
Brownfield Cleanup Program Application
Hamilton Hill II – Target Area 1 Site
City of Schenectady, Schenectady County

Applicant:

HAMILTON HILL II LIMITED PARTNERSHIP

90 State Street
Albany, New York 12207

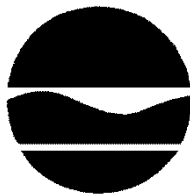
Prepared for:

Chief, Site Control Section

New York State Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway
Albany, New York 12233



APRIL 17, 2018
(REVISED MAY 23, 2018)
(REVISED OCTOBER 22, 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**

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.

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**):

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).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- 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

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.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes

No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

Coal Gas Manufacturing
Salvage Yard
Landfill

Manufacturing
Bulk Plant
Tannery

Agricultural Co-op
Pipeline
Electroplating

Dry Cleaner
Service Station
Unknown

Other: _____

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.

SEE ATTACHMENT VII

Previous Owner Current Owner Potential /Future Purchaser Other_____

Yes No

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

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

SEE ATTACHMENT IX

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

Section X. Land Use Factors SEE ATTACHMENT X	
1. What is the current zoning for the site? What uses are allowed by the current zoning? Residential Commercial Industrial If zoning change is imminent, please provide documentation from the appropriate zoning authority.	
2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.	
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use. If residential, does it qualify as single family housing? Yes No	
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">SEE ATTACHMENTS X-1 AND X-2</div>	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. <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">SEE ATTACHMENT X-3</div>	Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____
Print Name: Not Applicable

(By a requestor other than an individual)

Hamilton Hill II Limited

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

Date: 10/19/18 Signature: 
Print Name: Jennica Huff, Senior Project Manager , 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 - THE SITE IS NOT LOCATED IN NEW YORK CITY

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

HAMILTON HILL II - TARGET AREA 1 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 property as HAMILTON HILL II LIMITED PARTNERSHIP, C/O CORPORATION SERVICE Co., 80 State Street, Albany, NY 12207-2543 whereas the Requestor's physical address is HAMILTON HILL 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 October 18, 2018.

Selected Entity Name: HAMILTON HILL II LIMITED PARTNERSHIP

Selected Entity Status Information

Current Entity Name: HAMILTON HILL II LIMITED PARTNERSHIP

DOS ID #: 5112998

Initial DOS Filing Date: APRIL 03, 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)

C/O 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

ATTACHMENT I-1
Page 2 of 2

Filing Date	Name Type	Entity Name
APR 03, 2017	Actual	HAMILTON HILL 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.

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ATTACHMENT II: PROJECT DESCRIPTION

HAMILTON HILL II - TARGET AREA 1 SITE

(Section II of Part A of the BCP Application)

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

The purpose of the project is to redevelop an economically distressed and blighted area within the City of Schenectady into new low to moderate income housing with community centers, parking and open space recreation. The area to be redeveloped currently consists mostly of abandoned, dilapidated multi-family residential and commercial buildings, former dry cleaners, and vacant lots that were formerly improved with buildings that have been razed over time due to their uninhabitable and unsafe condition.

The project Site and surrounding area is currently one of the most economically depressed sections of the City of Schenectady with a relatively high crime rate. Completion of this project will benefit all parties (citizens, businesses, services) as it is an integral part of a much larger public/private effort to remove and redevelop blighted properties, and improve the living standard for citizens and business owners.

The inclusion of the Hamilton Hill II - Target Area 1 Site into the Brownfield Cleanup Program (BCP) will be for the purpose of conducting the necessary investigations and remediation to attain Track 1 (Unrestricted Use) status as defined in DEC regulations. Data from previous site investigations conducted to date will be utilized for the development of a Remedial Investigation Work Plan (RIWP) for DEC review and approval to further delineate the nature and extent of Site contaminants with the end-goal of remediating the Site to Track 1 cleanup levels.

The remedial program is anticipated to start in Fall of 2018/Winter of 2019. The Certificate of Completion is anticipated in Fall of 2019.

ATTACHMENT III: PROPERTY'S ENVIRONMENTAL HISTORY

HAMILTON HILL II - TARGET AREA 1 SITE

(Section III of Part A of the BCP Application)

Question 1 - Environmental Reports

The following environmental reports were completed for the Site. The reports have been submitted electronically to NYSDEC as a separate deliverable.

-Surface Soil Sampling Results Summary, Hamilton Hill II - Target Area 1 Site, prepared by C.T. Male Associates, dated October 9, 2017 (2017 Surface Soil Sampling Report).

-Updates to the Phase II Environmental Site Assessment for the Former Ralph's Dry Cleaners, Hamilton Hill II - Target Area 1 Site, prepared by C.T. Male Associates, dated October 9, 2017 (2017 Ralph's Dry Cleaners Phase II ESA Update Report).

-Phase II Environmental Site Assessment, Former Ralph's Dry Cleaners, 830 Albany Street, City of Schenectady, Schenectady County, New York, prepared by C.T. Male Associates, dated August 2, 2016 (2016 Ralph's Dry Cleaners Phase II ESA Report).

-Phase I Environmental Site Assessment, Hamilton Hill II Target Area 1 Site, 306 & 308 Craig Street and 811, 827, 831, 834 & 840 Albany Street, City of Schenectady, Schenectady County, New York, prepared by C.T. Male Associates, dated August 23, 2017 (2017 Phase I ESA Report).

-Phase I Environmental Site Assessment Update, Hillside View Phase I Development Site, prepared by C.T. Male Associates, dated November 17, 2016 (2016 Phase I ESA Update Report). *(This ESA includes the 310 Craig Street parcel of the Hamilton Hill II - Target Area 1 Site).

-Phase I Environmental Site Assessment, Former Ralph's Cleaners Site, Albany and Craig Streets, City of Schenectady, Schenectady County, New York, prepared by C.T. Male Associates, dated September 28, 2015 (2015 Phase I ESA Report).

-Supplemental Phase II Environmental Site Assessment; Hamilton Hill II Target Area 1; 811, 827 & 831 Albany Street and 834 & 840 Albany Street, City of Schenectady, Schenectady County, New York; prepared by C.T. Male Associates; dated August 24, 2018 (2018 Supplemental Phase II ESA Report).

Question 2 - Sampling Data

The laboratory reports for soil and groundwater media that has been sampled to date are presented in the appendices of the 2017 Surface Soil Sampling Report, the 2016 Ralph's Dry Cleaners Phase II ESA Report and the 2018 Supplemental Phase II ESA Report. The laboratory reports have been submitted electronically to NYSDEC as a separate deliverable.

-Report 1: Surface Soil Sampling Results, Phoenix Environmental Laboratories, dated August 17, 2017.

-Report 2: Surface Soil Sampling Results, Phoenix Environmental Laboratories, dated August 24, 2017.

-Report 3: Surface Soil Sampling Results, Phoenix Environmental Laboratories, dated September 16, 2015.

-Report 4: Groundwater Sampling Results, Phoenix Environmental Laboratories, dated June 29, 2016.

-Report 5: Groundwater Sampling Results, Alpha Analytical, dated August 21, 2018.

Question 3 - Site Drawings for Impacted Site Media

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

-Analytes In Fill and Soil Exceeding Unrestricted and Restricted-Residential Use Soil Cleanup Objectives (ATTACHMENT III-1). 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.

-Groundwater Contour & Analytes in Groundwater Exceeding Regulatory Standards and Guidance Values (ATTACHMENT III-2). All analytes identified in the Figure have exceeded groundwater standards and guidance values promulgated at 6 NYCRR Part 703.5.

Other Site media such as soil gas, soil vapor and indoor air quality have not been investigated to date but should be assessed as part of a BCP Remedial Investigation due to known solvent and petroleum impacts to the Site's groundwater.

Question 4 - Indicate Past Land Uses

The Site has historically been utilized for residential and commercial purposes. The existing building within the northeastern portion of the 830 Albany Street Parcel has historically been utilized as a dry cleaner. The existing building within the northwestern portion of the 834 Albany Street Parcel was historically utilized as a cleaners and dryers operation, bakery and retail store.

Sample ID:	SAMPLE 1	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Sampling Date:	9/11/2015		
Sampling Address:	304 Craig St.		
Metals			
Lead	360	63	400
Mercury	0.18	0.18	0.81

Sample ID:	SAMPLE 3	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Sampling Date:	9/11/2015		
Sampling Address:	824 Albany St.		
Metals			
Lead	244	63	400
Mercury	0.64	0.18	0.81

Sample ID:	SAMPLE 4	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Sampling Date:	9/11/2015		
Sampling Address:	820 Albany St.		
Metals			
Lead	167	63	400
Mercury	0.62	0.18	0.81

Sample ID:	GP8 0-2	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	L1831147-06		
Collection Date:	8/9/2018		
Parcel Address:	834 Albany Street		
Total Metals			
Arsenic	31.7	13	16
Lead	566	63	400
Mercury	0.217	0.18	0.81
Zinc	811	109	10,000
Semivolatile Organic Compounds			
Benzo(a)anthracene	24	1	1
Benzo(a)pyrene	20	1	1
Benzo(b)fluoranthene	27	1	1
Benzo(k)fluoranthene	2.7	0.8	3.9
Chrysene	25	1	3.9
Dibenzo(a,h)anthracene	2.4	0.33	0.33
Indeno(1,2,3-cd)pyrene	13	0.5	0.5

Sample ID:	GP9 0-2	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	L1831147-08		
Collection Date:	8/9/2018		
Parcel Address:	840 Albany Street		
Total Metals			
Lead	122	63	400
Mercury	0.219	0.18	0.81

Sample ID:	GP11 4-6	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	L1831147-10		
Collection Date:	8/9/2018		
Parcel Address:	840 Albany Street		
Total Metals			
Barium	450	350	400
Lead	486	63	400

Sample ID:	GP12 2-4	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	L1831147-09		
Collection Date:	8/9/2018		
Parcel Address:	840 Albany Street		
Semivolatile Organic Compounds			
Benzo(a)anthracene	3.1	1	1
Benzo(a)pyrene	2.8	1	1
Benzo(b)fluoranthene	4.2	1	1
Benzo(k)fluoranthene	1.2	0.8	3.9
Chrysene	3.5	1	3.9
Dibenzo(a,h)anthracene	0.5	0.33	0.33
Indeno(1,2,3-cd)pyrene	2.2	0.5	0.5

Sample ID:	SS3	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80607		
Collection Date:	8/7/2017		
Parcel Address:	820 Albany St.		
Metals			
Lead	95.7	63	400
Mercury	0.24	0.18	0.81

Sample ID:	SS4	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80608		
Collection Date:	8/7/2017		
Parcel Address:	820 Albany St.		
Metals			
Lead	145	63	400
Mercury	0.49	0.18	0.81
Zinc	120	109	10,000

Sample ID:	SS5	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80609		
Collection Date:	8/7/2017		
Parcel Address:	824 Albany St.		
Metals			
Lead	274	63	400
Mercury	0.85	0.18	0.81
Zinc	238	109	10,000

Sample ID:	SS6	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80610		
Collection Date:	8/7/2017		
Parcel Address:	824 Albany St.		
Metals			
Lead	485	63	400
Mercury	1.17	0.18	0.81
Zinc	294	109	10,000

Sample ID:	SS7	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80611		
Collection Date:	8/7/2017		
Parcel Address:	830 Albany St.		
Metals			
Lead	105	63	400
Zinc	121	109	10,000

Sample ID:	SS10	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80614		
Collection Date:	8/7/2017		
Parcel Address:	304 Craig St.		
Metals			
Lead	154	63	400
Mercury	0.65	0.18	0.81
Zinc	110	109	10,000

Sample ID:	SS12	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80616		
Collection Date:	8/7/2017		
Parcel Address:	306 Craig St.		
Metals			
Lead	144	63	400
Mercury	0.69	0.18	0.81

Sample ID:	SS13	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80617		
Collection Date:	8/7/2017		
Parcel Address:	306 Craig St.		
Metals			
Lead	115	63	400
Mercury	0.8	0.18	0.81
Zinc	151	109	10,000

Sample ID:	SS15	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80619		
Collection Date:	8/7/2017		
Parcel Address:	308 Craig St.		
Metals			
Copper	59.6	50	270
Lead	328	63	400
Mercury	1.25	0.18	0.81
Zinc	185	109	10,000

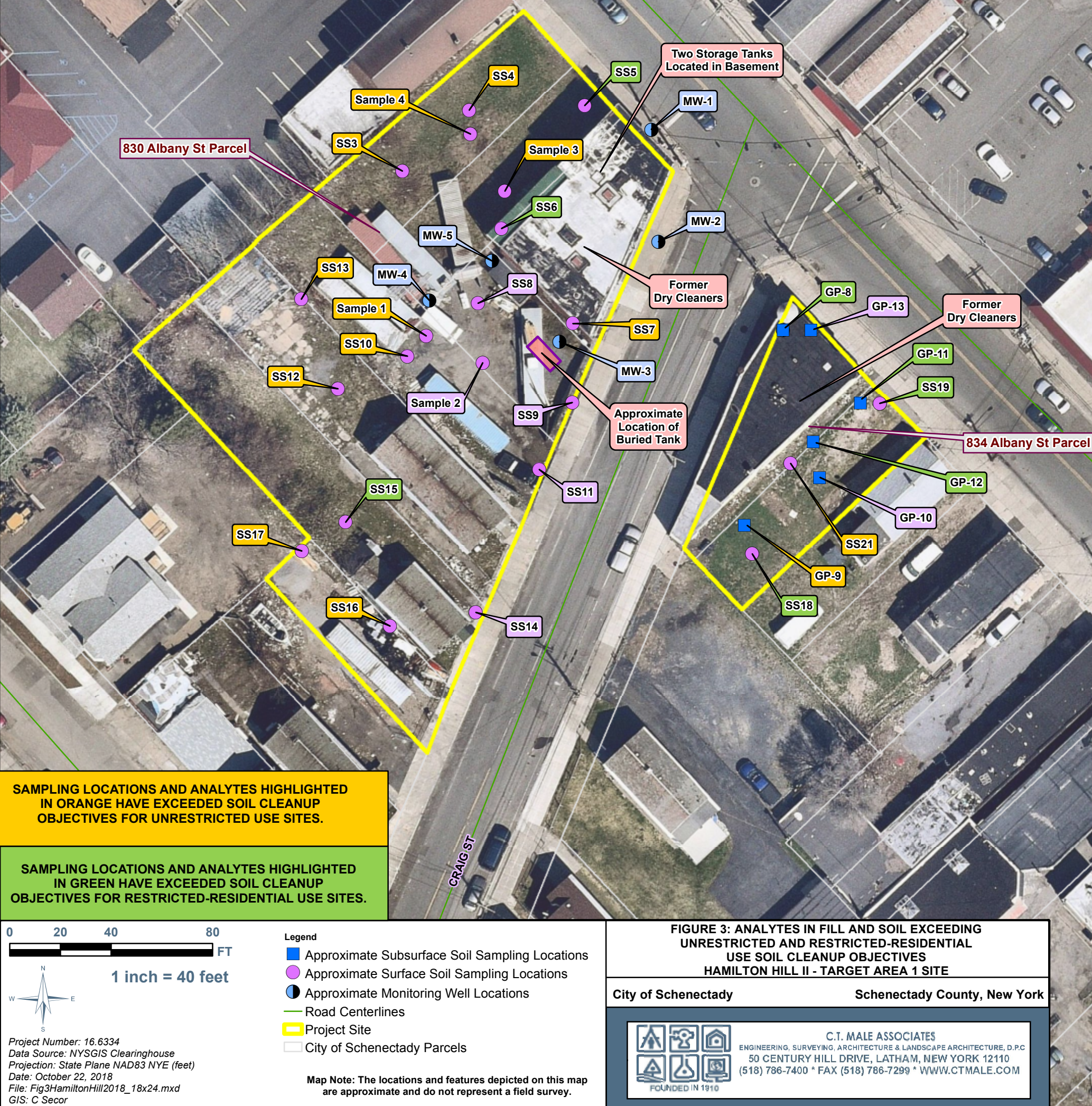
Sample ID:	SS16	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80620		
Collection Date:	8/7/2017		
Parcel Address:	310 Craig		
Metals			
Lead	79.7	63	400
Zinc	123	109	10,000

