



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

☐ Amendment to [check one or more boxes below]

- ☐ Add
- ☐ Substitute
- ☐ Remove
- ☐ Change in Name

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

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

If yes, pursuant to 6 NYCRR Part 375-1.11(d), please also submit a Change of Use form.

See <http://www.dec.ny.gov/chemical/76250.html>

☒ Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]

☐ Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]

☐ Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

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

04/2014

Section I. Existing Application Information				
BCP SITE NAME: Lighthouse Pointe Riverfront		BCP SITE NUMBER: C828140		
NAME OF CURRENT APPLICANT(S): Lighthouse Pointe Property Associates LLC				
INDEX NUMBER OF EXISTING AGREEMENT: C828140-04-10		DATE OF EXISTING AGREEMENT: June 11, 2010		
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)				
NAME				
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No				
<small>-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</small>				
NAME OF NEW REQUESTOR'S REPRESENTATIVE				
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)				
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)				
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:				
<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination. </td> <td style="width:50%; vertical-align: top;"> <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the contamination found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination. </td> </tr> </table>			<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the contamination found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.
<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the contamination found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.			

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

Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser Other _____ ☐ Yes ☐ No
If requestor is not the site owner, requestor will have access to the property throughout the BCP project.
(Note: proof of site access must be submitted for non-owners)

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

Describe Requestor's Relationship to Existing Applicant:

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

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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

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

- | | | |
|--|------------------------------|-----------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Is the requestor subject to an existing order relating to contamination at the site? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Has the requestor been determined to have violated any provision of ECL Article 27? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Has the requestor previously been denied entry to the BCP? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? | <input type="checkbox"/> Yes | <input type="checkbox"/> 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? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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

ADDRESS Pattonwood Drive

CITY/TOWN Rochester and Irondequoit

ZIP CODE 14617

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

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
See attached sheet					

Check appropriate boxes below:

☐

Changes to metes and bounds description or TBL correction

☐

Addition of property (may require a standard application depending on the size and nature of addition – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

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

☒

Reduction of property

Approximate acreage removed: **3.71**

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
See attached sheet					

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

PART II. BROWNFIELD CLEANUP AGREEMENT AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Lighthouse Pointe Riverfront	BCP SITE NUMBER: C828140
NAME OF CURRENT APPLICANT(S): Lighthouse Pointe Property Associates LLP	
INDEX NUMBER OF EXISTING AGREEMENT: C828140-04-10	
EFFECTIVE DATE OF EXISTING AGREEMENT: June 11, 2010	

Declaration of Amendment:

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

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

Statement of Certification and Signatures: New Requestor(s) (if applicable)
<p>(Individual)</p> <p>I acknowledge and agree to the general terms and conditions set forth in DER-32 <i>Brownfield Cleanup Program Applications and Agreements</i>. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: _____ Signature: _____ Print Name: _____</p> <p>(Entity)</p> <p>I hereby affirm that I am (title) of (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I acknowledge and agree to the general terms and conditions set forth in DER-32 <i>Brownfield Cleanup Program Applications and Agreements</i>. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: _____ Signature: _____ Print Name: _____</p>

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

(Individual)

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

Date: _____ Signature: _____ Print Name: _____

(Entity)

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

Date: 6/18/15 Signature: Charles D. Morgan Print Name: Charles D. Morgan

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:



PARTICIPANT

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



VOLUNTEER

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

Effective Date of the Original Agreement: JUNE 11, 2010

Effective Date of the Amendment:

Signature by the Department:

DATED: August 19, 2015

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: _____

Robert W. Schick, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, 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

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check [DEC's website](#) for information on our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

PROJECT MANAGER: _____

LIGHTHOUSE POINTE
Present BCP Site Parcels

LIGHTHOUSE RIVERFRONT SITE

Owner	Parcel	Acreage (tax map)	Address	Municipality
Maximo Marine Inc.	47.71-1-3	1.11	20 Stutson St.	Rochester
Alfred G. Gilbert	47.71-1-4	0.340	5 Stutson St.	Rochester
Joyce I. Gilbert	47.71-1-5	0.030	7 Stutson St.	Rochester
City of Rochester	47.78-1-6	1.22	25 Stutson St.	Rochester
Joyce I. Gilbert	47.78-1-7	0.160	1035 Thomas Ave.	Rochester
Joyce I. Gilbert	47.78-1-8	0.01	1025 Thomas Ave.	Rochester
Joyce I. Gilbert	47.78-1-9	0.65	1007 Thomas Ave.	Rochester
City of Rochester	47.78-1-10	5.85	1015 Thomas Ave.	Rochester
New York Central Lines LLC	61.22-1-5	0.68	0 Hudson Ave.	Rochester
Total Rochester Parcels		10.05		
City of Rochester	47.18-2-99	0.12	0 Thomas Ave.	Irondequoit
Joyce I. Gilbert	47.18-2-2	0.95	45 Pattonwood Dr.	Irondequoit
Joyce I. Gilbert	47.18-2-3.1	4.3	1027 Thomas Ave.	Irondequoit
Joyce I. Gilbert	47.18-2-3.2	0.29	0 Thomas Ave.	Irondequoit
Alfred Gilbert	47.18-2-4	0.24	0 Thomas Ave.	Irondequoit
Bettinger	47.18-2-12	1.1	951 Thomas Ave.	Irondequoit
Alfred G. Gilbert	47.18-1-4 (part)	1.7	20 Marina Dr.	Irondequoit
Total Irondequoit Parcels		8.7		
Total Riverfront Site		18.75		

