
Brownfield Cleanup Program Application
Cohoes/Saratoga Road Site
401 Saratoga Street
City of Cohoes, Albany County

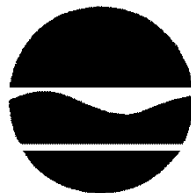
Applicant:

COHOES II LIMITED PARTNERSHIP

90 State Street, Suite 602
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



November 30, 2017
(Revised January 12, 2018)



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

SEE ATTACHMENT I

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 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)?					
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				Yes	No
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? If yes, attach relevant supporting documentation.				Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.				Yes	No

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

There are no easements known to exist for the Site other than possible municipal and utility service easements

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

Type

Issuing Agency

Description

There are no NYSDEC or USEPA permits relating to the proposed Site.

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		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Not Applicable Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information SEE ATTACHMENT IX

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

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 *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 Cohoes II Limited Partnership; 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 *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: 11/20/17 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: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 9 Not Applicable

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	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 NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes 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> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>		

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

Project is an Affordable Housing Project - Regulatory Agreement Attached;

Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(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.

(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.

(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.

(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.

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: REQUESTOR INFORMATION

COHOES/SARATOGA ROAD SITE

(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 entity as COHOES II LIMITED PARTNERSHIP, C/O CORPORATION SERVICE COMPANY, 80 State Street, Albany, NY 12207-2543 whereas the Requestor's physical address is COHOES II LIMITED PARTNERSHIP, 90 State Street, Suite 602, Albany, NY 12207.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 13, 2017.

Selected Entity Name: COHOES II LIMITED PARTNERSHIP

Selected Entity Status Information

Current Entity Name: COHOES II LIMITED PARTNERSHIP

DOS ID #: 5108710

Initial DOS Filing Date: MARCH 27, 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)

COHOES II LIMITED PARTNERSHIP
% CORPORATION SERVICE COMPANY
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
MAR 27, 2017	Actual	COHOES II 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: PROJECT DESCRIPTION

COHOES/SARATOGA ROAD SITE

(Section II of Part A of the BCP Application)

Question 4 - Provide 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 for the development of vacant land that is located in a blighted area within the City of Cohoes into an affordable multi-family apartment building with parking, community centers and open space.

The remedial program is anticipated to start in the Winter of 2018. The Certificate of Completion is anticipated in the Summer of 2019.

ATTACHMENT III: PROPERTY'S ENVIRONMENTAL HISTORY

COHOES/SARATOGA ROAD SITE

(Section III of Part A of the BCP Application)

Question 1 - Environmental Reports

The following environmental reports were in part completed for the Site. The reports are attached in electronic format on the CD in ATTACHMENT III-1.

-Limited Phase II Environmental Site Assessment; Juncta Historic Site, Saratoga Street, City of Cohoes, Albany County, New York; prepared by C.T. Male Associates; dated January 10, 2017. *This assessment was focused on a tract of land that adjoined the Site to the north. However, soil and groundwater samples were collected for subjective and laboratory analysis from one (1) test boring/monitoring well (GP-2) located within the northeastern portion of the Site.*

-Phase I Environmental Site Assessment; Southern Portion of the Juncta Historic Site, Saratoga Street, City of Cohoes, Albany County, New York; prepared by C.T. Male Associates; dated February 28, 2017. *This assessment was focused on the Site and the Site's south adjoining property.*

-Phase II Environmental Site Assessment; Southern Portion of the Juncta Historic Site, Saratoga Street, City of Cohoes, Albany County, New York; prepared by C.T. Male Associates; dated April 11, 2017. *This assessment was focused on the Site and the Site's south adjoining property. Soil and groundwater samples were collected for subjective and laboratory analysis from two (2) test borings/monitoring wells (GP-10 and GP-11) located within the Site and from a third test boring/monitoring well (GP-8) located in close proximity to the Site's southern property boundary.*

-Limited Phase II Environmental Site Assessment; Cohoes/Saratoga Road Site, Saratoga Street, City of Cohoes, Albany County, New York; prepared by C.T. Male Associates; dated November 10, 2017. *This assessment was conducted within the Site boundaries.*

Question 2 - Sampling Data

The laboratory reports for fill/soil and groundwater media that has been sampled to date are presented in the appendices of the 2017 Limited Phase II Environmental Site Assessment and Phase II Environmental Site Assessment Reports in ATTACHMENT

III-1. The laboratory reports are also included as standalone reports in electronic format on the CD in ATTACHMENT III-2, and are identified as follows:

-Report 1: Soil and Groundwater Sampling Results, Phoenix Environmental Laboratories, dated December 13, 2016.

-Report 2: Soil and Groundwater Sampling Results, Phoenix Environmental Laboratories, dated March 31, 2017.

-Report 3: Soil Sampling Results, Alpha Analytical, dated November 3, 2017.

Question 3 - Site Drawings for Impacted Site Media

Attached are two (2) drawings identifying contaminants in the Site's fill/soil and groundwater media that exceed regulatory standards and guidance values, as follows:

-Analytes In Fill/Soil Exceeding Unrestricted and Restricted-Residential Use SCOs (ATTACHMENT III-3). The orange highlighted values on the Figure depict exceedences of Unrestricted Use SCOs; which is the proposed Track 1 cleanup level for the Site. The green highlighted values on the Figure depict exceedences of Restricted Residential Use SCOs; which is the intended use for the Site.

-Analytes in Groundwater Exceeding Regulatory Standards and Guidance Values (ATTACHMENT III-4). All analytes identified in the Figure have exceeded groundwater standards and guidance values promulgated at 6 NYCRR Part 703.5. *It is noted that the groundwater samples collected from the on-Site monitoring wells were turbid (sediment suspended in the water column). As such, the elevated concentrations of metals and SVOCs in groundwater may be attributed to the suspended solids present in the groundwater at the time that it was sampled. Groundwater will be further evaluated during the Remedial Investigation if the Site is accepted into the BCP.*

Other Site media such as soil gas, soil vapor and indoor air quality have not been investigated to date.

Question 4 - Indicate Past Land Uses

The majority of the Site has historically consisted of vacant, undeveloped land with the Champlain Canal formerly located on the eastern portion of the Site from the 1800s until the 1970s. A building on the Site's south adjoining property has historically been affiliated with industrial purposes (Cohoes City R.R. Power House in the late 1800s, Manufacturing of Cotton Batting circa 1910, and a machine shop for Proctor & Schwartz from at least the 1920s to 1970s). The building was reportedly demolished

approximately 10 years ago. It is unknown if these past industrial operations have impacted the Site. The building on the Site's south adjoining property is located hydraulically cross-gradient of the Site with respect to inferred groundwater flow direction. It is unknown if any historic wastes that may have been generated from past operations in the building on the Site's south adjoining property were disposed of in part on the Site or if they were confined to the south adjoining property.

ATTACHMENT III-1: ENVIRONMENTAL REPORTS

COHOES/SARATOGA ROAD SITE

(Section III of Part A of the BCP Application)

PDFs of the environmental reports have been submitted electronically under separate cover.

ATTACHMENT III-2: LABORATORY REPORTS

COHOES/SARATOGA ROAD SITE

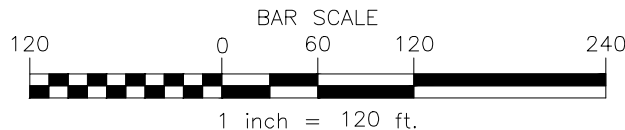
(Section III of Part A of the BCP Application)

PDFs of the laboratory reports have been submitted electronically under separate cover.

1. Boundary lines shown hereon are based on the field location of monumentation shown on map reference no. 1 and now a result of a boundary survey prepared by this office.
2. 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. The labeled distances shown are Grid distances.
3. Vertical datum shown hereon is NAVD 88 and was obtained from RTK GPS observations using Hudson Falls and Saratoga CORS as base stations and averaging the results.

1. "Map of the Canal lands & DOT lands Saratoga Avenue" City of Cohoes, Albany County, New York, prepared by Frederick J. Metzger Land Surveyor, dated October 13, 2016, Dwg No. 16-103

Sample ID:	GP-D	6 NYCRR PART 375	6 NYCRR PART 375
Sampling Date:	11/2/2017	UNRESTRICTED USE	RESTRICTED RESIDENTIAL
Sample Depth (ft.):	3-4	SCOs	USE SCOs
Metals			
Copper, Total	1080	50	270
Lead, Total	150	63	400



○ IRF

IRON ROD FOUND.

APPROXIMATE SOIL BORING/
MONITORING WELL LOCATION.
BORING/MONITORING WELL LOCATION
GP-8 IS APPROXIMATE AND MAY BE
LOCATED WITHIN THE SITE.

APPROXIMATE SOIL BORING LOCATIONS.
WATER VALVE.

