



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

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)? Yes No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS. **Included in Attachment A**

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

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.

Included in Attachment B

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). **Included in Attachment C**

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 **Included in Attachment C**
- 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					Included in Attachment D
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?				Yes	No
If yes, attach relevant supporting documentation.					
7. 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

Easement/Right-of-way Holder

Included in Attachment D

Description

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

Type

Issuing Agency

Description

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**? Included in Attachment D

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: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Included in Attachment E			
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?
If yes, please provide: Site # _____ Class # _____

Yes No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
 Date permit issued: _____ Permit expiration date: _____

Yes No
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?
If yes, please provide: Order # _____

Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment.

Included in Attachment F Yes No

Section IX. Contact List Information Included in Attachment G

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		Included in Attachment H
1. What is the current zoning for the site? What uses are allowed by the current zoning? Residential Commercial Industrial If zoning change is imminent, please provide documentation from the appropriate zoning authority.		
2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.		
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) Attach a statement detailing the specific proposed use. If residential, does it qualify as single family housing? Yes No		
4. Do current historical and/or recent development patterns support the proposed use?	Yes No	
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. <div style="border: 1px solid red; padding: 2px; margin-top: 5px;">Included in Attachment H</div>	Yes No	
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. <div style="border: 1px solid red; padding: 2px; margin-top: 5px;">Included in Attachment H</div>	Yes No	

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 authorized signatory (title) of 27-01 Jackson Avenue 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: 2/16/18 Signature: 

Print Name: Albert Shirian

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
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>		

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

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

Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

This is Not an Affordable Housing Project.

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

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:****Agree****Disagree****Requestor's Requested Status:****Volunteer****Participant****DER/OGC Determination:****Agree****Disagree****Notes:****For NYC Sites, is the Requestor Seeking Tangible Property Credits:****Yes****No****Does Requestor Claim Property is Upside Down:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Property is Underutilized:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Affordable Housing Status:****Yes****No****Planned, No Contract****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:**

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

Business Entity Information

A copy of the entity information for 2701 Jackson Avenue LLC (Requestor) from the NYS Department of State Division of Corporations is included with this attachment. The Requestor is the owner of the property located on Queens Borough Tax Block 432, Lot 21. A copy of the deed is included with this attachment.

The members of 2701 Jackson Avenue LLC are:

- Albert Shirian
- Ramin Shirian
- Romina Shirian Sasson

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 11, 2017.

Selected Entity Name: 2701 JACKSON AVENUE LLC

Selected Entity Status Information

Current Entity Name: 2701 JACKSON AVENUE LLC

DOS ID #: 4432207

Initial DOS Filing Date: JULY 17, 2013

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC 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)

2701 JACKSON AVENUE LLC
425 NORTHERN BOULEVARD #6
GREAT NECK, NEW YORK, 11021

Registered Agent

NONE

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 per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 17, 2013	Actual	2701 JACKSON AVENUE LLC

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.

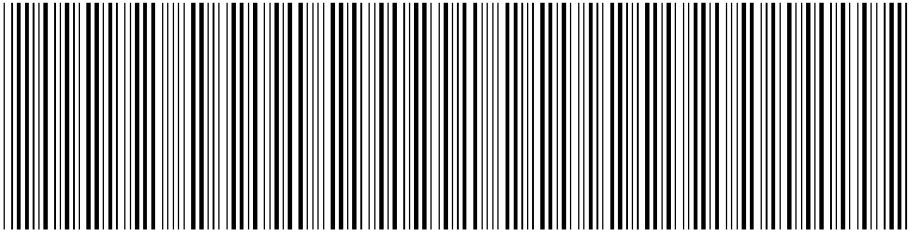
NOTE: New York State does not issue organizational identification numbers.

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**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013072601286001

Document Date: 07-25-2013

Preparation Date: 07-26-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
AS AGENT FOR STEWART TITLE INSURANCE
COMPANY
72 JERICHO TURNPIKE CLC 21747Q
MINEOLA, NY 11501
516-294-4141

RETURN TO:

CLASS ABSTRACT SERVICES, INC., (B.C. PICK UP)
72 JERICHO TURNPIKE CLC 21747Q
MINEOLA, NY 11501
AILEENA@CLASSABSTRACTSERVICES.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	432	21	Entire Lot	27-01 JACKSON AVENUE
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MAZZA & AVENA CO., INC.
166-11 27TH AVENUE
FLUSHING, NY 11358

GRANTEE/BUYER:

2701 JACKSON AVENUE LLC
425 NORTHERN BOULEVARD, SUITE 6
GREAT NECK, NY 11021

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 304,500.00

NYS Real Estate Transfer Tax:

\$ 46,400.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 09-06-2013 09:16

City Register File No.(CRFN):

2013000359766



Gina M. Hill

City Register Official Signature

NYST 7
46,400.00

CLC 219470

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND
PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 25th day of July, 2013,

BETWEEN Mazza & Avena Co. Inc, of 166-11 27th Avenue, Flushing, New York 11358,

party of the first part, and

2701 Jackson Avenue LLC of 425 Northern Blvd, Suite 6, Great Neck, New York 11021,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly described in schedule A attached hereto;

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Being and intended to be the same premises as conveyed to the grantor herein by deed dated 6/19/78 recorded 7/27/78 in Real 1087

Page 1460. That the conveyance is being made in the ordinary course of business of the grantor.

B
432
L
21

60 IN ORIGINAL

Title No. CLC 21947Q

SCHEDULE A

**BLOCK: 432 LOT: 21
on Tax Map of Queens County**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Jackson Avenue and the easterly side of 43rd Avenue;

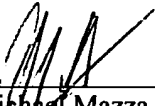
THENCE easterly along the northerly side of Jackson Avenue, a distance of 91.95 feet;

THENCE northerly at right angles to Jackson Avenue, a distance of 99.95 feet;



THENCE westerly parallel with Jackson Avenue, a distance of 91.95 feet to the easterly side of 43rd Avenue;

THENCE southerly along the easterly side of 43rd Avenue, a distance of 99.95 feet to the point or place of BEGINNING.

MAZZA & AVENA CO. INC.


Michael Mazza (Authorized Signatory)

IN PRESENCE OF:

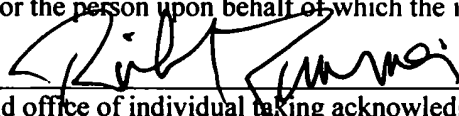
 

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:

80 IN ORIGINAL
Michael Mazza

On the 25th day of July in the year 2013, before me, the undersigned, personally appeared ~~Mazza & Avena Co. Inc.~~, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

RICHARD ZIMMER
Notary Public, State of New York
No. 01ZI5088347
Qualified in Nassau County
Commission Expires November 17, 2013

SEAL

DEED

Title No. CLC 21947Q

Mazza & Avena Co. Inc
To
2701 Jackson Avenue LLC

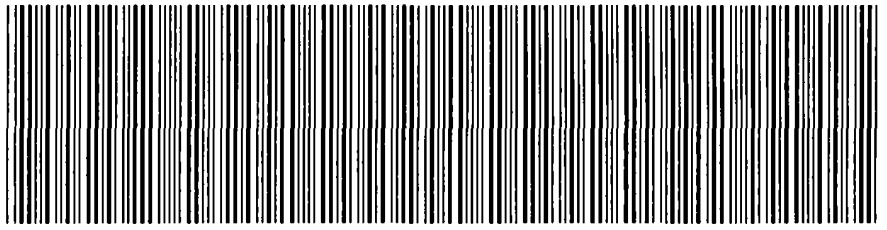
Section
Block 432
Lot 21
County or Town Queens
Street Address 27-01 Jackson Avenue
Long Island City, New York 11101

Return By Mail To:

William J. Zaccaria, Esq.
Law Offices of Zaccaria and Sasson
175 East Shore Road
Great Neck, New York 11023

Reserve This Space For Use Of Recording Office

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2013072601286001001S3B69

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013072601286001
Document Type: DEED

Document Date: 07-25-2013

Preparation Date: 07-26-2013

ASSOCIATED TAX FORM ID: 2013072500077

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
2
1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 27-01 JACKSON AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 2701 JACKSON AVENUE LLC City
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) MAZZA & AVENA CO., INC. JUL 31 2013
 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

5. Deed Property Size 92 X 99.95 OR
 FRONT FEET DEPTH ACRES

8. Seller Name MAZZA & AVENA CO., INC.
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family ResidentialC ☐ Residential Vacant LandE ☒ CommercialG ☐ Entertainment / AmusementI ☐ IndustrialB ☐ 2 or 3 Family ResidentialD ☐ Non-Residential Vacant LandF ☐ ApartmentH ☐ Community ServiceJ ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 3 / 20 / 2013
 Month Day Year

