

**HUNTS POINT 155 FOOD CENTER DRIVE
BROWNFIELD CLEANUP PROGRAM APPLICATION**

**For the Property located at
155 Food Center Drive
Bronx, NY 10474
BCP #C203098**

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Prepared for:
New York City Economic Development Corporation
110 William Street
New York, NY 10038

Prepared by:



61 Broadway
Suite 1601
New York, NY 10006

September 7, 2017

Affiliated with Integral Consulting Inc.



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 New York City Department of Small Business Services (NYCSBS)		
ADDRESS 110 William Street		
CITY/TOWN New York, NY		ZIP CODE 10038
PHONE 212-513-6300	FAX	E-MAIL aschwartz@sbs.nyc.gov
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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	
1. What stage is the project starting at?	<input checked="" type="checkbox"/> Investigation <input type="checkbox"/> 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): <input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> the date that the remedial program is to start; and the date the Certificate of Completion is anticipated. 	

Section III. Property's Environmental History

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	Manufacturing	Agricultural Co-op	Dry Cleaner
Salvage Yard	Bulk Plant	Pipeline	Service Station
Landfill	Tannery	Electroplating	Unknown

Other: _____

Section IV. Property Information - See Instructions for Further Guidance

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)? Yes No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____
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

<u>Easement/Right-of-way Holder</u>	<u>Description</u>
Sewer Corridor/City of New York	Combined Sewer Overflow (CSO) that runs along the former Hunts Point Avenue.
Consolidated Edison	High pressure gas line that runs east-west in the northern portion of Baldor.

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>

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

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No

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

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: AS _____

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 #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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NAME OF REQUESTOR'S CONSULTANT

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
-------	-----	--------

NAME OF REQUESTOR'S ATTORNEY

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME	OWNERSHIP START DATE:
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ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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CURRENT OPERATOR'S NAME

ADDRESS

CITY/TOWN	ZIP CODE
-----------	----------

PHONE	FAX	E-MAIL
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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)

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

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes **No**
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

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

VOLUNTEER

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

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

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

Section X. Land Use Factors

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
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5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
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6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	Yes No
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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: _____

(By a requestor other than an individual)

I hereby affirm that I am DEPUTY Commissioner (title) of NYC SBS (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: 7/13/2017 Signature: Andrew Schwartz

Print Name: ANDREW Schwartz

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

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
From ECL 27-1405(31):		
<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:

Figures

Figure 1: Topographic Map

Figure 2: Site Plan

Figure 3: Tax Map

Figure 4: Environmental Zone Map

Figure 5: Surrounding Properties

Figure 6: FEMA Flood Map

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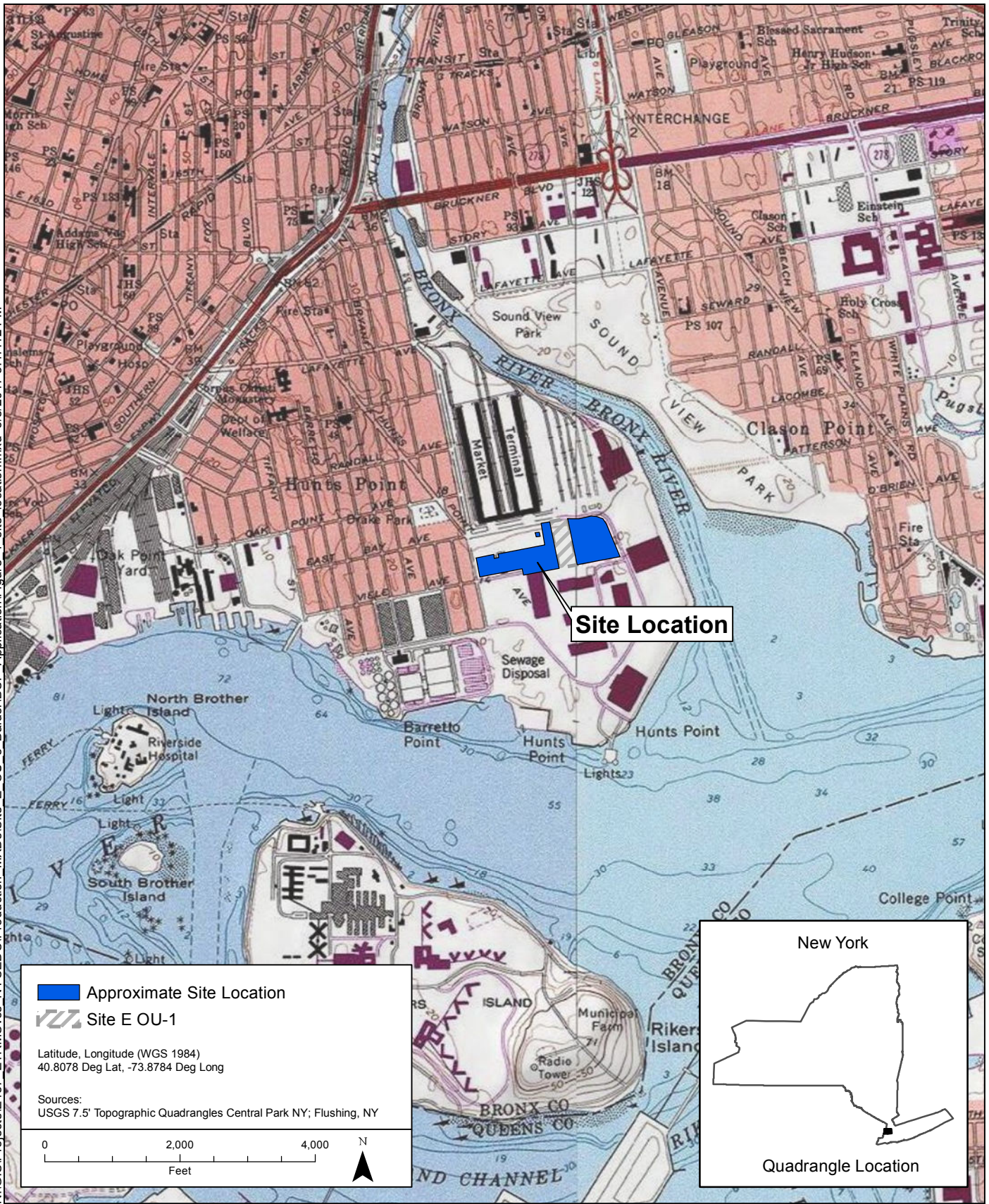
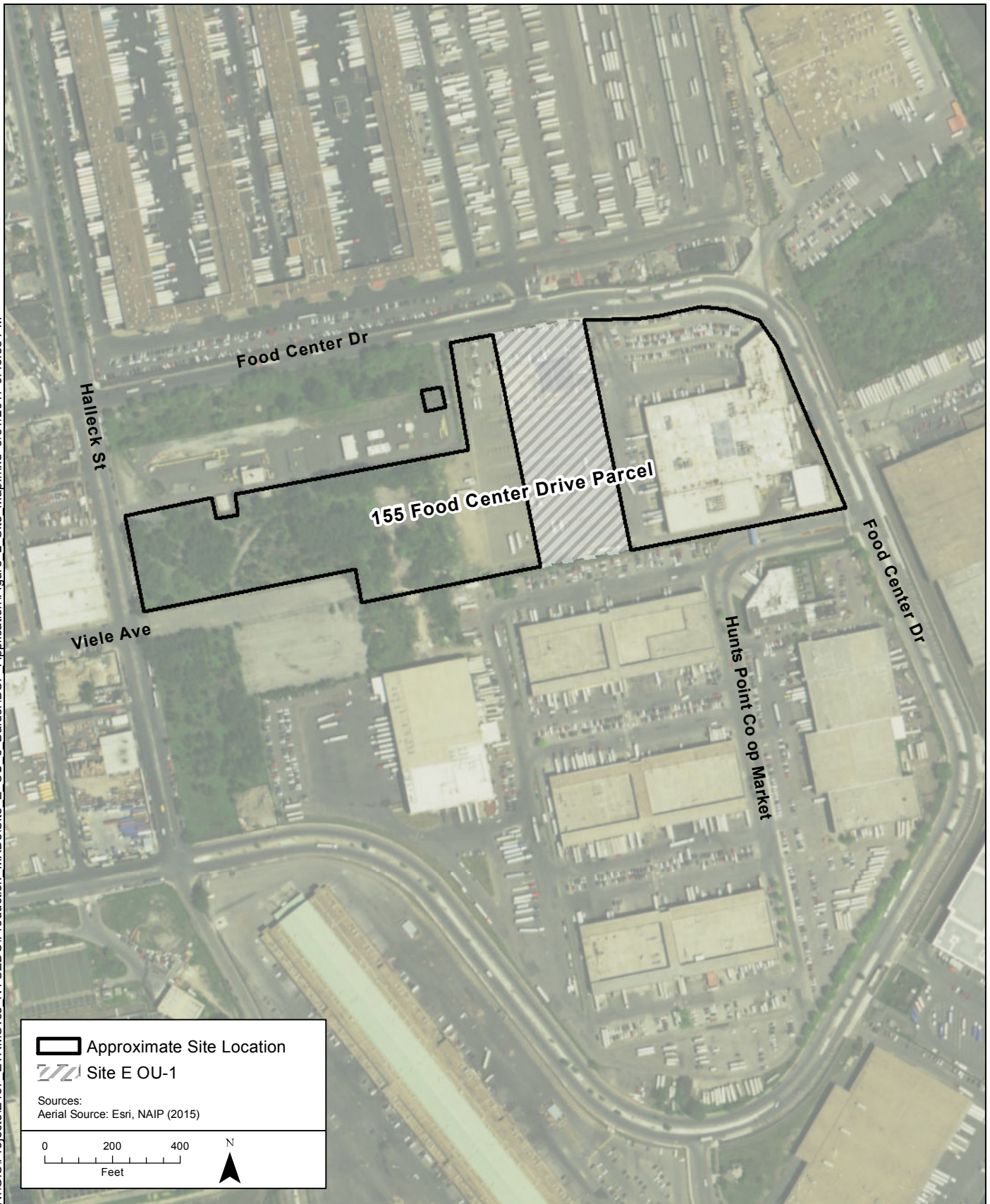


Figure 1.
155 Food Center Drive Parcel Site Location Map
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474



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New York, New York 10006
www.integral-corp.com

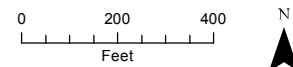
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Approximate Site Location

Site E OU-1

Sources:
Aerial Source: Esri, NAIP (2015)