APPROXIMATE LOCATION OF
SANITARY SEWER LINE.




APPROXIMATE LOCATION OF
WATER LINE.

ANALYTES HIGHLIGHTED IN GREEN HAVE EXCEEDED SCOs FOR RESTRICTED-RESIDENTIAL USE SITES, WHICH IS THE INTENDED USE FOR THE SITE. ANALYTES HIGHLIGHTED IN ORANGE HAVE EXCEEDED SCOs FOR UNRESTRICTED USE SITES, WHICH IS THE PROPOSED TRACK 1 CLEANUP GOAL FOR THE SITE.

Sample ID:	GP-B	6 NYCRR PART 375	6 NYCRR PART 375
Sampling Date:	11/2/2017	UNRESTRICTED USE	RESTRICTED RESIDENTIAL
Sample Depth (ft.):	3-4	SCOs	USE SCOs
Metals			
Arsenic, Total	21.4	13	16
Cadmium, Total	5.73	2.5	4.3
Chromium, Total	74.8	30	180
Copper, Total	162	50	270
Lead, Total	140	63	400
Mercury, Total	0.28	0.18	0.81
Nickel, Total	56.9	30	310
Zinc, Total	119	109	10,000

Sample ID:	G-P	6 NYCRR PART 375	6 NYCRR PART 375
Sampling Date:	11/2/2017	UNRESTRICTED USE	RESTRICTED RESIDENTIAL
Sample Depth (ft.):	6-8	SCOs	USE SCOs
Metals			
Arsenic, Total	21.4	13	16
Copper, Total	74.9	50	270
Lead, Total	152	63	400

Sample ID:	GP-D	6 NYCRR PART 375	6 NYCRR PART 375
Sampling Date:	11/2/2017	UNRESTRICTED USE	RESTRICTED RESIDENTIAL
Sample Depth (ft.):	3-4	SCOs	USE SCOs
Metals			
Copper, Total	1,080	50	270
Lead, Total	150	63	400

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: DRAFTED : JAB CHECKED : SHB PROJ. NO : 17.7652 SCALE : 1" = 120' DATE : 11/10/2017	ANALYTES IN FILL/SOIL EXCEEDING UNRESTRICTED AND RESTRICTED-RESIDENTIAL USE SCOs		
	△							COHOES/SARATOGA ROAD SITE		
	△							CITY OF COHOES ALBANY COUNTY, NY		
	△							<div> <div> C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. </div> <div>    </div> </div>		
	△							<div> 50 CENTURY HILL DRIVE, LATHAM, NY 12110 518.786.7400 * FAX 518.786.7299 </div>		
	△							SHEET 1 OF 1		
	△							DWG. NO: 17-0611		
	△									

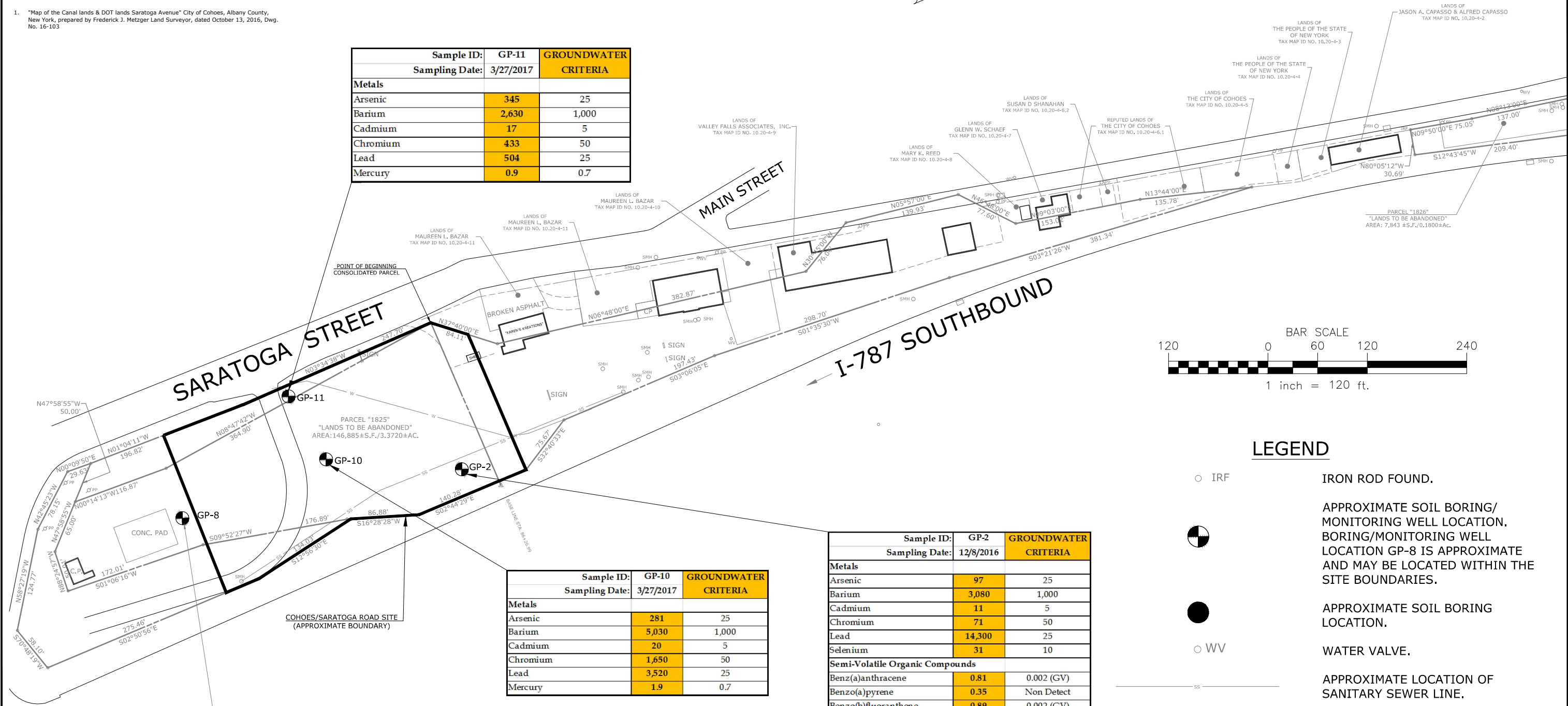
MAP NOTES:

1. Boundary lines shown hereon are based on the field location of monumentation shown on map reference no. 1 and now a result of a boundary survey prepared by this office.
2. 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. The labeled distances shown are Grid distances.
3. Vertical datum shown hereon is NAVD 88 and was obtained from RTK GPS observations using Hudson Falls and Saratoga CORS as base stations and averaging the results.

MAP REFERENCE:

1. "Map of the Canal lands & DOT lands Saratoga Avenue" City of Cohoes, Albany County, New York, prepared by Frederick J. Metzger Land Surveyor, dated October 13, 2016, Dwg. No. 16-103

Sample ID:	GP-11	GROUNDWATER
Sampling Date:	3/27/2017	CRITERIA
Metals		
Arsenic	345	25
Barium	2,630	1,000
Cadmium	17	5
Chromium	433	50
Lead	504	25
Mercury	0.9	0.7



LEGEND

- IRF IRON ROD FOUND.
- APPROXIMATE SOIL BORING/
MONITORING WELL LOCATION.
BORING/MONITORING WELL
LOCATION GP-8 IS APPROXIMATE
AND MAY BE LOCATED WITHIN THE
SITE BOUNDARIES.
- APPROXIMATE SOIL BORING
LOCATION.
- WV WATER VALVE.
- SS APPROXIMATE LOCATION OF
SANITARY SEWER LINE.
- W APPROXIMATE LOCATION OF
WATER LINE.