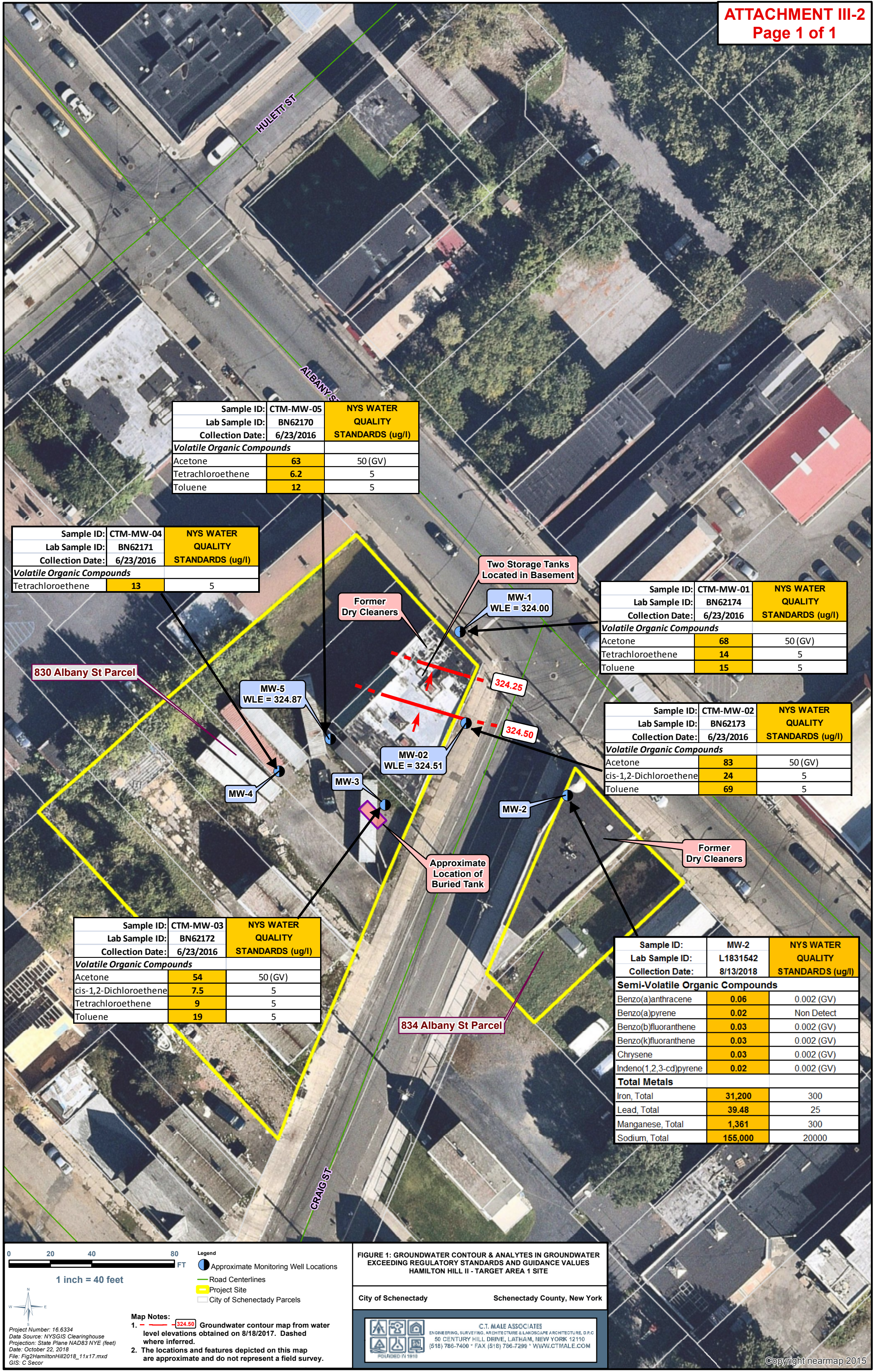
Sample ID:	SS17	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80621		
Collection Date:	8/7/2017		
Parcel Address:	310 Craig St.		
Metals			
Lead	103	63	400
Zinc	172	109	10,000

Sample ID:	SS18	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80622		
Collection Date:	8/7/2017		
Parcel Address:	840 Albany St.		
Metals			
Arsenic	13.4	13	16
Lead	640	63	400
Mercury	0.41	0.18	0.81
Zinc	300	109	10,000

Sample ID:	SS19	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY80623		
Collection Date:	8/7/2017		
Parcel Address:	830 Albany St.		
Metals			
Lead	187	63	400
Mercury	0.48	0.18	0.81
Zinc	128	109	10,000
Semi-Volatile Organic Compounds			
Benz(a)anthracene	2.2	1	1
Benzo(a)pyrene	1.6	1	1
Benzo(b)fluoranthene	1.1	1	1
Benzo(k)fluoranthene	0.88	0.8	3.9
Chrysene	2.4	1	3.9
Indeno(1,2,3-cd)pyrene	0.96	0.5	0.5

Sample ID:	SS-21	6 NYCRR 375 UNRESTRICTED USE SCOs	6 NYCRR 375 RESTRICTED RESIDENTIAL USE SCOs
Lab Sample ID:	BY87217		
Collection Date:	8/18/2017		
Parcel Address:	834 Albany St.		
Metals			
Lead	257	63	400





ATTACHMENT IV: PROPERTY INFORMATION

HAMILTON HILL II - TARGET AREA 1 SITE

(Section IV of Part A of the BCP Application)

Tax Parcel Information

The following table provides addresses, tax map identification information and the approximate acreage for the two (2) parcels that constitute the Site.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
830 Albany Street	49.33	2	33.1	0.68
834 Albany Street	49.33	4	10.1	0.13
<i>Approximate Site Size in Acres</i>				0.81

-See Attached Site Location Map (ATTACHMENT IV-1).

-See Attached City of Schenectady Tax Map (ATTACHMENT IV-2).

-See Attached Site Features Map (ATTACHMENT IV-3).

Question 1 - Tax Map Boundaries

The current Site boundary corresponds to the tax map boundaries.

Question 2 - Property Base Map

See Attached Property Base Map (ATTACHMENT IV-4).

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

See Attached En-Zone Map (ATTACHMENT IV-5).

Question 10 - Property Description Narrative

Location

The Hamilton Hill II - Target Area 1 Site is located in an economically distressed and blighted area within the City of Schenectady, Schenectady County, New York. The Site is approximately 0.81 acres in size and consists of two (2) non-contiguous parcels

identified as the 830 Albany Street Parcel and the 834 Albany Street Parcel. The Site is located at the intersection of Albany and Craig Streets. The two (2) parcels are separated from each other by Craig Street. The 830 Albany Street Parcel is located at the southwestern intersection of Albany and Craig Streets. The 834 Albany Street Parcel is located at the southeastern intersection of Albany and Craig Streets (see Site Location Map in ATTACHMENT IV-1).

Site Features

The Site is developed with four (4) vacant multi-story structures and vacant lots that were previously developed. The vacant lots contain overgrown vegetation or are covered with gravel and used in part for parking and storage. The Site is accessed from Albany and Craig Streets (see Property Base Map in ATTACHMENT IV-4).

Current Zoning and Land Use

The site is zoned "C-2" – Mixed Use Commercial. The Site is currently vacant and will be redeveloped into low to moderate income multi-family housing with parking, open spaces and community centers, which is consistent with applicable zoning regulations, as discussed in the following paragraph.

According to Section 264.13 of Article III of the City of Schenectady zoning regulations "The Mixed-Use Commercial (C-2) District is intended to represent the variety of mixed-use corridors located throughout the City's neighborhoods. These corridors are a mix of residences and smaller-scale retail and service uses serving the adjacent neighborhood as well as City wide clientele."

See the Attached City of Schenectady Zoning Map (ATTACHMENT IV-6).

Past Use of the Site

Prior to the turn of the 20th Century, the Site and surrounding area was mainly vacant land. Beginning in the early 1900's, the Site and surrounding area began to be developed with residential apartments and homes, and various commercial establishments.

Past commercial uses at the Site have included two (2) dry cleaning operations, a bakery and retail store. The former dry cleaner entities occupied buildings on the Site's two (2) parcels. The bakery and retail store occupied the building on the 834 Albany Street Parcel.

Three (3) abandoned storage tanks are located in and around the building that occupies the northeastern corner of the 830 Albany Street Parcel. The tanks consist of one (1) buried tank that is approximately 17 feet long and two (2) partially buried tanks located within a concrete retaining wall in the basement area of the building. The contents and size of the tanks is unknown, although the tanks are assumed to have contained fuel oil. The tanks will need to be registered per the New York State Petroleum Bulk Storage (PBS) program.

The Site's past commercial usage, the importation of historic fill onto the Site during its development and the deterioration of lead based paint from buildings presently and/or formerly located within the Site are the likely sources of known contaminants in the Site's soil. Past usage of the Site for dry cleaning operations, the importation of historic fill onto the Site during its development and the existence of abandoned storage tanks is the likely source for known contaminants in the Site's groundwater.

Spill #1603105 was issued to the Site pursuant to the discovery of solvent and petroleum-type contaminants in groundwater within the 830 Albany Street Parcel. Although the spill was issued a closed status, the spill was referred to the NYSDEC Hazardous Waste Unit.

Site Geology and Hydrogeology

Soils are mapped by the United States Department of Agriculture Web Soil Survey as Urban land-Colonie complex. These well drained soils are found on beach ridges and deltas and consist of loamy fine sand and fine sand. The Site's surficial geology is mapped as lacustrine delta.

Site specific soil conditions generally consist of brown fine to medium sand with traces of silt to depths of approximately 13 to 14.5 feet beneath the ground surface which is underlain by brown sand and silt to approximately 18 feet beneath the ground surface. Traces of various fill materials (concrete, gravel, brick, asphalt, glass) were noted in the upper seven (7) feet of the soil stratum. Groundwater is located at approximately 10 to 14 feet below the ground surface. Inferred groundwater flow direction is from the south-southwest towards the north-northeast.

Environmental Assessment

Based upon the investigations conducted to date, the primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs) and metals in soil, and solvents, petroleum, acetone, SVOCs and metals in groundwater.

In general, several metals were detected at concentrations exceeding regulatory criteria in 17 of 22 surface soil samples and four (4) of six (6) subsurface soil samples collected across the Site. Lead, mercury and zinc were detected at the highest frequency followed to a lesser degree by arsenic, barium and copper. Several SVOCs were detected above regulatory criteria in one (1) surface soil sample and two (2) subsurface soil samples collected from the 834 Albany Street Parcel. Petroleum-type contaminants and solvents are present at concentrations exceeding regulatory criteria in groundwater beneath the 830 Albany Street Parcel that contains the former dry cleaning operation and the abandoned storage tanks. SVOCs and metals are present at concentrations exceeding regulatory criteria in groundwater beneath the 834 Albany Street Parcel. The following sections provide more detail regarding contaminants in the Site's soil and groundwater.

Soil

Twenty-two (22) surface soil samples and six (6) subsurface soil samples were collected from the Site. The intended use of the Site is for multi-family housing. As such, the environmental data for the soil samples is compared to SCOs for Restricted Residential Use Sites.

Four (4) metals (arsenic, barium, lead and mercury) and six (6) SVOCs (benz(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, chrysene and indeno(1,2,3-cd)pyrene) exceeded SCOs for Restricted Residential Use Sites, which is the intended use for the Site.

Arsenic moderately exceeded its SCO in a subsurface sample collected at the 0 to 2 foot depth interval in the vicinity of the building occupying the 834 Albany Street Parcel.

Barium moderately exceeded its SCO in a subsurface sample collected at the 4 to 6 foot depth interval in the vicinity of the building occupying the 834 Albany Street Parcel.

Lead moderately exceeded its SCO in samples collected from both parcels constituting the Site. The most elevated detections were encountered in a surface soil samples collected from vegetated areas within the 834 Albany Street Parcel (640 ppm) and in the vicinity of the building within the 830 Albany Street Parcel (485 ppm), and in subsurface soil samples collected from the 0 to 2 foot (566 ppm) and 4 to 6 foot (486 ppm) depth intervals adjacent to the building within the 834 Albany Street Parcel.

Mercury moderately exceeded its SCO at three (3) surface soil sampling locations within the 830 Albany Street Parcel.

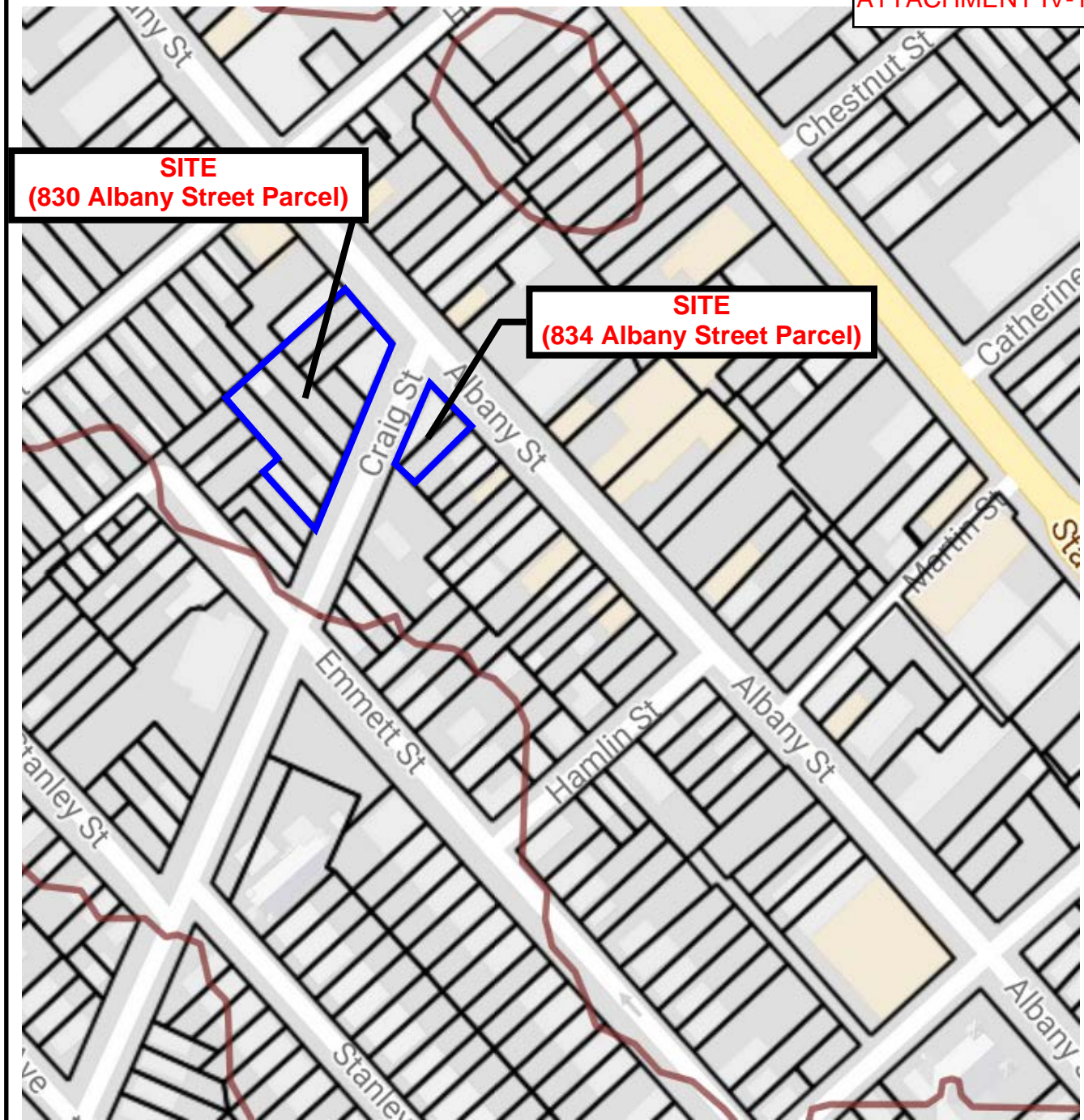
The six (6) SVOCs moderately to greatly exceeded SCOs at one (1) surface soil and two (2) subsurface soil sampling locations in the vicinity of the building occupying the 834 Albany Street Parcel.

Groundwater

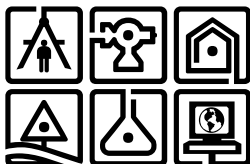
Groundwater samples were collected from five (5) monitoring wells installed within the 830 Albany Street Parcel and one (1) monitoring well installed within the 834 Albany Street Parcel.