LIGHTHOUSE INLAND SITE

FRS Properties LLC	47.18-1-5.1	1.68	25 Marina Dr.	Irondequoit
FRS Properties LLC	47.18-1-5.2	0.19	26 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-6.1	1.15	55 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-8.2	0.01	0 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.2	1.75	85 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-8.1	12.4	50 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.12	1.11	80 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.112	0.58	90 Marina Dr.	Irondequoit
N. St. Paul Sewer District	47.18-1-7.111	0.8	100 Marina Dr.	Irondequoit
Town of Irondequoit	47.18-1-9	5	180 Pattonwood Dr.	Irondequoit
Maximo Marine Inc.	47.18-1-1	0.26	74 Pattonwood Dr.	Irondequoit
Alfred G. Gilbert	47.18-1-4 (part)	4.59	20 Marina Dr.	Irondequoit
Total Inland Site		29.52		

Grand Total Acreage 48.27

LIGHTHOUSE POINTE
Modified BCP Site Parcels

LIGHTHOUSE RIVERFRONT SITE

Owner	Parcel	Acreage Address (tax map)	Municipality
City of Rochester	47.78-1-6	1.22 25 Stutson St.	Rochester
Joyce I. Gilbert	47.78-1-7	0.160 1035 Thomas Ave.	Rochester
Joyce I. Gilbert	47.78-1-8	0.01 1025 Thomas Ave.	Rochester
Joyce I. Gilbert	47.78-1-9	0.65 1007 Thomas Ave.	Rochester
City of Rochester	47.78-1-10	5.85 1015 Thomas Ave.	Rochester
New York Central Lines LLC	61.22-1-5	0.68 0 Hudson Ave.	Rochester
Total Rochester Parcels		8.570	
City of Rochester	47.18-2-99	0.12 0 Thomas Ave.	Irondequoit
Joyce I. Gilbert	47.18-2-2	0.95 45 Pattonwood Dr.	Irondequoit
Joyce I. Gilbert	47.18-2-3.1	4.3 1027 Thomas Ave.	Irondequoit
Alfred G. Gilbert, Jr./Joseph Bettinger	47.18-2-12	1.1 951 Thomas Ave.	Irondequoit
Total Irondequoit Parcels		6.47	
Total Riverfront Site		15.040	

LIGHTHOUSE INLAND SITE

Parcels Moved from Riverfront Site:

Maximo Marine Inc.	47.71-1-3	1.11 20 Stutson St.	Rochester
Alfred G. Gilbert	47.71-1-4	0.340 5 Stutson St.	Rochester
Joyce I. Gilbert	47.71-1-5	0.030 7 Stutson St.	Rochester
Joyce I. Gilbert	47.18-2-3.2	0.29 0 Thomas Ave.	Irondequoit
Alfred Gilbert	47.18-2-4	0.24 0 Thomas Ave.	Irondequoit
	* 47.18-1-4		
Alfred G. Gilbert	(part)	1.7 20 Marina Dr.	Irondequoit
		* entire parcel is now in Inland Site	

Total Parcels Moved from Riverfront Site 3.71

Existing Parcels:

