

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
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www.dec.ny.gov

December 21, 2021

David Gallo & Allison Giosa
G&G Garden Street LLC
50 Jericho Quadrangle, Suite 109
Jericho, NY 11753
davidgallo@georgicagreen.com
agiosa@georgicagreen.com

David Gallo & Matthew Ardito
Highgarden Tower LLC
c/o G&G Garden Street LLC
50 Jericho Quadrangle, Suite 109
Jericho, NY 11753
davidgallo@georgicagreen.com
matthewardito@georgicagreen.com

Re: Certificate of Completion
Site: Garden St Apartments
Site No: C360188
Location: City of New Rochelle, Westchester County

Dear David, Allison, and Matthew,

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

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you



Department of
Environmental
Conservation

must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.

- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Michael Kilmer, Region 3
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 S. Putt Corners Rd.
New Paltz, NY 12561

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days.

If you have any questions regarding any of these items, please contact Michael Kilmer at 845-633-5463.

Sincerely,

Susan Edwards

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

Enclosure

ec w/ enclosure:

D. Gallo & A. Giosa, G&G Garden Street LLC (davidgallo@georgicagreen.com, agiosa@georgicagreen.com)
D. Gallo & M. Ardito, Highgarden Tower LLC (davidgallo@georgicagreen.com, matthewardito@georgicagreen.com)
F. Dahan, SESI (fd@sesi.org)
S. Gustems, SESI (ssg@sesi.org)
L. Shaw, Knauf Shaw (lshaw@nyenvlaw.com)
S. Berninger, NYSDOH (steve.berninger@health.ny.gov)
M. Schuck, NYSDOH (maureen.schuck@health.ny.gov)
C. Vooris, NYSDOH (christine.vooris@health.ny.gov)
M. Gokey, (matthew.gokey@tax.ny.gov)
P. Takac, (paul.takac@tax.ny.gov)

ec w/o enc.:

M. Kilmer, DEC (michael.kilmer@dec.ny.gov)
D. Bendell, DEC (daniel.bendell@dec.ny.gov)
W. Bennett, DEC (wiliam.bennett@dec.ny.gov)
J. Brown, DEC (janet.brown@dec.ny.gov)
J. Andaloro, DEC (Jennifer.andaloro@dec.ny.gov)
K. Lewandowski, DEC (kelly.lewandowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

G&G Garden Street LLC

Highgarden Tower LLC

Address

50 Jericho Quadrangle, Suite 109, Jericho, NY 11753

50 Jericho Quadrangle, Suite 109 Jericho, NY 11753

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/7/19 **Agreement Execution:** 9/5/19

Agreement Index No.: C360188-08-19

Application Approval Amendment: 11/30/20

Agreement Execution Amendment: 11/30/20

Application Approval Amendment: 4/2/21

Agreement Execution Amendment: 4/2/21

SITE INFORMATION:

Site No.: C360188 **Site Name:** Garden St Apartments

Site Owner: Highgarden Tower LLC

Street Address: 11 Garden Street

Municipality: New Rochelle

County: Westchester

DEC Region: 3

Site Size: 0.9019 Acres

Tax Map Identification Number(s): 3-801-11 (portion of)

Percentage of site located in an EnZone: 0 - 49%

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 1: Unrestricted use

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50%.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24%.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation.

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/21/2021

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

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

Garden St Apartments, Site ID No. C360188
Site Address: 11 Garden Street, New Rochelle, NY 10801
City of New Rochelle, Westchester County, Tax Map Identification Number 3-801-11 (portion of)

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to G&G Garden Street LLC and Highgarden Tower LLC, for a partial parcel totaling approximately 0.9019 acres located at 11 Garden Street in the City of New Rochelle, Westchester County.

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 S Putt Corners Rd, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360188/>.