Four (4) VOCs were detected at concentrations that moderately exceeded regulatory standards and guidance values in all of the sampled wells at the 830 Albany Street Parcel. The VOCs included two (2) solvents (cis-1,2-dichloroethene and tetrachloroethene), toluene and acetone.

Six (6) SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene) and four (4) metals (iron, lead, manganese and sodium) were detected at concentrations that moderately exceeded regulatory standards and guidance values in the sampled well at the 834 Albany Street Parcel.

**MAP REFERENCE**

USGS 7.5 Minute Topographical Map
Schenectady, New York Quadrangle
Year 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
HAMILTON HILL II - TARGET AREA 1 SITE**

CITY OF SCHENECTADY

SCHENECTADY COUNTY, NY

SCALE: NOT TO SCALE

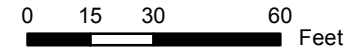
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PROJECT No: 16.6334

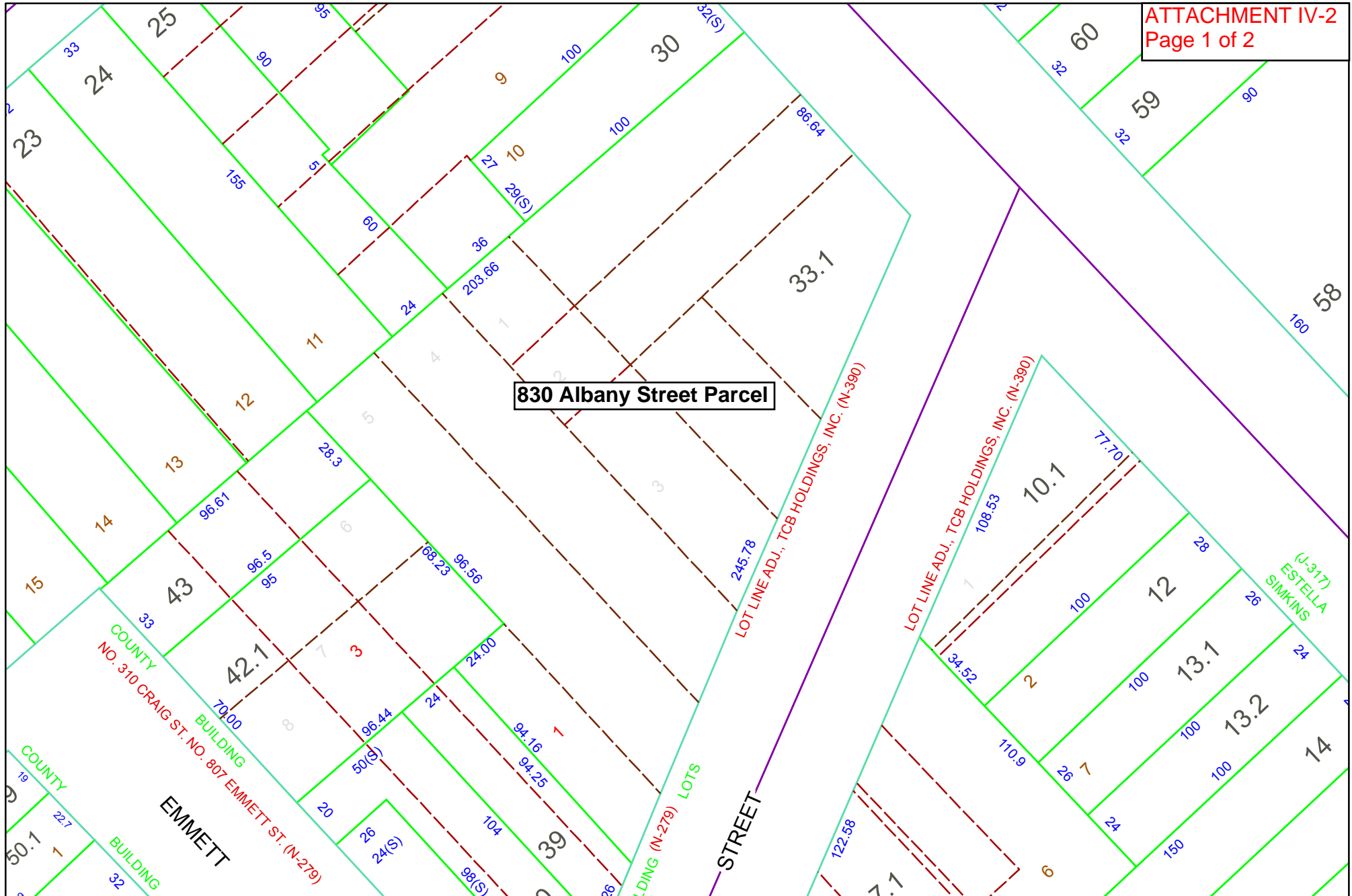
The locations and features depicted on this map are approximate and do not represent an actual survey.

49.33-2-33.1

CITY OF SCHENECTADY



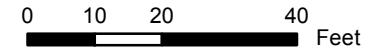
ATTACHMENT IV-2
Page 1 of 2



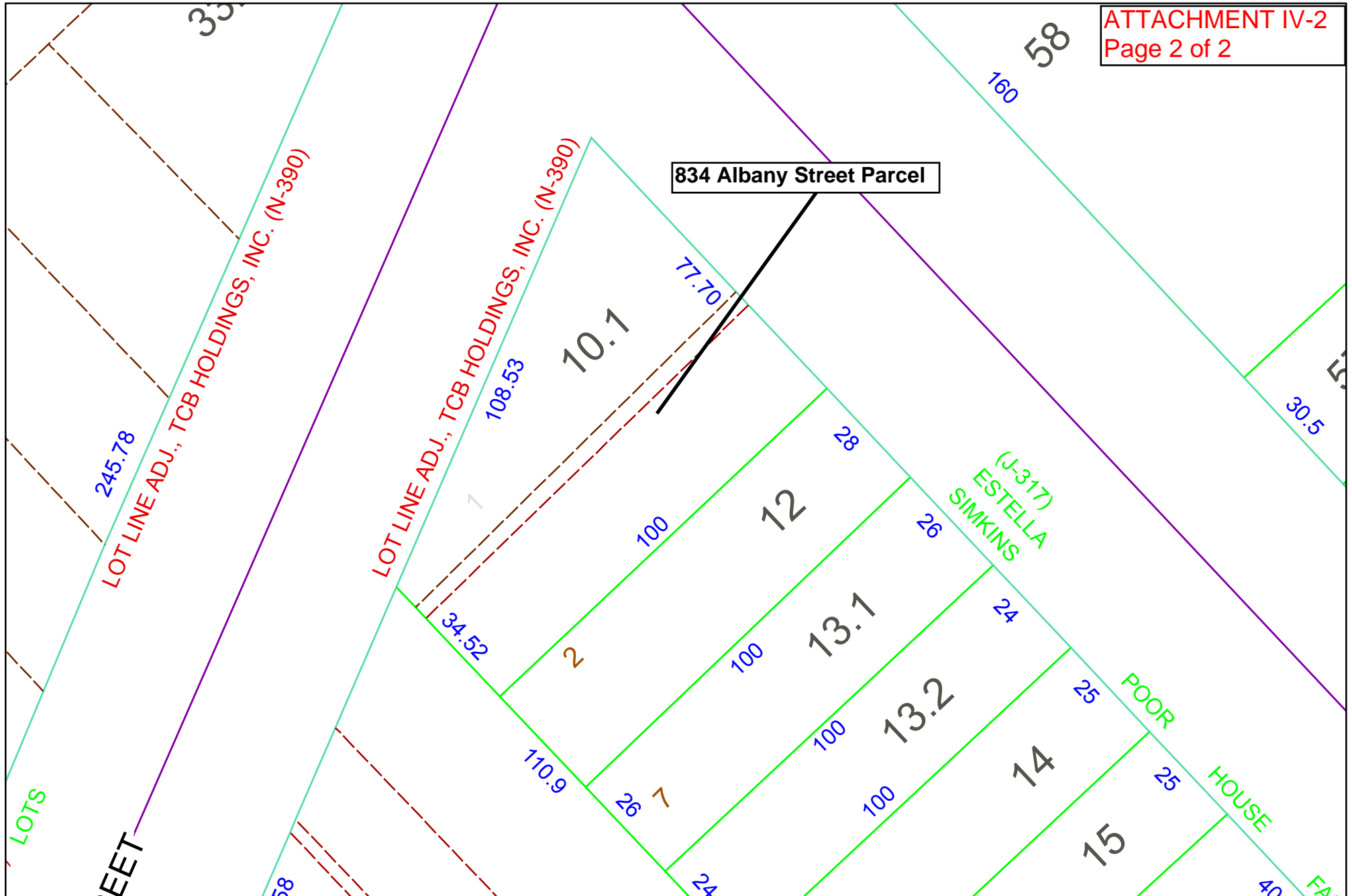
This tax map was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing.

49.33-2-10.1

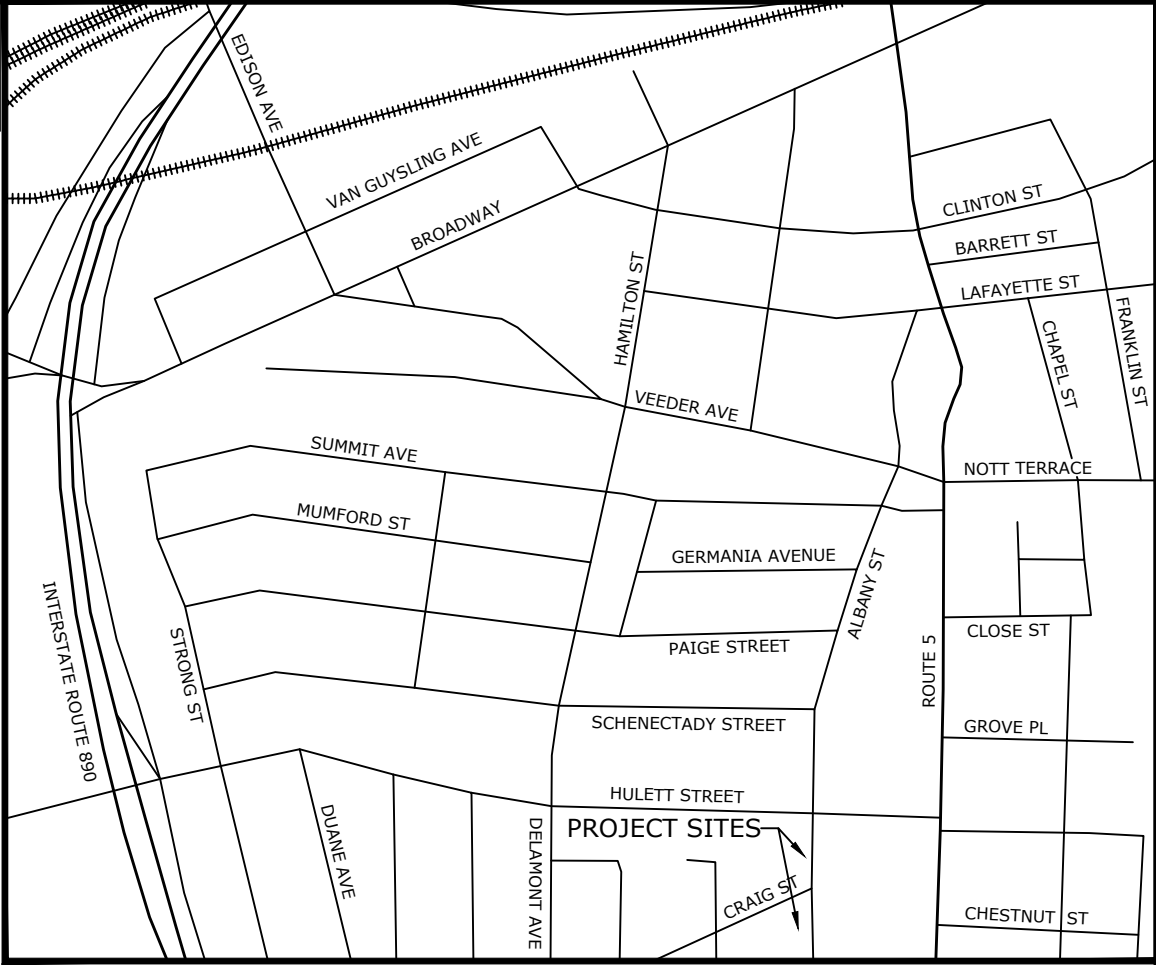
CITY OF SCHENECTADY



ATTACHMENT IV-2
Page 2 of 2



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SITE LOCATION MAP
NO SCALE

LEGEND

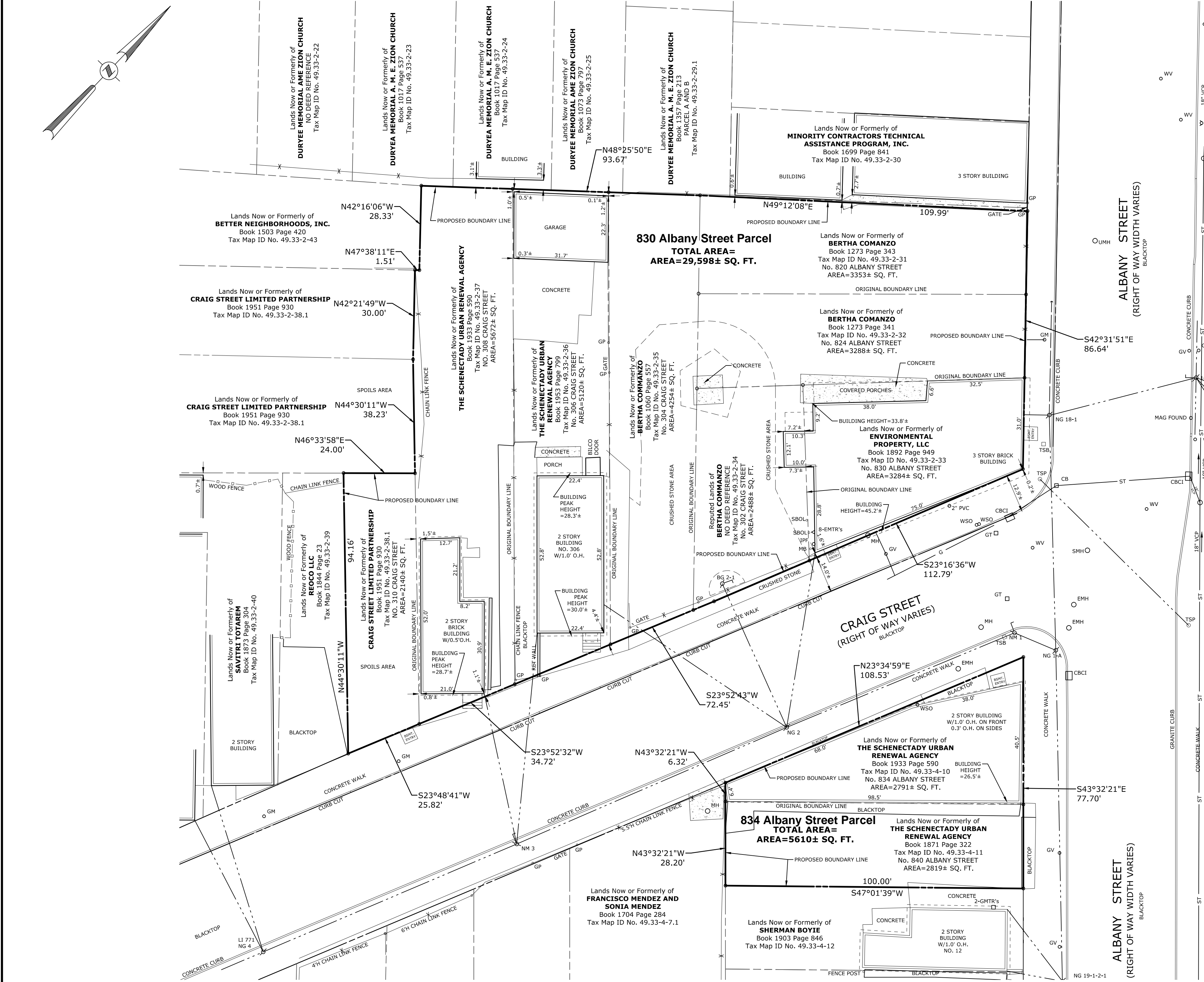
- CB Catch Basin
- CBCI Catch Basin Curb Inlet
- DMH Drainage Manhole
- EMTR Electric Meter
- GV Gas Valve
- HYD Hydrant
- SMH Sanitary Manhole
- TMH Telephone Manhole
- NMF Utility Pole
- WSO Water Shut-off
- WV Water Valve
- CMP Corrugated Metal Pipe
- VCP Vitrified Clay Pipe
- UGS Underground Gas Line
- USS Underground Sanitary Sewer Line
- UWL Underground Water Line
- PL Proposed Boundary Line
- OL Original Boundary Line

MAP REFERENCES:

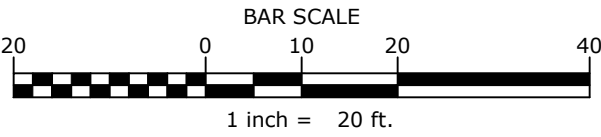
- "Map Showing Lot Line Adjustment of No. 310 Craig Street No. 807 Emmett Street", prepared by Hershberg & Hershberg, Consulting Engineers and Land Surveyors dated March 23, 2016, Map No. 160068 and filed in the Schenectady County Clerk's Office on December 2, 2016 in Cabinet N, Map No. 279.
- ALTA/NSPS Land Title Boundary and Topographic Survey 820 Albany Street - 824 Albany Street - 830 Albany Street - Albany Street - 834 Albany Street - 840 Albany Street - 811 Albany Street - 827 Albany Street - 302 Albany Street - 302 Craig Street - 304 Craig Street - 306 Craig Street - 308 Craig Street - 310 Craig Street, prepared for TCB Holdings, Inc., prepared by C.T. Male Associates, Engineering, Surveying, Architecture & Landscape Architecture, D.P.C., dated December 6, 2017.