Sample ID:	GP-10	GROUNDWATER
Sampling Date:	3/27/2017	CRITERIA
Metals		
Arsenic	281	25
Barium	5,030	1,000
Cadmium	20	5
Chromium	1,650	50
Lead	3,520	25
Mercury	1.9	0.7

Sample ID:	GP-2	GROUNDWATER
Sampling Date:	12/8/2016	CRITERIA
Metals		
Arsenic	97	25
Barium	3,080	1,000
Cadmium	11	5
Chromium	71	50
Lead	14,300	25
Selenium	31	10
Semi-Volatile Organic Compounds		
Benz(a)anthracene	0.81	0.002 (GV)
Benzo(a)pyrene	0.35	Non Detect
Benzo(b)fluoranthene	0.89	0.002 (GV)
Benzo(k)fluoranthene	0.79	0.002 (GV)
Chrysene	0.92	0.002 (GV)
Indeno(1,2,3-cd)pyrene	0.5	0.002 (GV)

Sample ID:	GP-8	GROUNDWATER
Sampling Date:	3/27/2017	CRITERIA
Metals		
Arsenic	1,500	25
Barium	17,200	1,000
Cadmium	79	5
Chromium	1,890	50
Lead	3,860	25

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.	ANALYTES IN GROUNDWATER EXCEEDING REGULATORY STANDARDS AND GUIDANCE VALUES	
						COHOES/SARATOGA ROAD SITE	
					© 2017 C.T. MALE ASSOCIATES	CITY OF COHOES	
					APPROVED: _____	ALBANY COUNTY, NY	
					DRAFTED : JAB	C.T. MALE ASSOCIATES	
					CHECKED : SHB	Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.	
					PROJ. NO : 17-7652	50 CENTURY HILL DRIVE, LATHAM, NY 12110	
					SCALE : 1" = 120'	518.786.7400 * FAX 518.786.7299	
					DATE : 11/10/2017	SHEET 1 OF 1	
						DWG. NO: 17-0612	

ATTACHMENT IV: PROPERTY INFORMATION

COHOES/SARATOGA ROAD SITE

(Section IV of Part A of the BCP Application)

Tax Parcel Information

The Site is approximately 1.736 acres in size and constitutes the south-central portions of a 4.04 acre tract of land identified as tax map number 10.20-4-13 on the City of Cohoes tax map.

Site Location Map and City of Cohoes Tax Maps Showing the Location and Boundaries of the Site.

- See Attached Site Location Map (ATTACHMENT IV-1).
- See Attached excerpt of the City of Cohoes Tax Map 10.20 identifying tax parcel 10.20-4-13 that contains the Site and an excerpt of the City of Cohoes Tax Map 20.08, which is a match line to tax map 10.20, depicting the southern extent of the Site's tax parcel 10.20-4-13 (ATTACHMENT IV-2). *Excerpts of the tax maps are included because the tax maps obtained on-line from Albany County contain security features that preclude printing of the maps and insertion of text boxes and Site boundary lines into the maps.*
- See Attached Survey & Map Of Lands To Be Conveyed to City Of Cohoes Industrial Development Agency prepared by Frederick J. Metzger Land Surveyor, P.C., dated October 13, 2016 and revised on October 21, 2016 (ATTACHMENT IV-3). The Site boundaries on the map are approximate.

Question 1 - Metes and Bounds Description

- See the Metes and Bounds Description in 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 Site is located along the eastern side of Saratoga Street approximately 350 feet to the south of this street's intersection with Main Street and approximately 260 feet to the north of this street's intersection with Spring Street. The Site is approximately 1.736 acres in size and constitutes the south-central portions of a 4.04 acre tract of land identified on the City of Cohoes tax map as tax map number 10.20-4-13.

Site Features

The Site currently consists of a vacant lot that is used in part as a parking lot by a nearby towing entity. Northern portions of the Site are heavily vegetated with trees and thickets. A gravel road enters the Site from the eastern side of Saratoga Street and traverses the southern portion of the Site from west to southeast. The Champlain Canal was formerly located on the eastern side of the Site. The Canal has since been filled in.

Current Zoning and Land Use

According to the September 2006 City of Cohoes Zoning Map, the Site is located within the MU-1 Mixed Use Zoning District, which permits single-family, attached, row and multi-family dwellings. The Site currently consists of a vacant lot.

Past Use of the Site

The majority of the Site has historically consisted of vacant, undeveloped land with the Champlain Canal formerly located on the eastern portion of the Site from the 1800s until the 1970s. A building on the Site's south adjoining property has historically been affiliated with industrial purposes (Cohoes City R.R. Power House in the late 1800s, Manufacturing of Cotton Batting circa 1910, and a machine shop for Proctor & Schwartz from at least the 1920s to 1970s). The building was reportedly demolished approximately 10 years ago. It is unknown if these past industrial operations have impacted the Site. The building on the Site's south adjoining property is located hydraulically cross-gradient of the Site with respect to inferred groundwater flow direction. It is unknown if any historic wastes that may have been generated from past operations in the building on the Site's south adjoining property were disposed of in part on the Site or if they were confined to the south adjoining property.

Several Phase I and II Environmental Site Assessments were conducted on the Site and its north and south adjoining properties in 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. 1608645 pursuant to subjective petrochemical-type impacts in the Site's soil/fill. The spill has since been closed by NYSDEC.

Site Geology and Hydrogeology

The Site is mantled by fill material that generally consists of sand, gravel and silt with heterogeneous occurrences of slag, wood, metal, brick, ash, cinder, glass and coal. The fill material extends to depths that range from five (5) to 12 feet below the ground surface (bgs). Underlying the fill material are interbedded layers of gray fine sand with varying percentages of gravel and/or silt, and clay and silt. Organics, consisting of rootlets and wood, were noted in the native soil horizon. Shale was encountered at an approximate depth of 17.9 feet bgs at one (1) of the boring locations. Saturated soil conditions were encountered at depths that ranged from six (6) to eight (8) feet bgs in borings completed within southern portions of the Site, 10 feet bgs in borings completed within central portions of the Site, and 12 feet bgs in borings completed within northern portions of the Site. Based on surrounding topography, the inferred groundwater flow direction is from west to east towards the Hudson River.

Environmental Assessment

The following sections provide an overview of the extent of contaminants in Site media based on previous investigations conducted. It is unknown if historical industrial practices in the former building on the Site's south adjoining property have impacted the Site. The building on the Site's south adjoining property is located hydraulically cross-gradient of the Site with respect to inferred groundwater flow direction. It is unknown if any historic wastes that may have been generated from past operations in the building on the Site's south adjoining property were disposed of in part on the Site or if they were confined to the south adjoining property.

Soil and Fill

The Site's soil/fill is impacted by metals exceeding SCOs for Restricted Residential Use Sites, which is the intended use for the Site for development of multi-family housing. These metals included arsenic, cadmium and copper in subsurface soil/fill samples collected from northern and southern portions of the Site at sampling depths that ranged from three (3) to eight (8) feet below the ground surface and are representative of soil containing varying percentages of fill (slag, wood, metal, brick, ash, cinder, glass

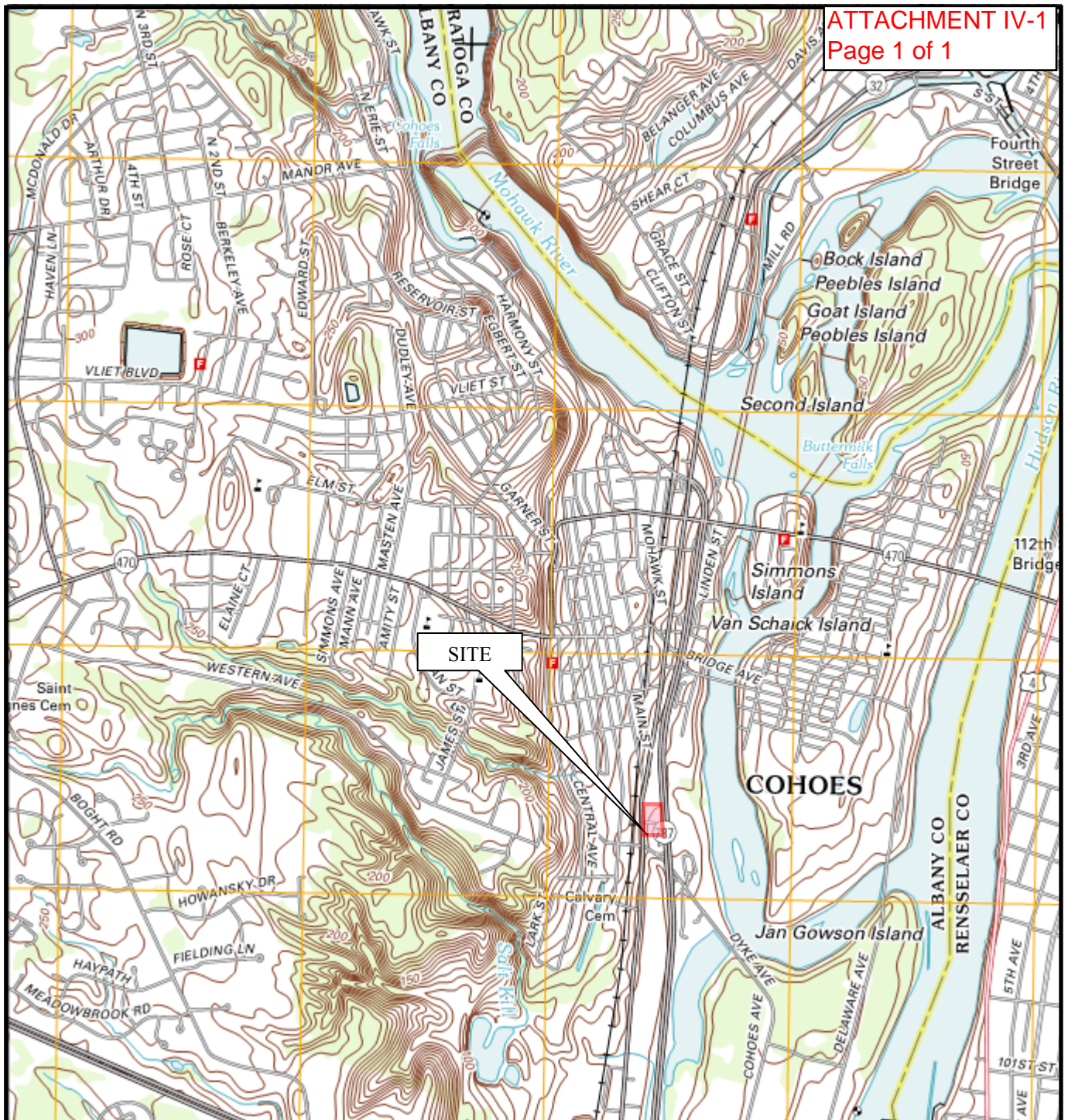
and coal). Surface soil samples were not collected for laboratory analysis during the previous investigations. Arsenic was the most widespread contaminant in the soil/fill samples with concentrations that ranged from 21.4 to 27.7 parts per million (ppm) versus its Restricted Residential SCO of 16 ppm. Cadmium was detected in soil/fill samples collected from southern portions of the Site at concentrations that ranged from 5.73 to 9.79 ppm versus its Restricted Residential SCO of 4.3 ppm. Copper was detected in one (1) soil sample collected in the northwestern portion of the Site at a concentration of 1,080 ppm versus its Restricted Residential SCO of 270 ppm. Arsenic and barium were also detected above their Restricted-Residential SCOs in a soil/fill sample collected at the 2.5 to five (5) depth interval in the vicinity of the Site's southern boundary.