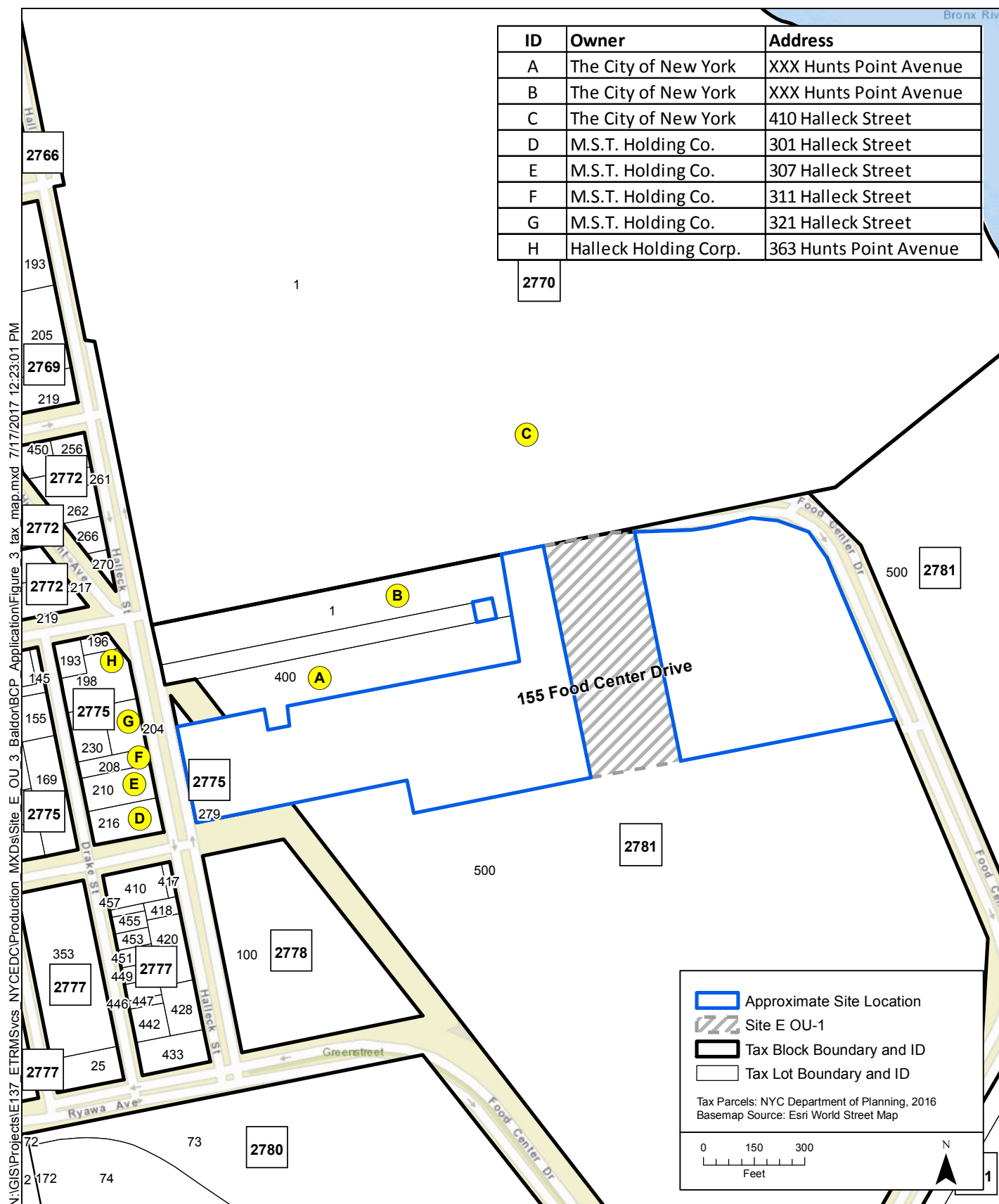


integral
engineering p.c.

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New York, New York 10006
www.integral-corp.com

Figure 2.
155 Food Center Drive Parcel Site Map
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474

ID	Owner	Address
A	The City of New York	XXX Hunts Point Avenue
B	The City of New York	XXX Hunts Point Avenue
C	The City of New York	410 Halleck Street
D	M.S.T. Holding Co.	301 Halleck Street
E	M.S.T. Holding Co.	307 Halleck Street
F	M.S.T. Holding Co.	311 Halleck Street
G	M.S.T. Holding Co.	321 Halleck Street
H	Halleck Holding Corp.	363 Hunts Point Avenue



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New York, New York 10006
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Figure 3.
155 Food Center Drive Parcel Tax Map and Adjacent
Property Owners
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474



Environmental Zone A

Approximate Site Location

Site E OU-1

Sources:
Aerial Source: Esri, NAIP (2015)
Environmental Zone Source: NYSDEC and
NYS Department of Labor

0 200 400
Feet

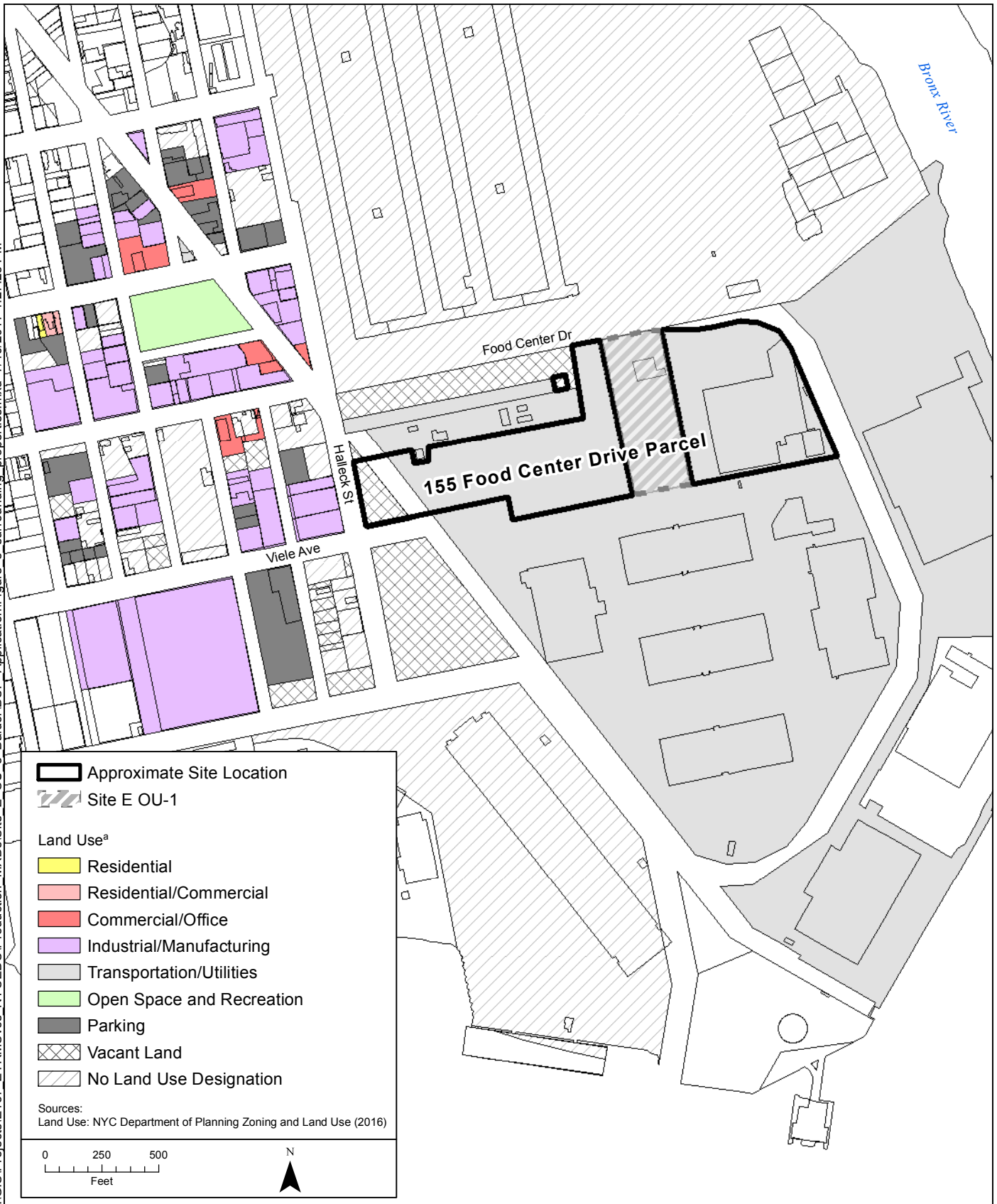
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Figure 4.
155 Food Center Drive Parcel Environmental Zone
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474

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Approximate Site Location

Site E OU-1

Land Use^a

- Residential
- Residential/Commercial
- Commercial/Office
- Industrial/Manufacturing
- Transportation/Utilities
- Open Space and Recreation
- Parking
- Vacant Land
- No Land Use Designation

Sources:
Land Use: NYC Department of Planning Zoning and Land Use (2016)



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engineering pc.