11. Date of Sale / Transfer 7 / 25 / 2013
 Month Day Year

12. Full Sale Price \$ 1 1 6 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former RelativesB ☐ Sale Between Related Companies or Partners in BusinessC ☐ One of the Buyers is also a SellerD ☐ Buyer or Seller is Government Agency or Lending InstitutionE ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)G ☐ Significant Change in Property Between Taxable Status and Sale DatesH ☐ Sale of Business is Included in Sale PriceI ☐ Other Unusual Factors Affecting Sale Price (Specify Below)J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G, 4 16. Total Assessed Value (of all parcels in transfer) 3 0 9 1 5 0



17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

QUEENS 432 21

201307250007720102

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

		BUYER		BUYER'S ATTORNEY	
425 NORTHERN BOULEVARD, SUITE 6		DATE		LAST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		FIRST NAME	
GREAT NECK		NY		516	
CITY OR TOWN		STATE		TELEPHONE NUMBER	
11021		ZIP CODE		487-1602	
X				SELLER	
				DATE	
				7-25-13	



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 432 LOT: 21
- (2) Property Address: 27-01 JACKSON AVENUE, QUEENS, NY 11101
- (3) Owner's Name: 2701 JACKSON AVENUE LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

Name and Title of Person Signing for Owner, if applicable:

2701 Jackson Avenue LLC

07/25/2013 Date (mm/dd/yyyy)

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Purpose and Scope of Project

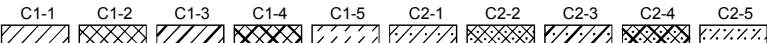
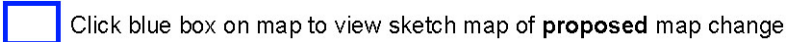
The purpose of the project is to develop an out-of-service, contaminated parcel of land into a 24-story mixed-use commercial and residential building with a partial cellar level, while implementing remedial measures that are protective of human health and the environment. The partial cellar will likely contain various mechanical, electrical and utility rooms, office space, storage, and a compactor room. The first through sixth floors are intended to contain retail space, a concierge, a residential lobby, resident parking, a mechanical room, and a health club with a pool and amenity space. The seventh through twenty-fourth floors are planned to contain residential units. The re-development is meant to provide over 20,000 square feet (sf) of retail space, over 120 parking spaces and about 84 residential units, 28 of which will likely be affordable housing. Construction for site redevelopment is estimated to support 200 full-time employment positions. Ongoing residential operations at the completed project site are projected to create about 10 full-time jobs, in addition to jobs supporting retail operations.

According to the New York City Planning Commission Zoning Map 9b, the site is located within the Special Long Island City Mixed Use Paired District (M1-5/R9). M1 districts typically include light industrial uses such as woodworking shops, repair shops, and wholesale service and storage facilities. The R9 district allows for high-density residential use. This paired district promotes development and expansion of the longstanding mix of residential, commercial, industrial, and cultural uses throughout the area. The site is undergoing City Environmental Quality Review (CEQR) and Uniform Land Use Review Procedure (ULURP) to transfer air rights from the adjacent New York City Department of Transportation (NYCDOT) easement to the proposed brownfield site. The current zoning map is included in this attachment.

The scope of a site investigation is detailed in a Remedial Investigation Work Plan (RIWP), which is being submitted with this Application. The RIWP will be implemented to determine the nature and extent of soil, groundwater and soil vapor impacts from historical site and neighboring uses. The findings of the investigation will be documented in a Remedial Investigation Report (RIR) and future remediation plans to address the identified impacts will be detailed in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIWP and RAWP will be prepared and submitted in accordance with New York State Department of Environmental conservation (NYSDEC) guidelines.

The estimated project schedule is shown below:

Estimated Project Schedule		2018												2019											
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Item	Action																								
1	Design, Investigation and Permitting																								
2	Remedial Implementation																								
3	Preparation of a FER, SMP and EE																								
4	NYSDEC & NYSDOH Review of FER and SMP																								
5	NYSDEC Issues COC																								
Notes:																									
a)	This is an estimated schedule; all items are subject to change.																								
b)	Completion of Item 2 refers to the completion of remediation and not the end of overall construction.																								
c)	NYSDEC = New York State Department of Environmental Conservation																								
d)	FER = Final Engineering Report																								
e)	SMP = Site Management Plan																								
f)	COC = Certificate of Completion																								




NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follow an R, C or M District designation indicate use, bulk and other controls as described in the text of the Zoning Resolution.