MAP NOTES:

- Boundary and topographic information shown hereon was compiled from an actual field survey conducted on April 28, May 4, May 8-9 and May 24, 2017 and June 15, 2017.
- North orientation and bearings are Grid North based on the New York State Plane Coordinate System, East Zone, NAD 83/2011 epoch 2010.00 obtained from GPS observations.
- Objects shown on this drawing with a distance indicating how far that object is from a particular line, lie on the same side of the line that the offset distance is written.
- Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safety New York must be notified prior to conducting test borings, excavation and construction.
- Per map entitled National Flood Insurance Program, FIRM Flood Insurance Rate Map for Schenectady County, New York (All Jurisdictions) contains Community Number 360739, Town of Niskayuna, Number 360740, Town of Rotterdam and Number 360741 City of Schenectady, Panel 170 of 257, Map Suffix: D, Map Number 36093C0170D, effective date January 8, 2014, the parcel shown hereon falls within an area designated as Zone X areas determined to be outside the 0.2% annual chance floodplain.



CHRISTOPHER R. WALLIN, P.E., CITY ENGINEER



WILLIAM J. NETTLETON
P.L.S. NO. 49513

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
12/14/17	LOT NO. 834 & LOT NO. 840 WERE ADDED	DBT	MIG	
8/14/18	REVISED LEGEND & ADDED BOUNDARY LINE LABELS	DBT	JAM	
8/23/18	ADDED MAP REFERENCE	DBT	JAM	WJM
	APPROVED:			
	DRAFTED :	DBT		
	CHECKED :	JAM		
	PROJ. NO :	17.7266		
	SCALE :	1"=20'		
	DATE :	DEC. 6, 2017		

UNAUTHORIZED ALTERATION OR
ADDITION TO THIS DOCUMENT IS A
VIOLATION OF THE NEW YORK STATE
EDUCATION LAW.

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APPROVED:

DRAFTED : DBT

CHECKED : JAM

PROJ. NO : 17.7266

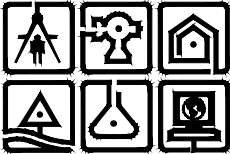
SCALE : 1"=20'

DATE : DEC. 6, 2017

LOT LINE ADJUSTMENT
820 ALBANY STREET - 824 ALBANY STREET - 830 ALBANY STREET -
834 ALBANY STREET - 840 ALBANY STREET
302 CRAIG STREET - 304 CRAIG STREET - 306 CRAIG STREET -
308 CRAIG STREET - 310 CRAIG STREET
PREPARED FOR
TCB HOLDINGS, INC.

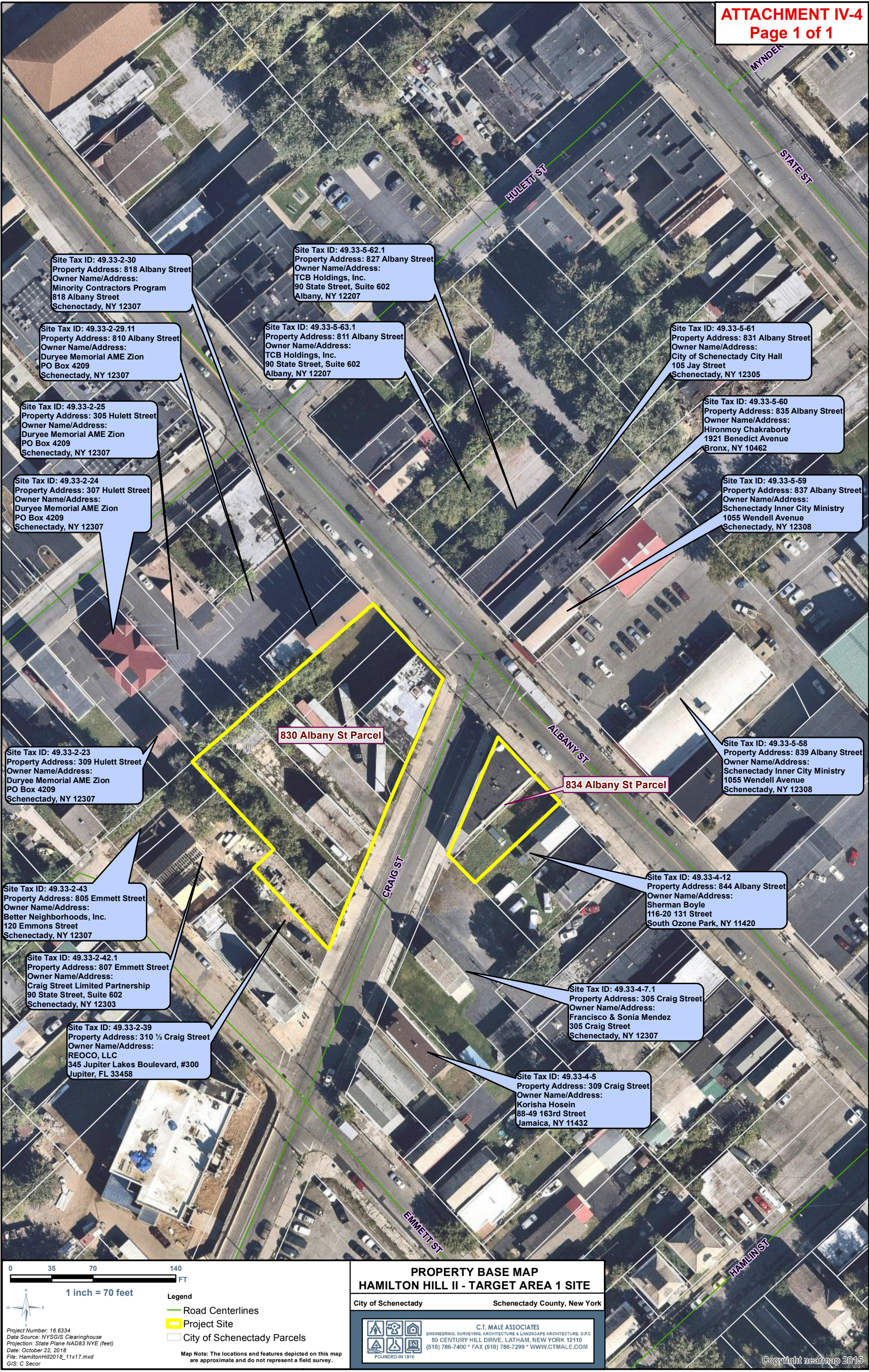
CITY OF SCHENECTADY
C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7299



SHEET 1 OF 1

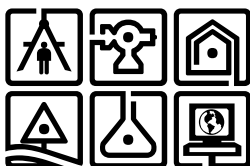
DWG. NO: 17-0707





MAP REFERENCE

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



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

EN-ZONE MAP HAMILTON HILL II, TARGET AREA 1 SITE

CITY OF SCHENECTADY

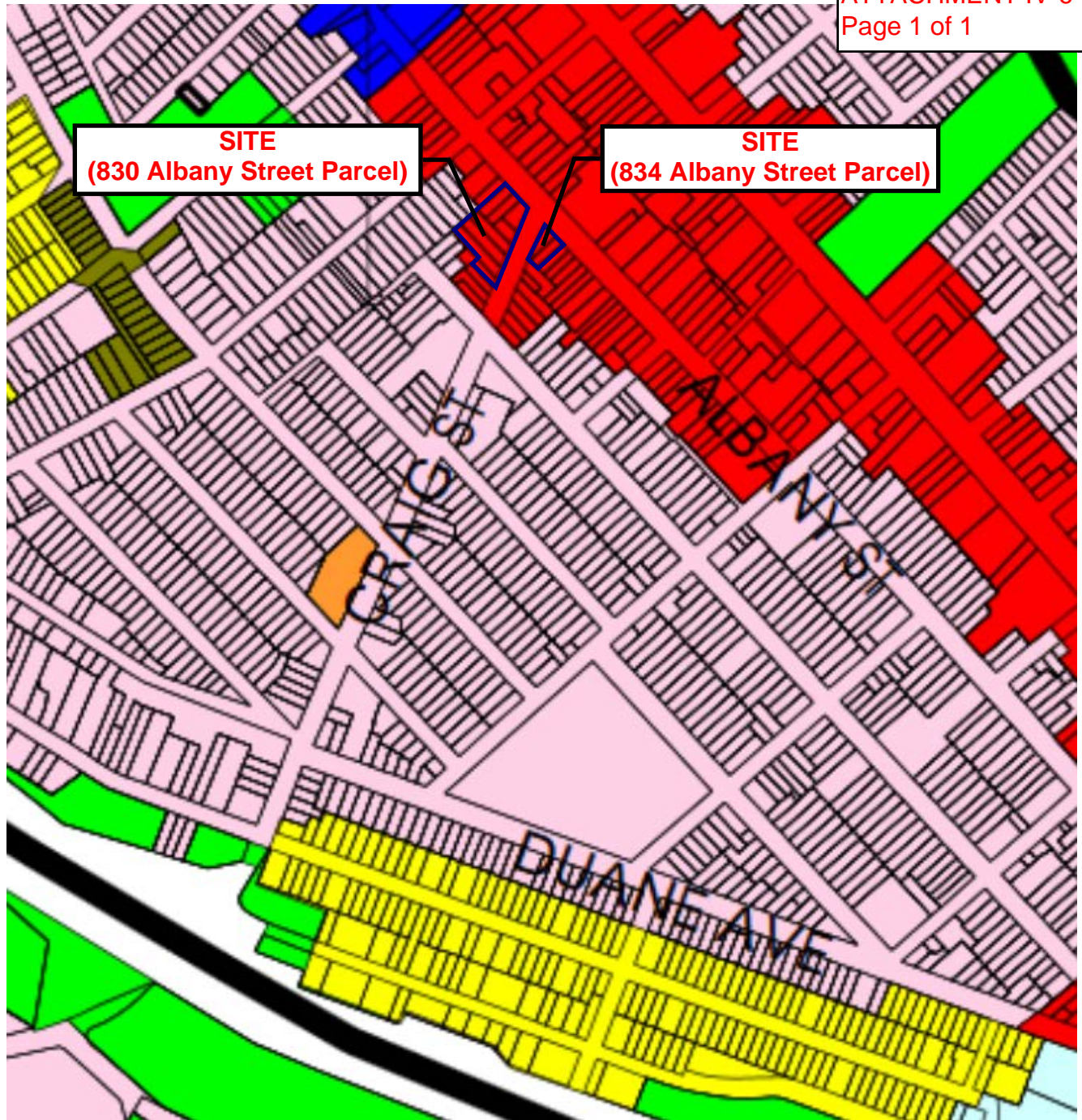
SCHENECTADY COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

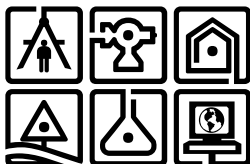
PROJECT No: 16.6334

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



MAP REFERENCE

Official Zoning Map, City of Schenectady, Schenectady County, New York.
Prepared for the City of Schenectady by the Schenectady County Planning
Department.
Adopted: March 25, 2008. Amendments: August 11, 2008.



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

ZONING MAP
HAMILTON HILL II - TARGET AREA 1 SITE
ZONING = C-2: MIXED USE COMMERCIAL

CITY OF SCHENECTADY

SCHENECTADY COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

PROJECT No: 16.6334

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

ATTACHMENT V: ADDITIONAL REQUESTOR INFORMATION

HAMILTON HILL II - TARGET AREA 1 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

HAMILTON HILL II – TARGET AREA 1 SITE

(Section VI of Part B of the BCP Application)

Owner and Operator Information

The following table identifies the current site owners and operators.

Site's Parcel Identification	Current Site Owner and Operator
830 Albany Street Parcel Tax Map No. 49.33-2-33.1	TCB Holdings, Inc. (Owner) 90 State Street, Suite 602 Albany, NY 12207 Tel: 518-432-9817 Email: SMcCann@tcbinc.org
834 Albany Street Parcel Tax Map No. 49.33-4-10.1	TCB Holdings, Inc. (Owner) 90 State Street, Suite 602 Albany, NY 12207 Tel: 518-438-9817 Email: SMcCann@tcbinc.org

Requestor's Relationship to the Current Site Owners and Operators

The Requestor, Hamilton Hill II Limited Partnership, is a development entity created for the sole purpose of redeveloping this Site. Hamilton Hill II Limited Partnership will acquire ownership of the two (2) parcels constituting the Site. Hamilton Hill II Limited Partnership does not have any relationship to the current owner and/or operator of the two (2) parcels constituting the Site.

Previous Site Owners and Operators

The following table identifies previous Site owners and operators, as obtained from available land records reviewed online at SDG Image Mate Online for Schenectady County. The Requestor, Hamilton Hill II Limited Partnership, is a development entity created for the sole purpose of redeveloping this Site and does not have any relationship to previous owners and/or operators of the two (2) parcels constituting the Site.