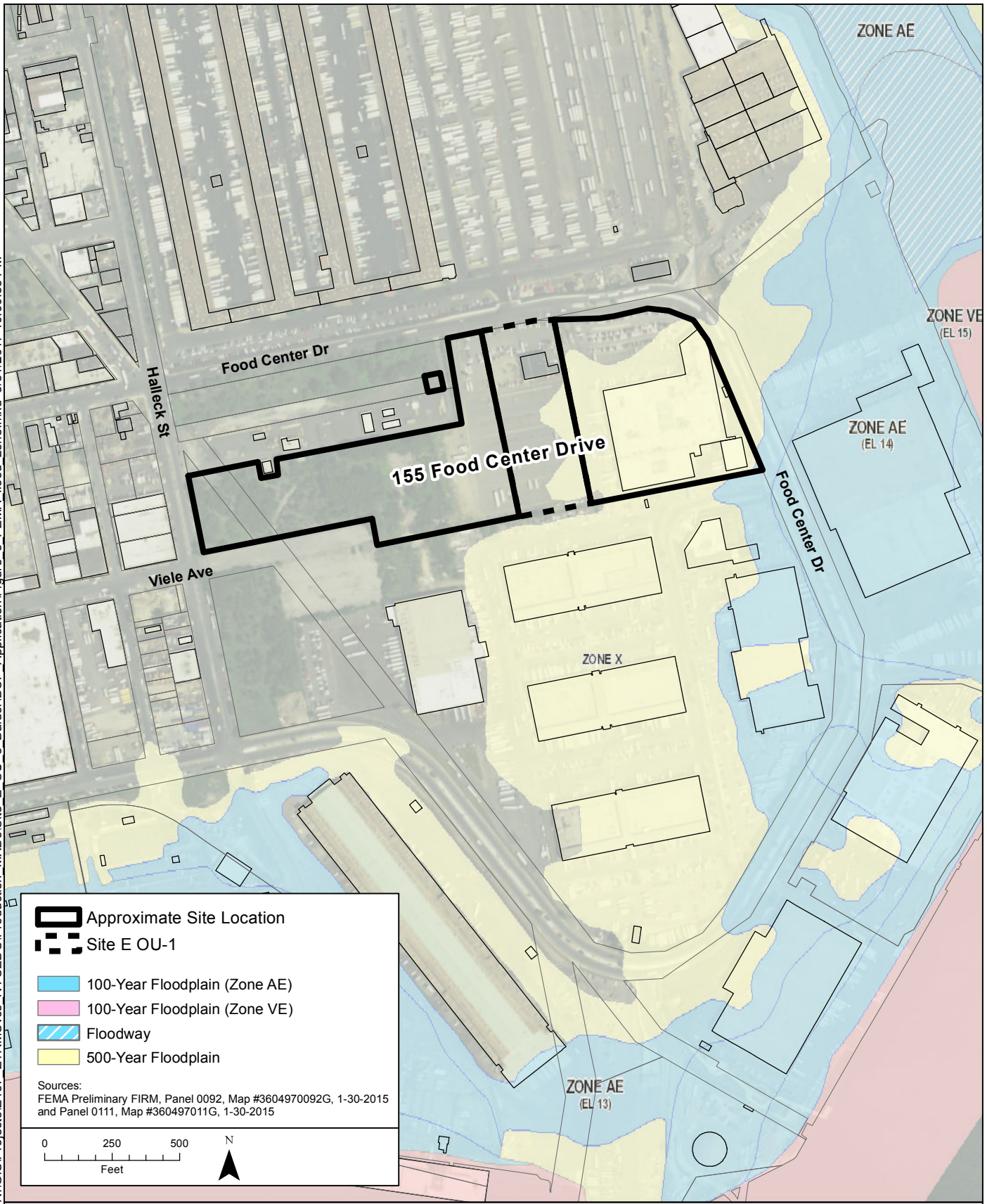
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Notes:
^aLand use designations may not portray current conditions.

Figure 5.
155 Food Center Drive Parcel Surrounding Properties
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474

DRAFT

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Figure 6.
155 Food Center Drive Parcel - FEMA Flood Zone Map
NYSDEC BCP Application
155 Food Center Drive
Bronx, NY 10474

Attachment to Section II – Project Description

- Description of Development Project

Attachment to Section II – Project Description

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.*

The proposed development project consists of a refrigerated warehouse and parking area, consistent with adjacent properties also in the Hunts Point section of the Bronx.

The remedial investigation is expected to occur July-October 2017. Remedial Action implementation is anticipated to begin in November of 2017 and finish by January of 2019. Redevelopment plans include the expansion of the existing refrigerated food storage warehouse and truck/trailer parking lot. A Certificate of Completion is anticipated to be issued by May of 2019.

Attachment to Section III – Property’s Environmental History

Site Maps

Figure 7: Viele Avenue Site Investigative Report Soil Sampling Results - Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Figure 8: Viele Avenue Site Investigative Report Groundwater Sampling Results - Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Figure 9: Site E OU-3 Site Investigative Report Soil Sampling Results - Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007

Figure 10: Site E OU-3 Site Investigative Report Groundwater Sampling Results - Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007

Sampling Data

Table 1: Viele Avenue Site Investigative Report Soil Analytical Data – Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Table 2: Viele Avenue Site Investigative Report Groundwater Analytical Data – Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

Table 3: Site E OU-3 Site Investigative Report Soil Analytical Data - Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007

Table 4: Site E OU-3 Site Investigative Report Groundwater Analytical Data - Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007

Historic Report (on CD)

1. Hunts Point Cooperative Market Redevelopment Plan, Final Engineering Report, Site E Operable Unit 1, Bronx, NY, Lawler, Matusky, and Skelly Engineers LLP, Revised June 2003
2. Site Management Plan for Hunts Point Food Distribution Center Operable Unit One of Parcel E, Henningson, Durham, and Richardson Architecture and Engineering P.C., February 2008
3. Parcel E, OU2, Hunts Point Food Distribution Center Decision Document, Site No. V00681, June 2011
4. Site Investigative Report Operable Unit 2 of Parcel E, Bronx, New York, Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007
5. Parcel E, OU3, Hunts Point Food Distribution Center Decision Document, Site No. V00682, May 2013
6. Site Investigative Report Operable Unit 3 of Parcel E, Bronx, New York, Henningson, Durham, and Richardson Architecture and Engineering P.C., June 2007
7. Hunts Point Food Distribution Center E OU-3 Extension and Viele Avenue Extension, Site Investigation Report, Bronx, NY, Henningson, Durham, and Richardson Architecture and Engineering P.C., April 2010

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Location ID	B5 (7-8')
Collected	3/17/2010
SVOCs	mg/kg
Benzo(a)anthracene	3
Benzo(a)pyrene	2.7
Benzo(b)fluoranthene	2
Dibenzo(a,h)anthracene	0.44
Indeno(1,2,3-cd)pyrene	1.1

Location ID	B1 (4-5')
Collected	3/16/2010
SVOCs	mg/kg
Benzo(a)anthracene	6.5
Benzo(a)pyrene	7.4
Benzo(b)fluoranthene	5.9
Dibenzo(a,h)anthracene	1.3
Indeno(1,2,3-cd)pyrene	2.9

Location ID	B7 (5-6')
Collected	3/16/2010
SVOCs	mg/kg
Benzo(a)anthracene	24
Benzo(a)pyrene	16
Benzo(b)fluoranthene	14
Dibenzo(a,h)anthracene	2.8
Indeno(1,2,3-cd)pyrene	6.8

Location ID	B3 (4-5')
Collected	3/16/2010
SVOCs	mg/kg
Benzo(a)anthracene	28
Benzo(a)pyrene	25
Benzo(b)fluoranthene	26
Dibenzo(a,h)anthracene	4.9
Indeno(1,2,3-cd)pyrene	13

- Soil Boring
- Approximate Site Location
- ▨ Site E OU-1

SVOCs	*Part 375 Commercial SCOs
mg/kg	
Benzo(a)anthracene	5.6
Benzo(a)pyrene	1
Benzo(b)fluoranthene	5.6
Dibenzo(a,h)anthracene	0.56
Indeno(1,2,3-cd)pyrene	5.6

- Notes:
1. **Bold** and shaded value indicates concentration exceeds Commercial SCOs
 2. * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
 3. All results are in mg/kg
 4. SVOC = Semivolatile Organic Compound

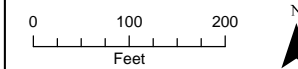


Figure 7.
 Viele Avenue SIR Soil Sampling Results (April 2010)
 NYSDEC BCP Application
 155 Food Center Drive
 Bronx, NY 10474



61 Broadway, Suite 1601
 New York, New York 10006
 www.integral-corp.com

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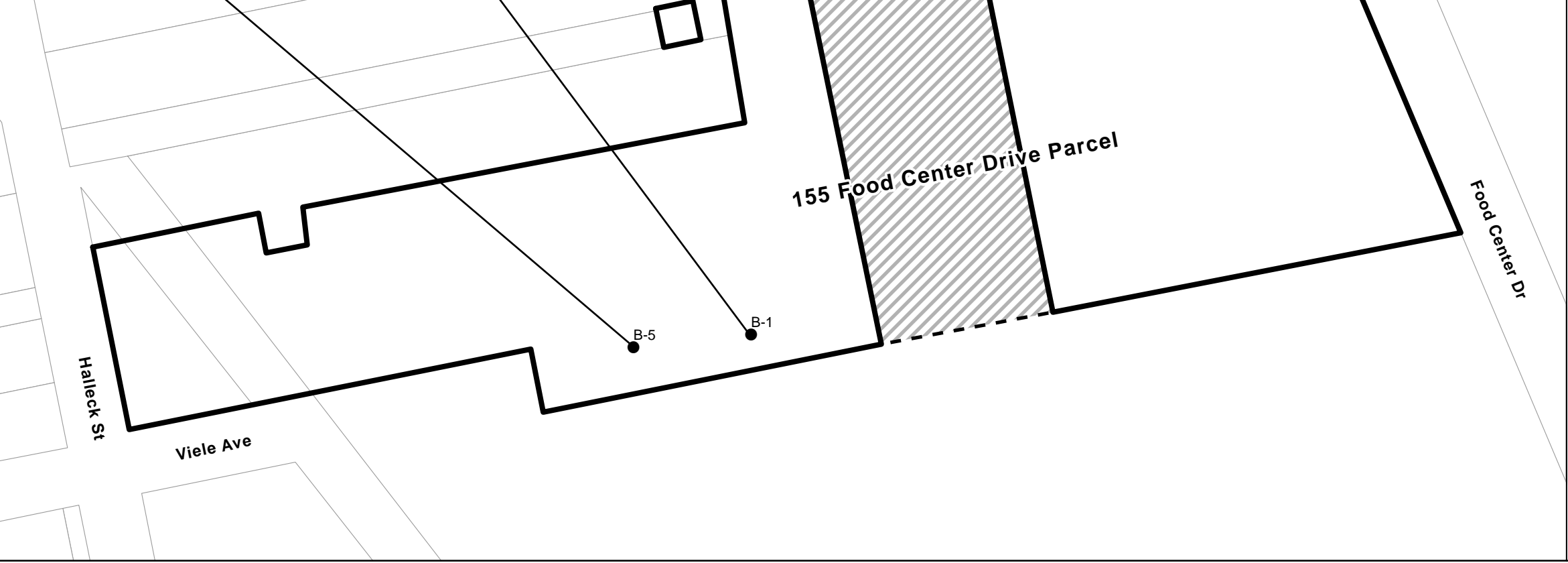
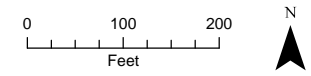
Location ID	B5
Collected	3/17/2010
VOCs* (µg/L)	
1,2,4-Trimethylbenzene	25 J
Benzene	ND
m,p-xylene	25 J
Naphthalene	1600
SVOCs* (µg/L)	
Acenaphthene	170
Benzo(a)anthracene	25
Benzo(a)pyrene	17
Benzo(b)fluoranthene	25
Benzo(k)fluoranthene	19
Chrysene	29
Fluoranthene	120
Fluorene	110
Naphthalene	970
Phenanthrene	220
Phenol	17
Pyrene	15
Metals (µg/L)	
Arsenic	9.3
Barium	615
Cadmium	1.9
Chromium	145
Lead	556
Mercury	0.42