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

07-24-2014 C 140275 ZMG

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 on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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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.

ATTACHMENT C

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Environmental Reports and Documents

The following environmental reports and related documents are provided in this attachment (on CD):

1. *Site Investigation Report*, prepared by Cifron Environmental Services, Inc. (CES), dated March 2000
2. *Phase II Subsurface Investigation Report*, prepared by Advanced Cleanup Technologies, Inc. (ACT), dated May 19, 2013
3. *Supplemental Subsurface Investigation Report*, prepared by ACT, dated October 20, 2014
4. *Test Pit Sampling Diagram*, prepared by ACT, dated December 1, 2015 and *Technical Report 15L0077*, prepared by York Analytical Laboratories, Inc. (York), dated January 8, 2016
5. *Revised Remedial Action Work Plan*, prepared by ACT, dated December 2015, revised March 2016
6. *Phase I Environmental Site Assessment*, prepared by Langan, dated June 21, 2017

Previous investigation soil and groundwater sample locations and results are presented on Figures C-1 and C-2, respectively.

March 2000 Site Investigation Report prepared by CES

This Site Investigation Report (SIR) summarizes the February 2000 removal of twelve 550-gallon gasoline underground storage tanks (USTs) from the site and collection of five endpoint soil samples. All samples were analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). BTEX compounds were not detected; however, MTBE was detected at concentrations above the Title 6 of the New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs). Based on the field observations and soil sample analytical results observed during the tank removal, a spill was reported to the NYSDEC on February 17, 2000, and Spill No. 9913082 was assigned to the site. The report indicates that contaminated soil was excavated after receipt of endpoint sample results; however, additional endpoint sample results confirming removal of soil with

MTBE impacts were not provided. Groundwater and soil vapor samples were not collected as part of this investigation. The report also indicates that four 4,000-gallon USTs were installed following removal of the 550-gallon USTs.

Note 1: The NYSDEC Petroleum Bulk Storage (PBS) database only lists ten closed/removed 550-gallon gasoline USTs for the site, which is contrary to the SIR, which cites removal of 12 USTs.

Note 2: This spill was closed on September 7, 2005 after documentation verifying the off-site disposal of 698 tons of contaminated soil was provided to NYSDEC.

May 19, 2013 Phase II Subsurface Investigation Report prepared by ACT

This report summarizes an April 2013 Phase II subsurface investigation conducted at the site to evaluate potential impacts to soil and groundwater related to historical use of the property as a gas station. The investigation included performance of a geophysical survey, advancement of four soil borings, installation of four groundwater monitoring wells, and collection of three soil and two groundwater samples for laboratory analysis of petroleum-related volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). Soil vapor samples were not collected as part of this investigation. Field observations and laboratory analytical results are summarized below:

- Soil encountered beneath the asphalt/concrete surface generally consisted of fill material composed of brown fine- to medium-grained sand with varying amounts of clay and silty sand. Groundwater was observed at about 16 feet below grade surface (bgs).
- Petroleum-related VOCs, including ethylbenzene and xylenes, were identified at concentrations above the Part 375 UU SCOs in soil samples collected from the southern and western parts of the site. Total xylenes were also identified at a concentration above the Part 375 Restricted Use - Restricted-Residential (RRU) SCOs in one soil sample collected from the southwest corner of the Site.
- Petroleum-related VOCs, including BTEX and MTBE, and SVOCs, including naphthalene, were identified at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater in groundwater samples collected from the southern and western parts of the site.

Because of the Phase II field observations and subsurface investigation results, a spill was reported to the NYSDEC, and the NYSDEC reopened Spill No. 9913082.

October 20, 2014 Supplemental Subsurface Investigation Report prepared by ACT

This report summarizes a June 2013 supplemental subsurface investigation conducted at the site to determine the extent of off-site petroleum-impacted soil and groundwater identified during the April 2013 Phase II subsurface investigation. The investigation included advancement of seven off-site soil borings, installation of a groundwater monitoring well in each boring, and collection of six soil and seven groundwater samples for laboratory analysis for VOCs. Soil vapor samples were not collected as part of this investigation. Field observations and laboratory analytical results are summarized below:

- Groundwater was observed at a depth of about 14 feet bgs, and groundwater was evaluated to flow generally to the southwest towards Jackson Avenue.
- Petroleum-related VOCs, including BTEX, were identified at concentrations above the Part 375 UU SCOs in soil samples collected from beneath the southern- and western- adjoining sidewalks at the groundwater interface. Ethylbenzene and total xylenes were also identified at concentrations above the Part 375 RRU SCOs in one soil sample collected from the southern adjoining sidewalk. Petroleum-related VOCs were not detected above the regulatory criteria in soil samples collected from the sidewalks across 43rd Avenue and Jackson Avenue.
- Petroleum-related VOCs, including BTEX, were identified at concentrations above the NYSDEC TOGS SGVs in groundwater samples collected from beneath the southern- and western- adjoining sidewalks. Petroleum-related VOCs were not detected above the regulatory criteria in groundwater samples collected from the sidewalks across 43rd Avenue and Jackson Avenue.