Parcel ID	Previous Owners/Operators
830 Albany Street Parcel	<p>2018: TCB Holdings, Inc. 90 State Street, Suite 602 Albany, NY 12207 Tel: 518-432-9817 Email: jpetrik-huff@tcbinc.org</p> <p>*Prior to its acquisition, the 830 Albany Street Parcel was comprised of eight (8) individual tax parcels with eight (8) individual addresses. The following lists previous owners/operators for each parcel/address.</p>
820 Albany Street (Tax ID No. 49.33-2-31)	<p>2017: City of Schenectady Tax Foreclosure Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1990: Bertha Comanzo Owner/Operator 2052 Hoover Street Schenectady, NY 12309 Tel: 518-372-2340 Email: mjcomanzo@gmail.com</p> <p>1982: Robert Sauerschell Owner, Unknown if Operator 1080 Waverly Place Schenectady, NY</p> <p>1982: City of Schenectady Owner City Hall Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>Unk.: Max Michelson Owner, Unknown if Operator 826 Albany Street Schenectady, NY</p>
824 Albany Street (Tax ID No. 49.33-2-32)	<p>2017: City of Schenectady Tax Foreclosure Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1990: Bertha Comanzo Owner/Operator 2052 Hoover Street Schenectady, NY 12309 Tel: 518-372-2340 Email: mjcomanzo@gmail.com</p>

Parcel ID	Previous Owners/Operators
	<p>1981: Robert Sauerschell Owner, Unknown if Operator 1080 Waverly Place Schenectady, NY</p> <p>1981: City of Schenectady Owner City Hall Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1980: Max Michelson Owner, Unknown if Operator 826 Albany Street Schenectady, NY</p>
830 Albany Street (Tax ID No. 49.33-2-33)	<p>2017: City of Schenectady Tax Foreclosure Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2014: Environmental Property, LLC Owner, Unknown if Operator 1712 Pioneer Avenue, Suite 7000 Cheyenne, WY 82001</p> <p>2014: Inor I, LLC Owner, Unknown if Operator PO Box 7062 Jupiter Lakes, FL 33458</p> <p>2011: REOCO, LLC Owner, Unknown if Operator 345 Jupiter Lakes Boulevard Jupiter Lakes, FL 33458</p> <p>Unk.: R. Comanzo Owner/Operator 2052 Hoover Street Schenectady, NY 12309 Tel: 518-372-2340 Email: mjcomanzo@gmail.com</p>
302 Craig Street (Tax ID No. 49.33-2-34)	<p>2018: TCB Holdings, Inc. Owner 90 State Street, Suite 602 Schenectady, NY 12303 Tel: 518-795-3413 Email: SMcCann@tcbinc.org</p>

Parcel ID	Previous Owners/Operators
	<p>Unk.: R. and B. Comanzo Owner/Operator 2052 Hoover Road Schenectady, NY 12309 Tel: 518-372-2340 Email: mjcomanzo@gmail.com</p>
<p>304 Craig Street (Tax ID No. 49.33-2-35)</p>	<p>2018: TCB Holdings, Inc. Owner 90 State Street, Suite 602 Schenectady, NY 12303 Tel: 518-795-3413 Email: SMcCann@tcbinc.org</p> <p>1982: Bertha Comanzo Owner/Operator 2052 Hoover Road Schenectady, NY 12309 Tel: 518-372-2340 Email: mjcomanzo@gmail.com</p> <p>1982: City of Schenectady Owner City Hall Jay Street Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>Unk.: Max Michaelson Owner, Unknown if Operator 826 Albany Street Schenectady, NY</p>
<p>306 Craig Street (Tax ID No. 49.33-2-36)</p>	<p>2016: Schenectady Urban Renewal Agency Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2016: City of Schenectady Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2008: Gerald Nolan Owner, Unknown if Operator 380 Read Avenue Yonkers, NY 10707</p>

Parcel ID	Previous Owners/Operators
	<p>2008: American General Home Equity, Inc. Owner, Unknown if Operator 574 Columbia Turnpike East Greenbush, NY 12061</p> <p>2001: Gary Dudley Owner, Unknown if Operator 306 Craig Street Schenectady, NY 12307</p> <p>1977: Gary and Margaret A. Dudley Owner, Unknown if Operator 306 Craig Street Schenectady, NY 12307</p> <p>Unk.: William F. Miller Owner, Unknown if Operator 355 Altamont Avenue Schenectady, NY</p>
<p>308 Craig Street (Tax ID No. 49.33-2-37)</p>	<p>2016: Schenectady Urban Renewal Agency Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2015: City of Schenectady Owner 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2009: Epiphany Holdings, LLC Owner, Unknown if Operator 4350 St. Andrews Road, Box 1996 Irmo, SC 29063</p> <p>2008: Landmark REO Club, LLC Owner, Unknown if Operator 51 W. Center Street, Suite 605 Orem, UT 84057</p> <p>2008: American General Home Equity, Inc. Owner, Unknown if Operator 574 Columbia Turnpike East Greenbush, NY 12061</p> <p>2000: Gary Dudley Owner, Unknown if Operator 306 Craig Street Schenectady, NY 12307</p>

Parcel ID	Previous Owners/Operators
	<p>1990: Enos W. and Gary Dudley Owner, Unknown if Operator 306 Craig Street Schenectady, NY 12307</p> <p>1988: Dudley, Enos W., and Margaret A. Owner, Unknown if Operator 306 Craig Street Schenectady, NY 12307</p> <p>Unk.: Anne M. Sullivan Owner, Unknown if Operator 308 Craig Street Schenectady, NY</p>
310 Craig Street (Tax ID No. 49.33-2-38.1)	<p>2016: TCB Holdings, Inc. Owner 90 State Street, Suite 602 Schenectady, NY 12303 Tel: 518-795-3413 Email: SMcCann@tcbinc.org</p> <p>Pre-2016: City of Schenectady Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p>
834 Albany Street Parcel	<p>2018: TCB Holdings, Inc. 90 State Street, Suite 602 Albany, NY 12207 Tel: 518-432-9817 Email: jpetrik-huff@tcbinc.org</p> <p>*Prior to its acquisition, the 834 Albany Street Parcel was comprised of two (2) individual tax parcels with two (2) individual addresses. The following lists previous owners/operators for each parcel/address.</p>
834 Albany Street (Tax ID No. 49.33-4-10)	<p>2016: Schenectady Urban Renewal Agency Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2015: City of Schenectady Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p>

Parcel ID	Previous Owners/Operators
	<p>2013: Abduljabbar Abdulla and Salem Ali Owner, Unknown if Operator 1032 Crane Street Schenectady, NY 12303</p> <p>Unk.: Goldie Green Owner, Unknown if Operator 912 Emmett Street Schenectady, NY</p>
840 Albany Street (Tax ID No. 49.33-4-11)	<p>2013: Schenectady Urban Renewal Agency Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>2012: The City of Schenectady Owner City Hall 105 Jay Street Schenectady, NY 12305 Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1998: Quao Solomon Owner, Unknown if Operator PO Box 124 New York, NY 10044-0203</p> <p>1993: City of Schenectady Industrial Dev. Agency Owner City Hall Jay Street, Room 7 Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1993: Schenectady Urban Renewal Agency Owner City Hall Jay Street, Room 7 Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1992: City of Schenectady Owner City Hall Jay Street Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p>

Parcel ID	Previous Owners/Operators
	<p>1989: Edna Bennett, Administratix Owner, Unknown if Operator 336 Hulett Street Schenectady, NY 12307</p> <p>1984: Stephen Raeburn and Richard Bennett Owner, Unknown if Operator 838 Albany Street Schenectady, NY 12307</p> <p>1984: Schenectady Urban Renewal Agency Owner City Hall Jay Street Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1984: City of Schenectady Owner City Hall Jay Street Schenectady, NY Tel: 518-382-5073 Email: rward@schenectadyny.gov</p> <p>1980: Deanna Baucom Owner, Unknown if Operator 14 Yates Street Schenectady, NY</p> <p>Unk.: Louis Della Penta Owner, Unknown if Operator 840-42 Albany Street Schenectady, NY</p>

ATTACHMENT VII: REQUESTOR ELIGIBILITY INFORMATION

HAMILTON HILL II - TARGET AREA 1 SITE

(Section VII of Part B of the BCP Application)

Question 11: Are there any unregistered bulk storage tanks on-site which require registration.

A suspect underground fuel oil tank is located beneath the northeastern portion of the 830 Albany Street Parcel. The tank was discovered during a Ground Penetrating Radar (GPR) survey conducted during the 2016 Phase II ESA of Ralph's Dry Cleaners (see 2016 Ralph's Dry Cleaners Phase II ESA Report in ATTACHMENT III-1).

Two tanks were identified within a concrete block retaining wall in the basement of the building occupying the northeastern portion of the 830 Albany Street Parcel (former Ralph's Dry Cleaning) during the 2015 Phase I ESA (see ATTACHMENT III-1). The area surrounding the tanks was filled with sand such that only the tops of the tanks were visible.

A review of regulatory databases and the NYSDEC Bulk Storage Database does not identify the tanks as being registered in the NYSDEC PBS bulk storage database. If required, the tanks will be registered upon the Site's entry into the BCP.

Volunteer Statement

Hamilton Hill II Limited Partnership, as the Requestor to the NYS Brownfields Cleanup Program, is a Volunteer. Hamilton Hill 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 TCB Holdings, Inc. (ATTACHMENT VII-1).

TCB Holdings, Inc.

90 STATE STREET, SUITE 602
ALBANY, NY 12207
P. 518.432.9817
TCBINC.ORG

October 18, 2018

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

RE: *Access to the Hamilton Hill II – Target Area 1 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 Hamilton Hill II Limited Partnership as a volunteer in the Brownfield Cleanup Program (“BCP”), please be advised that TCB Holdings, Inc. is the owner of the Hamilton Hill II – Target Area 1 Site identified as 830 Albany Street (Tax #49.33-2-33.1) and 834 Albany Street (Tax #49.33-4-10.1).

As you are aware, Hamilton Hill II Limited Partnership is a single-purpose entity created exclusively for the acquisition and redevelopment of the Hamilton Hill II – Target Area 1 Site. To that end, TCB Holdings, Inc. does hereby give you and your representatives’ authorization to access the aforementioned property immediately and throughout the BCP process. Additionally, TCB Holdings, Inc. accepts that an environmental easement may be placed on the Hamilton Hill II – Target Area 1 Site by the New York State Department of Environmental Conservation.

Prior to beginning the remedial activities on-site, Hamilton Hill II Limited Partnership will purchase the aforementioned parcel, whose metes and bounds is further identified in the BCP Application being made to the DEC.

Sincerely,



Susan McCann
Authorized Agent

ATTACHMENT VIII: PROPERTY ELIGIBILITY INFORMATION

HAMILTON HILL II - TARGET AREA 1 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

HAMILTON HILL II - TARGET AREA 1 SITE

(Section IX of Part B of the BCP Application)

Contact List Information

Chief Executive Officer and Planning Board Chairperson of County and Town	
Schenectady County	City of Schenectady
County Chief Executive Officer Anthony Jasenski Chair of the County Legislature 620 State Street Schenectady, NY 12305	Chief Executive Officer Mayor Gary McCarthy City Hall 105 Jay Street, Room 111 Schenectady, NY 12305
Planning Board Chairperson Ray Gillen, Commissioner Schaffer Heights Suite 303 107 Nott Terrace Schenectady, NY 12308	Planning Board Chairperson Mary Moore Wallinger 105 Jay Street Schenectady, NY 12305
Public Water Supplier	
City of Schenectady Water Department 105 Jay Street, Room 206 Schenectady, NY 12305	
Local News Media	
The Daily Gazette (Newspaper) Attention: News Director 2345 Maxon Road Extension PO Box 1090 Schenectady, NY 12301 (518) 374-4141	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	
Martin Luther King Elementary School 918 Stanley Street Schenectady, NY 12307 (518) 370-8360	Lilly's Kiddy Garden 28 Eagle Street Schenectady, NY 12307 (518) 346-8602
Affordable Daycare 507 Craig Street Schenectady, NY 12307 (518) 381-9531	Carver Daycare Center 700 Craig Street Schenectady, NY 12307 (518) 374-8031
X-Quest After School Program 826 State Street Schenectady, NY 12307 (518) 527-1784	
Adjacent Property Owners/Occupants	
Site Tax ID: 49.33-2-39 Property Address: 310 ½ Craig Street Owner Name/ Address: REOCO, LLC 345 Jupiter Lakes Boulevard, #300 Jupiter, FL 33458	Site Tax ID: 49.33-2-42.1 Property Address: 807 Emmett Street Owner Name/ Address: Craig Street Limited Partnership 90 State Street, Suite 602 Schenectady, NY 12303
Site Tax ID: 49.33-2-43 Property Address: 805 Emmett Street Owner Name/ Address: Better Neighborhoods, Inc. 120 Emmons Street Schenectady, NY 12307	Site Tax ID: 49.33-2-23 Property Address: 309 Hulett Street Owner Name/ Address: Duryee Memorial AME Zion PO Box 4209 Schenectady, NY 12307
Site Tax ID: 49.33-2-24 Property Address: 307 Hulett Street Owner Name/ Address: Duryee Memorial AME Zion PO Box 4209 Schenectady, NY 12307	Site Tax ID: 49.33-2-25 Property Address: 305 Hulett Street Owner Name/ Address: Duryee Memorial AME Zion PO Box 4209 Schenectady, NY 12307
Site Tax ID: 49.33-2-29.11 Property Address: 810 Albany Street Owner Name/ Address: Duryee Memorial AME Zion PO Box 4209 Schenectady, NY 12307	Site Tax ID: 49.33-2-30 Property Address: 818 Albany Street Owner Name/ Address: Minority Contractors Program 818 Albany Street Schenectady, NY 12307
Site Tax ID: 49.33-5-60 Property Address: 835 Albany Street Owner Name/ Address: Hironmoy Chakraborty 1921 Benedict Avenue Bronx, NY 10462	Site Tax ID: 49.33-4-7.1 Property Address: 305 Craig Street Owner Name/ Address: Francisco & Sonia Mendez 305 Craig Street Schenectady, NY 12307
Site Tax ID: 49.33-4-5 Property Address: 309 Craig Street Owner Name/ Address: Korisha Hosein 88-49 163 rd Street Jamaica, NY 11432	Site Tax ID: 49.33-5-63.1 Property Address: 811 Albany Street Owner Name/ Address: TCB Holdings, Inc. 90 State Street, Suite 602 Albany, NY 12207

Adjacent Property Owners/Occupants	
Site Tax ID: 49.33-5-62.1 Property Address: 827 Albany Street Owner Name/ Address: TCB Holdings, Inc. 90 State Street, Suite 602 Albany, NY 12207	Site Tax ID: 49.33-5-61 Property Address: 831 Albany Street Owner Name/ Address: City of Schenectady City Hall 105 Jay Street Schenectady, NY 12305
Site Tax ID: 49.33-5-58 Property Address: 839 Albany Street Owner Name/ Address: Schenectady Inner City Ministry 1055 Wendell Avenue Schenectady, NY 12308	Site Tax ID: 49.33-4-12 Property Address: 844 Albany Street Owner Name/ Address: Sherman Boyle 116-20 131 Street South Ozone Park, NY 11420
Site Tax ID: 49.33-5-59 Property Address: 837 Albany Street Owner Name/ Address: Schenectady Inner City Ministry 1055 Wendell Avenue Schenectady, NY 12308	Site Tax ID: 49.33-5-64.11 Property Address: 807 Albany Street Owner Name/ Address: Roy Persaud 807 Albany Street Schenectady, NY 12307
Site Tax ID: 49.33-5-4.21 Property Address: 207 Hulett Street Owner Name/ Address: Asc State-Hulett-Albany 63 Kendrick Street, Suite 1 Needham, MA 02494	Site Tax ID: 49.33-5-11 Property Address: 814 State Street Owner Name/ Address: Sabrina Lokie 1122 Clute Crest Drive Niskayuna, NY 12309
Site Tax ID: 49.33-5-12 Property Address: 816 State Street Owner Name/ Address: Sabrina Lokie 1122 Clute Crest Drive Niskayuna, NY 12309	

Location of the Document Repository for the Project

Schenectady County Public Library
 Central Library
 99 Clinton Street
 Schenectady, New York 12305
 (518) 388-4500

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



September 28, 2017

Mr. Robert Sullivan
Reference Librarian
Schenectady County Public Library
99 Clinton Street
Schenectady, New York 12305
Email: rsullivan@mvls.info

*Re: Repository
Hamilton Hill II - Target Area 1 Site
CTMA Project No.: 16.6334*

Dear Mr. Sullivan:

Consistent with the requirements of the New York State Department of Environmental Conservation's Brownfields Clean-up Program (NYSDEC's BCP), the City of Schenectady branch of the Schenectady County Public Library has been selected as an appropriate public repository for documents associated with the redevelopment of the Hamilton Hill II - Target Area 1 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 City of Schenectady branch of the Schenectady County Public Library agrees to serve as public repository as described above.

Signature of Agent for Schenectady County Public Library

1910 - 2010
years

ATTACHMENT X: LAND USE FACTORS

HAMILTON HILL II – TARGET AREA 1 SITE

(Section X of Part B of the BCP Application)

Question 1: What is the current zoning for the Site

According to the City of Schenectady Zoning Map, the property is zoned within the “C-2: Mixed Use Commercial” zoning district, which permits residential development. See the attached zoning map as ATTACHMENT X-1.

Question 2: Current Use

The Site is developed with four (4) multi-story structure and vacant lots that were previously developed. The Site structures are unoccupied. The vacant lots contain overgrown vegetation or are covered with gravel and used in part for parking.

Based on the results of previous environmental assessments and investigations conducted on the Site, known and potential contaminant source areas at the Site include: fill material mantling the site; the historic utilization of two (2) Site buildings as dry cleaning businesses (groundwater near the former dry cleaners is impacted by solvents, petroleum, other VOCs, SVOCs and metals above regulatory criteria); and the current existence of abandoned underground and partially buried tanks.

