

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

- Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach a metes and bounds description of the property.
- Is the required property map attached to the application? Yes No
(application will not be processed without map)
- Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? Yes No
(See [DEC's website](#) for more information)
If yes, identify census tract : _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%
- 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: _____
- Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No
- 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? Yes No
If yes, attach relevant supporting documentation.
- Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

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>
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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>
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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: CB PB JD SF _____

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
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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
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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 VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

Yes No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type:_____ EPA ID Number:_____ Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order #_____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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

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

Section X. Land Use Factors

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Owner (title) of 622 West 51st Street Holdings, LLC(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 [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: 8/6/18 Signature: Chris Barry

Print Name: Christopher S. Barry

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:

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

PART A:
SUPPLEMENTAL INFORMATION

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part A - Section I. Requestor Information

The Requestor, 622 West 51st Street Holdings, LLC, has entered into a long-term ground-lease on the two contiguous tax lots known by the addresses 631 West 50th Street and 622 West 51st Street in New York, New York (the “site”), and more specifically identified as Block 1098, Lots 15 and 48. The Requestor is a Delaware limited liability company, authorized to do business in New York. Attached as Exhibit I is the Requestor’s verification of qualification to do business in New York.

Pursuant to ECL § 27-1405(1), requestor is properly designated as a Volunteer because its liability will arise solely from its ownership acquired after the disposal/discharge of contamination and because it has taken and will take reasonable steps to (i) stop any continuing release, (ii) prevent any threatened future release, and (iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination. The Requestor became ground lessor of the property commencing in November 2017. Prior to that time, Requestor had no involvement with the site and has no relationship to the current owner, other than by way of a long-term ground lease agreement.

Corporate Ownership Information

622 West 51st Street Holdings, LLC c/o LSC Development, LLC

OWNER NAME	ADDRESS
Christopher S. Barry	777 Lake Zurich Road, #195 Barrington, IL 60010
Jean L. Jodoin	777 Lake Zurich Road, #195 Barrington, IL 60010

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

EXHIBIT I:

NEW YORK STATE DEPARTMENT OF STATE ENTITY INFORMATION



Services News Government Local

NYS Department of State Division of Corporations Entity Information

The information contained in this database is current through January 26, 2018.

Selected Entity Name: 622 WEST 51ST STREET HOLDINGS, LLC

Selected Entity Status Information

Current Entity Name: 622 WEST 51ST STREET HOLDINGS, LLC

DOS ID #: 5195093

Initial DOS Filing Date: AUGUST 31, 2017

County: NEW YORK

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O CT CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

Registered Agent

C T CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

*Stock Information

# of Shares	Type of Stock	\$ Value
No Information Available		

Name History

Filing Date	Name Type	Entity Name
AUG 31, 2017	Actual	622 WEST 51ST STREET HOLDINGS, LLC

*Stock information is applicable to domestic business

corporations.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part A - Section II. Project Description

The purpose of the environmental investigation and remediation is to support the proposed development of the site for use as a commercial self-storage facility. The project scope of work is anticipated to include the following:

- Soil investigation and delineation, including the installation of soil borings, to investigate soil impacts associated with former historic operations and urban fill materials;
- Groundwater investigation and delineation via the installation and sampling of temporary monitoring wells to evaluate groundwater impacts associated with former historic operations and urban fill materials;
- Preparation of a Soil Management Plan for the management of surplus soil, which includes historic fill, generated during the excavation of the foundation for the proposed self-storage facility.
- Obtain a groundwater dewatering permit to managed and properly discharge groundwater generated during site dewatering to facilitate construction of the new building.
- Mitigation of potential vapor intrusion concerns via the installation of a vapor barrier in the proposed self-storage building. Indoor air quality monitoring will be completed following the construction of the new site building.

The estimated project schedule is summarized in the following table:

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

ACTIVITIES	START	END
<u>Remedial Investigation</u>		
Submit Remedial Investigation Work Plan	-	07/30/2018
Comment Period and NYSDEC Review (30 days)	07/31/2018	08/28/2018
Implement Additional Remedial Investigation	09/04/2018	10/02/2018
<u>Remedial Investigation Report (RIR)/ Alternatives Analysis (AA) / Remedial Action Plan (RAP)</u>		
Prepare RIR / AAR / RAP	10/03/2018	01/03/2019
Submit RIR / AAR / RAP to NYSDEC	-	01/10/2019
Comment Period and NYSDEC Review (60 days)	01/11/2019	03/12/2019
VERTEX Response to NYSDEC RIR / AAR / RAP Comments	03/13/2019	03/20/2019
NYSDEC Review of Vertex Response to RIR / AAR / RAP Comments	03/21/2019	03/28/2019
RIR / AAR / RAP Approved by NYSDEC	-	04/04/2019
<u>Remediation Work</u>		
Implement Remediation	04/08/2019	09/16/2019
Prepare Final Engineering Report (FER), Site Management Plan (SMP) and Environmental Easement (EE)	09/17/2019	12/13/2019
Submit FER / SMP / EE to NYSDEC	--	12/17/2019
Comment Period and NYSDEC Review (60 days)	12/18/2019	02/16/2020
VERTEX Response to NYSDEC FER, SMP and EE Comments	02/17/2020	02/24/2020
NYSDEC Review of VERTEX Response to FER / SMP / EE Comments	02/25/2020	03/03/2020
Certificate of Completion	-	03/17/2020

Part A – Section III. Property’s Environmental History

Included with this BCP application (electronic format only) is the Phase I Environmental Site Assessment (ESA) and Phase II Limited Site Investigation (LSI), prepared by Vertex Engineering, PC (VERTEX) and dated October 5, 2017. In addition, figures depicting sample results for soil vapor, soil, and groundwater are included as an attachment.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (RECs) in connection with the site. The Phase I ESA revealed the following RECs associated with the site.

- The historical industrial uses of the site.
- The historical presence of above ground storage tanks (ASTs) on-site without closure documentation.
- Surface staining adjacent to the hydraulic lifts, which included underground hydraulic oil piping.
- Active release cases associated with the crossgradient Con Edison substation to the south.
- The generation of large quantities of spent halogenated solvents associated with the upgradient Manhattan Motorcars property to the east/southeast.

