



Department of
Environmental
Conservation

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? Yes No

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

- Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]
- Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]
- Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.
- Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:
To reflect tax map parcel numbering changes. Please see attached narrative.

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

Section I. Existing Agreement Information

BCP SITE NAME: South Island Apartments

BCP SITE NUMBER: C401074

NAME OF CURRENT APPLICANT(S): South Island Apartments, LLC

INDEX NUMBER OF EXISTING AGREEMENT: C401074-01 DATE OF EXISTING AGREEMENT: 2/24/17

Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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 (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF NEW REQUESTOR'S REPRESENTATIVE

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached?

Yes

No

Describe Requestor's Relationship to Existing Applicant:

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Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. 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, Department 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 the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? 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 NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

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

VOLUNTEER

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

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

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

Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

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

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

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

ADDRESS 5-35 Starbuck Island Drive, Center Island, Albany

CITY/TOWN Green Island

ZIP CODE 12183

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
Starbuck Island Drive, Green Island		33.09	1	5	.56
Starbuck Island Drive, Green Island		33.09	1	6	1.94
15-35 Starbuck Island Drive, Green Island		33.09	1	P/O 3	8.43
Portion of 15-35 Starbuck Island, Green Island		33.09	1	P/O 3	.56

Check appropriate boxes below:

- Changes to metes and bounds description or TBL correction * see attached
- Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

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

- Reduction of property
- Approximate acreage removed: _____

PARCELS REMOVED:

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

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

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

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: South Island Apartments	BCP SITE NUMBER: C401074
NAME OF CURRENT APPLICANT(S): South Island Apartments	
INDEX NUMBER OF EXISTING AGREEMENT: C401074-01-17	
EFFECTIVE DATE OF EXISTING AGREEMENT: February 24, 2017	

Declaration of Amendment:

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

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

Statement of Certification and Signatures: New Requestor(s) (if applicable)
(Individual) I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. Date: _____ Signature: _____ Print Name: _____
(Entity) I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department. Date: _____ Signature: _____ Print Name: _____

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

(Individual)

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

Date: _____ Signature: _____

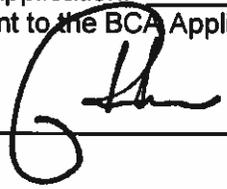
Print Name: _____

(Entity)

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

Date: 10/13/20 Signature: _____

Print Name: Peter Luizzi, Jr.



REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: February 24, 2017

Signature by the Department:

DATED: January 20, 2021

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: 

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

SUBMITTAL INFORMATION:

- **Two (2) copies, one hard 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 DEPARTMENT USE ONLY

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

PROJECT MANAGER: _____

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

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

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

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

Requestor Address, etc.

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

Representative Name, Address, etc.