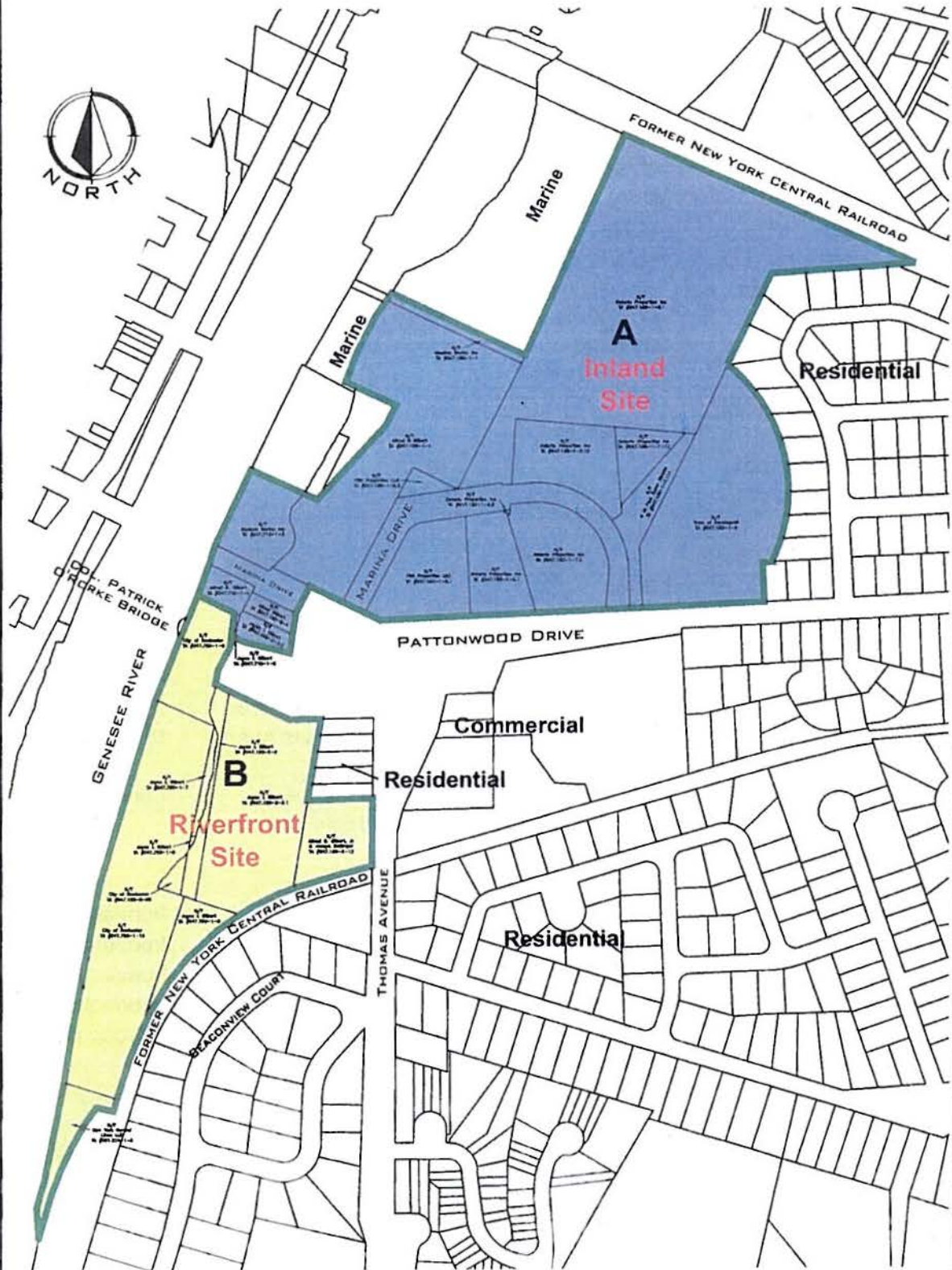
FRS Properties LLC	47.18-1-5.1	1.68 25 Marina Dr.	Irondequoit
FRS Properties LLC	47.18-1-5.2	0.19 26 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-6.1	1.15 55 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-8.2	0.01 0 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.2	1.75 85 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-8.1	12.4 50 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.12	1.11 80 Marina Dr.	Irondequoit
Ontario Properties Inc.	47.18-1-7.112	0.58 90 Marina Dr.	Irondequoit
N. St. Paul Sewer District	47.18-1-7.111	0.8 100 Marina Dr.	Irondequoit
Town of Irondequoit	47.18-1-9	5 180 Pattonwood Dr.	Irondequoit
Maximo Marine Inc.	47.18-1-1	0.26 74 Pattonwood Dr.	Irondequoit
Alfred G. Gilbert	47.18-1-4 (part)	4.59 20 Marina Dr.	Irondequoit

Total Existing Parcels 29.52

Total Inland Site 33.23

Grand Total Acreage 48.27

BCP PARCELS
LIGHTHOUSE POINTE BROWNFIELD SITES
IRONDEQUOIT AND ROCHESTER, NEW YORK



LAND 46 TECH
SURVEYING & PLANNING P.L.L.C.
3708 B1, PAUL BOULEVARD • ROCHESTER, NY • 14617
PHONE (585) 442-9902 • FAX (585) 271-3012
PROJECT NUMBER: 15035