The following environmental concern was identified during this assessment:

- The active New York City Office of Environmental Remediation (NYCOER) E-Designation associated with the site.
- The presence of four monitoring wells, the purpose of which is not known.

The Phase II LSI targeted areas of the site most likely to have been impacted by the RECs identified above and included soil sampling, groundwater sampling, and soil gas sampling. Site soil, groundwater, and soil gas were found to be impacted as a result of the former industrial operations. In addition, site-wide historic urban fill material was identified. Site impacts consist of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. No evidence of separate phase impacts to groundwater were identified during the Phase II LSI. Further discussions regarding the Phase I ESA and Phase II LSI can be found in Section IV below.

Part A – Section IV. Property Information

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

The following section provides a summary of the property description and environmental assessment, in accordance with the NYSDEC's *Instructions for Completing a BCP Application*.

Location

The site is located in a mixed commercial and residential area. The property address is 631 West 50th Street and 622 West 51st Street, New York, New York 10019. The property consists of two contiguous parcels identified by the New York City Department of Finance as Block 1098, Lots 15 and 48. The site is located on the north side of West 50th Street, east of 11th Avenue, the south side of West 51st Street, and west 12th Avenue (aka Joe DiMaggio Highway). The approximate site area is 25,140 square feet (0.58 acres).

Site Features

The site is currently utilized as a public parking lot and is entirely paved with asphalt. A small kiosk is present for the parking attendant. Operations include parking and retrieval of vehicles for public citizens. Several of the vehicles are stored on aboveground hydraulic lifts located on the eastern and western portions of the site.

Current Zoning and Land Use

Based on a review of the New York City Department of City Planning Zoning and Land Use (ZoLa) mapping program, the site is zoned M2-4. The M2 (manufacturing) zoning is described as a middle ground between light and heavy industrialized areas. Required performance standards (minimum requirement or maximum allowable limit on noise, vibration, smoke, odor and other effects of industrial uses) in all M2 districts are lower than M1 districts. Except when M2 uses border on a residence district, higher levels of noise and vibration are allowed, smoke is permitted, and industrial activities need not be entirely enclosed. Parking requirements vary

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

according to use and are the same as for the M1 and M3 districts. M2-4 districts, mapped only in Manhattan, are exempt from parking requirements.

The surrounding area consists of commercial and residential buildings.

New York State Environmental (EN) Zone

The site is mapped within a New York State Environmental (EN) Zone. The census tract is number 135. A figure depicting the mapping of the site within an EN-zone is included as Figure 6.

Past Use of the Site

According to a Phase I ESA and Phase II LSI (VERTEX, October 2017), the earliest identified use of the site included a stone yard in the 1890s. From the early 1900s to the 1970s, the site was developed with a commercial structure. Notable tenants during this time included a piano factory (1911-1927), a bindery company (1963-1978), a pipe fittings company (1938-1947), a chromium plating operation (1938), starches and adhesives companies (1950-1963), a latex and chemical corporation (1968), and adhesives and starches manufacturers (1930s to 1960s). The site building was demolished in the mid to late-1970s and the site has remained a parking lot since this time.

Review of historic fire insurance maps identified a tank and a large reservoir of unknown contents depicted in a basement in the eastern portion of the site in 1930 and 1950. A geophysical investigation was conducted of accessible areas of the site in September 2017. No anomalies indicative of USTs or other subsurface structures were identified during the geophysical evaluation.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Site Geology and Hydrogeology

Based upon the findings of the Phase II LSI (VERTEX, October 2017) and the *Geotechnical Engineering Report* prepared by AKRF, Inc. (AKRF) and dated September 7, 2017, subsurface soils at the site consist of brown sands, underlain by historic fill materials, underlain by red/brown sandy silts and clay with gravel. Groundwater was encountered between 2 feet below ground surface (bgs) and 6.5 feet bgs. Historic fill materials were observed at depths of approximately 0.5 to 5.5 feet bgs. Historic fill materials included sand, brick, gravel, glass, tile, plastic, and coal ash. Bedrock was encountered between 2 feet bgs and 18 feet bgs at the site.

The groundwater flow direction at the site has not been confirmed through the installation and surveying of permanent monitoring wells, although it is inferred to flow the west-northwest, based on local topography and the location of the closest water body in relation to the site. In addition, the Phase I ESA and Phase II LSI (VERTEX, October 2017) identified a regulatory database listing for the adjoining property to the east, located at 709 11th Avenue, which reported a groundwater flow direction towards the northwest.

Environmental Assessment

The impacted media and primary contaminants of concern are discussed below. The information is based on the subsurface investigations performed by VERTEX and documented in the Phase I ESA and Phase II LSI (VERTEX, October 2017). The Phase I ESA and Phase II LSI was conducted as a component of environmental due diligence in support of the planned execution of a long-term ground lease by 622 West 51st Street Holdings, LLC.

Soil — Site-wide historic fill materials were identified in all soil borings (VTX-1 through VTX-7) advanced at the site during VERTEX's September 2017 Phase II LSI.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

No VOCs, polychlorinated biphenyls (PCBs), or hexavalent chromium were detected at concentrations above the NYSDEC Restricted Commercial Criteria (NY-RESC), Restricted Industrial Criteria (NY-RESI), Residential Criteria (NY-RESR), Restricted Residential Criteria (NY-RESRR), Groundwater Criteria (NY-RESGW) or Unrestricted Use Criteria (NY-UNRES).

Polycyclic Aromatic Hydrocarbons (PAHs) are found in the northwest and central portions of the site. Specifically, soil samples reported benzo(a)anthracene, benzo(b)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene at concentrations exceeding the NY-UNRES, NY-RESGW, NY-RESRR, and the NY-RESR; however, the concentrations did not exceed the NY-RESC or NY-RESI. Benzo(k)fluoranthene was detected at a concentration which exceeds the NY-UNRES, NY-RESGW, and the NY-RESR. Dibenzo(a,h)anthracene was detected at a concentration, which exceeds the NY-UNRES, NY-RESR, and NY-RESRR. Benzo(a)pyrene was detected at a concentration which exceeds the NY-UNRES, NY-RESGW, NY-RESRR, NY-RESR, NY-RESC, and NY-RESI.

