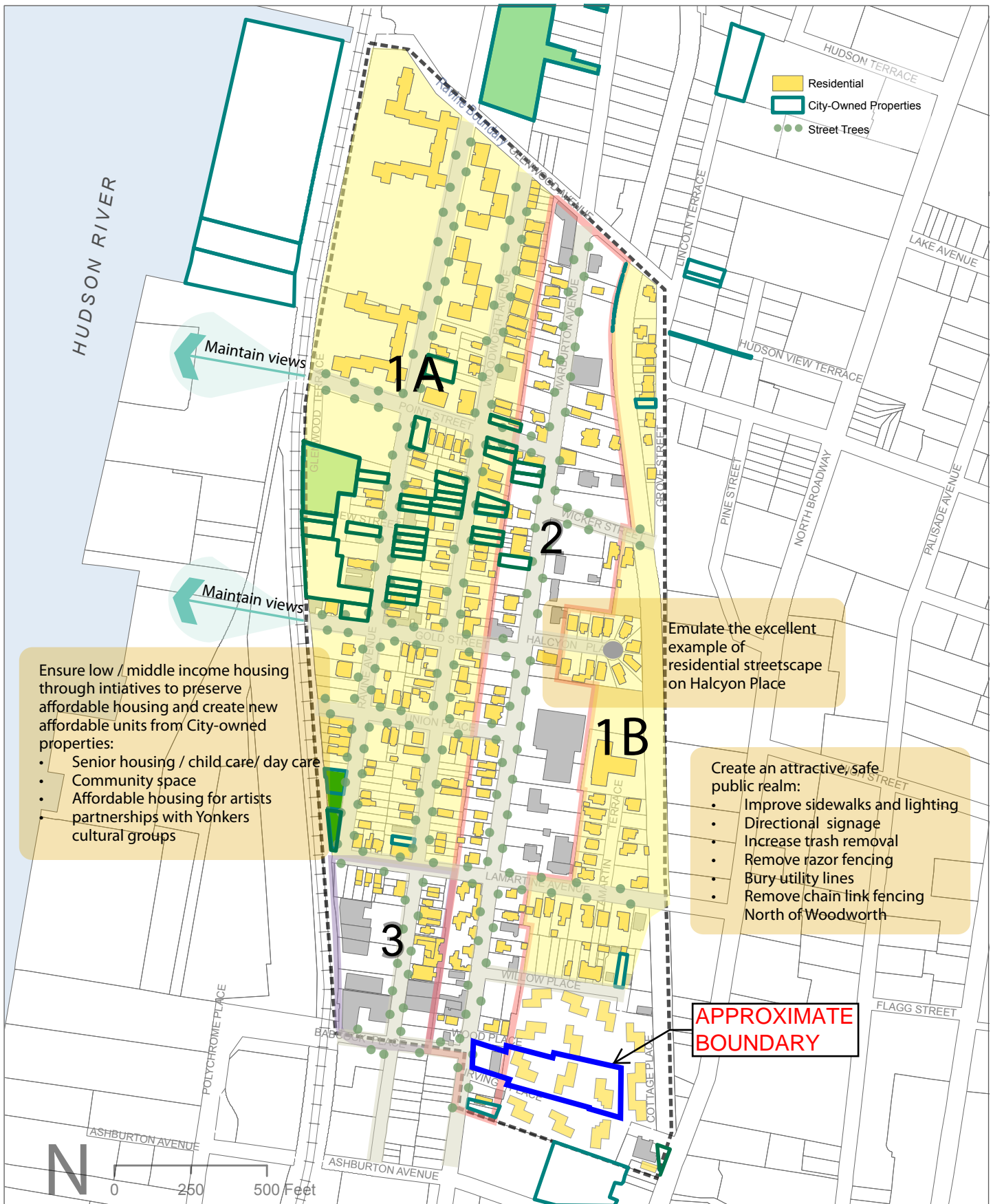
Prepared for:
Yonkers Community Development Agency and
The City of Yonkers Department of Planning and Development
Yonkers City Hall
40 South Broadway
Yonkers, NY 10701-3700

December 2010

Action Areas



Action Areas 1A & 1B



Action Area 2