Question 3: Reasonably Anticipated Use Post Remediation

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

Question 4: Do Historic/Current Development Trends Support the Proposed Use?

The property’s redevelopment for multi-family residential purposes is consistent with current and historical development patterns for the property and its surroundings, and consistent with the Site’s zoning. The Site has historically been utilized for multi-family residential and commercial purposes.

Question 5: Is the proposed use consistent with applicable zoning laws/maps?

According to the City of Schenectady Zoning Map, the Site is zoned within the C-2 Mixed Use Commercial District, which permits multi-family residential development. See the attached Zoning Map as ATTACHMENT X-1 and an excerpt from the zoning regulations describing the permitted uses as ATTACHMENT X-2.

Question 6: Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

The proposed Site development is consistent with the local Hamilton Hill & Vale Neighborhood Plan components of the City of Schenectady Comprehensive Plan 2020, which is attached as ATTACHMENT X-3. The Site development is also consistent with the broader Federal Community Development Block Grant (CDBG) Consolidated Plan for the City of Schenectady for the period of 2015 to 2019, and the Capital Region Economic Development Council (CREDC) Goals.

TCB, through Hamilton Hill II Limited Partnership, has planned for development of the Hamilton Hill II - Target Area 1 Site in a way that supports the goals of the Consolidated Plan and the Schenectady 2020 Comprehensive Plan. This proposal specifically addresses one (1) of the 11 goals set forth in the Schenectady 2020 Comprehensive Plan. It directly addresses Goal Seven: Housing, as it identifies a site for much needed elderly and family housing. The goal specifically calls out the need for senior housing and housing for young families. In addition, the development addresses Goal Seven, as the plan discusses the need for demolition of blighting properties and new construction where appropriate. Overall this goal talks about redeveloping housing to draw recent development in the Central Business District into the Hamilton Hill neighborhood, a vision that is driving TCB's work in Hamilton Hill.

The Hamilton Hill II - Target Area 1 Site also meets several of the 2015-2019 Consolidated Plan goals. For example, it works towards the goal to "strengthen the neighborhoods in the City of Schenectady" through "programs which demolish and/or cleanup foreclosed, abandoned and/or vacant properties," and "programs that redevelop and/or promote or assist the redevelopment of vacant, abandoned and underutilized properties". Moreover, the plan states that since there is relatively little undeveloped land within the City, to meet the housing needs of its population, the City

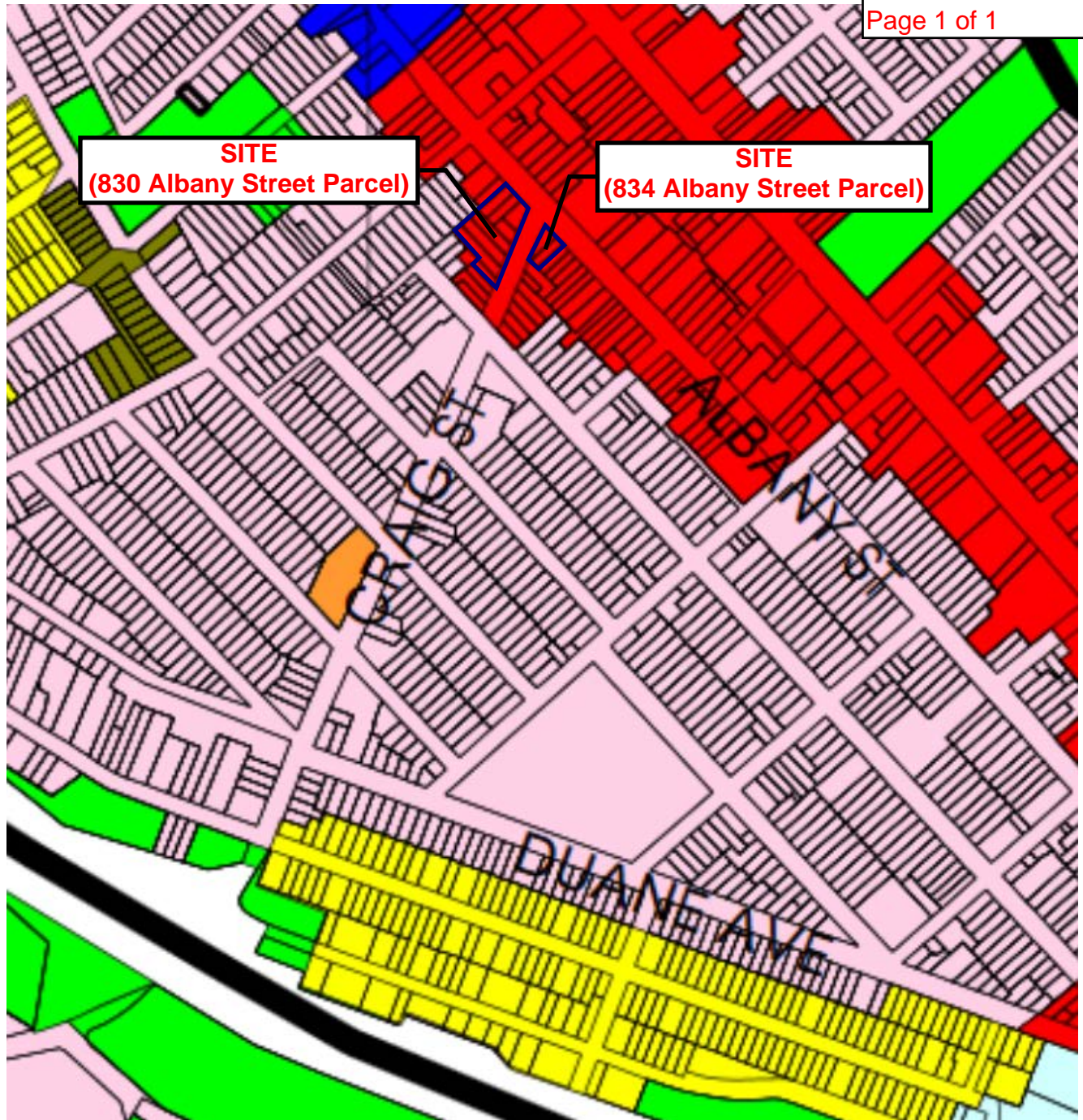
will need to rehabilitate or demolish and replace many of the substandard and derelict properties with newer, more appropriate affordable housing options”.

In addition to meeting the housing goals of local plans and the community, development of the Hamilton Hill II – Target Area 1 Site will also create both short-term and long-term jobs. Specifically, the development will create 250-300 short-term construction jobs, expected to last approximately 18 months; and will create 9 long-term jobs in the field of property management, maintenance, social services and retail. This works towards the Consolidated Plan’s five (5) year Strategic Plan, and thus complements the ongoing specific planning and revitalization efforts in Schenectady. Specifically, providing these positions will work towards the Consolidated Plan goals to create 20 jobs with professional growth opportunities for low and moderate income residents created through public and private investment, and to provide 250 low and moderate income individuals with jobs of at least 6 months.

Additionally, revitalizing the Hamilton Hill II – Target Area 1 Site meets many of the Capital Region Economic Development Council (CREDC) Goals. The Hamilton Hill II – Target Area 1 Site achieves the CREDC Strategic Plan goal to “Bring Cities to Life” by “(capitalizing) on our urban centers within the Capital Region that have a history rich in vibrancy and return them to centers of influence that are alive with business, residential, and cultural programs that will revitalize them as active neighborhoods”. Specifically, the CREDC lists supporting projects in Schenectady that convert dormant buildings into mixed-use projects as one of the expected outcomes of bringing cities to life. Redeveloping the Hamilton Hill II – Target Area 1 Site accelerates this goal by converting several dormant buildings in a mixed-use neighborhood. The project will visibly reduce blight in the area by demolishing blighting properties along a major corridor of the neighborhood and creating new quality affordable housing.

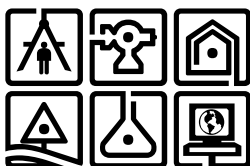
The CREDC Strategic Plan states that “our successful urban revitalization will direct and encourage infill development back into city centers, and is at the core of smart growth principles in effect for New York State. Encouraging intelligent adaptive reuse rather than sprawl has the potential to... preserve efficiencies by making greater use of investments already made in infrastructure and institutions”. Development of the Hamilton Hill II – Target Area 1 Site supports smart growth principles as it will reduce blight and increase housing options in a neighborhood adjacent to recent downtown developments, supporting redevelopment of cities as opposed to suburban sprawl.

Finally, TCB has been meeting on a regular basis with City and local stakeholders and have had the opportunity to inform this redevelopment effort, sharing resources and information in order to most efficiently achieve the maximum benefit to the Hamilton Hill neighborhood and surrounding areas. This is a coordinated redevelopment effort, in partnership with local residents, the City and County of Schenectady to realize the neighborhood's desires and planning initiatives that have been conducted to date.



MAP REFERENCE

Official Zoning Map, City of Schenectady, Schenectady County, New York.
Prepared for the City of Schenectady by the Schenectady County Planning
Department.
Adopted: March 25, 2008. Amendments: August 11, 2008.



C.T. MALE ASSOCIATES

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

50 CENTURY HILL DRIVE
LATHAM, NY 12110

ZONING MAP HAMILTON HILL II - TARGET AREA 1 SITE **ZONING = C-2: MIXED USE COMMERCIAL**

CITY OF SCHENECTADY

SCHENECTADY COUNTY, NY

SCALE: NOT TO SCALE

DRAFTER: SB

PROJECT No: 16.6334

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

CITY OF SCHENECTADY ZONING REGULATIONS FOR C-2 MIXED USE COMMERCIAL DISTRICTS

Chapter 264: ZONING

└ Article III Districts, Boundaries and Regulations

§ 264-13 C-2 Mixed-Use Commercial District.

- A.** Purpose. The Mixed-Use Commercial (C-2) District is intended to represent the variety of mixed-use corridors located throughout the City's neighborhoods. These corridors are a mix of residences and smaller-scale retail and service uses serving the adjacent neighborhood as well as Citywide clientele. The district is also intended to provide locations for small-scale assembly, processing and light manufacturing uses, which are generally compatible in scale and nature with other permitted uses and which may provide employment opportunities for community residents. This district encourages a continued mix of residential and commercial uses at a smaller scale in keeping with the surrounding neighborhood that is oriented to all modes of transportation.
- B.** Permitted and special permit uses. See Schedule B, Use Regulations for Nonresidential Districts.^[1]
[1]: *Editor's Note: Schedule B is included at the end of this chapter.*
- C.** Bulk, space and yard requirements. See Schedule C, Lot Development Standards.^[2]
[2]: *Editor's Note: Schedule C is included at the end of this chapter.*
- D.** Additional limitations. No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas fumes, noise, vibration or glare.

Hamilton Hill & Vale Neighborhood Plan



City of Schenectady Comprehensive Plan 2020



Reinventing the City of Invention

Brian U. Stratton
Mayor



Hamilton Hill and Vale are actually two separate neighborhoods but because of their size, proximity, and the commonalities that they share, are analyzed as one. Statistics and census information for this report include both areas.

The Hamilton Hill and Vale neighborhood plan is being developed as part of the City of Schenectady Vision Plan 2020 – the City’s first Comprehensive Plan since 1971. Ten neighborhood plans have been developed as well as a policy-oriented City-wide plan and a series of catalyst projects. In addition, the City is revising its zoning ordinance and other land management tools. Each neighborhood strategy outlines the goals and policies and recommends changes in land use which will guide future livability of the neighborhood.

Hamilton Hill and Vale are actually two separate neighborhoods but because of their size, proximity, and commonalities, they are analyzed as one. Statistics and census information for this report include both areas.

Hamilton Hill and Vale are located in the middle of Schenectady and comprises 276 acres (third smallest among the City neighborhoods). Nott Terrace/Veeder Avenue serves as the western boundary. Brandywine Avenue serves as the eastern boundary. The Vale Park and Cemetery serves as the northern boundary, while Interstate 890 serves as the southern boundary.

Institutional and community facilities located in Hamilton Hill and Vale include the Dr. Martin Luther King Jr. Math Science & Technology Magnet School, Washington Irving Adult Education Center, Jerry Burrell Park, Vale Park, Hometown Health Services, the Head Start Program, Carver Community Center, Boys and Girls Club, and the Hamilton Hill Branch Library. The major roadways include State Street, Albany Street and Brandywine Avenue.

Hamilton Hill & Vale Neighborhood Plan



The Hamilton Hill and Vale Neighborhood is designated as distressed through its inclusion in the New York State Empire Zone and the Federal Renewal Community programs.

Hamilton Hill and Vale had a 2000 population of 7,127, a loss of 20.7% between 1990 and 2000. Among City neighborhoods, Hamilton Hill and Vale experienced the greatest population loss during the past decade. Minorities comprise 60.7% of the population, the largest percentage among the City neighborhoods. The median age of Hamilton Hill and Vale residents was 28.9 years, while the median age of City residents was 34.8 years. The average household size of Hamilton Hill residents was 2.43 persons. All age groups in Hamilton Hill and Vale witnessed population decline between 1990 and 2000. The largest decrease was by seniors at 42.2%, followed by pre-school children (31.3%), adults (19.4%), and school-age children (6.6%). Among the neighborhoods, Hamilton Hill and Vale experienced the largest decline of pre-school children and senior citizens.

The median household income for Hamilton Hill and Vale was \$16,645. This was the lowest median household income of the City neighborhoods. Census figures indicate that in 2000 approximately 66.9% of households in the City were considered low and moderate income and 20.8% of residents live below the poverty level. Further, 45.8% of households in the City were very low income. In 2000, 86.3% of neighborhood residents were low-income, 69.9% were very low income and 44.0% lived below the poverty level. Hamilton Hill and Vale has the highest percentage of low/moderate income households, very low income households and persons who live below the poverty level.

There are 3,941 housing units in Hamilton Hill and Vale, a decrease of 9.6% between 1990 and 2000. Owners made up 24.0% of the occupied housing in the City and renters 76.0%. Reflecting a very positive trend in the past decade, the percentage of owner occupied housing in Hamilton Hill and Vale has increased, while the percentage of rental occupied housing has declined. The vacancy rate for rental housing in Hamilton Hill and Vale was 13.5% and the vacancy rate of for-sale housing was 16.3%. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. Approximately 47.5% of housing units in Hamilton Hill and Vale are in two-family homes and 62.4% of structures were built before 1940. Among the neighborhoods, Hamilton Hill and Vale has the largest percentage of two-family homes. The median gross rent for Hamilton Hill and Vale was \$447 in 2000 (lowest among the 10 neighborhoods). The median value of owner-occupied homes in Hamilton Hill in 2000 was \$42,857 (lowest among the City neighborhoods).