Cadmium was present at a concentration of 2.68 milligrams per kilogram (mg/kg) which exceeds the NY-UNRES and NY-RESR. Copper was present at concentrations up to 161 mg/kg, which exceeds the NY-UNRES of 50 mg/kg. Lead was present in four samples at concentrations which exceed the NY-UNRES. One sample, was found to have a concentration of lead at 406 mg/kg, which also exceeds the NYRESR (400 mg/kg) and NY-RESRR (400 mg/kg). Mercury was present in samples at concentrations which exceeded the NY-UNRES standard of 0.18 mg/kg. Zinc was present at concentrations up to 182 mg/kg which exceeded the NY-UNRES standard of 109 mg/kg.

Groundwater – No VOCs, SVOCs, PCBs, or hexavalent chromium were identified at concentrations exceeding the NYSDEC Ambient Water Quality Standards (AWQS) in groundwater samples collected at the site to date.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Soil Vapor – Six soil vapors were collected at the site and were spaced to provide coverage of the entire site. Chlorinated volatile organic compounds (cVOCs) were detected in five of the six sampling locations. Specifically, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride were detected above the New York State Department of Health (NYDOH) Guidance Criteria. The cVOCs may be emanating from a nearby off-site source.

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

PART B:
SUPPLEMENTAL INFORMATION

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part B - Section VI. Current Property Owner/Operator Information

The Requestor is a ground lessee of the site pursuant to a 99-year ground lease commencing November 7, 2017. Requestor has no relationship with the current owner, other than as lessor and lessee.

The following table provides a summary of the previous owner/operators for the site.

NAME OF PREVIOUS OWNERS	ADDRESS / PHONE NUMBERS	DATES OF OWNERSHIP	RELATIONSHIP TO REQUESTER
LOT 48			
JAFROG REALTY, LLC	c/o Parkit Management 250 West 26 th Street New York, NY 10001	3/30/2005 to present	None
FULL GOSPEL NEW YORK CHURCH-ASSEMBLIES OF GOD	130-30 31 st Street Avenue Flushing, NY 11354	11/1/1983 to 3/30/2005	None
CITY OF NEW YORK	City Hall 250 Broadway New York, NY 10007	6/28/1982 to 11/1/1983	None
COMMISSIONER/FINANCE	1 Centre Street, Floor 22 New York, NY 10007	9/24/1980 to 6/28/1982	None
COMMISSIONER FINANCE NYC	1 Centre Street, Floor 22 New York, NY 10007	4/10/1974 to 9/24/1980	None
BIENSTOCK, WILLIAM H	2175 Ryer Avenue Bronx, NY 10457	3/29/1974 to 4/10/1974	None
FEIN, MITCHEL	880 Fifth Avenue New York, NY 10021	5/4/1970 to 3/29/1974	None
J A J CARPET MART INC	225 West 57 th Street New York, NY 10019	5/4/1970 to 5/4/1970	None
MAIDMAN, IRVING	North Broadway (no street number) Upper Nyack, New York	Unknown to 5/4/1970	None

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

NAME OF PREVIOUS OWNERS	ADDRESS / PHONE NUMBERS	DATES OF OWNERSHIP	RELATIONSHIP TO REQUESTER
LOT 15			
JAFROG REALTY, LLC	c/o Parkit Management 250 West 26 th Street New York, NY 10001	3/30/2005 to present	None
FULL GOSPEL NEW YORK CHURCH-ASSEMBLIES OF GOD	130-30 31 st Street Avenue Flushing, NY 11354	11/1/1983 to 3/30/2005	None
CITY OF NEW YORK	City Hall 250 Broadway New York, NY 10007	5/25/1978 to 11/1/1983	None
COMMISSIONER/FINANCE	1 Centre Street, Floor 22 New York, NY 10007	4/10/1974 to 5/25/1978	None
BIENSTOCK, WILLIAM H	2175 Ryer Avenue Bronx, NY 10457	3/29/1974 to 4/10/1974	None
FEIN, MITCHEL	880 Fifth Avenue New York, NY 10021	5/4/1970 to 3/29/1974	None
J A J CARPET MART INC	225 West 57 th Street New York, NY 10019	5/4/1970 to 5/4/1970	None
MAIDMAN, IRVING	North Broadway (no street number) Upper Nyack, New York	4/2/1969 to 5/4/1970	None
MAIDMOR REALTY CORP	1465 Broadway New York, NY 10036	3/21/1969 to 4/2/1969	None
MAIDMAN, IRVING	North Broadway (no street number) Upper Nyack, New York	Unknown to 3/21/1969	None

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

NAME OF PREVIOUS OPERATORS	ADDRESS / PHONE NUMBERS	DATES OF OPERATION	RELATIONSHIP TO REQUESTER
LOTS 15 & 48			
622 West 51st Street Holdings, LLC	777 Lake Zurich Road, #195 Barrington, IL 60010	Ground lessor commencing 11/7/2017	Requestor
Parkit Management	250 West 26 th Street New York, NY 10001	3/30/2005 to 11/7/2017	None
All State Auto Rental	629 W. 50 th Street, New York, NY	circa 2010 to circa 2014	None
GTM Bindery Corp.	622 W. 51 st Street, New York, NY	circa 1973 to circa 1978	None
J.P. Bindery Inc.	622 W. 51 st Street, New York, NY	circa 1973 to circa 1983	None
International Latex & Chemical Corp.	630 W. 51 st Street, New York, NY	circa 1968 to circa 1973	None
Barth Bindery Service Inc.	622 W. 51 st Street, New York, NY	circa 1968 to circa 1973	None
Thurston & Bradich Division of Morningstar Paisley	630 W. 51 st Street, New York, NY	circa 1963 to circa 1968	None
Morningstar Aisley Inc.	630 W. 51 st Street, New York, NY	circa 1963 to circa 1968	None
Federal Adhesives Corp.	630 W. 51 st Street, New York, NY	circa 1963 to circa 1968	None
Precision Bindery Service Inc.	622 W. 51 st Street, New York, NY	circa 1963 to circa 1968	None
Artcraft Radiator Enclosure Co.	630 W. 51 st Street, New York, NY	circa 1947 to circa 1963	None
Artcraft Mantel Co.	630 W. 51 st Street, New York, NY	circa 1947 to circa 1963	None
Aroostook Potato Products,	630 W. 51 st Street, New York, NY	circa 1942 to circa 1963	None
Schill & Buford Inc. Pipe & Fittings	622 W. 51 st Street, New York, NY	circa 1942 to circa 1968	None