Groundwater

-Metals and SVOCs were detected above regulatory standards and guidance values in groundwater samples collected from temporary monitoring wells installed within central and the northeastern portion of the Site. The metals included arsenic, barium, cadmium, chromium, lead, mercury and selenium. The SVOCs included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene. It is noted that the groundwater samples collected from the on-Site monitoring wells were turbid (sediment suspended in the water column). As such, the elevated concentrations of metals and SVOCs in groundwater may be attributed to the suspended solids present in the groundwater at the time that it was sampled. Groundwater will be further evaluated during the Remedial Investigation if the Site is accepted into the BCP.

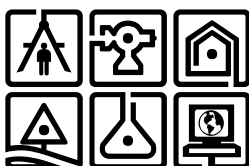
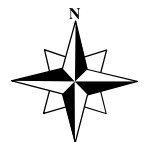
Soil Gas, Soil Vapor and Indoor Air Quality

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



MAP REFERENCE

United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangle: Troy North, NY
Date: 2013



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

FIGURE 1 - SITE LOCATION MAP

CITY OF COHOES

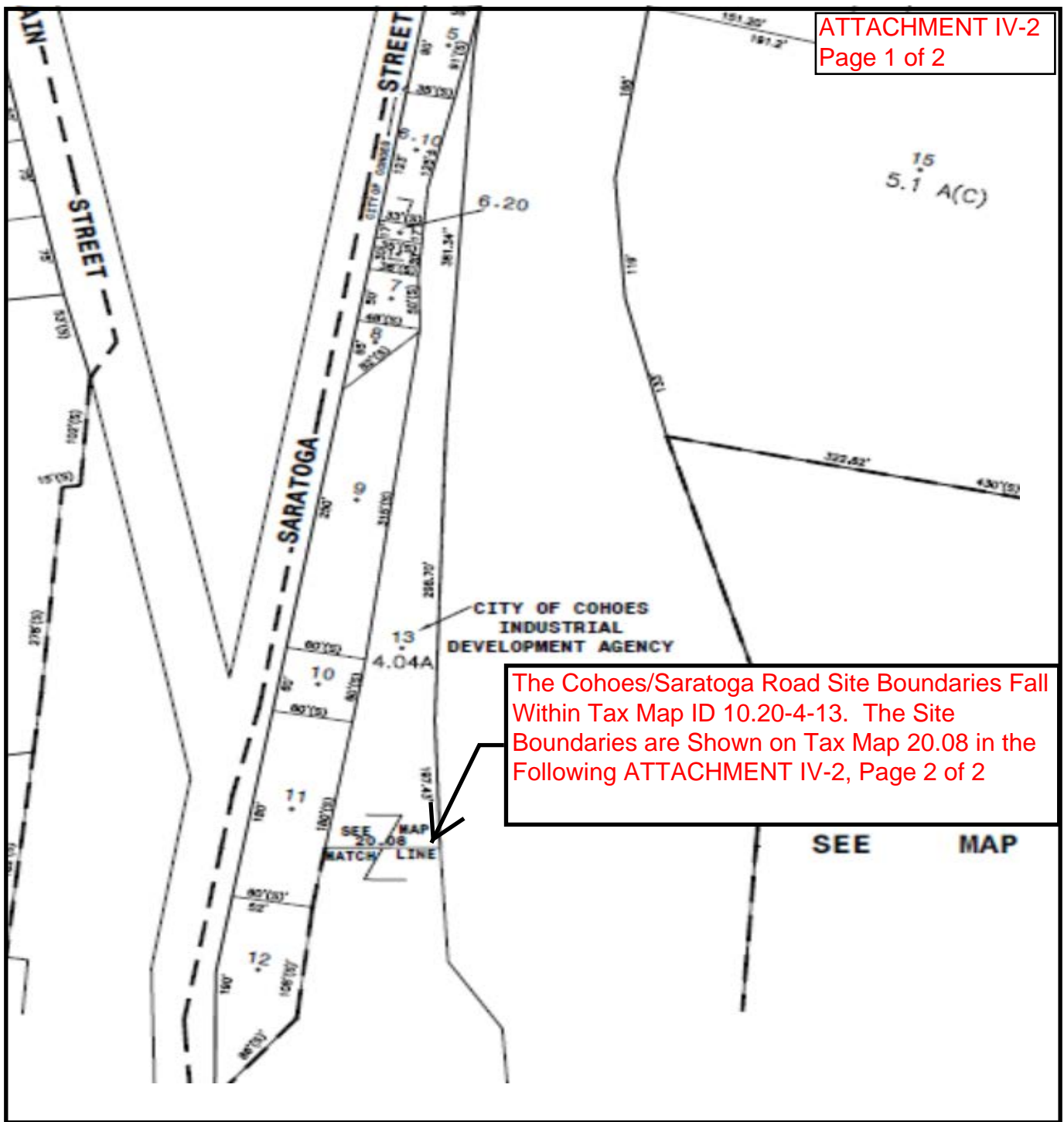
ALBANY COUNTY, NY

SCALE: 1:2,000±

DRAFTER: ASG

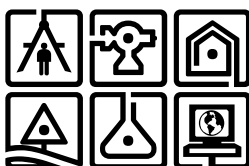
PROJECT No: 16.6648

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



MAP REFERENCE

Tax Map #10.20
City of Cohoes
Albany County, New York
Updated Through March 1, 2017