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

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

SECTION IV NEW REQUESTOR ELIGIBILITY INFORMATION

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

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

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Address

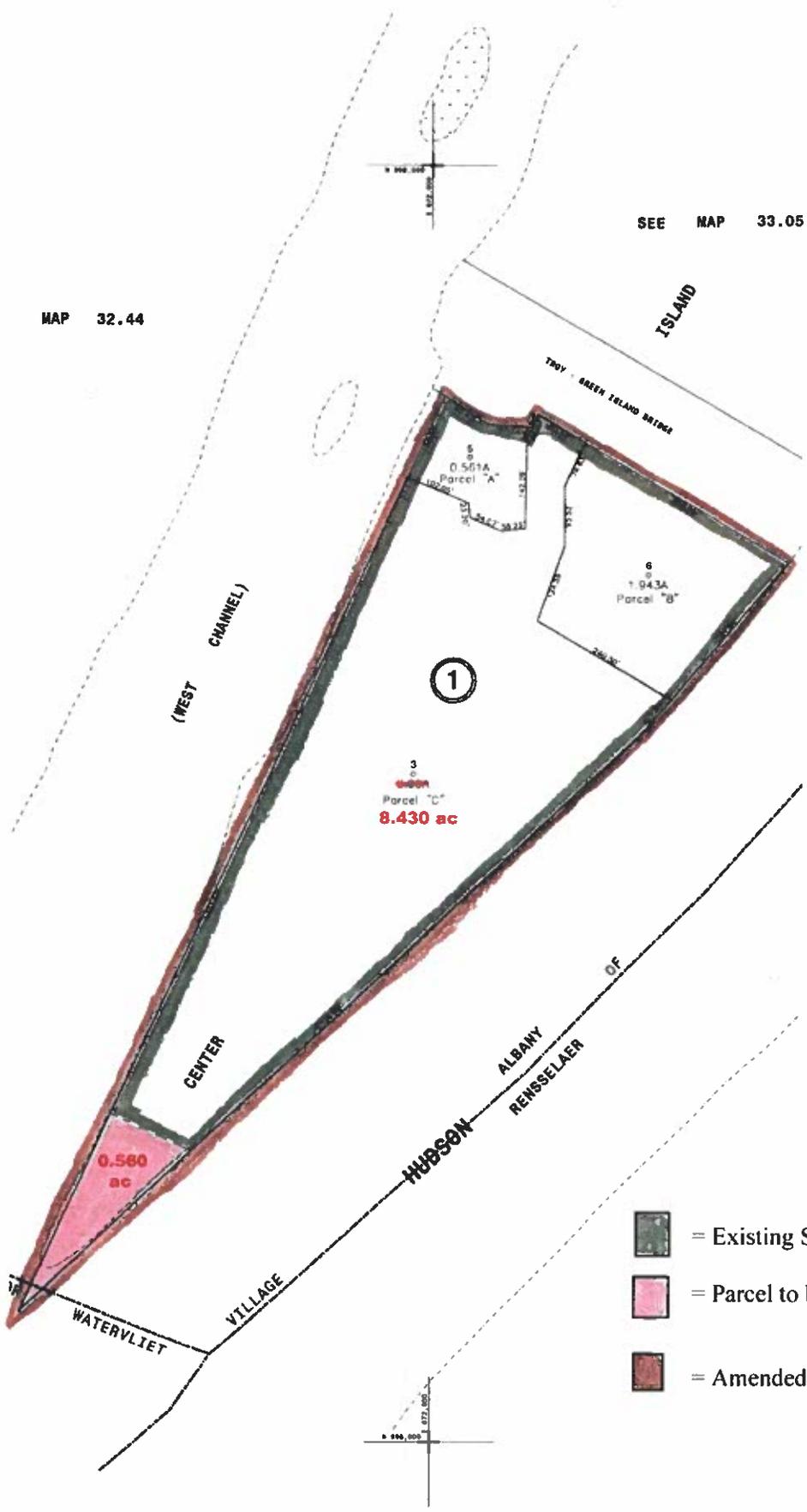
Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears.