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Morningstar Nicol Inc. Starches and Dextrines, Paisley Products Inc.	630 W. 51 st Street, New York, NY	circa 1938 to circa 1963	None
Bway Chromium Plating Inc.	626 W. 51 st Street, New York, NY	circa 1938 to circa 1942	None
Buford Inc. Pipe and Fitting	622 W. 51 st Street, New York, NY	circa 1938 to circa 1942	None
Milton Piano Co	626 W. 51 st Street, New York, NY	circa 1927 to circa 1938	None
Allen G. Pianos	628 W. 51 st Street, New York, NY	circa 1927 to unknown	None
United Piano String Co.	631 W. 50 th Street, New York, NY	circa 1923 to circa 1927	None
Conron Bros Garage	628 W. 51 st Street, New York, NY	Circa 1920 to circa 1923	None
Auto Pneumatic Action Co. Piano Factory	622-628 W. 51 st Street, New York, NY	Circa 1911 to circa 1920	None

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part B Section VII. Requestor's Eligibility Information

The Requestor is ground lessee of the site by way of a long-term ground lease agreement commencing November 7, 2017. In addition, the property owner has prepared a letter stating that the Requestor, consultants, and NYSDEC have the adequate rights to the property through the duration of the remedial activities. A copy of the access agreement and property owner letter are included as Exhibit 2.

Please refer to Part A - Section I. of this document, Requestor Information, for supplemental information regarding why the Requestor should be considered a volunteer to the BCP.

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

EXHIBIT 2:
ACCESS AGREEMENT

JAFROG REALTY LLC
c/o Parkit Management
250 West 26th Street
New York, NY 10001

August 10, 2018

622 West 51st Street Holdings, LLC
c/o LSC Development, LLC
777 Lake Zurich Road, #195
Barrington, Illinois 60010
Attn: Christopher Barry

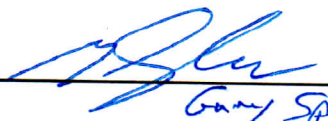
Re: 622 West 51st Street, New York, New York

Dear Mr. Barry:

This letter confirms that 622 West 51st Street Holdings, LLC, their consultants and the New York State Department of Environmental Conservation (NYSDEC) have access to the above-referenced site to implement any investigation or remedial work required by the NYSDEC pursuant to the Brownfield Cleanup Program (the "BCP"), and otherwise to comply with all obligations under the Brownfield Cleanup Agreement (the "BCA"), including the recording of an environmental easement, if required, from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

Very truly yours,
JAFROG REALTY LLC

By: _____


Gary Spikolla
Mgt Member

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part B Section IX. Site Contact List Information

Chief Executive Officers

New York City:

Mayor Bill de Blasio
City Hall
New York, NY 10007

Borough of Manhattan:

Borough President
Gale A. Brewer
1 Centre Street
19th Floor
New York, NY 10007
Telephone: 212-669-8300
Fax: 212-669-4305

Planning Board Chairperson

New York City:

Carl Weisbrod, Chairman
New York City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271
Telephone: 212-720-3300
Fax: 212-584-8628

New York State Department of Environmental Conservation

Site Control Section

Attn: Lexy Servis
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Adjoining Property Owners

Property address **629 West 51st Street**
Block 1099
Lot 14
Owner Full name 51st Street Realty Inc.
Address 625 West 51st Street
City state zip New York, NY 10019

Property address **625 West 51st Street**
Block 1099
Lot 17
Owner Full name 51st Street Realty Inc.
Address 625 West 51st Street
City state zip New York, NY 10019

Property address **623 West 51st Street**
Block 1099
Lot 19
Owner Full name Michael Borrico
Address 623 West 51st Street
City state zip New York, NY 10019

Property address **621 West 51st Street**
Block 1099
Lot 20
Owner Full name Key 621 West 51st Street Realty Company LLC
Address 141 Washington Avenue, Suite 100
City state zip Lawrence, NY 11559

Property address **614 West 51st Street**
Block 1098
Lot 42
Owner Full name Josselyn Estates, LTD
Address 30 East 76th Street, 4th Floor
City state zip New York, NY 10021

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Property address **623 West 50th Street**
Block 1098
Lot 20
Owner Full name Josselyn Estates, LTD
Address 30 East 76th Street, 4th Floor
City state zip New York, NY 10021

Property address **683 11th Avenue**
Block 1097
Lot 11
Owner Full name Hudson Transmission Partners, LLC
Address 501 Kings Highway East, Suite 300
City state zip Fairfield, CT 06825

Property address **637 West 50th Street**
Block 1098
Lot 11
Owner Full name Big Outdoor OPCO, LLC
Address 2315 Routh Street
City state zip Dallas, TX 75201

Property address **634 West 51st Street**
Block 1098
Lot 51
Owner Full name Enterprise 51 Parking LLC
Address 200 East 69th Street
City state zip New York, NY 10021

Water Service:

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 11th Floor
Flushing, NY 11373

Contact List Requests

No one has requested to be placed on the contact list.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Local News Media for Public Announcements

METRO NY
120 Broadway, 6th Floor
New York, NY 10271
718-600-8176

School and Day Care Facility Administrators

Park West Educational Campus

Ms. Deonne Martin, Principal
525 W. 50th Street
New York, NY 10019
(646) 557-2840

Mather Building Arts & Craftsmanship High School

Mr. Larry Gabbard, Principal
439 West 49th Street
New York, NY 10019
(212) 399-3520

Local Document Repository

Science, Industry and Business Library
188 Madison Avenue
New York, NY 10016
(917) 275-6975

A copy of the approval email received from Mr. John Balow, Coordinator for Depository Programs, New York Public Library acknowledging its agreement to act as the document repository for the site is included in Exhibit 3.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Community Board

Manhattan Community Board 4

330 West 42nd Street

New York, NY 10036

(212) 736-4536

jbodine@cb.nyc.gov

A copy of the approval email from Mr. Jesse Bodine, District Manager, Manhattan Community Board 4 acknowledging its agreement to act as the document repository for the site is included in Exhibit 3.