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

CITY OF COHOES TAX MAP #10.20

CITY OF COHOES

ALBANY COUNTY, NY

SCALE: NTS

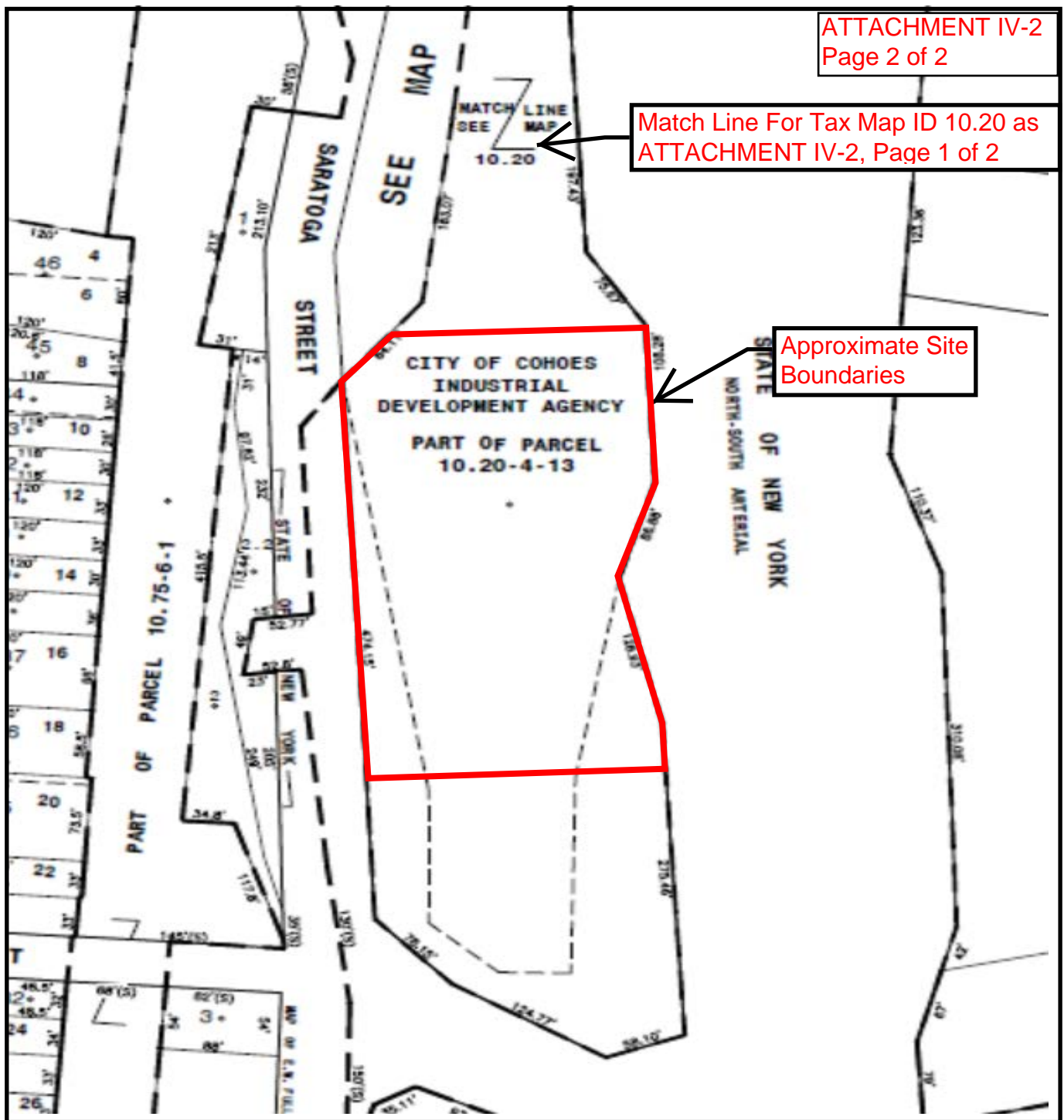
DRAFTER: SB

PROJECT No: 17.7652

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

Match Line For Tax Map ID 10.20 as
ATTACHMENT IV-2, Page 1 of 2

Approximate Site
Boundaries



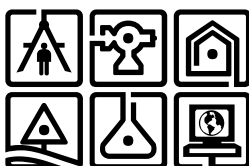
MAP REFERENCE

Tax Map #20.08

City of Cohoes

Albany County, New York

Updated Through March 1, 2017



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

CITY OF COHOES TAX MAP #20.08

CITY OF COHOES

ALBANY COUNTY, NY

SCALE: NTS

DRAFTER: SB

PROJECT No: 17.7652

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

**DESCRIPTION
PARCEL 1825
LANDS TO BE ABANDONED
CITY OF COHOES, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 1.736± ACRES OF LAND**

All that certain tract, piece or parcel of land situate in the City of Cohoes, County of Albany, State of New York, lying Easterly of Saratoga Street and Westerly of State Route 787 Cohoes Boulevard, and being more particularly bounded and described as follows:

BEGINNING at Blue Line Point No. 91 as shown on a map entitled "Map Of A Portion Of Champlain Canal Lands Belonging To The State, Made Pursuant To Chapter 199, Laws Of 1910 And Amendatory Laws," being Sheets 3 And 4 examined and approved on April 24, 1925 by Frank R. Lanagan, Deputy State Engineer and filed with the New York State Canal Corporation and runs thence from said point of beginning along the division line between the Old Champlain Canal on the Southeast and the lands now or formerly of Gary H. Bazar and Maureen L. Bazar as described in Book 2591 of Deeds at Page 321 on the Northwest, North 37 deg. 40 min. 00 sec. East 44.67 feet to a point; thence through said Champlain Canal lands of the People of the State of New York North 87 deg. 15 min. 18 sec. East 179.21 feet to a point on the Westerly highway boundary of State Route 787 Cohoes Boulevard Southbound; thence along said Westerly highway boundary the following four (4) courses: 1) South 02 deg. 44 min. 29 sec. East 136.90 feet to a point; 2) South 16 deg. 28 min. 28 sec. West 82.00 feet to a point; 3) South 12 deg. 56 min. 30 sec. East 134.03 feet to a point; and 4) South 02 deg. 50 min. 56 sec. East 39.98 feet to a point; thence through the abandoned Old Champlain Canal lands as shown on a map entitled "State Of New York Department Of Transportation

C.T. MALE ASSOCIATES

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

DESCRIPTION

AREA = 1.736± ACRES OF LAND

PAGE - 2

ATTACHMENT IV-4
Page 2 of 2

Map Showing Abandoned Old Champlain Canal Lands In The City Of Cohoes, County Of Albany, Abandonment Map No. 767 Parcel 1768," examined and approved by J. R. Stellato dated December 1, 1983 and filed in the Offices of the New York State Department of Transportation South 88 deg. 31 min. 47 sec. West 204.34 feet to a point on the Easterly street boundary of Saratoga Street; thence along said Easterly street boundary of Saratoga Street as established by the above mentioned Abandonment Map No. 767 Parcel 1768 the following two (2) courses: 1) North 01 deg. 04 min. 11 sec. West 100.04 feet to a point; and 2) North 03 deg. 34 min. 38 sec. West 247.70 feet to the point or place of beginning and containing 75,607± square feet or 1.736 acres of land, more or less.



November 17, 2017

Revised November 28, 2017

WJN/amb/wjn

C.T. Male Project No. 17.7652

Site Tax ID: 10.20-4-12
Property Address: 363 Saratoga Street
Owner Name/Address:
Gary & Maureen Bazar
1368 Route 9P
Saratoga Springs, NY 12866

Site Tax ID: 10.20-4-13
Property Address: Saratoga Street
Owner Name/Address:
City of Cohoes Industrial Development Agency
97 Mohawk Street
Cohoes, NY 12047

Cohoes /Saratoga Road Site

Site Tax ID: 20.8-4-2
Property Address: Saratoga Street
Owner Name/Address:
Mohawk Paper Mills
465 Saratoga Street
Cohoes, NY 12047

Site Tax ID: 20.8-4-18
Property Address: 1 Whitehall Street
Owner Name/Address:
Nathan Kelman, Inc.
41 Euclid Street
Cohoes, NY 12047

Site Tax ID: 10.20-4-13
Property Address: Saratoga Street
Owner Name/Address:
City of Cohoes Industrial Development Agency
97 Mohawk Street
Cohoes, NY 12047



Project Number: 17.7652
Data Source: NYSGIS Clearinghouse
Projection: State Plane NAD83 NYE (Feet)
Date: November 28, 2017
File: BrownfieldSiteCohoes11x17.mxd
GIS: C Secor