Location ID	B1
Collected	3/16/2010
VOCs (µg/L)	
1,2,4-Trimethylbenzene	ND
Benzene	1.1 J
m,p-xylene	ND
Naphthalene	ND
SVOCs** (µg/L)	
Acenaphthene	2.9
Benzo(a)anthracene	1
Benzo(a)pyrene	ND
Benzo(b)fluoranthene	1.7
Benzo(k)fluoranthene	ND
Chrysene	ND
Fluoranthene	2.5
Fluorene	1.1
Naphthalene	ND
Phenanthrene	2.2
Phenol	ND
Pyrene	2.4
Metals (µg/L)	
Arsenic	58.7
Barium	2440
Cadmium	14.9
Chromium	253
Lead	8330
Mercury	4.4

- Groundwater Sampling Location
- Approximate Site Location
- ▨ Site E OU-1

	TOGS AWQS
Volatile Organic Compounds (µg/L)	
1,2,4-Trimethylbenzene	5
Benzene	1
m,p-xylene	5
Naphthalene	10
Semi-Volatile Organic Compounds (µg/L)	
Acenaphthene	20
Benzo(a)anthracene	0.002
Benzo(a)pyrene	NS
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Fluoranthene	50
Fluorene	50
Naphthalene	10
Phenanthrene	50
Phenol	1
Pyrene	50
Metals (µg/L)	
Arsenic	25
Barium	1000
Cadmium	5
Chromium	50
Lead	25
Mercury	0.7

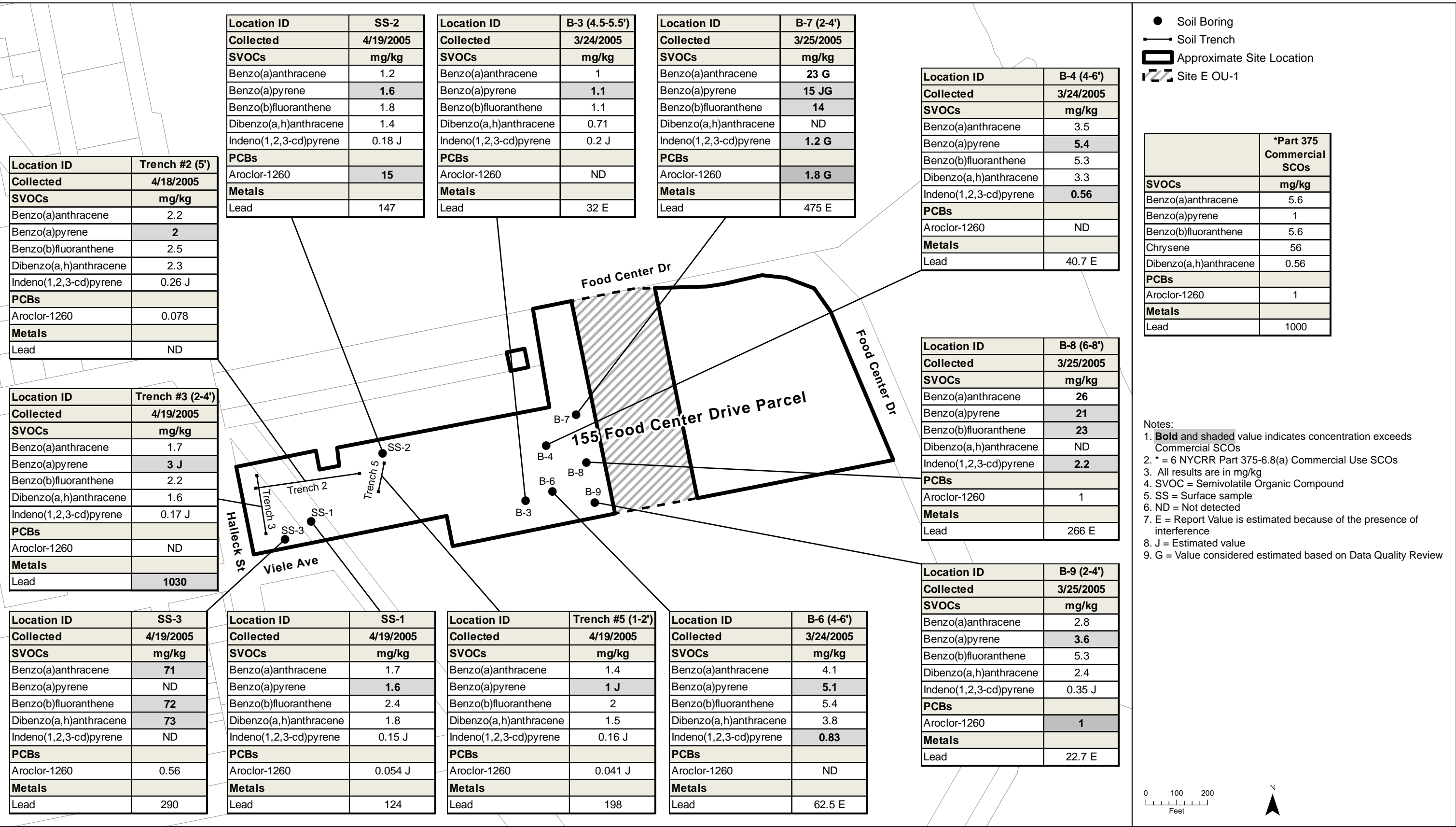
- Notes:
- 1. Bold and shaded value indicates an exceedance of NYSDEC TOGS Ambient Water Quality Standards (AWQS)**
 - * = B5 analyzed at a dilution factor: VOC 20/SVOC 8
 - All results are in µg/L
 - VOC = Volatile Organic Compound
 - SVOC = Semivolatile Organic Compound
 - J = Estimated value
 - ND = Not detected



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Figure 8.
 Viele Avenue SIR Groundwater Sampling Results (April 2010)
 NYSDEC BCP Application
 155 Food Center Drive
 Bronx, NY 10474

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Location ID	Trench #2 (5')
Collected	4/18/2005
SVOCs	mg/kg
Benzo(a)anthracene	2.2
Benzo(a)pyrene	2
Benzo(b)fluoranthene	2.5
Dibenzo(a,h)anthracene	2.3
Indeno(1,2,3-cd)pyrene	0.26 J
PCBs	
Aroclor-1260	0.078
Metals	
Lead	ND

Location ID	Trench #3 (2-4')
Collected	4/19/2005
SVOCs	mg/kg
Benzo(a)anthracene	1.7
Benzo(a)pyrene	3 J
Benzo(b)fluoranthene	2.2
Dibenzo(a,h)anthracene	1.6
Indeno(1,2,3-cd)pyrene	0.17 J
PCBs	
Aroclor-1260	ND
Metals	
Lead	1030

Location ID	SS-3
Collected	4/19/2005
SVOCs	mg/kg
Benzo(a)anthracene	71
Benzo(a)pyrene	ND
Benzo(b)fluoranthene	72
Dibenzo(a,h)anthracene	73
Indeno(1,2,3-cd)pyrene	ND
PCBs	
Aroclor-1260	0.56
Metals	
Lead	290

Location ID	SS-2
Collected	4/19/2005
SVOCs	mg/kg
Benzo(a)anthracene	1.2
Benzo(a)pyrene	1.6
Benzo(b)fluoranthene	1.8
Dibenzo(a,h)anthracene	1.4
Indeno(1,2,3-cd)pyrene	0.18 J
PCBs	
Aroclor-1260	15
Metals	
Lead	147

Location ID	SS-1
Collected	4/19/2005
SVOCs	mg/kg
Benzo(a)anthracene	1.7
Benzo(a)pyrene	1.6
Benzo(b)fluoranthene	2.4
Dibenzo(a,h)anthracene	1.8
Indeno(1,2,3-cd)pyrene	0.15 J
PCBs	
Aroclor-1260	0.054 J
Metals	
Lead	124

Location ID	B-3 (4.5-5.5')
Collected	3/24/2005
SVOCs	mg/kg
Benzo(a)anthracene	1
Benzo(a)pyrene	1.1
Benzo(b)fluoranthene	1.1
Dibenzo(a,h)anthracene	0.71
Indeno(1,2,3-cd)pyrene	0.2 J
PCBs	
Aroclor-1260	ND
Metals	
Lead	32 E

Location ID	Trench #5 (1-2')
Collected	4/19/2005
SVOCs	mg/kg
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1 J
Benzo(b)fluoranthene	2
Dibenzo(a,h)anthracene	1.5
Indeno(1,2,3-cd)pyrene	0.16 J
PCBs	
Aroclor-1260	0.041 J
Metals	
Lead	198

Location ID	B-7 (2-4')
Collected	3/25/2005
SVOCs	mg/kg
Benzo(a)anthracene	23 G
Benzo(a)pyrene	15 JG
Benzo(b)fluoranthene	14
Dibenzo(a,h)anthracene	ND
Indeno(1,2,3-cd)pyrene	1.2 G
PCBs	
Aroclor-1260	1.8 G
Metals	
Lead	475 E

Location ID	B-6 (4-6')
Collected	3/24/2005
SVOCs	mg/kg
Benzo(a)anthracene	4.1
Benzo(a)pyrene	5.1
Benzo(b)fluoranthene	5.4
Dibenzo(a,h)anthracene	3.8
Indeno(1,2,3-cd)pyrene	0.83
PCBs	
Aroclor-1260	ND
Metals	
Lead	62.5 E

Location ID	B-4 (4-6')
Collected	3/24/2005
SVOCs	mg/kg
Benzo(a)anthracene	3.5
Benzo(a)pyrene	5.4
Benzo(b)fluoranthene	5.3
Dibenzo(a,h)anthracene	3.3
Indeno(1,2,3-cd)pyrene	0.56
PCBs	
Aroclor-1260	ND
Metals	
Lead	40.7 E

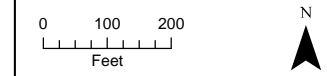
Location ID	B-8 (6-8')
Collected	3/25/2005
SVOCs	mg/kg
Benzo(a)anthracene	26
Benzo(a)pyrene	21
Benzo(b)fluoranthene	23
Dibenzo(a,h)anthracene	ND
Indeno(1,2,3-cd)pyrene	2.2
PCBs	
Aroclor-1260	1
Metals	
Lead	266 E

Location ID	B-9 (2-4')
Collected	3/25/2005
SVOCs	mg/kg
Benzo(a)anthracene	2.8
Benzo(a)pyrene	3.6
Benzo(b)fluoranthene	5.3
Dibenzo(a,h)anthracene	2.4
Indeno(1,2,3-cd)pyrene	0.35 J
PCBs	
Aroclor-1260	1
Metals	
Lead	22.7 E