Garden St Apartments, Site No. C360188, 11 Garden Street, New Rochelle, NY 10801

WHEREFORE, the undersigned has signed this Notice of Certificate

Highgarden Tower LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
G&G Garden Street LLC
50 Jericho Quadrangle, Suite 109
Jericho, NY 11753

Exhibit A

Site Description



2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

NOVEMBER 16, 2021
GSG PROJECT NO: G17113.01

METES & BOUNDS DESCRIPTION

BROWNFIELD CLEANUP AREA
SECTION 3, BLOCK 801, PART OF LOT 11
11 GARDEN STREET
CITY OF NEW ROCHELLE, WESTCHESTER COUNTY
STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF GARDEN STREET DISTANT 115.00 FEET EASTERLY AS MEASURED ALONG THE SOUTHERLY SIDE OF GARDEN STREET (WIDTH VARIES) FROM THE EASTERLY END OF A CURVE HAVING A RADIUS OF 40.00 FEET AND A LENGTH OF 62.04 FEET CONNECTING THE EASTERLY SIDE OF NORTH AVENUE (50.00 FEET WIDE) WITH THE SOUTHERLY SIDE OF GARDEN STREET, SAID POINT OF BEGINNING ALSO BEING WHERE THE EASTERLY LINE OF A FIFTEEN FOOT RIGHT OF WAY INTERSECTS THE SOUTHERLY SIDE OF GARDEN STREET;

1. THENCE FROM SAID POINT OF BEGINNING AND FOLLOWING THE AFORESAID SOUTHERLY LINE OF GARDEN STREET NORTH 59 DEGREES 14 MINUTES 50 SECONDS EAST, 370.67 FEET TO LANDS NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;
2. THENCE SOUTHWESTERLY ALONG SAID RAILROAD LANDS, SOUTH 30 DEGREES 31 MINUTES 50 SECONDS WEST 435.94 FEET TO THE EASTERLY BOUNDARY OF PARCEL C AS SHOWN ON "MAP SHOWING A PORTION OF 1ST MAP SUPPLEMENTARY TO SHEET 5R, PELHAM PORT CHESTER PARKWAY" FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER (DIVISION OF LAND RECORDS) ON DECEMBER 10, 1945 AS MAP NO. 5979;
3. THENCE THROUGH AFORESAID PARCEL NO. 22WB, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF PARCELS C, B AND A AS SHOWN ON AFOREMENTIONED MAP NO. 5979, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 54.51 FEET TO A POINT;
4. THENCE, SOUTH 59 DEGREES 14 MINUTES 50 SECONDS WEST 7.50 FEET TO THE WESTERLY BOUNDARY OF AFORESAID PARCEL NO. 22WB, BEING NOW KNOWN AS BLOCK 801, LOT 11;
5. THENCE ALONG THE SAME, AND ALONG THE EASTERLY BOUNDARY OF BLOCK 801, LOT 4, BLOCK 801, LOT 6 AND THE AFORESAID FIFTEEN FOOT RIGHT OF WAY, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 56.02 FEET TO A POINT;
6. THENCE, NORTH 59 DEGREES 29 MINUTES 50 SECONDS EAST 15.00 FEET TO A POINT;
7. THENCE, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 99.05 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF GARDEN STREET AT THE POINT OR PLACE OF BEGINNING.

CONTAINING 39,285 SQUARE FEET OR 0.9019 ACRE.

GALLAS SURVEYING GROUP


GREGORY S. GALLAS
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR NO. 50124

11/16/2021
DATE

Exhibit B

Site Survey

LEGAL DESCRIPTION OF PART OF LOT 11, BLOCK 801:

FORMER TAX LOT 11:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF GARDEN STREET DISTANT 115.00 FEET EASTERLY FROM THE CORNER AND CORNER BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GARDEN STREET (NORTH VARIES) AND THE EASTERLY SIDE OF NORTH STREET (SOUTH VARIES) AND RUNNING THENCE ALONG THE EASTERLY SIDE OF NORTH STREET (SOUTH VARIES) SOUTH 29 DEGREES 37 MINUTES 10 SECONDS EAST, 99.93 FEET TO A POINT CORNER TO BLOCK 801, LOT 13.

THENCE ALONG THE SAME, NORTH 29 DEGREES 20 MINUTES 50 SECONDS EAST, 50.00 FEET TO A POINT; THENCE STILL ALONG THE SAME, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST, 86.27 FEET TO THE SOUTHERLY SIDE OF GARDEN STREET;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF GARDEN STREET SOUTH 59 DEGREES 14 MINUTES 50 SECONDS WEST 93 FEET TO THE POINT OR PLACE OF BEGINNING.