- Legend
- Project Site
 - Albany County Tax Parcels

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

Property Base Map
Cohoes / Saratoga Road Site

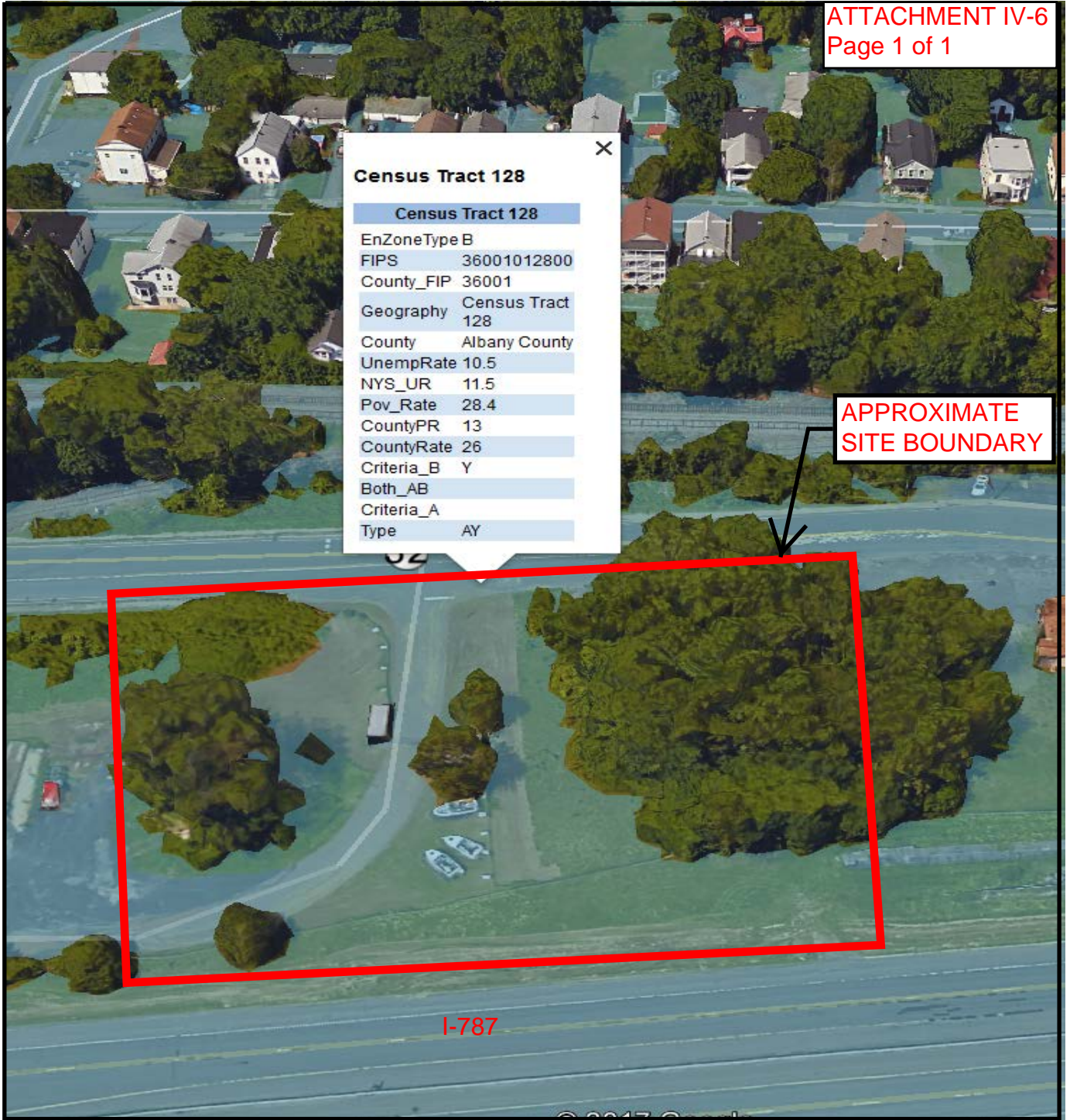
City of Cohoes

Albany County, NY



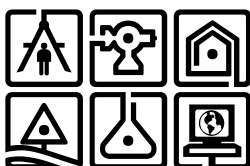
C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM

FOUNDED IN 1910



MAP REFERENCE

Developed by the NYS Department of Labor,
and made available by the DEC's Division of
Environmental Remediation via Google Earth.



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

**EN-ZONE MAP
COHOES/SARATOGA ROAD SITE**

CITY OF COHOES

ALBANY COUNTY, NY

SCALE: NONE

DRAFTER: SB

PROJECT No: 16.6648

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

City of Cohoes

Zoning Map

Prepared September 2006

Legend

 Parks and Trails

Zoning Districts

 R-1 Residential

 R-2 Residential

 MFR Residential - Multi-family

 MU-1 Mixed-Use

 MU-2 Waterfront Mixed-Use

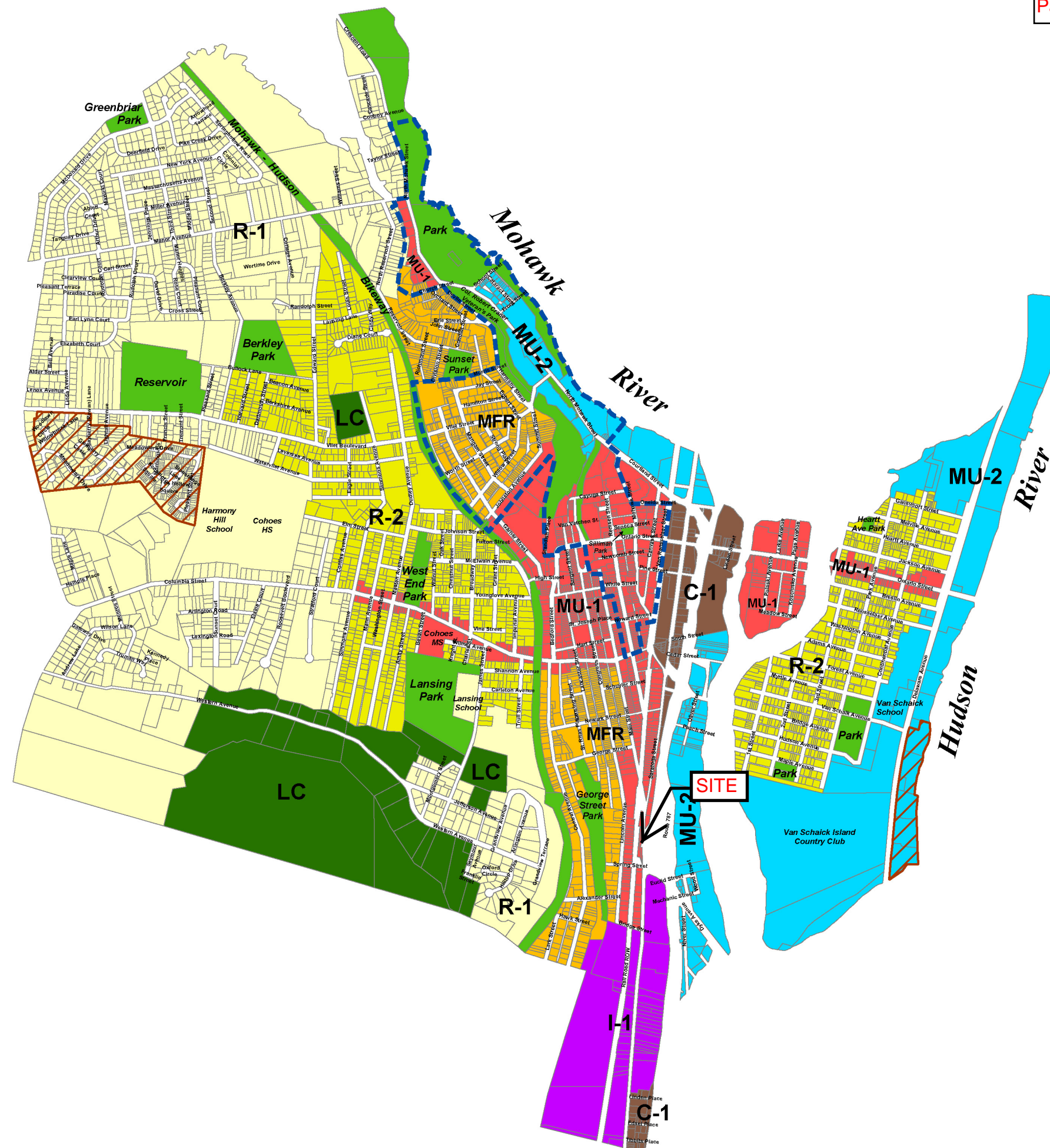
 C-1 Office/Retail Commercial

 I-1 Industrial

 LC Land Conservation

 Planned Development District

 Historic Overlay District



0 1,000 2,000 3,000 4,000 5,000 Feet



382 Broadway
Albany, NY 12207
www.clarkpatterson.com

ATTACHMENT V: ADDITIONAL REQUESTOR INFORMATION

COHOES/SARATOGA ROAD SITE

(Section V of Part B of the BCP Application)

Additional Requestor Information

No additional information is needed in this attachment.

ATTACHMENT VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

(Section VI of Part B of the BCP Application)

Owner and Operator Information

Current Site Owner/Operator

City of Cohoes Industrial Development Agency
97 Mohawk Street
Cohoes, NY 12047
Tel: 518-233-2117

Requestor's Relationship to the Current Site Owner and Operator

The Requestor, Cohoes II Limited Partnership is a development entity created for the sole purpose of redeveloping this Site. The City of Cohoes Industrial Development Agency will transfer ownership of the property to Cohoes II Limited 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 LandMaxData.com.

Owner/Operator	Date Acquired	Requestor's Relationship to Past Owners and Operators
NYS Canal Authority (its successor a subsidiary of the NYS Thruway Authority) 30 South Pearl Street Albany, NY 12207 Tel: 518-449-6000	1834	None.
Abraham G. Lansing (deceased September 5, 1834)	1700's	None.

ATTACHMENT VII: REQUESTOR ELIGIBILITY INFORMATION

COHOES/SARATOGA ROAD SITE

(Section VII of Part B of the BCP Application)

Volunteer Statement

Cohoes II Limited Partnership, as the Requestor to the NYS Brownfields Cleanup Program, is a Volunteer. Cohoes II 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 a letter from the current Site owner identified as the City of Cohoes Industrial Development Agency (ATTACHMENT VII-1).