● Soil Boring
 — Soil Trench
 □ Approximate Site Location
 ▨ Site E OU-1

SVOCs	*Part 375 Commercial SCOs
Benzo(a)anthracene	5.6
Benzo(a)pyrene	1
Benzo(b)fluoranthene	5.6
Chrysene	56
Dibenzo(a,h)anthracene	0.56
PCBs	
Aroclor-1260	1
Metals	
Lead	1000

Notes:
 1. **Bold** and shaded value indicates concentration exceeds Commercial SCOs
 2. * = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs
 3. All results are in mg/kg
 4. SVOC = Semivolatile Organic Compound
 5. SS = Surface sample
 6. ND = Not detected
 7. E = Report Value is estimated because of the presence of interference
 8. J = Estimated value
 9. G = Value considered estimated based on Data Quality Review



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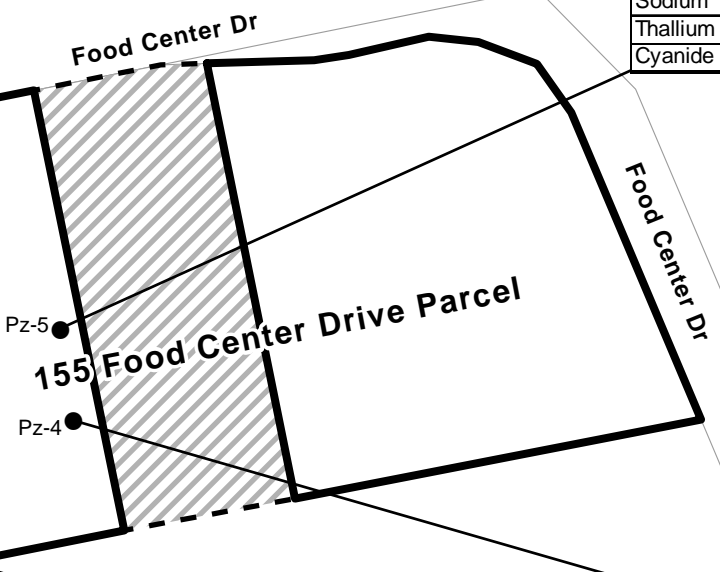
Figure 9.
 Site E OU-3 SIR Soil Sampling Results (June 2007)
 NYSDEC BCP Application
 155 Food Center Drive
 Bronx, NY 10474

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Location ID	PZ-1	PZ-1F
Collected	5/19/2005	5/19/2005
VOCs	µg/L	µg/L
Methyl tert-butyl ether	ND	NA
SVOCs		
Phenol	ND	ND
bis(2-Ethylhexyl)phthalate	5 J	ND
Benzo(a)anthracene	ND	ND
Chrysene	ND	ND
Benzo(b)fluoranthene	ND	ND
Metals		
Antimony	1.2 B	3.6 B
Chromium	119	36.3
Iron	81100	25900
Lead	83.1	26.1
Magnesium	27900	12700
Manganese	1910	531
Sodium	14500	50100 E
Thallium	3.6 B	3.4 B
Cyanide	NA	NA

Location ID	PZ-2	PZ-2F
Collected	5/18/2005	5/18/2005
VOCs	µg/L	µg/L
Methyl tert-butyl ether	370	NA
SVOCs		
Phenol	3 J	1 J
bis(2-Ethylhexyl)phthalate	1 J	1 J
Benzo(a)anthracene	ND	ND
Chrysene	ND	ND
Benzo(b)fluoranthene	ND	ND
Metals		
Antimony	3.6 B	3 B
Chromium	ND	ND
Iron	5180	4000
Lead	6.1 B	ND
Magnesium	42500	42900
Manganese	960	958
Sodium	221000	23100 E
Thallium	4 B	3.8 B
Cyanide	234	219

Location ID	PZ-5	PZ-5F
Collected	5/18/2005	5/18/2005
VOCs	µg/L	µg/L
Methyl tert-butyl ether	ND	NA
SVOCs		
Phenol	ND	ND
bis(2-Ethylhexyl)phthalate	ND	ND
Benzo(a)anthracene	ND	ND
Chrysene	ND	ND
Benzo(b)fluoranthene	ND	ND
Metals		
Antimony	4.5 B	ND
Chromium	30	ND
Iron	44100	14700
Lead	1290	1 B
Magnesium	15700	11700
Manganese	1120	594
Sodium	34500	36600 E
Thallium	ND	4.8 B
Cyanide	165	95.2



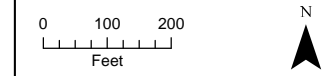
Location ID	PZ-3	PZ-3F
Collected	5/18/2005	5/18/2005
VOCs	µg/L	µg/L
Methyl tert-butyl ether	6	NA
SVOCs		
Phenol	ND	ND
bis(2-Ethylhexyl)phthalate	ND	ND
Benzo(a)anthracene	ND	ND
Chrysene	ND	ND
Benzo(b)fluoranthene	ND	ND
Metals		
Antimony	2.6 B	3.8 B
Chromium	ND	ND
Iron	14900	14700
Lead	3.58 B	1.4 B
Magnesium	23300	23400
Manganese	1860	1870
Sodium	57100	58400 E
Thallium	4.4 B	3.6 B
Cyanide	28.5	32.7

Location ID	PZ-4	PZ-4F
Collected	5/18/2005	5/18/2005
VOCs	µg/L	µg/L
Methyl tert-butyl ether	ND	NA
SVOCs		
Phenol	ND	ND
bis(2-Ethylhexyl)phthalate	ND	ND
Benzo(a)anthracene	1 J	ND
Chrysene	1 J	ND
Benzo(b)fluoranthene	1 J	ND
Metals		
Antimony	1.7 B	1.9 B
Chromium	ND	ND
Iron	23500	22800
Lead	108	1.2 B
Magnesium	13600	13800
Manganese	654	657
Sodium	48400	48900 E
Thallium	4.3 B	6.6 B
Cyanide	124	54.5

● Groundwater Sampling Location
 □ Approximate Site Location
 ▨ Site E OU-1

	*NYSDEC Class GA Standards
Volatile Organic Compounds	µg/L
Methyl tert-butyl ether	10
Semi-Volatile Organic Compounds	µg/L
Phenol	5.6
bis(2-Ethylhexyl)phthalate	5
Benzo(a)anthracene	0.002
Chrysene	0.002
Benzo(b)fluoranthene	0.002
Metals	µg/L
Antimony	3
Chromium	50
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000
Thallium	0.5
Cyanide	200

- Notes:
- Bold** and shaded value indicates an exceedance of NYSDEC Class GA Standards
 - All results are in µg/L
 - VOC = Volatile Organic Compound
 - SVOC = Semivolatile Organic Compound
 - J = Estimated value
 - E = Report Value is estimated because of the presence of interference
 - B = Indicates a "trace" concentration below the reporting limit and equal to or above the detection limit
 - F = Filtered
 - ND = Not detected
 - NA = Not analyzed
 - * = TOGS 1.1.1 Groundwater Effluent Limitations



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Figure 10.
 Site E OU-3 SIR Groundwater Sampling Results (June 2007)
 NYSDEC BCP Application
 155 Food Center Drive
 Bronx, NY 10474

TABLE 1.

**Viele Avenue Site Investigative Report
Soil Analytical Data Summary - SVOCs
155 Food Center Drive, Bronx, NY**

Sample ID	*NY- COMMERCIAL SCOS (mg/kg)	B1 (4-5') 3/16/2010 Soil mg/kg	B3 (4-5') 3/16/2010 Soil mg/kg	B5 (7-8') 3/17/2010 Soil mg/kg	B7 (5-6') 3/16/2010 Soil mg/kg
Semi-Volatile Organics					
2-Methylnaphthalene	NS	0.88 J	2	1.1	9.2
2-Methylphenol	500	ND	ND	ND	ND
4-Methylphenol	500	ND	ND	ND	ND
Acenaphthene	500	3.9	3.6	4	12
Acenaphthylene	500	3.3	11	0.93	11
Anthracene	500	4	16	2	23
Benzo(a)anthracene	5.6	6.5	28	3	24
Benzo(a)pyrene	1	7.4	25	2.7	16
Benzo(b)fluoranthene	5.6	5.9	26	2	14
Benzo(g,h,i)perylene	500	3.2	14	1.1	6.6
Benzo(k)fluoranthene	56	5.1	11	2.2	9.1
Bis(2-ethylhexyl)phthalate	NS	31	ND	ND	ND
Carbazole	NS	0.59	2.6	0.79	4.7
Chrysene	56	8.3	26	3	20
Dibenzo(a,h)anthracene	0.56	1.3	4.9	0.44	2.8
Dibenzofuran	350	1.6	3.1	2	9.6
Fluoranthene	500	14	55	7.2	51
Fluorene	500	2.8	9.9	2.5	26
Indeno(1,2,3-cd)pyrene	5.6	2.9	13	1.1	6.8
Naphthalene	500	0.61	3	3	15
Phenanthrene	500	8.5	39	7.6	67
Phenol	500	ND	ND	ND	ND
Pyrene	500	13	48	5.8	47

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOs

ND = Not detected

NS = No Standard

J = Estimated

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOs

Table 2.

Viele Avenue Site Investigative Report
Groundwater Sample Data
155 Food Center Drive, Bronx, NY

LOCATION	*NYSDEC	B1	B5*
SAMPLING DATE	TOGS	3/16/10	3/17/10
UNITS	ug/L	ug/L	ug/L
VOLATILE ORGANIC COMPOUNDS			
1,2,4-Trimethylbenzene	5	ND	25 J
1,3,5-Trimethylbenzene	5	ND	ND
4-Isopropyltoluene	5	ND	ND
Acetone	50	ND	ND
Benzene	1	1.1 J	ND
Chloromethane	5	ND	ND
Ethylbenzene	5	ND	ND
Isopropylbenzene	5	ND	ND
m,p-xylene	5	ND	25 J
Methyl-tert-butyl-ether	10	1.7 J	ND
N-butylbenzene	5	ND	ND
N-propylbenzene	3	ND	ND
Naphthalene	10	ND	1600
o-xylene	5	ND	ND
sec-butylbenzene	5	ND	ND
Toluene	5	ND	ND
SEMI-VOLATILE ORGANIC COMPOUNDS			
1,2,4-Trichlorobenzene	5	ND	ND
2,4-Dimethylphenol	1	ND	ND
2-Methylnaphthalene	NS	ND	200
2-Methylphenol	1	ND	ND
4-Methylphenol	1	ND	33
Acenaphthene	20	2.9	170
Acenaphthylene	NS	ND	ND
Anthracene	50	ND	39
Benzo(a)anthracene	0.002	1	25
Benzo(a)pyrene	NS	ND	17
Benzo(b)fluoranthene	0.002	1.7	25
Benzo(g,h,i)perylene	NS	2.9	ND
Benzo(k)fluoranthene	0.002	ND	19
Bis(2-ethylhexyl)phthalate	5	ND	ND
Carbazole	NS	ND	44
Chrysene	0.002	ND	29
Dibenzo(a,h)anthracene	NS	ND	ND
Dibenzofuran	NS	ND	ND
Fluoranthene	50	2.5	120
Fluorene	50	1.1	110
Indeno(1,2,3-cd)pyrene	0.002	1.8	ND
Naphthalene	10	ND	970
Phenanthrene	50	2.2	220
Phenol	1	ND	17
Pyrene	50	2.4	15
METALS			
Arsenic	25	58.7	9.3
Barium	1000	2440	615
Cadmium	5	14.9	1.9
Chromium	50	253	145
Lead	25	8330	556
Mercury	0.7	4.4	0.42
Selenium	10	ND	ND
Silver	50	ND	4.4
Cyanide	200	333	102

Notes:

Highlighted and bold indicates an exceedance of NYSDEC TOGS Ambient Water Quality Standards (AWQS)

*B5 analyzed at a dilution factor; VOC 20/SVOC 8

J = Estimated value

ND = Not detected

NS = No Standard

TABLE 3.