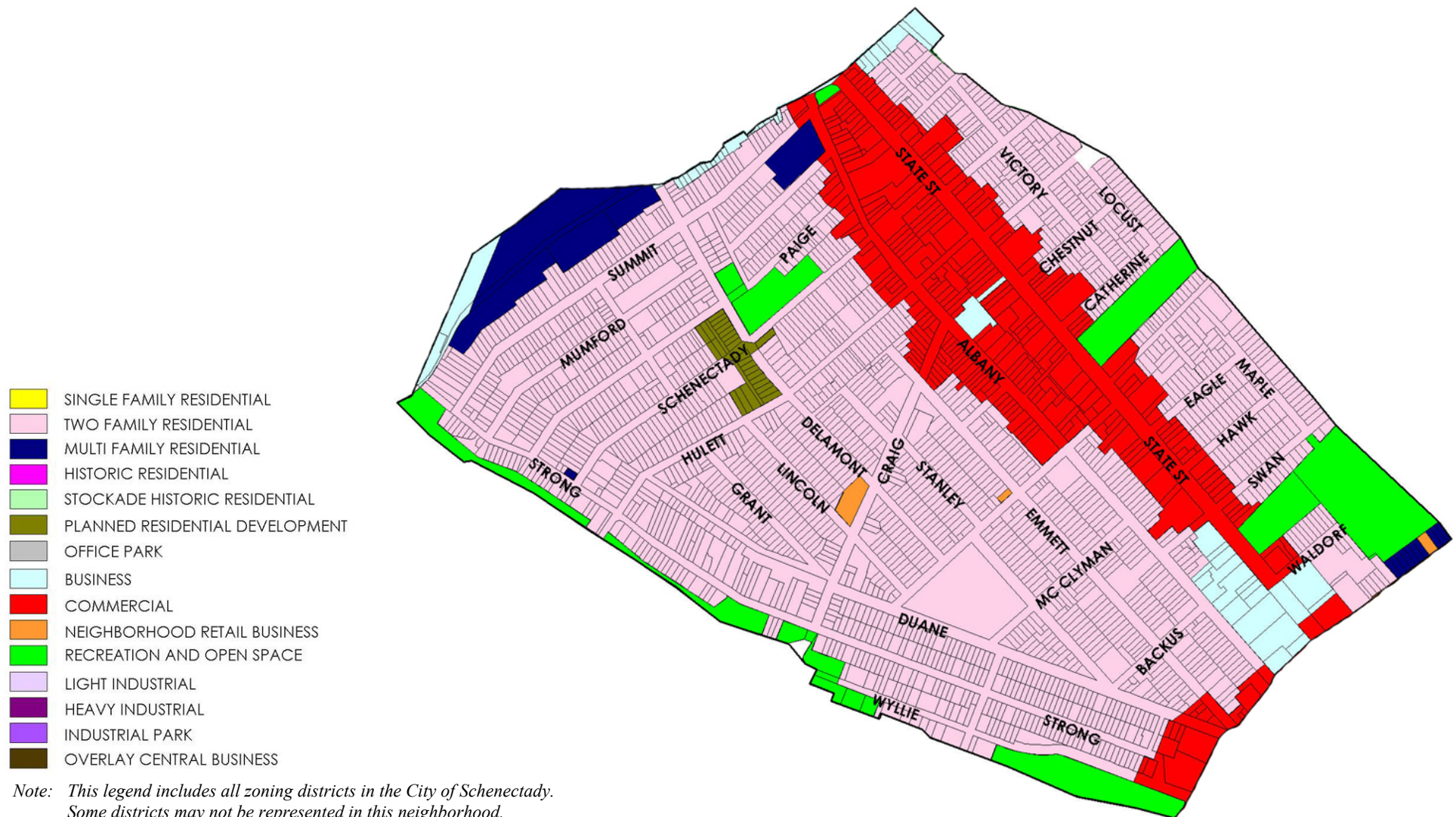
Hamilton Hill & Vale Neighborhood Plan



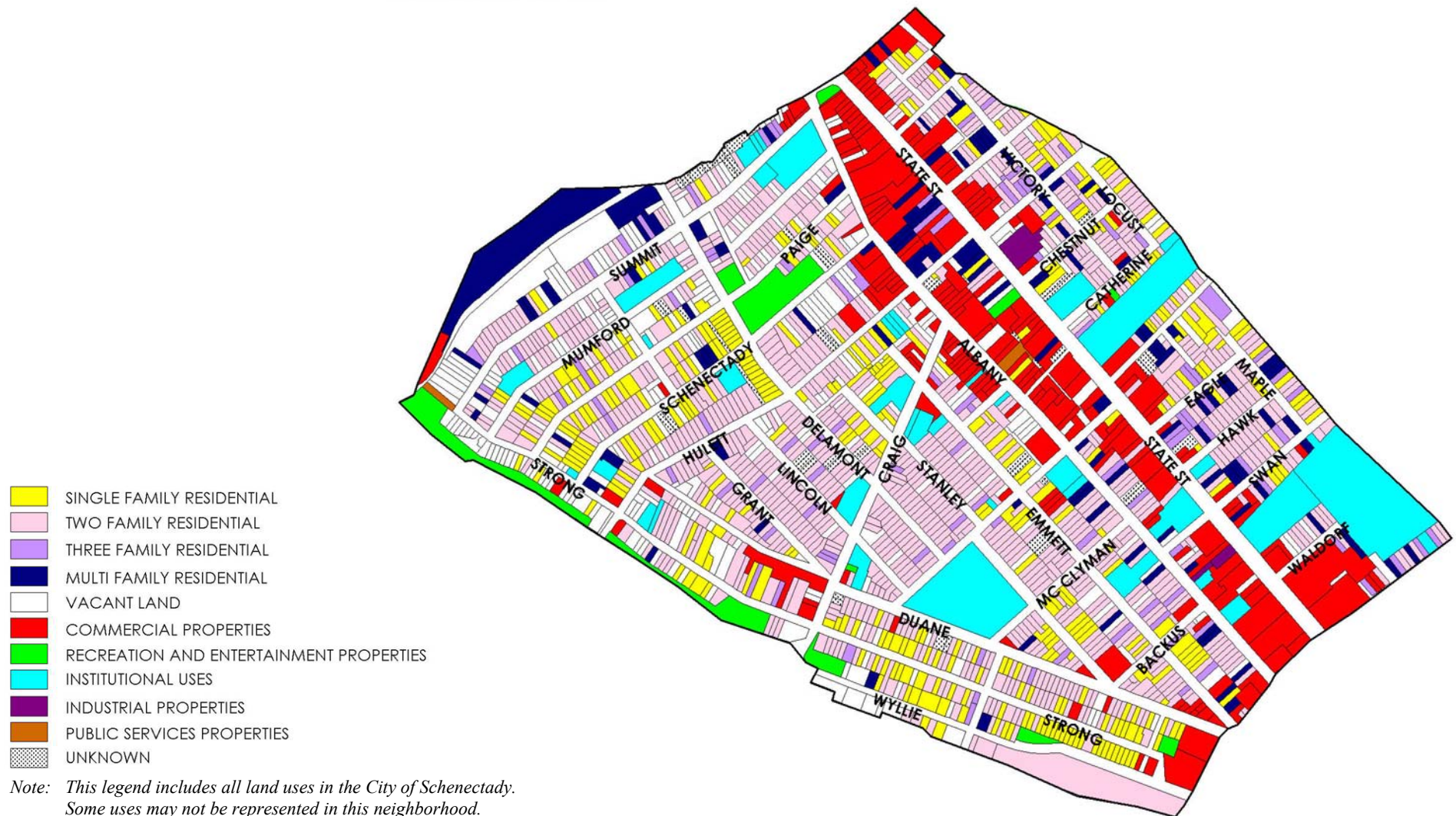
While the owner occupancy rate in the Hamilton Hill and Vale Neighborhood is only 24%, the percentage has increased over the past decade reflecting a very positive trend for the neighborhood.

	City 2000	Hill & Vale 1990	Hill & Vale 2000
Population Change 1990-2000	-5.7%	-	-20.7%
Minority Population	25.5%	39.8%	60.7%
Median Age	34.8 years	27.9 years	28.9 years
Average Household Size	2.23	2.39	2.43
High School Diploma	77.8%	56.5%	58.8%
Bachelor's Degree or Higher	19.0%	5.3%	6.7%
Median Household Income	\$29,378	\$13,640	\$16,645
Low/Mod Income Households	66.9%	84.0%	86.3%
Very Low Income Households	45.8%	63.9%	69.9%
Housing Unit Change 1990-2000	0.1%	-	-9.6%
Owner Occupied Units	44.7%	23.1%	24.0%
Renter Occupied Units	55.3%	76.9%	76.0%
For-Sale Vacancy Rate	4.6%	4.2%	16.3%
Rental Vacancy Rate	9.3%	9.6%	13.5%
Units built before 1940	56.5%	71.7%	62.4%
Single-Family Detached Units	34.8%	8.7%	11.4%
Two-Family Units	33.7%	46.7%	47.5%
Three and Four-Family Units	12.6%	17.7%	17.9%
Median Gross Rent	\$548	\$390	\$447
Rent Burdened Households	42.2%	56.1%	44.1%
Median House Value	\$71,200	\$46,666	\$42,857
Owner Cost Burdened Households	25.0%	33.7%	26.8%
Assessed Value Per Acre	\$365,997	-	\$358,438

Hamilton Hill & Vale Neighborhood Plan



Hamilton Hill & Vale Neighborhood Plan



Hamilton Hill & Vale Neighborhood Plan



Residential properties account for 53.6% of all land use in the neighborhood, followed by commercial properties at 16.7% and 13.0% of the land is vacant. About 30% of the land is tax exempt.

Hamilton Hill and Vale consists of approximately 276 acres. About 30% of the land is tax exempt. Residential properties account for 53.6% of all land use, followed by commercial properties at 16.7%. Thirty-six acres or 13.0% of the land is vacant. Community Service properties account for about 11% of the land. Recreation and entertainment properties comprise 4.3% of land use. Less than one percent of the land area is defined as industrial and public service properties. Hamilton Hill and Vale comprises 5.0% of the City's land area and generates 5.2% of the City's property tax revenues.

The Dr. Martin Luther King Jr. Math Science & Technology Magnet School and the Washington Irving Adult Education Center are located in Hamilton Hill and Vale. During the 2003-2004 school year, the school served 396 students. The Center provides programs in GED Preparation, English as a Second Language, Computer Classes and Aquatics. The Hamilton Hill Branch Library is located at 700 Craig Street and is open Monday through Thursday from 1:00 to 6:00 PM. State Street is the main commercial corridor in Hamilton Hill and Vale. Jerry Burrell Park is located on Hamilton Street. This 2.75 acre park offers a basketball court, tennis courts, and play equipment. Vale Park is 35 acres mostly natural in setting, with two ponds, playgrounds, and a picnic pavilion. In addition, numerous community service organizations serving youth, adults, families and special needs populations are located in Hamilton Hill and Vale.

Hamilton Hill and Vale is designated as distressed through its inclusion in the State Empire Zone and the Federal Renewal Community. A variety of community plans have been completed over the past two decades outlining various revitalization strategies. The most successful of these, the Vale Village Plan, was completed in November 1999 and builds on the efforts of the 1997 Hamilton Hill and Vale Plan. Vale Village is defined as the community within the boundaries of State Street, Catherine Street, Vale Park, and Nott Terrace. The feasibility study outlined preliminary site design plans, five-year action plan, a phasing plan, and preliminary cost estimates. Approximately \$10.0 million in improvement funding has been secured to implement the plan to date.

Hamilton Hill & Vale Neighborhood Plan



A variety of community plans have been completed over the past two decades outlining various revitalization strategies for the neighborhood. The action plan for Hamilton Hill and Vale will build on these initiatives.

Three neighborhood meetings were held to prepare this action plan. The first meeting, held on October 27, 2005, discussed neighborhood assets and challenges. The second meeting, held on January 31, 2006 brainstormed actions that would improve the neighborhood. The third meeting held on June 20, 2006 reviewed the action plan and established priorities. The detailed list of goals and actions that follow emerged from these meetings and outlines the key steps which will move the neighborhood towards the vision expressed by the residents.

Each of the Schenectady's ten neighborhood plans addresses the City's vision for the future:

"Schenectady is a city rich in history and heritage, and the very birthplace of American technical innovation. Today, Schenectady remains a culturally diverse, yet contemporary community of proud people who believe a brighter future lies within the strengths of their city's many assets, including beautiful parks, dynamic and architecturally unique neighborhoods, and the Mohawk River that flows along its shores. Now, through 2020, Schenectady will actively build upon this foundation of strength to become a highly preferred destination for Capital Region families of all cultures and faiths, who seek quality homes and better schools in safe neighborhoods. They will be joined by businesses both large and small, both cultural and technical, seeking to expand with the benefit of an outstanding and educated workforce, and to thrive within a city poised to continue its proud history of American achievement."

Four vision elements frame the action plan for the next fifteen years:

- Quality City Services Efficiently Delivered
- Great Homes in Safe and Stable Neighborhoods
- Beautiful, Clean and Green Community
- Quality Workforce and Growing Businesses

Hamilton Hill & Vale Neighborhood Plan



Increased code enforcement, creating an inventory of “nuisance” properties and identifying unsafe buildings for immediate demolition are key elements for successful revitalization of the neighborhood.

The City will facilitate increased coordination between code officials and police to resolve problems.

Throughout the neighborhood planning process many actions and initiatives have been identified that impact multiple neighborhoods. These programs are described in the City-wide plan. A summary of the City-wide actions affecting Hamilton Hill and Vale is included at the end of this document. Zoning issues are not addressed in this plan. They are addressed through a concurrent zoning review process.

Vision: Quality City Services Efficiently Delivered

Goal One: Code Enforcement

CONDUCT AGGRESSIVE CODE ENFORCEMENT FOCUSED ON PROBLEM PROPERTIES AND NUISANCE ISSUES.

Action 1: Expand the neighborhood code enforcement approach, with an officer assigned to Hamilton Hill and Vale.

Tasks:

- Work to expand neighborhood-based code enforcement by assigning a code enforcement officer to Hamilton Hill and Vale
- Create an inventory of “nuisance properties” (other than those identified for demolition below) and outline a compliance strategy for code enforcement
- Coordinate efforts between police and code enforcement officers to identify code problems and enforce code requirements
- Consider allowing staff of community-based organizations or community-based realtors to make initial assessments of external code problems

Action 2: Concentrate code enforcement efforts on problem properties.

Tasks:

- Identify buildings and properties which should be demolished, including an evaluation of properties on Hilderbrandt Ave, Victory Avenue, Mynderse Street, Moyston Street and the following properties: (See also Goal 7)
 - Burned out house at 301 Victory Avenue

Hamilton Hill & Vale Neighborhood Plan



Recognizing that Hamilton Hill and Vale residents face more significant crime and public safety issues than other Schenectady neighborhoods, the action plan will focus on increasing community police presence in the neighborhood and addressing identified public safety concerns.

- Property on Hilderbrandt Ave - middle of the block
- 834 State Street / 836 State Street
- 713 Stanley Street
- Property at the corner of Paige Street and Albany Street
- 941 Maple Avenue
- 965 Maple Avenue
- Property on the corner of Moyston Street and State Street
- Boarded up house at 307 Victory Avenue
- 952 State Street - former Flea Market

Goal Two: Public Safety

MAKE HAMILTON HILL AND VALE SAFER

Action 1: Significantly increase community police presence by assigning an officer to Hill and Vale.

Tasks:

- Increase police presence in the area of State and Hawk and on Moyston Street by developing a substation or community police unit to deal with drugs, prostitution, and sex offenders
- Investigate the development of a SWAT team to help increase neighborhood safety
- Work to curb prostitution, focusing on “Johns” by impounding their cars, involving their spouses, and putting their names in the paper
- Work with police to place more emphasis on quality of life crimes including enforcement of nuisance issues such as loud music, litter, and traffic enforcement
- Help the numerous youth agencies located on Craig Street keep their young consumers safe from the increasing number of adults who live at or attend programs in neighborhood halfway houses/drug treatment facilities
- Investigate the use of surveillance cameras at key locations (e.g. along State, Albany, and Craig Streets) to deter street crime, drugs, prostitution, and gang activity

Hamilton Hill & Vale Neighborhood Plan



Neighborhood livability and walkability will be enhanced through sidewalk improvements, street lighting, tree planting and benches, receptacles and crossing amenities along key neighborhood thoroughfares.

- Enforce curfew for youth
- Stop vandalism in Vale Cemetery through police protection and video cameras, especially at Moyston Street
- Adopt new vandalism prevention ordinance with zero tolerance and fines for parents who do not supervise children

Goal Three: Infrastructure

IMPROVE AND MAINTAIN RELIABLE INFRASTRUCTURE AND PEDESTRIAN AMENITIES.

Action 1: Focus new sidewalks, curbs, and trees on the 300 block of Paige Street and Wyllie Street.

Tasks:

- Create and implement a focus block program model which includes the installation of new sidewalks, curbs and tree planting in a concentrated manner to revitalize the neighborhood, beginning with the 300 block of Paige Street and Wyllie Street which were identified as priorities by residents
- Inventory the condition of existing sidewalks and prioritize areas where improvements should be designed and constructed

Action 2: Improve appearance, increase amenities and add new street lighting, improve garbage collection and add pedestrian amenities along State Street and Nott Terrace.

Tasks:

- Install street lighting based on the successful Emmett Street project coordinated by Better Neighborhoods Inc. and improve lighting on Moyston and Stanley Streets to deter crime
- Increase the frequency of street cleaning
- Install 'curb your dog' signs and enforce litter law
- Improve garbage collection services and concentrate on prohibiting illegal garbage dumping through video surveillance as appropriate

Hamilton Hill & Vale Neighborhood Plan



Traffic flow and pedestrian safety/walkability in the neighborhood will be improved through installation of signs and enhanced signalization of major intersections.