Ralph Signoracci, Chairman

Shawn Morse, Executive Director

97 Mohawk Street
Cohoes, New York
12047-2897

**CITY OF COHOES
INDUSTRIAL
DEVELOPMENT
AGENCY**

Phone: (518) 233-2153
Fax: (518) 237-2168
Email: rsignoracci@ci.cohoes.ny.us

November 28, 2017

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

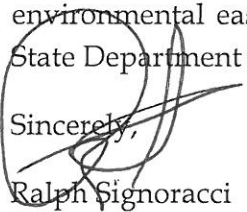
RE: Access to the Cohoes/Saratoga Road Site

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 Cohoes II Limited Partnership as a volunteer in the Brownfield Cleanup Program ("BCP"), please be advised that the City of Cohoes Industrial Development Agency is the owner of the Cohoes/Saratoga Road Site addressed as 401 Saratoga Street in the City of Cohoes, Albany County, New York (SBL #10.20-4-13).

As you are aware, Cohoes II Limited Partnership is a single-purpose entity created exclusively for the acquisition and redevelopment of the Cohoes/Saratoga Road Site. To that end, the City of Cohoes Industrial Development Agency does hereby give you and your representatives' authorization to access the aforementioned property immediately and throughout the BCP process. Additionally, the City of Cohoes Industrial Development Agency accepts that an environmental easement may be placed on the Cohoes/Saratoga Road Site by the New York State Department of Environmental Conservation.

Sincerely,


Ralph Signoracci
Chairman

cc: Jonathan Draper, TCB
Kirk Moline, C.T. Male Associates
Steve Bieber, C.T. Male Associates

ATTACHMENT VIII: PROPERTY ELIGIBILITY INFORMATION

COHOES/SARATOGA ROAD SITE

(Section VIII of Part B of the BCP Application)

Property Eligibility Information

No additional information is needed in this attachment.

ATTACHMENT IX: CONTACT LIST INFORMATION

COHOES/SARATOGA ROAD SITE

(Section IX of Part B of the BCP Application)

Contact List Information

Chief Executive Officer and Planning Board Chairperson of County and City	
Albany County	City of Cohoes
County Chief Executive Officer Daniel P. McCoy Harold L. Joyce Albany County Office Building 112 State Street, Room 1200 Albany, NY 12207	Chief Executive Officer Mayor Shawn M. Morse City Hall 97 Mohawk Street Cohoes, NY 12047
Planning Board Chairperson Dominic Rigosu, Acting Chair 449 New Salem Road Voorheesville, NY 12186	Planning Board Chairperson Mark DeFruscio 97 Mohawk Street Cohoes, NY 12047
Public Water Supplier	
City of Cohoes Water Department 97 Mohawk Street, #24 Cohoes, NY 12047 (518) 233-2138	
Local News Media	
The Record (Newspaper) Attention: News Director 270 River Triangle, Suite 202B Troy, NY 12180 (518) 270-1200	Times Union (Newspaper) Attention: News Director Box 15000, News Plaza Albany, NY 12212 (518) 454-5694
WNYT-TV Attention: News Director 715 North Pearl Street Albany, NY 12204 (800) 999-9698	WTEN-TV Attention: News Director 341 Northern Boulevard Albany, NY 12204 (518) 436-4822
WRGB-TV Attention: News Director 1400 Balltown Road Schenectady, NY 12309 (518) 346-6666	Spectrum News (TV) Attention: News Director 104 Watervliet Avenue Extension Albany, NY 12206 (518) 656-0171
WMHT-TV Attention: News Director 4 Global View Troy, NY 12180-8375 (518) 880-3400	WGY Radio Attention: News Director 1203 Troy-Schenectady Road Latham, NY 12110 (518) 452-4848
WAMC Northeast Public Radio Attention: News Director PO Box 66600 Albany, NY 12206 (518) 465-5233	

Nearby Schools and Daycare Facilities	
Abram Lansing School 26 James Street Cohoes, NY 12047 (518) 237-5044	Sonshine Patch Pre-School 123 Mohawk Street Cohoes, NY 12047 (518) 237-5543
Adjacent Property Owners/Occupants	
Site Tax ID: 10.20-4-13 Property Address: Saratoga Street Owner Name/ Address: City of Cohoes Industrial Development Agency 97 Mohawk Street Cohoes, NY 12047	Site Tax ID: 10.20-4-12 Property Address: 363 Saratoga Street Owner Name/ Address: Gary & Maureen Bazar 1368 Route 9P Saratoga Springs, NY 12866
Site Tax ID: 20.8-4-18 Property Address: 1 Whitehall Street Owner Name/ Address: Nathan Kelman, Inc. 41 Euclid Street Cohoes, NY 12047	Site Tax ID: 20.8-4-2 Property Address: Saratoga Street Owner Name/ Address: Mohawk Paper Mills 465 Saratoga Street Cohoes, NY 12047

Location of the Document Repository for the Project

Cohoes Public Library
169 Mohawk Street
Cohoes, New York 12047
(518) 235-250

The acknowledgement letter from the library stating that it agrees to act as a document repository for the Site 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



November 9, 2017

Via Email

Mr. Matthew Graff, Director
Cohoes Public Library
169 Mohawk Street
Cohoes, NY 12047
Email: director@cohoespubliclibrary.org

Re: *Repository*
Cohoes/Saratoga Road Site
CTMA Project No.: 17.7652

Dear Mr. Graff:

Consistent with the requirements of the New York State Department of Environmental Conservation's Brownfields Cleanup Program (NYSDEC's BCP), the Cohoes Public Library has been selected as an appropriate public repository for documents associated with the redevelopment of the Cohoes/Saratoga Road 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 Cohoes Public Library agrees to serve as public repository as described above.

Signature of Agent for Cohoes Public Library

ATTACHMENT X: LAND USE FACTORS

COHOES/SARATOGA ROAD SITE

(Section X of Part B of the BCP Application)

Applicable Zoning Laws/Maps

According to the September 2006 City of Cohoes Zoning Map, the Site is located within the MU-1 Mixed Use Zoning District, which permits single-family, attached, row and multi-family dwellings. See the attached zoning map as ATTACHMENT X-1.

Current Use

The Site currently consists of a vacant lot that is used in part as a parking lot by a nearby towing entity. Northern portions of the Site are heavily vegetated with trees and thickets. A gravel road enters the Site from the eastern side of Saratoga Street and traverses the southern portion of the Site from west to southeast. The Champlain Canal was formerly located on the eastern side of the Site. The Canal has since been filled in.

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 and the Site's historic affiliation with industrial purposes (Cohoes City R.R. Power House in the late 1800s, Manufacturing of Cotton Batting circa 1910, and a machine shop for Proctor & Schwartz from at least the 1920s to 1970s). The physical building formerly associated with past industrial Site usage was located adjacent south of the Site and was reportedly demolished approximately 10 years ago.

Reasonably Anticipated Use – Post Remediation

The intended use of the Site is for the development of vacant land that is located in a blighted area within the City of Cohoes into an affordable multi-family apartment building with outdoor parking, community centers and open space. The proposed development is consistent with present and future area development trends and corresponds to the Mixed-Use Zoning classification for the Site (ATTACHMENT X-1).

Do Historic/Current Development Trends Support the Proposed Use?

The Site's redevelopment for multi-family residential purposes is consistent with current and historical development patterns for the Site and its surroundings, and consistent with the Site's zoning. The entirety of the Site is located within the Cohoes Boulevard Brownfield Opportunity Area (see ATTACHMENT X-2). Surrounding land usage consists of single and multi-family residential dwellings to the south and west, and commercial development to the north, south and east.