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

EXHIBIT 3:
DOCUMENT REPOSITORY CONFIRMATIONS

From: [Peter Morris -- Vertex](#)
To: ["John Balow"](#)
Subject: RE: Document Repository Request - Environmental Cleanup
Date: Friday, April 20, 2018 2:25:37 PM

John,

I'm following up on the request for the Science, Industry and Business Library to act as a document repository. Either location you presented should meet the requirements of the BCP program.

The Vertex Companies, Inc. (VERTEX) will be conducting an environmental cleanup at a site in Manhattan, NY. The cleanup will be conducted under the oversight of the New York State Department of Environmental Conservation (NYSDEC), in their Brownfield Cleanup Program (BCP). As part of the BCP application process, VERTEX is to obtain approval from the local library to act as a document repository.

Brownfield Site Location:

-

631 West 50th Street and 622 West 51st Street
New York, New York
Block 1098, Lots 15 and 48
0.58 acres

The site parcels are currently utilized as a public parking lot and is entirely paved with asphalt.

Volume and Nature of Documentation:

The following reports and documentation are required to be submitted to the NYSDEC as part of the environmental cleanup in the BCP. These documents would need to be maintained in the document repository. The estimated number of pages is based on a typical environmental report.

- Application and Worksheet with appendices (50-100 pages)
- Approval and correspondence from NYSDEC
- Brownfield Cleanup Agreement (50-100 pages)
- Citizen Participation Plan (100-200 pages)
- Remedial Investigation Work Plan (200-300 pages)
- Remedial Investigation Report (1,000-1,500 pages)
- Remedial Action Work Plan (100-200 pages)
- Site Management Plan (100-200 pages)
- Final Engineering Report (1,000-2,000 pages)

These documents would be provided in print and bounded reports, with a CD included. As we move through the project, we have the ability to potentially remove some of the earlier submitted reports and replace them with the most up-to-date document. That approval would need to come from the NYSDEC. I don't know for sure how large the repository will grow, as we will have to discuss with the

NYSDEC case manager that is assigned to the cleanup. I would think that we can stay in touch during the process and if you request that document space is needed, we will forward that request to the NYSDEC. My experience is that the case managers understand the limitations of the community boards and can make decisions accordingly. My sense is that the repository would stay in the 1,000 to 2,000-page range.

I am requesting approval and an acknowledgement from the library indicating that it agrees to act as the document repository for the project.

Thank you very much for your assistance, and please feel free to contact me if you have any additional questions.

Peter Morris

PROJECT MANAGER

O: 732.391.1646 | C: 609.661.5017 | VERTEXENG.COM

THE VERTEX COMPANIES, INC.
20 GIBSON PLACE, SUITE 201
FREEHOLD, NJ 07728

From: John Balow [mailto:johnbalow@nypl.org]

Sent: Friday, February 09, 2018 12:51 PM

To: Peter Morris -- Vertex <pmorris@vertexeng.com>

Subject: Re: Document Repository Request - Environmental Cleanup

Great. Thanks. Let me know about the repository location decision.

John

On Fri, Feb 9, 2018 at 12:48 PM, Peter Morris -- Vertex <pmorris@vertexeng.com> wrote:

John,

Thank you for giving me a call back regarding the request for Business and Science Library to act as a document repository for our project. I will confirm if the the two locations you presented (34th Street and Madison or 42nd and 5th) will meet the requirements of the Brownfield Cleanup Program (BCP) and will be back in touch with you.

Regards
Pete

Peter Morris

PROJECT MANAGER

O: [732.391.1646](tel:732.391.1646) | C: [609.661.5017](tel:609.661.5017) | VERTEXENG.COM

THE VERTEX COMPANIES, INC.
[20 GIBSON PLACE, SUITE 201](#)
[FREEHOLD, NJ 07728](#)

If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at info@vertexeng.com, and do not use or disseminate such information.

From: Jesse Bodine
To: [Peter Morris -- Vertex](#)
Cc: [Pretente, Janine](#); [Gonzalez, Nelly \(CB\)](#)
Subject: RE: Document Repository Request - Environmental Cleanup
Date: Thursday, July 19, 2018 10:12:38 AM

Acknowledged and I agree.

Jesse Bodine
District Manager
Manhattan Community Board 4
330 West 42 Street, 26th Floor
New York, New York 10036
Phone: 212-736-4536, Ext 27
Fax: 212-947-9512
jbodine@cb.nyc.gov

From: Peter Morris -- Vertex [pmorris@vertexeng.com]
Sent: Tuesday, July 17, 2018 4:22 PM
To: Jesse Bodine
Cc: Pretente, Janine; Gonzalez, Nelly (CB)
Subject: RE: Document Repository Request - Environmental Cleanup

Hello,

I am following up on the request below. Please advise if the community board agrees to act as a document repository for this project.

Please feel free to contact me with any questions.

Thank you.
Pete

Peter Morris

PROJECT MANAGER

O: 732.391.1646 | C: 609.661.5017 | VERTEXENG.COM

THE VERTEX COMPANIES, INC.
20 GIBSON PLACE, SUITE 201
FREEHOLD, NJ 07728

From: Peter Morris -- Vertex
Sent: Friday, April 20, 2018 2:26 PM
To: 'jbodine@cb.nyc.gov' <jbodine@cb.nyc.gov>
Subject: Document Repository Request - Environmental Cleanup

Community Board 4:

The Vertex Companies, Inc. (VERTEX) will be conducting an environmental cleanup at a site in Manhattan, NY. The cleanup will be conducted under the oversight of the New York State Department of Environmental Conservation (NYSDEC), in their Brownfield Cleanup Program (BCP). As part of the BCP application process, VERTEX is to obtain approval from the local community board to act as a secondary document repository. VERTEX is working to obtain approval from the Science, Industry and Business Library to store records; however, the NYSDEC has requested that we obtain approval from the local community board as well. The following provides some additional information concerning the site location and nature of the documents associated with this repository request.