FORMER TAX LOT 13:

ALL THOSE CERTAIN PLOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS: PARCELS NO. 36, SHEET NO. 36 OF A CERTAIN MAP ENTITLED "WESTCHESTER COUNTY PARK COMMISSION" MAP OF LANDS TO BE ACQUIRED FOR THE PELHAM PORT CREEPER PARKWAY, WESTCHESTER COUNTY, N.Y., SAID MAP MADE BY CHARLES A. HOLLETER, CIVIL ENGINEER AND SURVEYOR, MOUNT VERNON, NEW YORK, DATED DECEMBER 1, 1950 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER (DIVISION OF LAND RECORDS) ON JUNE 27, 1950 AS MAP NO. 3460, AND ALSO PARCEL NO. 23 AND A PORTION OF PARCEL NO. 20, SHEET NO. 36 OF A CERTAIN MAP ENTITLED "WESTCHESTER COUNTY PARK COMMISSION" MAP OF LANDS TO BE ACQUIRED FOR THE PELHAM PORT CREEPER PARKWAY, WESTCHESTER COUNTY, N.Y., SAID MAP MADE BY THE ABOVE SAID CHARLES A. HOLLETER, DATED DECEMBER 1, 1950 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER (DIVISION OF LAND RECORDS) ON FEBRUARY 21, 1951 AS MAP NO. 3730, AND WHICH SAID PREMISES ARE MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF GARDEN STREET WITH THE EASTERLY LINE BETWEEN PARCELS 20 AND 37 AS SHOWN ON AFORESAID SHEET NO. 36, SAID POINT BEING DISTANT 165.00 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GARDEN STREET AND THE EASTERLY SIDE OF NORTH STREET;

THENCE FROM SAID POINT OF BEGINNING AND FOLLOWING THE AFORESAID SOUTHERLY LINE OF GARDEN STREET NORTH 29 DEGREES 14 MINUTES 50 SECONDS EAST, 320.67 FEET TO LANDS NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;

THENCE SOUTHWESTERLY ALONG SAID RAILROAD LANDS, SOUTH 30 DEGREES 31 MINUTES 50 SECONDS WEST 43.04 FEET TO THE EASTERLY BOUNDARY OF PARCELS 20 AND 37 AS SHOWN ON MAP SHOWING A PORTION OF 1ST MAP SUPPLEMENTARY TO SHEET NO. 36, PELHAM PORT CREEPER PARKWAY, FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER (DIVISION OF LAND RECORDS) ON DECEMBER 10, 1940 AS MAP NO. 5979;

THENCE THROUGH AFORESAID PARCEL NO. 23, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF PARCELS 20, 23 AND 37 AS SHOWN ON AFORESAID SHEET NO. 36, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 54.31 FEET TO A POINT;

THENCE, SOUTH 59 DEGREES 14 MINUTES 50 SECONDS WEST 7.50 FEET TO THE WESTERLY BOUNDARY OF AFORESAID PARCEL NO. 20, BEING NOW KNOWN AS BLOCK 801, LOT 15;

THENCE ALONG THE SAME, AND ALONG THE EASTERLY BOUNDARY OF BLOCK 801, LOT 4, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 50.00 FEET TO A POINT;

THENCE, CROSSING A 15 FOOT WIDE RIGHT OF WAY AND FURTHER ALONG BLOCK 801, LOT 11, NORTH 59 DEGREES 29 MINUTES 50 SECONDS EAST 65.00 FEET TO A POINT;

THENCE, STILL ALONG THE SAME, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 89.27 FEET TO THE AFORESAID SOUTHERLY LINE OF GARDEN STREET AT THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTION OF BROWNFIELD CLEANUP SITE BOUNDARY:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF GARDEN STREET DISTANT 115.00 FEET EASTERLY AS MEASURED ALONG THE SOUTHERLY SIDE OF GARDEN STREET (NORTH VARIES) FROM THE CORNER AND CORNER BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GARDEN STREET (NORTH VARIES) AND THE EASTERLY SIDE OF NORTH STREET (SOUTH VARIES) AND RUNNING THENCE ALONG THE EASTERLY SIDE OF NORTH STREET (SOUTH VARIES) SOUTH 29 DEGREES 37 MINUTES 10 SECONDS EAST, 99.93 FEET TO A POINT CORNER TO BLOCK 801, LOT 13.