MAP 32.44

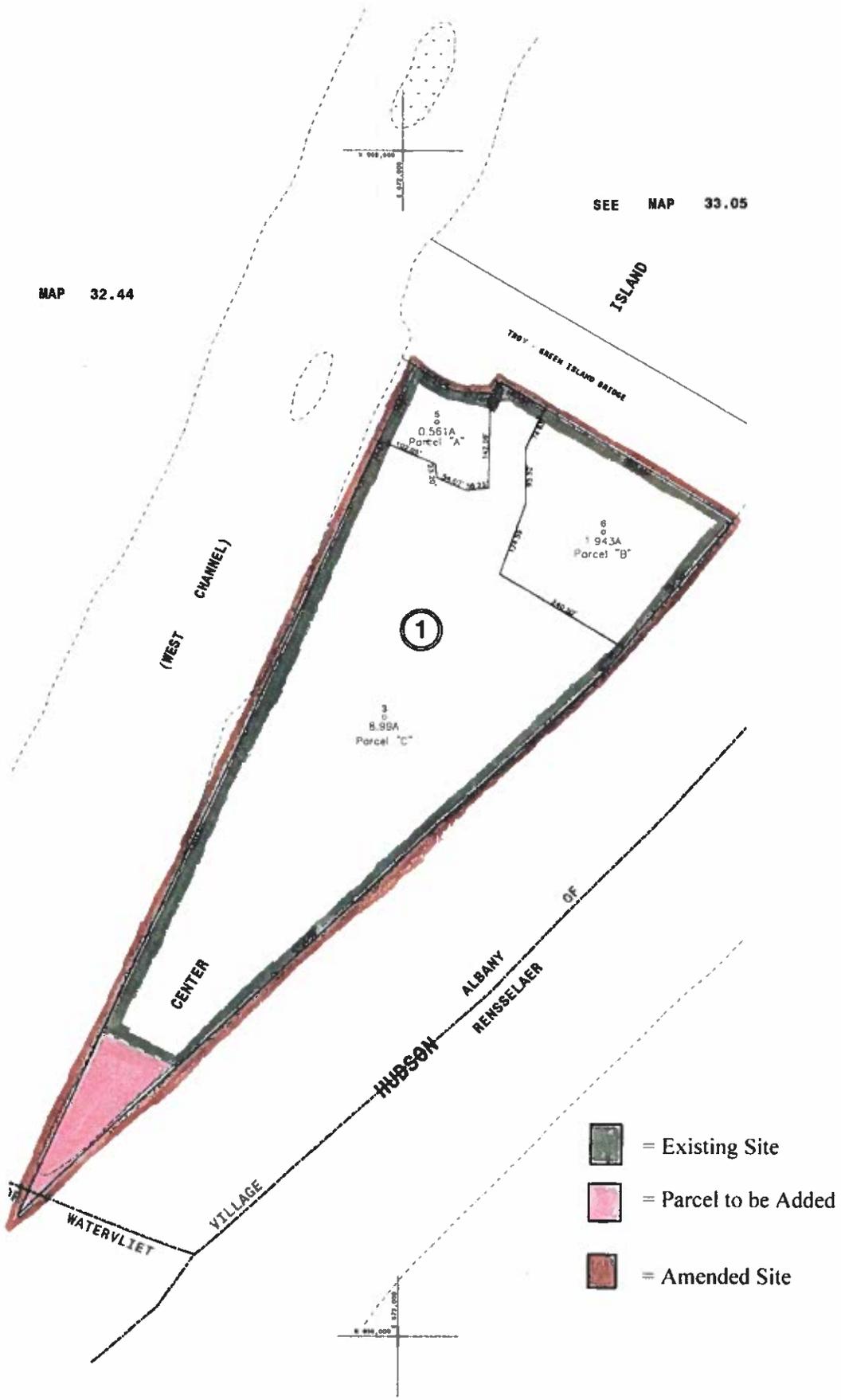
SEE MAP 33.05



-  = Existing Site
-  = Parcel to be Added
-  = Amended Site

MAP 32.44

SEE MAP 33.05



-  = Existing Site
-  = Parcel to be Added
-  = Amended Site

ATTACHMENT TO BCP APPLICATION - SOUTH ISLAND APARTMENTS

BCP SITE NUMBER C401074 (Existing Agreement Date 2/24/2017)

NARRATIVE:

The history of this application is:

- 1) The original BCA contained 8.9 acres made up of one tax map parcel - 33.09-1-3 (Center Island)
- 2) The first amendment (9/11/2017) changed the ownership of the property subject to the BCA from CPT 2010 LLC to the Applicant, South Island Apartments, LLC
- 3) The Second amendment (12/4/2017) added:
 - a. 5 Osgood Ave - TMP 33.09-1-22 (0.352 acres), and
 - b. 10 Osgood Ave – TMP 33.09-1-2.1 (1.09 acres) for a total of 1.442 acres
- 4) The Third amendment (10/15/2018) added 1 Osgood Ave – TMP 33.09-1-1 (0.625 acres)
- 5) The Fourth amendment (10/26/2018) added Osgood Ave roadbed – TMP 33.09-1 (0.23 acres)
- 6) The fifth amendment added 0.56 acres (the southern tip of the island; which is a portion of 33.09-1-3)

The Fifth amendment also changed the existing TMPs/Addresses/Acreage to the following (total acreage of existing sites matches the prior total):

- a. 5 Starbuck Island Drive, Green Island, TMP 33.09-1-5, 0.56 acres
- b. 10 Starbuck Island Drive, Green Island, TMP 33.09-1-6, 1.94 acres
- c. Portion of 15-35 Starbuck Island Drive, Green Island, TMP 33.09-1-3 (8.43 acres)
- d. Portion of 15-35 Starbuck Island Drive, Green Island, TMP 33.09-1-3 (0.56 acres)

In sum, the Site is now 11.495 acres and has been reassigned TMP Nos. 33.09-1-3, 33.09-1-5, 33.09-1-6 and the street address of 5, 10 and 15-35 Starbuck Island Drive.