Brownfield Site Location:

631 West 50th Street and 622 West 51st Street
New York, New York
Block 1098, Lots 15 and 48
0.58 acres

The site parcels are currently utilized as a public parking lot and is entirely paved with asphalt.

Volume and Nature of Documentation:

The following reports and documentation are required to be submitted to the NYSDEC as part of the environmental cleanup in the BCP. These documents would need to be maintained in the document repository. The estimated number of pages is based on a typical environmental report.

- Application and Worksheet with appendices (50-100 pages)
- Approval and correspondence from NYSDEC
- Brownfield Cleanup Agreement (50-100 pages)
- Citizen Participation Plan (100-200 pages)
- Remedial Investigation Work Plan (200-300 pages)
- Remedial Investigation Report (1,000-1,500 pages)
- Remedial Action Work Plan (100-200 pages)
- Site Management Plan (100-200 pages)
- Final Engineering Report (1,000-2,000 pages)

These documents would be provided in print and bounded reports, with a CD included. As we move through the project, we have the ability to potentially remove some of the earlier submitted reports and replace them with the most up-to-date document. That approval would need to come from the NYSDEC. I don't know for sure how large the repository will grow, as we will have to discuss with the NYSDEC case manager that is assigned to the cleanup. I would think that we can stay in touch during the process and if you request that document space is needed, we will forward that request to the NYSDEC. My experience is that the case managers understand the limitations of the community

boards and can make decisions accordingly. My sense is that the repository would stay in the 1,000 to 2,000-page range.

I am requesting approval and an acknowledgement from the community board indicating that it agrees to act as the document repository for the project.

Thank you very much for your assistance, and please feel free to contact me if you have any additional questions.

Peter Morris

PROJECT MANAGER

O: 732.391.1646 | C: 609.661.5017 | VERTEXENG.COM

THE VERTEX COMPANIES, INC.
20 GIBSON PLACE, SUITE 201
FREEHOLD, NJ 07728

If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at info@vertexeng.com, and do not use or disseminate such information.

Brownfield Cleanup Program (BCP) Application

622 W. 51st Street – New York, New York

Part B Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

Based on a review of the New York City Department of City Planning Zoning and Land Use (ZoLa) mapping program, the site is zoned M2-4. The M2 (manufacturing) zoning is described as a middle ground between light and heavy industrialized areas. Required performance standards (minimum requirement or maximum allowable limit on noise, vibration, smoke, odor and other effects of industrial uses) in all M2 districts are lower than M1 districts. Except when M2 uses border on a residence district, higher levels of noise and vibration are allowed, smoke is permitted and industrial activities need not be entirely enclosed.

2. Current Use: 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.

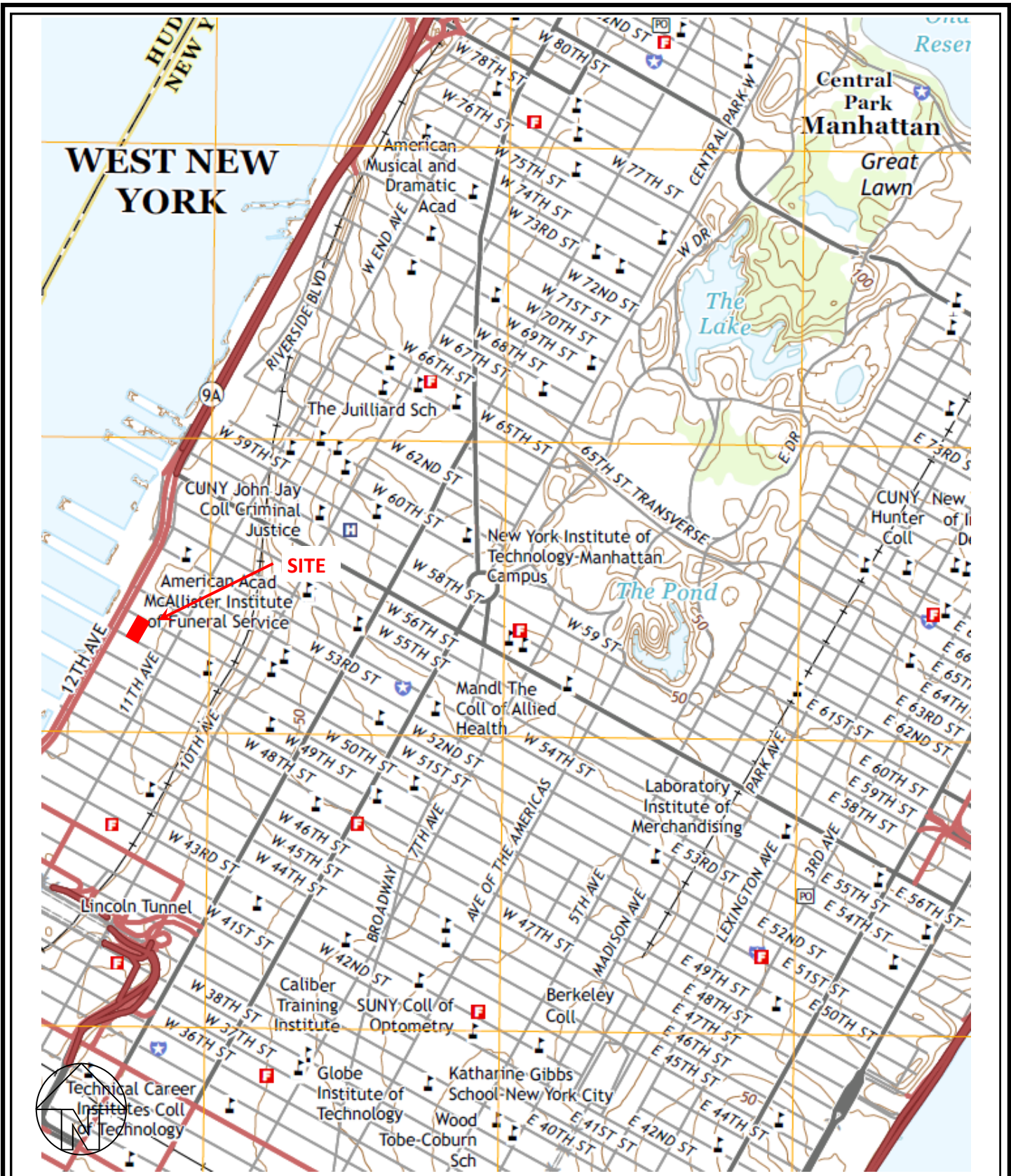
The site is currently utilized as a public parking lot and is entirely paved with asphalt. A small kiosk is present for the parking attendant. Operations include parking and retrieval of vehicles for public citizens. Several of the vehicles are stored on aboveground hydraulic lifts located on the eastern and western portions of the site.