**Site E OU-3 Site Investigative Report
Soil Analytical Data Summary - SVOCs, PCBs, Metals
155 Food Center Drive, Bronx, NY**

Sample ID	*NY-COMMERCIAL SCOS (mg/kg)	B-3 (4.5-5.5')	B-4 (4-6')	B-6 (4-6')	B-7 (2-4')	B-8 (6-8')	B-9 (2-4')	Trench #2 (5')	Trench #3 (2-4')	Trench #5 (1-2')	SS-1	SS-2	SS-3
Sample Date		3/24/2005	3/24/2005	3/24/2005	3/25/2005	3/25/2005	3/25/2005	4/18/2005	4/19/2005	4/19/2005	4/19/2005	4/19/2005	4/19/2005
Sample Media		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Unit of Measure		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Semi-Volatile Organics													
Benzo(a)anthracene	5.6	1	3.5	4.1	23 G	26	2.8	2.2	1.7	1.4	1.7	1.2	71
Benzo(a)pyrene	1	1.1	5.4	5.1	15 JG	21	3.6	2	3 J	1 J	1.6	1.6	ND
Benzo(b)fluoranthene	5.6	1.1	5.3	5.4	14	23	5.3	2.5	2.2	2	2.4	1.8	72
Chrysene	56	0.71	3.3	3.8	ND	ND	2.4	2.3	1.6	1.5	1.8	1.4	73
Dibenzo(a,h)anthracene	0.56	0.2 J	0.56	0.83	1.2 G	2.2	0.35 J	0.26 J	0.17 J	0.16 J	0.15 J	0.18 J	ND
PCBs													
Aroclor-1260	1	ND	ND	ND	1.8 G	ND	1	0.078	ND	0.041 J	0.054 J	15	0.56
Metals													
Lead	1000	32 E	40.7 E	62.5 E	475 E	266 E	22.7 E	ND	1030	198	124	147	290

Notes:

Bold and shaded value indicates concentration exceeds Commercial SCOS

ND = Not detected

E = Report Value is estimated because of the presence of interference

J = Estimated

G = Value considered estimated based on Data Quality Review

* = 6 NYCRR Part 375-6.8(a) Commercial Use SCOS

Table 4.

Site E OU-3 Site Investigative Report
 Groundwater Sample Data
 155 Food Center Drive, Bronx, NY

Sample ID Sample Date Sample Media Unit of Measure	*NYSDEC Class GA Standards	PZ-1 5/19/2005 Groundwater ug/L	PZ-1F 5/19/2005 Groundwater ug/L	PZ-2 5/18/2005 Groundwater ug/L	PZ-2F 5/18/2005 Groundwater ug/L	PZ-3 5/18/2005 Groundwater ug/L	PZ-3F 5/18/2005 Groundwater ug/L	PZ-4 5/18/2005 Groundwater ug/L	PZ-4F 5/18/2005 Groundwater ug/L	PZ-5 5/18/2005 Groundwater ug/L	PZ-5F 5/18/2005 Groundwater ug/L
Volatile Organics											
Methyl tert-butyl ether	10	ND	NA	370	NA	6	NA	ND	NA	ND	NA
Semi-Volatile Organics											
Phenol	5.6	ND	ND	3 J	1 J	ND	ND	ND	ND	ND	ND
bis(2-Ethylhexyl)phthalate	5	5 J	ND	1 J	1 J	ND	ND	ND	ND	ND	ND
Benzo(a)anthracene	0.002	ND	ND	ND	ND	ND	ND	1 J	ND	ND	ND
Chrysene	0.002	ND	ND	ND	ND	ND	ND	1 J	ND	ND	ND
Benzo(b)fluoranthene	0.002	ND	ND	ND	ND	ND	ND	1 J	ND	ND	ND
Metals											
Antimony	3	1.2 B	3.6 B	3.6 B	3 B	2.6 B	3.8 B	1.7 B	1.9 B	4.5 B	ND
Chromium	50	119	36.3	ND	ND	ND	ND	ND	ND	30	ND
Iron	300	81100	25900	5180	4000	14900	14700	23500	22800	44100	14700
Lead	25	83.1	26.1	6.1 B	ND	3.58 B	1.4 B	108	1.2 B	1290	1 B
Magnesium	35000	27900	12700	42500	42900	23300	23400	13600	13800	15700	11700
Manganese	300	1910	531	960	958	1860	1870	654	657	1120	594
Sodium	20000	14500	50100 E	221000	23100 E	57100	58400 E	48400	48900 E	34500	36600 E
Thallium	0.5	3.6 B	3.4 B	4 B	3.8 B	4.4 B	3.6 B	4.3 B	6.6 B	ND	4.8 B
Cyanide	200	NA	NA	234	219	28.5	32.7	124	54.5	165	95.2

Notes:

Bold and shaded value indicates concentration exceeds NYSDEC Class GA Standards

ND = Not detected

NA = Not Analyzed

J = Estimated

G = Value considered estimated based on Data Quality Review

E = Report Value is estimated because of the presence of interference

B = Indicates a "trace" concentration below the reporting limit and equal to or above the detection limit

F = Filtered

* = TOGS 1.1.1 Groundwater Effluent Limitations

Attachment to Section IV – Property Information

- Property Description and Environmental Assessment
- Metes and Bounds Description

Attachment to Section IV - Property Information

1. *A metes and bounds description of the property is required if the proposed site boundaries do not correspond to tax map metes and bounds.*

The Site boundary occupies less than its respective tax lots. The approximate Site outline is provided in Figure 2. The crossed out section between the eastern and western sides of the Site represents Site E OU-1, which was previously remediated, and is currently undergoing construction and under a Site Management Plan. A metes and bounds description for the western side of the property (formerly Site E OU-3) is included as an attachment. A metes and bounds description of the entire property will be provided to NYSDEC upon acceptance into the BCP and survey completion.

2. *Is the required property map attached to the application?*

A County Tax Map (with adjacent property owners) is included as Figure 3.

10. *Property Description and Environmental Assessment*

Location

The Site is located in a commercial and industrial area of the Hunts Point section of the Borough of the Bronx. The Site is an approximate 17.25 acre lot within two larger tax lots containing multiple parcels of land and is identified on New York City tax maps as Block 2778, Lot 100 and Block 2775, Lot 279. The Site is bound to the north by a Con Edison Compressor Station in the western portion and by Food Center Drive in the eastern portion, to the east by Food Center Drive, to the south by the Hunts Point Cooperative Market/Nebraskaland and the former Viele Avenue, and to the west by Halleck Street. A USGS Topographic Map is included as Figure 1. A Site plan showing the Site property boundaries is included as Figure 2.

Site Features

The Site is currently occupied by the Baldor Specialty Foods distribution warehouse and parking lot for trucks and tractor-trailers. The eastern portion of Site is capped with asphalt pavement and the refrigerated warehouse. The western portion of Site is uncapped with exposed fill material at the surface and is being used for temporary truck parking. Between the eastern and western sides of the Site is Site E OU-1, which has been previously remediated and is currently undergoing construction and under a Site Management Plan. The Site is completely surrounded with fencing with one gate opening in the southwestern portion of Site along the former Viele Avenue and at the main Baldor security entrance along Food Center Drive. An additional 60 ft x 60 ft area within the former Site E OU-2 parcel is also considered to be part of the Site at 155 Food Center Drive.

Current Zoning and Land Use

The Site contains an asphalt paved parking lot and is improved with two buildings as part of the Baldor Foods distribution facility. A portion of the Site is also vacant and unimproved on Block 2775, Lot 279. It is currently zoned M3-1 (Manufacturing). Surrounding properties include Viele Avenue, Hunts Point Parcel A-2, Nebraskaland and the Hunts Point Cooperative Market to the south, the Hunts Point Produce Market to the north, Dairyland and Hunts Point Parcel D to the east, and mixed industrial and parking to the west. A map showing surrounding property use is included as Figure 5.

Past Use of the Site

Historically, the Site was part of the Consolidated Edison Company of New York, Inc. (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Gas operations included a coke/oven gas plant, a carbureted water gas plant, a light oil plant, and a liquid petroleum production area. In total, approximately 46 buildings or structures existed on the former Con Ed MGP facility that were actively involved in gas production.

Site Geology and Hydrogeology

The Site incorporates approximately 17.25 acres of fairly level land situated in the City of New York, Bronx County, New York. The Site is mapped on the *Central Park, NY and Flushing, NY* Quadrangles of the 7.5 Minute Topographic Map, published by the United States Geological Survey (USGS). Review of the topographic map indicates that the Site is located approximately 14 feet above sea level (NAVD 88).

The soil stratigraphy of Site typically contains a 1-2 ft thick layer of silty sand underlain by fill material including sand, construction and demolition debris, coal ash, incinerator ash, coal, cinders and material significantly impacted by MGP-related waste. The fill material generally ranges from 5-10 ft thick and is underlain by a native clay layer.

Groundwater is encountered approximately 5 ft below grade on Site. Based on the proximity to the Bronx River groundwater is expected to flow to the southeast. A FEMA Floodplain Map is included as Figure 6.