Lewandowski, Kelly A (DEC)

From: Adam Schultz <aschultz@couchwhite.com>
Sent: Tuesday, November 03, 2020 12:08 PM
To: Lewandowski, Kelly A (DEC)
Cc: Curley, Ruth E (DEC); Dougherty, Jennifer A (DEC); Alita Giuda; David Breault
Subject: RE: Notice of Incomplete Application to Amend BCA - South Island Apartments, 401074
Attachments: 2018 Tax Map 33.09.PDF; 2019 Tax Map 33.09.PDF;
Application.BCP.C401074.2020-10-15.Date_Stamped_Amendment_No_6_Reassign_Tax_Lots_Change
Address.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Ms. Lewandowski,

I believe the following addresses your concern. If not, let me know and we'll try a different approach.

- According to the 2018 Tax Map, a copy of which is attached, the Tax Map Parcels at that time were as follows:
 - 33.09-1-1;
 - 33.09-1-2.1;
 - 33.09-1-2.2;
 - 33.09-1-3;
 - 33.09-1-4; and
 - 33.09-1-Roadbed (being Osgood Avenue).
- Subsequent to the 4th Amendment in 2018, BCP Site Number C401074 included the above Tax Map Parcels on the 2018 Tax Map **except** for 33.09-1-4.
- In 2019, the boundaries of the parcels on the tax map were revised to reflect the following:
 - Portions of 33.09-1-3 and 33.09-1- Roadbed became 33.09-1-5;
 - Portions of (i) 33.09-1-1, (ii) 33.09-1-2.1, (iii) 33.09-1-2.2, (iv) 33.09-1-Roadbed and (v) 33.09-1-3 became 33.09-1-6; and
 - Remaining portions of 33.09-1-3 and 33.09-1-Roadbed were merged with 33.09-1-4 to form an amended 33.09-1-3.
- Accordingly, in 2019 and just prior to the 5th Amendment, BCP Site Number C401074 consisted of the following parcels identified on the 2019 Tax Map:
 - 33.09-1-5;
 - 33.09-1-6; and
 - 33.09-1-3 less the portion formerly known as Tax Map Parcel 33.09-1-4.This is indicated in Blue on the attached maps.
- The 5th Amendment revises the Tax Map Parcel Numbers from the 2018 Parcel Numbers to the 2019 Parcel Numbers. Furthermore, it adds the parcel formerly known as Tax Map Parcel 33.09-1-4 into the Site. At the time of the 5th Amendment, this Parcel was known as the southern 0.56 acre portion of current Tax Map Parcel 33.09-1-3. This parcel is depicted in Pink on the attached Tax Maps.
- The result of the 5th Amendment is the entire 2019 Tax Map, being Tax Map Parcels 33.09-1-3, 33.09-1-5 and 33.09-1-6, is in the Site.

Thank you.

Adam Schultz, Esq.

Couch White, LLP
P.O. Box 22222
540 Broadway

2018 Tax Map



SEE MAP 32.44

SEE MAP 33.05



- = Existing Site
- = Parcel to be Added
- = Amended Site

2019-2020 Tax Map



-  = Existing Site
-  = Parcel to be Added
-  = Amended Site

THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY AND NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY

PREPARED BY SMITH & MAHONEY, ENGINEERS & SURVEYORS ALBANY, NEW YORK PREPARED FOR REAL PROPERTY TAX SERVICE AGENCY ALBANY COUNTY, NEW YORK		DIGITAL CONVERSION BY: THE SANBORN MAP COMPANY INC.  PELHAM, NEW YORK		REVISION TABLE			
DATE	BY	CHANGES OR ADDITIONS	DATE	BY	CHANGES OR ADDITIONS		
11-27-06	JDD	SHR 1-2 2ND 21 & 22 PER MAP 2006-07-01					
11/22/09	JDD	ERRATA 2009-1-3 FOR 2008-2009 PARCEL 1-A SEE 2008-2009 REVISED PARCEL 1-C PER 2008-2009 DELIVERED PARCELS 1-1, 211.2 & 4 PER 108 WORKSHEETED 2008 & 2009-2010-30 MAP DATED 10/24/09					