3. Attach a statement detailing the specific proposed use:

The proposed use for the site is redevelopment with a commercial self-storage facility. The new building will be constructed with a basement and eight floors with storage units present on each floor. An access driveway will be constructed along the eastern property line and an additional access driveway will be present on the east side of the first floor. The proposed self-storage facility is a permitted use for the site, which is zoned for manufacturing (M2-4).

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

FIGURES



Source: USGS, 2016
 Central Park, NY-NJ Quad-
 range

SITE LOCATION MAP

Commercial Property
 622 West 51st Street, New York, New York

VERTEX Project No. 46537

Vertex Engineering, PC

FIGURE NO. 1



Source: NYC OASIS online mapping program	TAX MAP	Vertex Engineering, PC FIGURE NO. 2
	Commercial Property 622 West 51st Street, New York, New York	
	VERTEX Project No. 46537	

VTX-6 (2.5'-3')		
9/15/2017		
Analyte	Reported Concentration (mg/kg)	NY Restricted Commercial SCOs (mg/kg)
Benzo(a) pyrene	4.4	1
Benzo(b) fluoranthene	5.7	5.6
Dibenzo(a,h) anthracene	0.61	0.56

VTX-5 (4'-4.5')
No exceedances above NY Restricted Commercial Use SCOs

VTX-4 (2'-2.5')		
9/15/2017		
Analyte	Reported Concentration (mg/kg)	NY Restricted Commercial Use SCOs (mg/kg)
Benzo(a) pyrene	1.1	1

VTX-1 (4.5'-5')
No exceedances above NY Restricted Commercial Use SCOs

VTX-2 (4.5'-5')
No exceedances above NY Restricted Commercial Use SCOs

VTX-7
No sample collected

VTX-3 (2.5'-3')
No exceedances above NY Restricted Commercial Use SCOs

Note: The Restricted Use Criteria is the applicable use criteria for the site.

Sample Exceeds Commercial



LEGEND

- =Site Boundary
- =Parcel Boundary
- =Soil Boring
- mg/kg =milligrams per kilogram



Base Map Source:
GOOGLE MAPS

SOIL BORING LOCATION MAP

631 West 50th Street Block 1098, Lots 15 and 48
New York, New York

FIGURE NO. 3

VERTEX Project No. 46537

Vertex Engineering, PC



TW-2		
9/15/2017		
Analyte	Reported Concentration µg/L	AWQS µg/L
Benzo(a) anthracene	1.1	0.002
Benzo(a) pyrene	0.9	0
Benzo(b) fluoranthene	1.6	0.002
Benzo(k) fluoranthene	0.44	0.002
Chrysene	1	0.002
Indeno(1,2,3-cd)pyrene	0.73	0.002
Pentachloro-phenol	3.3	1

Sample Concentration Exceeds NYSDEC Ambient Water Quality Standard (AWQS)