Environmental Assessment

Historic investigations as performed by Henningson, Durham, and Richardson Architecture and Engineering P.C. (HDR) indicate the presence of MGP-related waste within the subsurface of Site. Exceedances of VOCs (MTBE, BTEX and Naphthalene), SVOCs (polycyclic aromatic hydrocarbons (PAHs)), Metals (Arsenic, Barium, Cadmium, Chromium, Lead, and Mercury) and PCBs (Aroclor-1260) were detected in groundwater and soil samples collected across Site. Results of the former investigations are provided in the *Hunts Point Food Distribution Center E OU-3 Extension & Viele Avenue Extension Site Investigation Report, Bronx, NY* submitted by HDR in 2010 and the *Site Investigative Report Operable Unit 3 of Parcel E, Bronx, NY* submitted by HDR in 2007. HDR also performed an investigation on Parcel E OU-2 in 2007. Currently, the metes and bounds of VCP Site E OU-2 include a north-south rectangular

portion of land that is located within the 155 Food Center Drive site boundary. This area was not included as part of the 2007 Site E OU-2 investigation, which focused on the east-west rectangular area immediately adjacent to Food Center Drive.

Based upon the results of the most recent and applicable investigations performed by HDR, concentrations of PAHs were present in all soil and groundwater samples. The E OU-3 Extension and Viele Avenue investigation found that Benzo(a)pyrene in particular was present at elevated levels in all soil samples, with the highest concentration occurring at 26 mg/kg in B-3 (4'-5'), well above the commercial SCO of 1 mg/kg (Figure 7). In the groundwater sample for B-5, naphthalene was detected at its greatest concentration of 970 µg/L, well in exceedance of the AWQS of 10 µg/L. All groundwater samples also had exceedances for lead between 556 µg/L and 8330 µg/L, while the AWQS is only 25 µg/L (Figure 8).

The 2007 E OU-3 site investigation reported the highest detections of PAHs in the surface sample collected from southwest corner of E OU-3 (SS-3). PCBs (Aroclor-1260) were detected in B-9 at 1 mg/kg and SS-2 at 15 mg/kg, well in exceedance of its respective commercial SCO of 1 mg/kg (Figure 9). Noticeable exceedances were detected in the groundwater samples collected from PZ-2, where MTBE was reported at 370 µg/L, above its respective standard of 10 µg/L, and cyanide, which was reported at 234 µg/L and 219 µg/L, above its respective standard of 200 µg/L (Figure 10).

State Certificate of Authorization
No. GA-276945

Engineers
Landscape Architects
Land Surveyors
Planners
Environmental Specialists

Legal Description
Of A Portion
Of
Lot 500, Block 2781
Site "E" OU-3
And
M & R Staging Area
Borough of the Bronx
County of the Bronx
State of New York
TRG No. 03-024

Beginning at a point, said point being the southwesterly corner of land n/f Consolidated Edison Company Property and the easterly sideline of Hunts Point Avenue (100' wide) marked by an iron pipe to be set; thence

1. Along said property of Con. Edison, North 78° 01' 34" East, a distance of 139.32 feet to an iron pipe to be set; thence
2. Still with said lot, South 11° 58' 26" East, a distance of 61.13 feet to an iron pipe to be set; thence
3. Still with said lot, North 78° 01' 34" East, a distance of 64.00 feet to an iron pipe to be set; thence
4. Still with said lot, North 11° 58' 26" West, a distance of 61.13 feet to an iron pipe to be set; thence
5. Still running along land n/f Con Edison, North 78° 01' 34" East, a distance of 612.00 feet to an iron pipe to be set; thence
6. Leaving said lands and running along the westerly sideline of Farragut Street, South 11° 58' 26" East, a distance of 287.13 feet to the northerly sideline of Viele Avenue; thence
7. Along the northerly sideline of Viele Avenue (now vacated), South 78° 01' 34" West, a distance of 940.00 feet to the intersection of said sideline and the easterly sideline of Halleck Street; thence
8. Along the easterly sideline of Halleck Street, North 11° 59' 04" East, a distance of 312.00 feet to its intersection with the southwesterly sideline of Hunts Point Avenue (formerly East Bay Avenue); thence
9. Along said sideline, South 38° 49' 36" East, a distance of 78.50 feet; thence
10. Leaving said sideline and running along an easement line as recorded in Deed Book 366/35, North 51° 10' 24" East, a distance of 100.00 feet to the point of beginning.

Containing 263,616 square feet or 6.05 acres of land, more or less



Lot 500, Block 2781 Site E.doc

Attachment to Section VI – Current Property Owner/Operator Information

- Current Owner
- List of Previous Owners and Operators and their relationship to the Requestor

Attachment to Section VI – Current Property Owner/Operator Information

Block 2781

	Owner	Operator
Lot 500	<p>New York City Department of Small Business Services Andrew Schwartz, Deputy Commissioner 110 William Street New York, NY 10038</p> <p>Ph: (212) 513-6428 Email: aschwartz@sbs.nyc.gov</p>	<p>Baldor Specialty Foods Michael Muzyk, President 155 Food Center Drive Bronx, NY, 10474</p> <p>Ph: (718) 860-9100 Email: michael@baldorfood.com</p>

Block 2775

	Owner	Operator
Lot 279	<p>New York City Department of Small Business Services Andrew Schwartz, Deputy Commissioner 110 William Street New York, NY 10038</p> <p>Ph: (212) 513-6428 Email: aschwartz@sbs.nyc.gov</p>	N/A – Vacant Lot

Attachment to Section VI– Previous Owners and Operators

List of previous owners and operators with names. Description of relationship to requestor.

The requestor is the current owner of the Site and has no relationship to any previous owner or operator of the Site.

Block 2781, Lot 500:

Period	Owners	Address	Relationship to Requestor	Operators	Relationship to Requestor	Address
1924-1970	Consolidated Edison	Unknown	None	Consolidated Edison	None	Unknown
1970-Present	New York City Small Business Services	110 William Street, New York, NY 10038	Same Entity	Baldor Specialty Foods	Lessee	155 Food Center Drive, Bronx, NY 10474

Block 2775, Lot 279:

Period	Owners	Address	Relationship to Requestor	Operators	Relationship to Requestor	Address
1924-1970	Consolidated Edison	Unknown	None	Consolidated Edison	None	Unknown
1970-Present	New York City Small Business Services	110 William Street, New York, NY 10038	Same Entity	None (Vacant Lot)	Not Applicable	Not Applicable

Attachment to Section VII – Requestor Eligibility Information

- Volunteer Statement

Attachment to Section VII – Project Description

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.

The Requestor has never operated the Site and took ownership of the Site subsequent to MGP operations. Any disposal of hazardous waste or discharge of petroleum occurred prior to the Requestor's involvement. Since becoming the owner of the Site, the Requestor has exercised appropriate care with respect to the MGP waste found at the property by taking such steps as subsurface investigation and conceptual remedial design analysis.

Attachment to Section IX – Contact List Information

- Contact List
- Letters from the Project Repositories
 - New York Public Library - Woodstock Branch
 - Bronx Community Board 2

Hunts Point 155 Food Center Drive Contact List Information

Constituency	Title	Contact Person		Local Address		
		First	Last	Street	City, State	Zip
Bronx Community Board 2	Chairperson	Dr. Ian	Anritt	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	District Manager	Ralph	Acevedo	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	Repository			1029 E 163rd Street, Room 202	Bronx, NY	10459
New York Public Library - Woodstock Branch	Repository	Corey	Rodriguez	761 E 160th Street	Bronx, NY	10456
6th Assembly District	NYS Assemblymember	Carmen E.	Arrovo	384 E. 149th Street, Suite 301	Bronx, NY	10455
34th Senate District	NYS Senator	Jeffrey D.	Klein	1250 Waters Place, Suite 1202	Bronx, NY	10461
Borough of the Bronx	Borough President	Ruben	Diaz, Jr.	851 Grand Concourse	Bronx, NY	10451
16th Congressional District	U.S. House of Representatives	José	Serrano	1231 Lafayette Avenue, 4th Floor	Bronx, NY	10474
7th Congressional District	The Honorable	Joseph	Crowley	2800 Bruckner Boulevard	Bronx, NY	10465
	U.S. Senator	Charles	Shumer	780 Third Avenue, Suite 2301	NY, NY	10017
	U.S. Senator	Kristin	Gillibrand	780 Third Avenue, Suite 2601	NY, NY	10017
NYSDEC		Larry	Ennist	625 Broadway	Albany, NY	12233
NYSDEC Region 2 Citizen Participation Specialist		Thomas	Panzone	47-40 21st Street	Long Island City, NY	11101
NYSDEC Project Manager		Ronnie	Lee	625 Broadway	Albany, NY	12233
NYSDOH Public Health Specialist		Stephanie	Selmer	Empire State Plaza, Corning Tower Room 1787	Albany, NY	12237
NYC Mayor	Mayor	Hon. Bill	de Blasio	City Hall	New York, NY	10007
NYC Comptroller	Comptroller	Hon. Scott	Stringer	1 Centre Street	New York, NY	10007
NYC Public Advocate	Public Advocate	Hon. Letitia	James	1 Centre Street, 15th Floor	New York, NY	10007
NYC Department of Environmental Protection	Acting Commissioner	Vincent	Sapienza	59-17 Junction Boulevard	Flushing, NY	11373
Bronx County Clerk's Office		Luis M.	Diaz	851 Grand Concourse Rm. 118	Bronx, NY	10451
NYC Dept. of City Planning	Commissioner	Marisa	Lago	One Fordham Plaza, 5th Floor	Bronx, NY	10458
NYC Office of Environmental Remediation	Director	Dan	Walsh	100 Gold Street - 2nd Floor	New York, NY	10007
NYC Dept. Environmental Protection	Office of Environmental Planning & Assessment	Julie	Stein	96-05 Horace Harding Expressway	Flushing, NY	11373
Bronx 41st Precinct Council	President	Raphael	Salamanca	1035 Long Wood Avenue	Bronx, NY	10459
Con Edison Bronx Public Affairs		Eric	Soto	511 Theodore Fremd Avenue	Rye, NY	10580
FDNY Engine 84 Ladder 48 Battalion 3 Fire Station				1226 Seneca Avenue	Bronx, NY	10474
Bronx County Clerk's Office	County Clerk	Luis M.	Diaz	851 Grand Concourse, Room 118	Bronx, NY	10451
Hunts Point Economic Development Corporation		Sondra	Sanchez	355 Food Center Drive, Suite C-104	Bronx, NY	10474
Hunts Point Awareness Committee				726 Custer Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
New York Daily News				4 New York Plaza	New York, NY	10004
New York Post				1211 Avenue of the Americas	New York, NY	10036
Hoy Nueva York				1 MetroTech Center, 18th Floor	Bronx, NY	11201
El Diario La Prensa				1 MetroTech Center, 18th Floor	Bronx, NY	11201
Hunts Point Express				http://www.huntspointexpress.com/		
Bronx Times Reporter				900 East 132nd Street	Bronx, NY	10454
Bronx News				135 Dreiser Loop	Bronx, NY	10475
NY 1 News				75 Ninth Avenue	New York, NY	10011
Food Bank for NYC	Attn: Executive Director			355 Food Center Drive	Bronx, NY	10474
Hunts Point Produce Market	Executive Administrative Director	Myra	Gordon	101 Food Center Drive, Rm 2A	Bronx, NY	10474
Hunts Point Terminal Market	Attn: Director			772 Edgewater Road	Bronx, NY	10474
Bronx Chamber of Commerce	Hutchinson Metro Center	Nunzio	Del Greco	1200 Waters Place, Suite 106	Bronx, NY	10461
Hunts Point Awareness Committee	Attn: Director			726 Custer Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
		Chris	Pappas	200-240 Food Center Drive	Bronx, NY	10474
Baldor Specialty Foods		Michael	Muzyk	155 Food Center Drive	Bronx, NY	10474
Hunts Point Cooperative Market		Bruce	Reingold	355 Food Center Drive	Bronx, NY	10474
		Ralph	Ferrara	Halleck and Spofford Streets	Bronx, NY	10474
		Ed	Fitzmaurice	510 Food Center Drive	Bronx, NY	10474
		Steve	Bettencourt	800 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				361 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				550 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				410 Halleck Street	Bronx, NY	10474
Resident or Business Owner				1330 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1326 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				1330 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				437 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				433 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				421 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				407 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1335 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				418 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				432 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				421 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				405 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				401 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				1361 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1349 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1339 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1337 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				410 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				412 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1360 Drake Park South	Bronx, NY	10474
Resident or Business Owner				1392 Oak Point Avenue	Bronx, NY	10474
Resident or Business Owner				439 Halleck Street	Bronx, NY	10474
Resident or Business Owner				490 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				420 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				402 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				494 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				338 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1330 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				327 Longfellow Avenue	Bronx, NY	10474
Resident or Business Owner				1321 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				318 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				322 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				324 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				330 Bryant Avenue	Bronx, NY	10474
Resident or Business Owner				1340 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1360 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1368 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				1367 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1361 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				304 Whitier Street	Bronx, NY	10474
Resident or Business Owner				310 Whitier Street	Bronx, NY	10474
Resident or Business Owner				1380 East Bay Avenue	Bronx, NY	10474
Resident or Business Owner				367 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				363 Hunts Point Avenue	Bronx, NY	10474
Resident or Business Owner				341 Halleck Street	Bronx, NY	10474
Resident or Business Owner				321 Halleck Street	Bronx, NY	10474
Resident or Business Owner				311 Halleck Street	Bronx, NY	10474
Resident or Business Owner				307 Halleck Street	Bronx, NY	10474
Resident or Business Owner				301 Halleck Street	Bronx, NY	10474
Resident or Business Owner				318 Drake Street	Bronx, NY	10474
Resident or Business Owner				350 Drake Street	Bronx, NY	10474
Resident or Business Owner				1340 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1370 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1380 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				1390 Viele Avenue	Bronx, NY	10474
Resident or Business Owner				287 Halleck Street	Bronx, NY	10474
Resident or Business Owner				281 Halleck Street	Bronx, NY	10474
Resident or Business Owner				275 Halleck Street	Bronx, NY	10474
Resident or Business Owner				212 Drake Street	Bronx, NY	10474
Resident or Business Owner				275 Drake Street	Bronx, NY	10474
Resident or Business Owner				271 Drake Street	Bronx, NY	10474
Resident or Business Owner				278 Drake Street	Bronx, NY	10474
Resident or Business Owner				1280 Ryava Avenue	Bronx, NY	10474
Resident or Business Owner				2 Farragut Street	Bronx, NY	10474
Resident or Business Owner				Bronx River Avenue	Bronx, NY	10473
Resident or Business Owner				Randall Avenue	Bronx, NY	10473