- Provide pedestrian amenities along State Street and Nott Terrace, including sidewalks, benches, receptacles, and crossing amenities

Action 3: Upgrade the storm sewer system.

Tasks:

- Install new storm sewers on Hamilton Street and Summit Street

Goal Four: Community Services

IMPROVE AND MAINTAIN COMMUNITY SERVICES INCLUDING EDUCATION, HEALTH, LIBRARIES AND JOB TRAINING.

Action 1: Improve community services and expand programs focused on youth and employment training.

Tasks:

- Identify existing programs targeted to teens between the ages of twelve and seventeen
- Increase awareness of and participation in programming by providing stable funding for community services
- Develop new programs focusing on those that provide employment and job skill development
- Work with Schenectady's Promise and other organizations to develop a youth steering committee to review and evaluate the effectiveness of funded programs
- Organize the neighborhoods, through their associations to drive implementation of this plan

Goal Five: Transportation

IMPROVE AND MAINTAIN TRAFFIC CIRCULATION SYSTEM

Action 1: Improve intersections in Hamilton Hill and Vale

Tasks:

- Change the timing of the right turn and walk lights at major intersections, especially at State Street and Nott Terrace to increase walkability and pedestrian safety
- Identify intersections that need four-way stop signs and install



The action plan also calls for the protection and enhancement of historic resources within the Hill and Vale neighborhood. With new State incentives for Historic Preservation, these properties can provide a revitalization opportunity for neighborhood families and businesses.

- Investigate methods to improve traffic flow and pedestrian safety where Brandywine Avenue intersects with State Street and with Albany Street
- Consider extension of Craig Street through to State Street

Action 2: Improve direct access to bus routes

Tasks:

- Coordinate improved public transit service with CDTA route study
- Implement Transit-Oriented Development Project on State Street (see Goal Ten, Action 1)

Action 3: Evaluate the need for additional and/or improved parking.

Tasks:

- Conduct a parking inventory and develop a detailed plan to address identified deficiencies in residential and commercial areas

Goal Six: Historic Preservation

PROTECT AND ENHANCE HISTORICAL RESOURCES IN HAMILTON HILL AND VALE.

Action 1: Preserve and improve unique buildings.

Tasks:

- Inventory the list of historic resources worth preserving including the following buildings:
 - Firehouse on Albany Street east of Martin Street
 - Trustco Bank – 907 Albany Street
 - Church – 307 Hulett Street
 - Church – Swan Street
 - Schenectady Light Opera
 - Horace Mann Elementary School (602 Craig Street)
 - 327 Georgetta Dix Plaza
 - Washington Irving School (Mumford Street and Van Voast Street)
 - 955 State Street – Friendship Baptist Church
 - 825 State Street – State Street Presbyterian Church



The neighborhood strategy will reduce absentee ownership of property by creating incentives for homebuyers to rehabilitate and purchase two-family and multi-family buildings, reducing the number of units in the building when possible.

- Contact owners of inventoried properties to determine how City can best assist preservation efforts
- Consider development of new signage for historic neighborhoods and landmarks (like the City of Albany has for their historic resources)

Vision: Great Homes in Safe and Stable Neighborhoods

Goal Seven: Housing

CREATE A RESIDENTIAL NEIGHBORHOOD OF CHOICE FOR CURRENT RESIDENTS, SENIORS AND THE DISABLED, NEW FAMILIES AND QUALITY TENANTS BY INCREASING HOMEOWNERSHIP.

Action 1: Reduce absentee ownership by creating incentives for homebuyers to rehabilitate and purchase two-family and multi-family buildings, and to reduce the number of units when possible.

Tasks:

- Identify properties with absentee owners and target homeownership and housing rehabilitation assistance to these areas/properties
- Complete a housing conditions inventory to identify vacant and deteriorated structures in as demolition targets for new development, greenspace or parking
- Identify structures that have been subdivided and target them for conversion back to lower density, or require that they be returned to their “as-built” configuration after adequate amortization
- Strengthen existing building codes to reduce potential for inappropriate subdivisions of building into a larger number of units

Hamilton Hill & Vale Neighborhood Plan



The action plan recommends creation of a five block redevelopment area at the edge of the neighborhood bordering Downtown. Potential development activities could include senior housing with a mix of commercial, community service and residential uses.

Action 2: Identify areas suitable for clearance and redevelopment for new housing targeted to young families.

Tasks:

- From the housing conditions inventory completed under Action 1, select the best demolition targets for new housing development
- Work with nonprofit organizations (including Better Neighborhoods Inc., Habitat for Humanity, and the Community Land Trust) to identify areas in Hamilton Hill and Vale suitable for residential redevelopment
- Implement an initiative to sell or transfer blighted, vacant or abandoned property to adjacent property owners
- Sell the vacant lot east of 84 Wyllie Street on the north side of the road, for use as rear yards for properties on Strong Street.
- Look for opportunities to build new or renovate existing housing and mixed use properties in areas adjacent to the revitalized Central Business District. This will expand the strengths of the downtown into Hamilton Hill and Vale and make better connections between them
- Clear and redevelop all of Moyston Street and Hilderbrandt Ave in conjunction with Hamilton Hill Plaza
- Redevelop Germania Avenue as part of Senior Housing project with Summit Towers

Action 3: Support Better Neighborhood Inc. to provide housing subsidies and infrastructure improvements targeting Hamilton Hill and Vale.

Tasks:

- Work with Better Neighborhoods Incorporated to secure additional funding to provide housing subsidies for the purchase of homes and renovation of housing units in Hamilton Hill and Vale
- Coordinate public infrastructure investments to coincide with residential development work performed by Better Neighborhoods, Inc. and other community housing organizations



The City will focus on routine maintenance of existing park amenities and development of new facilities including pocket parks and basketball courts, the significant expansion of Jerry Burrell Park and improving access to Vale Park through trails and a pedestrian promenade.

Action 4: Identify sites for senior housing.

Tasks:

- Evaluate feasibility of developing senior housing including identification of potential sites, design evaluation and market assessment
- Provide a minor home repair program to help seniors remain in existing owner occupied housing

Action 5: Redevelop the area bounded by Veeder Avenue, Hamilton Street, Albany Street and Schenectady Street.

Tasks:

- Identify properties with primary redevelopment potential (City-owned parcels, vacant building lots, vacant and/or deteriorated structures that should be demolished)
- Evaluate feasibility of developing a senior housing campus with a mix of other housing, community and commercial services
- Analyze and develop a creative design element that would help link the site both physically and aesthetically with the Downtown across Veeder Avenue
- Coordinate this project with the adjacent Catalyst Project (Goal 10 – Action 1) in order to maximize the revitalization outcomes of these actions

Vision: Beautiful, Clean and Green Community

Goal Eight: Parks and Recreation

CREATE NEW RECREATIONAL FACILITIES AND MAINTAIN EXISTING PARKS AND GREENSPACE AS IDENTIFIED ON THE 2005 PARK IMPROVEMENT LIST.

Action 1: Make improvements to Jerry Burrell Park including running the sprinkler all summer, landscaping and adding a summer recreation program.

Tasks:

- Implement the City's 2005 Park Improvement List including maintenance and repairs to the swings, sprinkler and tennis courts

Hamilton Hill & Vale Neighborhood Plan



The City will assist the neighborhood in designing and implementing a streetscape and beautification program and Gateway projects that will improve the visual appearance and pedestrian amenities in Hill and Vale.

- Expand the park to include City-owned parcels on the opposite side of Schenectady Street, and abandon the portion of Schenectady Street separating these parcels from the park

Action 2: Develop new recreational facilities.

Tasks:

- Develop more recreation amenities including basketball courts
- Identify areas to develop pocket parks including demolition targets identified above

Action 3: Improve Vale Park and Cemetery.

Tasks:

- Develop a preservation plan for Vale Cemetery
- Prepare a Master Plan for Vale Park focusing on amenities that would open up the park for more uses such as a comfort station.
- Develop appropriate access (entrances) to Vale Park and Cemetery from Hamilton Hill and Vale
- Develop a pedestrian promenade along the edge of the park behind the houses that border on Vale Park from Mynderse Street to Close Street, and then along Lottridge Street to Nott Terrace
- Create a pedestrian link to connect Vale Park and Cemetery to Central Park and the Central Business District

Action 4: Improve Brandywine Avenue Gateway at Interstate 890

Tasks:

- Identify and construct a design feature such as an archway or pillar to define the gateway



Implementation of the Transit-Oriented Development Project will result in new housing, revitalized neighborhoods and improved pedestrian amenities and safety for Hamilton Hill and Vale residents.

Goal Nine: Landscaping, Gateways and Streetscaping

IMPROVE STREETSCAPES IN HAMILTON HILL AND VALE.

Action 1: Develop streetscape and beautification program.

Tasks:

- Develop a model streetscape and beautification program to address trees, lighting, and sidewalks in a concentrated manner. Inventory and prioritize streets that would benefit from this streetscape beautification program
- As a major gateway to the city via Exit 6 off I-890, Brandywine Avenue does not provide a positive or impressive “welcome” to visitors. Brandywine Avenue from I-890 to State Street should be studied for ways to enhance the visual appearance, the traffic conditions, the pedestrian amenities and the marketing of Schenectady. The Central State Street neighborhood could benefit as well by expanding the study to explore enhancements of the Brandywine Avenue and McClellan Street arteries to the north

Vision: Quality Workforce and Growing Businesses

Goal Ten: Major Economic Development

DEVELOP A MAJOR ECONOMIC DEVELOPMENT PROJECT IN HAMILTON HILL AND VALE.

Action 1: Implement the Transit-Oriented Mixed Use Development Project from Nott Terrace to Steuben Street, including all properties on both sides of Albany Street and State Street. Improve connections to Downtown.

Tasks:

- Implement the State Street Transit-Oriented Development Project from Nott Terrace to Steuben Street, including all properties on both sides of Albany Street and State Street by:
 - Implementing transit-oriented development that accommodates the Bus Rapid Transit Project, reducing conflicts with single-user vehicles, and making CDTA usage more advantageous

Hamilton Hill & Vale Neighborhood Plan



The City will assist the neighborhood association in creating a business improvement district to develop and oversee programs to economically revitalize Hill and Vale.

- Building housing for residents who will use the bus to commute to Albany and Colonie
- Stimulating redevelopment in the adjacent residential districts to increase the likelihood that transit dependent residents choose to locate in the area
- Capitalizing on the existing urban development, and improving the amenities and public safety to enhance pedestrian usage
- Connecting residential neighborhoods with commercial uses by improving safety and walkability
- Incorporating a Bus Rapid Transit stop and accommodation for bicycles
- Enhancing pedestrian access

Goal Eleven: Neighborhood Corridors and Entrepreneurship

MAKE COMMERCIAL CORRIDORS ATTRACTIVE AND SUCCESSFUL BY CREATING OPPORTUNITIES FOR NEW PRIVATE INVESTMENT IN COMMERCIAL STRUCTURES AND BUSINESS DEVELOPMENT.

Action 1: Develop a commercial revitalization program including lending, façade improvements and streetscaping.

Tasks:

- Develop a strategy to unify the business district and better define its location and character such as a logo, theme, marketing plan, etc. This can build on the strategies outlined in the Transit-Oriented Development Project
- Develop a commercial revitalization program such as commercial lending, façade treatment and streetscape improvements to help fill empty storefronts on Albany Street
- Help foster development of a business association or Business Improvement District that can assist in development and oversight of programs to economically revitalize Hamilton Hill and Vale
- Investigate the potential for redevelopment of the prime site at the corner of State Street and Nott Terrace. Coordinate revitalization strategy for this site with the Catalyst Project (Goal Ten) and the adjacent redevelopment target area (Goal Seven – Action 5)

Hamilton Hill & Vale Neighborhood Plan



City will assist the neighborhood in attracting needed new small businesses by conducting market analysis and identifying feasible development sites.

Action 2: Expand and support programs offered by the Schenectady County Community Business Center (SCCBC).

Tasks:

- Develop programs to prepare workers and entrepreneurs. Expand awareness of programs offered by the Schenectady County Community Business Center (SCCBC)

Action 3: Encourage development of new small businesses in the neighborhoods.

Tasks:

- Conduct a market analysis to determine feasibility of and sites for developing small businesses described as necessary by residents such as a hardware store, knitting and craft shop, laundromat, bookstore, office supply shop, ice cream parlor, convenience store, and thrift shop
- Advance idea of Hamilton Hill Plaza (in area of Albany, State, Steuben, and Martin Streets). Determine feasibility of developing plaza – coordinate with Transit-Oriented Development Project described above
- Work with Schenectady County Community College (SCCC) to develop a cooking incubator or shared catering kitchen

Action 4: Complete the 1999 Vale Village Plan.

Tasks:

- Prioritize the remaining tasks to be completed in the Vale Village Plan
- Secure necessary funding to complete improvements

Citywide Actions Impacting Hamilton Hill & Vale

Vision: Quality City Services Efficiently Delivered

Code Enforcement

- Conduct regular comprehensive sweeps of the neighborhood to proactively identify problems
- Review and improve the system to monitor existing code enforcement efforts
- Evaluate the feasibility of publishing names of code violators and creating a searchable website
- Improve technology necessary to integrate property-tracking functions for better inter-departmental communications and enforcement
- Review and update existing nuisance abatement codes addressing excessive noise, animal control, alcoholic beverages, curfews, and garbage
- Expand code enforcement staff as necessary to meet code enforcement needs
- Evaluate the effectiveness of existing penalties for noncompliance and modify as appropriate

Public Safety

- Fill existing vacancies in the department and expand coverage in the neighborhood after midnight
- Address identified public safety concerns including parking, speeding, vandalism, petty theft, loitering, and prostitution as well as nuisance crimes
- Investigate expanded use of video cameras for surveillance at key areas

Infrastructure

- Focus on maintenance and upgrades of the City's water, sewer, storm water, and utility systems
- Inventory and catalog sidewalk conditions in the neighborhood
- Evaluate feasibility of developing matching grant program to repair or install sidewalks
- Outline a phased plan to improve street lighting in the neighborhood

Landscaping/Streetscaping

- Develop landscaping standards and revise as necessary
- Allocate resources to monitor compliance with landscaping standards
- Establish City-wide streetscaping standards

Transportation

- Conduct parking inventory and evaluate feasibility of developing shared off-street parking lots
- Concentrate traffic enforcement on narrow residential streets
- Review snow removal/alternate side of the street parking plan

Hamilton Hill & Vale Neighborhood Plan

Historic Preservation

- Evaluate the feasibility of conducting a neighborhood historic resource survey
- Contact individual property owners to share information about designation

Vision: Great Homes in Safe and Stable Neighborhoods

Housing

- Market the availability of New York State 421(f) tax relief program.
- Create a deeper financial incentive for homebuyers of two-family residences, especially young families
- Create a grant or tax incentive program to encourage property owners to reduce the number of residential units in a building
- Streamline the tax foreclosure and tax lien sales process in order to speed redevelopment or transfer properties to responsible parties
- Focus on development of neighborhood amenities to incentivize homeownership in neighborhoods with predominantly two-family housing stock by demolishing blighted structures, installing sidewalks, providing free trees, paint, and lumber, as well as merchant discounts
- Provide incentives for development in mixed use target areas or specialized financing for the Hamilton Hill Plaza
- Provide staff and financial support for the Neighborhood Associations to implement block captain initiative or incorporate as nonprofit organizations

Vision: Beautiful, Clean and Green Community

Parks and Recreation

- Inventory City-owned property which could be used for green space
- Focus on basic maintenance of existing park resources before adding new amenities
- Develop partnerships for monitoring and maintenance with community groups and schools

Trees, Landscaping, Gateways and Streetscaping

- Continue work with ReTree Schenectady to plant new trees
- Ensure that trees are trimmed and that dangerous trees (including stumps) are removed to minimize storm damage

Beautification

- Work with Neighborhood Associations to identify areas for plantings and beautification
- Implement a graffiti removal program in which volunteers work with property owners to remove graffiti quickly

Vision: Quality Workforce and Growing Businesses

- Develop Hamilton Hill Plaza Catalyst Project
- Define redevelopment strategies for important neighborhood corridors including Albany Street
- Provide entrepreneurial support programs providing training, technical assistance and access to low interest capital

Hamilton Hill & Vale Neighborhood Plan