LEGEND

=Site Boundary

=Parcel Boundary

=Temp Well

µg/L =micrograms per liter



Base Map Source:
GOOGLE MAPS

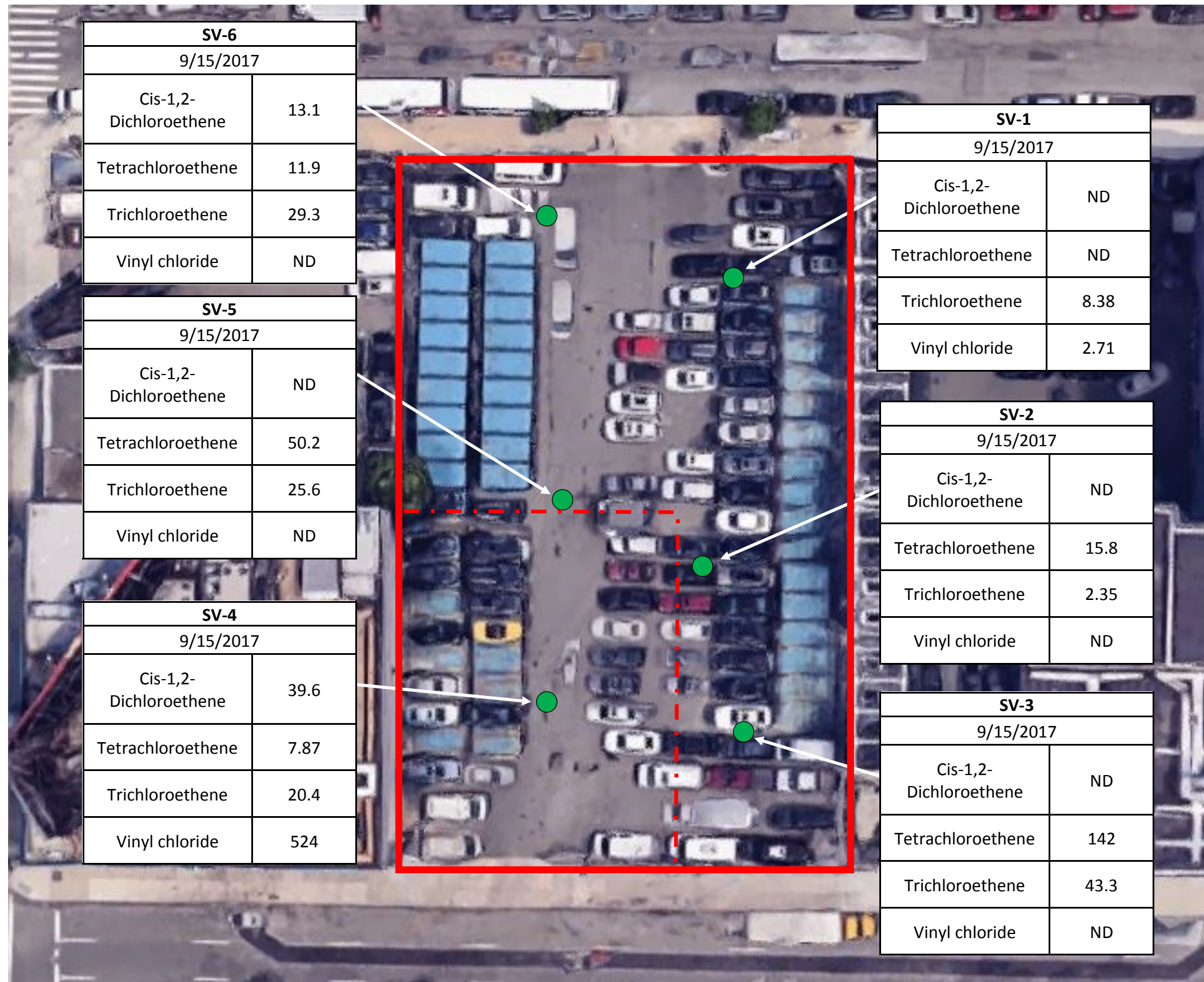
Groundwater Sample Location Map

631 West 50th Street Block 1098, Lots 15 and 48
New York, New York




FIGURE NO. 4

VERTEX Project No. 46537

Vertex Engineering, PC



LEGEND

-  =Site Boundary
-  =Parcel Boundary
-  =Soil Vapor

Concentrations are reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)



Base Map Source:
GOOGLE MAPS

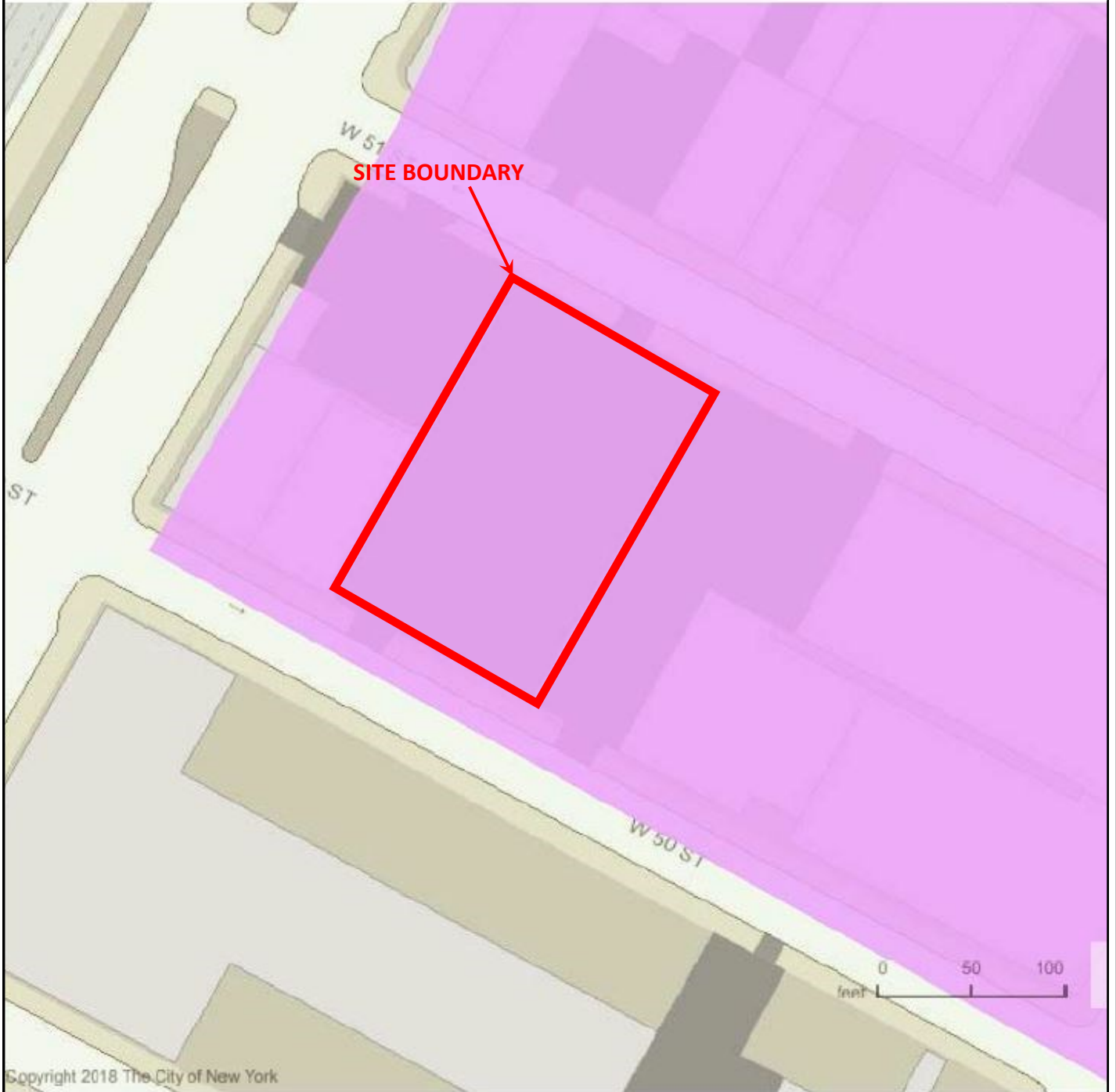
Soil Vapor Sampling Location Map

631 West 50th Street Block 1098, Lots 15 and 48
New York, New York

FIGURE NO. 5

VERTEX Project No. 46537

Vertex Engineering, PC



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 NYS Environmental (EN) Zones



<p>Source: NYC SPEED online mapping program</p>	<p>NYS ENVIRONMENTAL ZONE MAP</p>	<p>Vertex Engineering, PC</p> <p>FIGURE NO. 6</p>
	<p>Commercial Property 622 West 51st Street, New York, New York</p>	
	<p>VERTEX Project No. 46537</p>	

Brownfield Cleanup Program (BCP) Application
622 W. 51st Street – New York, New York

PREVIOUS ENVIRONMENTAL REPORT
(ELECTRONIC FORMAT ONLY)