New York
Public
Library

July 25, 2017

Dear Mr. McCarty,

The Woodstock Branch of the New York Public Library, located at 761 East 160th Street, Bronx, has agreed to serve as the document repository for the projects referenced below within the Hunts Point Food Distribution Center.

- Parcel A-2
- Parcel D
- Parcel E-2
- Railroad Right-of-Way
- Viele Avenue
- 155 Food Center Drive
- 355 Food Center Drive
- 400 Food Center Drive
- 600 Food Center Drive

Kindest Regards,

Corey Rodriguez

Library Manager

T 718-665-6255

Coreyrodriguez@nypl.org

Bronx Community Board #2

Borough President Ruben Diaz, Jr.

1029 East 163rd St.

Bronx, NY 10459

718-328-9125 • 718-991-4974 Fax

E-mail: brxcb2@optonline.net



Roberto Crespo
Chairperson



Ralph Acevedo
District Manager

June 30th 2017

Tracey Bell
Vice President
New York City Economic Development Corporation
110 William Street, 3rd Floor
New York, NY 10038

Subject: **Bronx Community Board #2 Repository for Hunts Point Brownfield Cleanup Program Documentation**

Dear Ms. Bell,

This letter will serve as the approval for Bronx Community Board This letter will serve as the approval for the Bronx Community Board (CB) #2 to act as the document repository for Hunts Point Brownfield Cleanup Program Sites. We understand that documents will be sent to the CB by either NYCEDC or directly by your consultant. The CB will hold the documents and allow the public to review them for information and also during public comment periods to allow comments to be provided. Documents can be provided in paper copy, as a CD or both depending on our space for storage. The CB are under no legal obligation to hold these documents and are performing this as a voluntary public service. NYCEDC will notify the CB when each individual site receives a Certificate of Completion (COC) and at that time the CB may discard all documents for that specific Site.

Should you have any questions or need further information, please feel free to contact District Manager Ralph Acevedo at (718) 328 9125 or at ralacevedo@cb.nyc.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto Crespo".

Roberto Crespo
Chairman

A handwritten signature in blue ink, appearing to read "Rafael Acevedo".

Rafael Acevedo
District Manager

Attachment to Section X – Land Use Factors

- Summary of Current Business Operations or Uses
- Summary of Proposed Use
- New York City Planning Commission Zoning Map

6c

Attachment to Section X – Land Use Factors

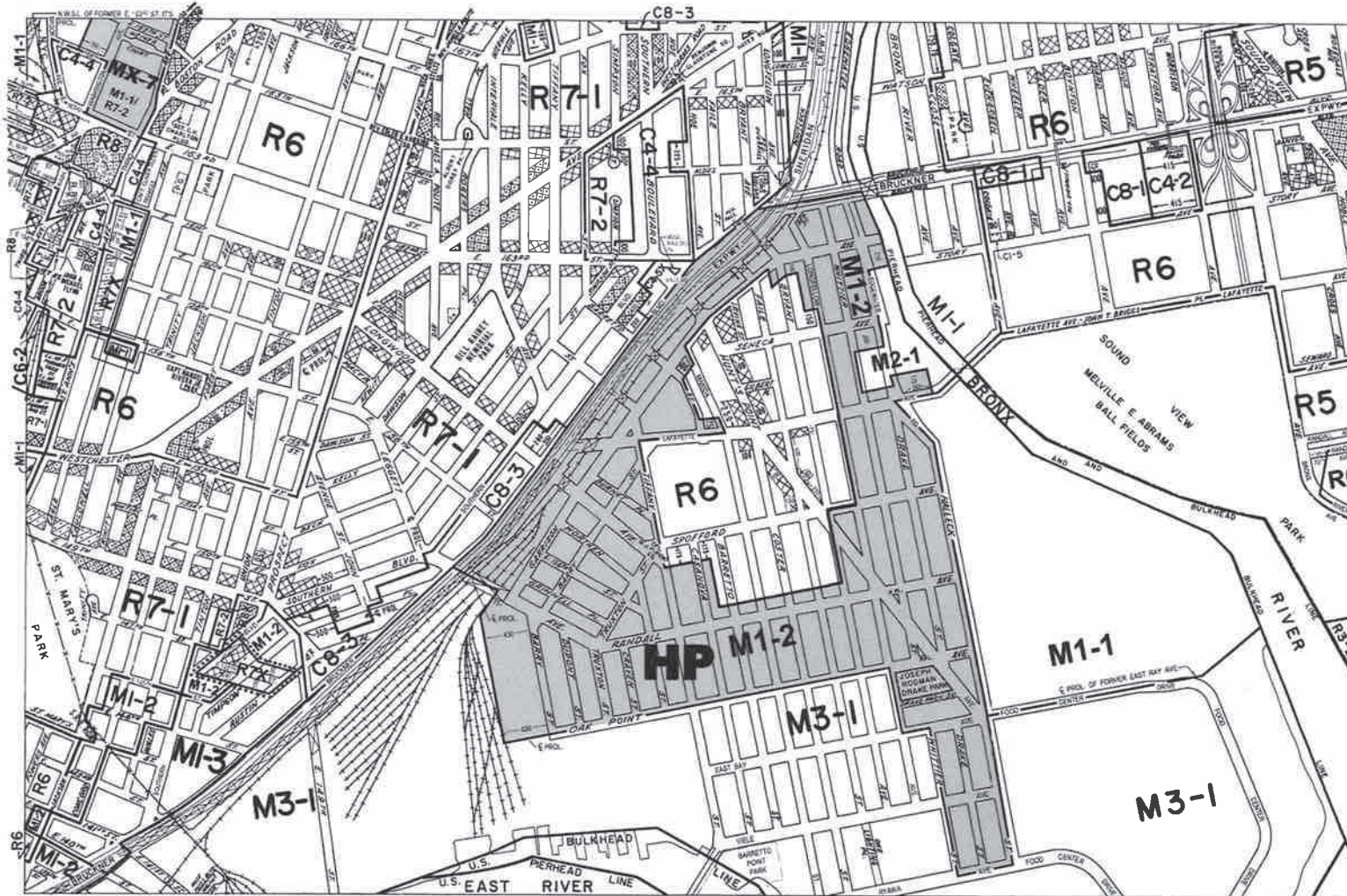
- 2. Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.*

The Site is currently vacant and unimproved with any structures on the western side. The Site is currently operating as a food processing facility and warehouse on the eastern side. The Site was historically part of the Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Previous onsite investigations indicate the presence of the two major byproducts of MGP operations within the subsurface: coal tar and purifier waste.

- 3. Attach a statement detailing the specific proposed use.*

The proposed development project consists of a commercial refrigerated warehouse with onsite parking.



Click blue outline on map to view diagram of proposed zoning change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
-  SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
-  AREA(S) REZONED

Effective Date(s) of Rezoning:
10-27-2016 C 160251 ZMX

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.











MAP KEY

3b	3d	4b
6a	6c	7a
6b	6d	7b

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ZONING MAP 6c

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

-  C1-1
-  C1-2
-  C1-3
-  C1-4
-  C1-5
-  C2-1
-  C2-2
-  C2-3
-  C2-4
-  C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

Topographic Survey