THENCE FROM THE POINT OF BEGINNING AND FOLLOWING THE AFORESAID SOUTHERLY LINE OF GARDEN STREET NORTH 29 DEGREES 14 MINUTES 50 SECONDS EAST, 320.67 FEET TO LANDS NOW OR FORMERLY OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD;

THENCE SOUTHWESTERLY ALONG SAID RAILROAD LANDS, SOUTH 30 DEGREES 31 MINUTES 50 SECONDS WEST 43.04 FEET TO THE EASTERLY BOUNDARY OF PARCELS 20 AND 37 AS SHOWN ON MAP SHOWING A PORTION OF 1ST MAP SUPPLEMENTARY TO SHEET NO. 36, PELHAM PORT CREEPER PARKWAY, FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER (DIVISION OF LAND RECORDS) ON DECEMBER 10, 1940 AS MAP NO. 5979;

THENCE THROUGH AFORESAID PARCEL NO. 23, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF PARCELS 20, 23 AND 37 AS SHOWN ON AFORESAID SHEET NO. 36, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 54.31 FEET TO A POINT;

THENCE, SOUTH 59 DEGREES 14 MINUTES 50 SECONDS WEST 7.50 FEET TO THE WESTERLY BOUNDARY OF AFORESAID PARCEL NO. 20, BEING NOW KNOWN AS BLOCK 801, LOT 15;

THENCE ALONG THE SAME, AND ALONG THE EASTERLY BOUNDARY OF BLOCK 801, LOT 4, NORTH 29 DEGREES 37 MINUTES 10 SECONDS WEST 50.00 FEET TO A POINT;

THENCE, NORTH 59 DEGREES 29 MINUTES 50 SECONDS EAST 65.00 FEET TO THE AFORESAID SOUTHERLY LINE OF GARDEN STREET AT THE POINT OR PLACE OF BEGINNING.

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS PART OF LOT 11, BLOCK 801, SECTION 3, CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, NEW YORK.

2. AREA OF BROWNFIELD CLEANUP ZONE X, AREA OF FORMAL FLOOD PLANNING, EFFECTIVE DATE SEPTEMBER 28, 2005.

3. THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN SHOWN, BEFORE ANY EXCAVATIONS TO REVEAL ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPERTY UTILITY COMPANIES.

4. THE SURVEY WAS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY TWO NATIONAL TITLE ASSOCIATION AGENTS FOR THE NEW YORK PUBLIC NATIONAL TITLE INSURANCE COMPANY, 111-14, NEW YORK, N.Y.

5. BY GRANTING THIS PLAT, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF FORMAL FLOOD PLANNING) WITH THE NEW YORK PUBLIC NATIONAL TITLE INSURANCE COMPANY FLOOD RISK RATE MAP (FIRMING), 361 SOUTH ST. EFFECTIVE DATE SEPTEMBER 28, 2005.

6. SITE WAS UNDER HEAVY CONSTRUCTION AT THE TIME THIS SURVEY WAS PERFORMED.

REFERENCES:

1. PLAN ENTITLED "WESTCHESTER COUNTY PARK COMMISSION" MAP SHOWING A PORTION OF 1ST MAP SUPPLEMENTARY TO SHEET NO. 36, PELHAM PORT CREEPER PARKWAY, FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER, NEW YORK, ON DECEMBER 10, 1940 AS MAP NO. 5979.

2. PLAN ENTITLED "MAP OF PROPERTY BELONGING TO NEW ROCHELLE, COUNTY OF WESTCHESTER, BELONGING TO CHARLES A. HOLLETER, CIVIL ENGINEER AND SURVEYOR, MOUNT VERNON, NEW YORK, DATED JANUARY 1, 1950, AS MAP NO. 3460."

3. PLAN ENTITLED "NEW YORK STATE TRAILWAY, NEW HAVEN AND SECTION, WESTCHESTER COUNTY, SUBDIVISION NO. 1, CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED MAY 26, 2017."

4. PLAN ENTITLED "REED LOT, SECTION 3, BLOCK 8, LOTS 8, 11, 13, 15 AND SECTION 3, BLOCK 801, LOT 4, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 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2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 295



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/19/2021



SITE DESCRIPTION

SITE NO. C360188

SITE NAME Garden St Apartments

SITE ADDRESS: 11 Garden Street **ZIP CODE:** 10801

CITY/TOWN: New Rochelle

COUNTY: Westchester

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan X

Monitoring Plan X

Operation and Maintenance (O&M) Plan X

Periodic Review Frequency: N/A

Periodic Review Report Submitted Date:

Description of Institutional Control

Description of Engineering Control