City of Cohoes

Zoning Map

Prepared September 2006

Legend


 Parks and Trails

Zoning Districts

 R-1 Residential


 R-2 Residential

 MFR Residential - Multi-family

 MU-1 Mixed-Use

 MU-2 Waterfront Mixed-Use

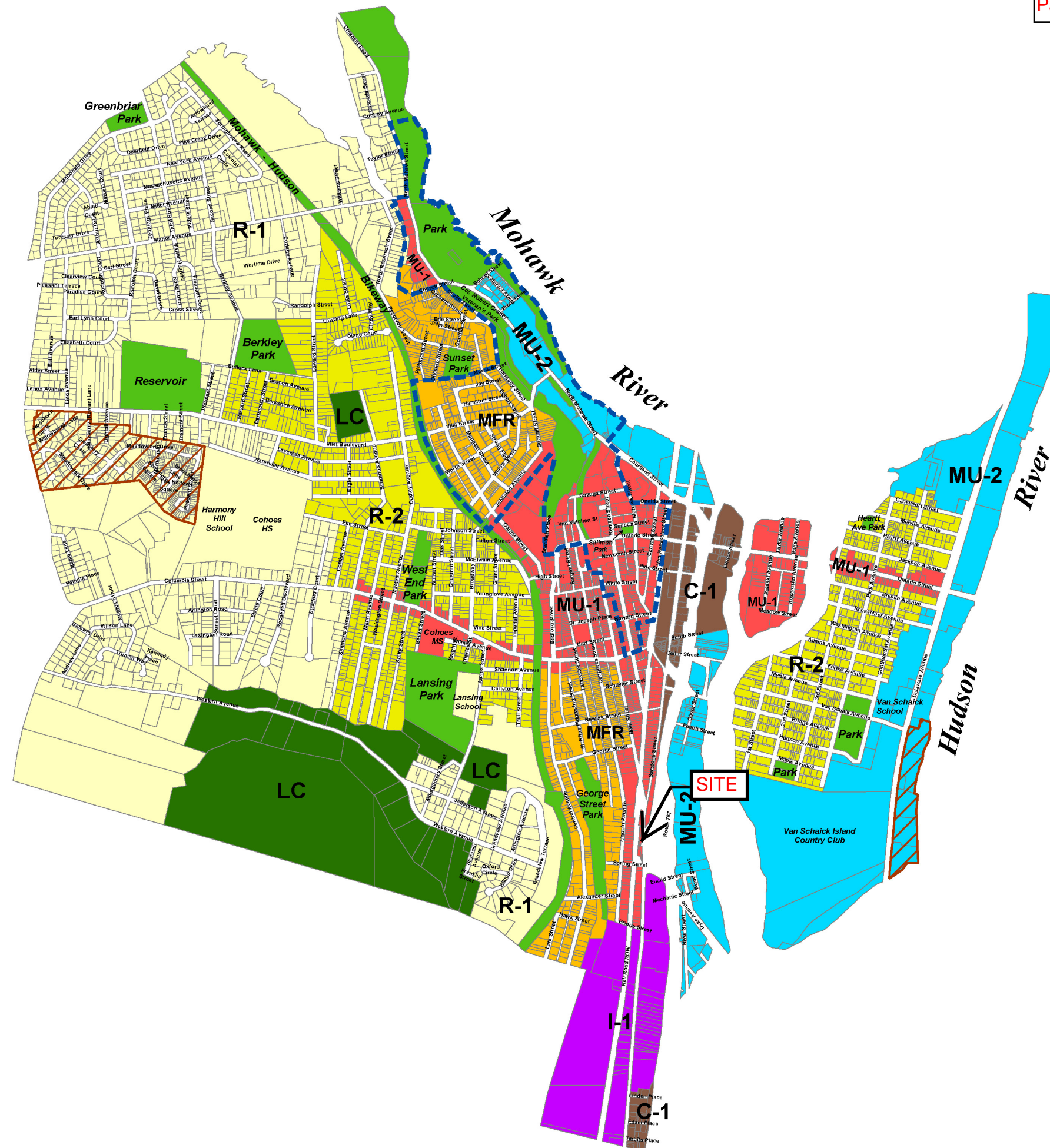
 C-1 Office/Retail Commercial

 I-1 Industrial

 LC Land Conservation

 Planned Development District

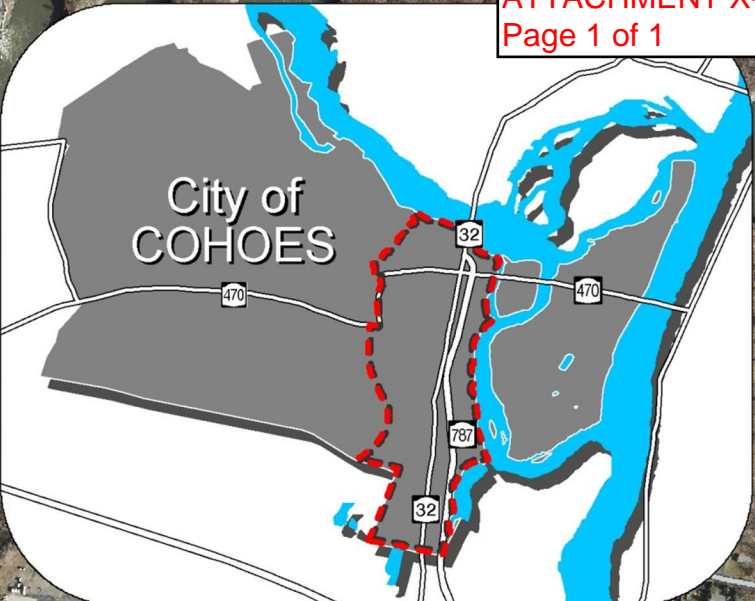
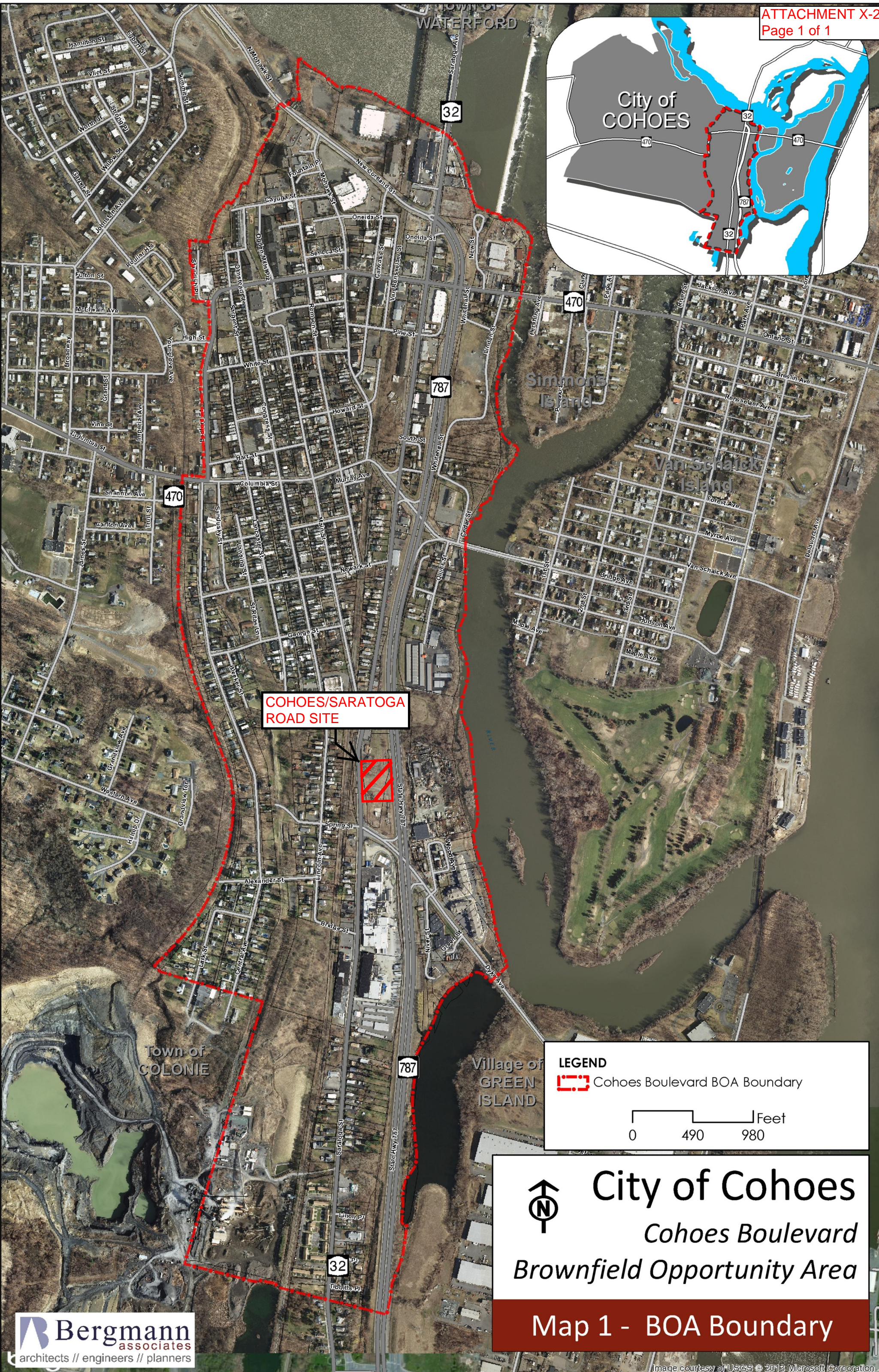
 Historic Overlay District



0 1,000 2,000 3,000 4,000 5,000 Feet




382 Broadway
Albany, NY 12207
www.clarkpatterson.com




COHOES/SARATOGA
ROAD SITE

LEGEND

 Cohoes Boulevard BOA Boundary

0 490 980 Feet

 **City of Cohoes**
*Cohoes Boulevard
Brownfield Opportunity Area*

Map 1 - BOA Boundary