December 2015 Test Pit Sampling Diagram, prepared by ACT, and January 8, 2016 Technical Report 15L0077, prepared by York

On December 1, 2015, ACT excavated three on-site test pits (TP-1 through TP-3) to about 10 feet bgs in order to characterize material for off-site disposal. Field observations and laboratory analytical results are summarized below:

- Soil encountered beneath the asphalt/concrete surface generally consisted of fill material composed of brown fine to medium grained sand with varying amounts of gravel underlain by clay. Petroleum-like odors, staining and elevated ID readings were observed in TP-1 and TP-2, located on the southeastern and southwestern portions of the property respectively.

- VOCs, SVOCs and metals were identified at concentrations above the Part 375 UU SCOs in soil samples collected from TP-1 and TP-2. VOCs and SVOCs were also identified at a concentration above the Part 375 RRU SCOs in the sample collected from TP-2. The results of the Total Leaching Characteristic Procedure (TCLP) analyses did not indicate hazardous concentrations of organic or inorganic compounds.

December 2015, Revised Remedial Action Work Plan, prepared by ACT

This Remedial Action Work Plan (RAWP) details the proposed remedy to address petroleum-impacted soil and groundwater on the site and beneath adjoining sidewalks. The remedial action includes excavation and off-site disposal of contaminated soil, collection of endpoint soil samples, collection of post-excavation groundwater samples on a periodic basis, in-situ treatment of on-site and off-site soil and groundwater via application of chemical oxidizers, and construction of a high density polyethylene (HDPE) vapor barrier system beneath the proposed building slab.

June 2017 Phase I ESA for 27-01 Jackson Avenue (Block 432, Lot 21) prepared by Langan

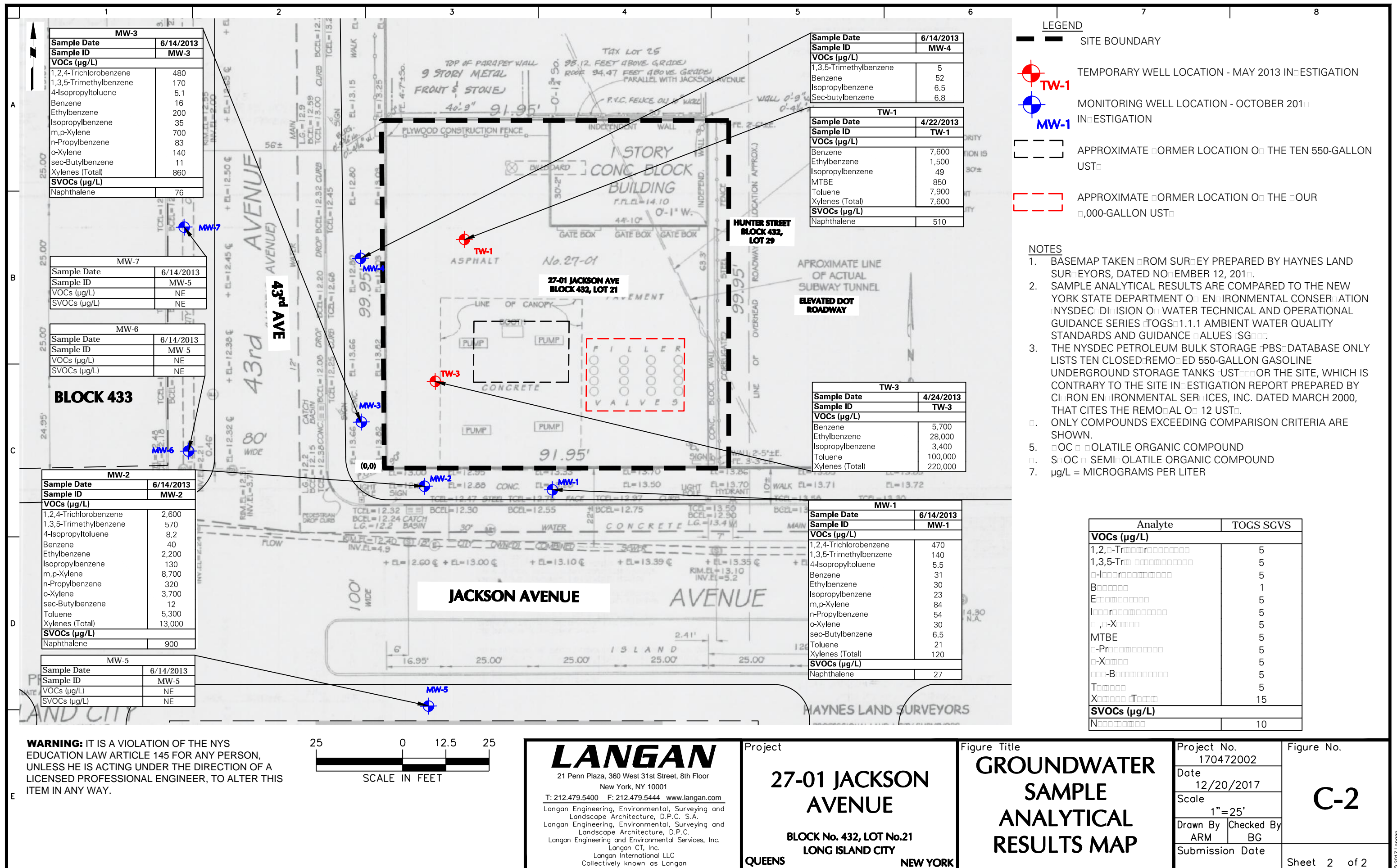
Langan performed a Phase I ESA on behalf of American Lions Group and identified the following RECs:

- Known Petroleum Impacts to Soil and Groundwater: Petroleum-impacted soil and groundwater were identified beneath the site and adjoining sidewalks during subsurface investigations performed in April and June 2013. The impacts are related to the currently open NYSDEC Spill No. 9913082, which was reported in 2000 during the removal of twelve 550-gallon gasoline USTs, closed in 2005, and re-opened in April 2013 following the aforementioned subsurface investigations.
- REC 2 – Historical Use of Nearby Properties: Historical uses of adjoining and surrounding properties include multiple chemical companies, multiple auto repair shops, a machine shop, an engine factory, and a television laboratory. Historical operation on nearby properties to the north and east may have resulted in releases of petroleum products, solvents, chemicals, and/or other hazardous substances that may have affected groundwater or soil vapor beneath the site.

Regulatory Correspondence

A copy of each document, as well as the NYSDEC Spill Report Form for Spill No. 9913082, are provided as part of the attachment.

-
1. On January 23, 2015, Brian Falvey of NYSDEC issued a Notice of Violation to the Requestor based on observations made during the PBS inspection conducted on January 22, 2015. Violations included improper maintenance of fill port catch basins, spill prevention equipment and sumps, incorrect color coding of fill ports, accumulation of product in dispenser sumps, incorrect registration information regarding piping type, type of product stored, tank type and leak detection, and presence of an unregistered waste oil aboveground storage tank (AST).
 2. On February 19, 2015, ACT submitted a "Pre-Work Notification for Bulk Storage Tank Installation, Closing, Repair or Reconditioning" form to the NYSDEC for the cleaning and removal of the four 4,000-gallon USTs located on the site.
 3. On April 15, 2015, the Requestor signed the Order on Consent prepared by the NYSDEC for the violations incurred during the January 23, 2015 PBS inspection.
 4. On March 3, 2016, Action Remediation Inc. submitted an affidavit to the New York City Fire Department for the removal of the four 4,000-gallon USTs located at the site. The affidavit states that the tanks and associated piping were pumped, cleaned and removed per New York City regulations as of October 12, 2015.
 5. On April 19, 2017, the Requestor submitted a PBS Application form to close the four former 4,000-gallon USTs associated with the site.
 6. On May 17, 2017, the NYSDEC returned the PBS Registration Form to the Requestor with a notice of incomplete submission. The notice stated that the Requestor must completely fill out the application and submit the tank closure affidavit when re-filing.



ATTACHMENT D

SECTION IV: PROPERTY INFORMATION

Location

The proposed brownfield site is located at 27-01 Jackson Avenue (latitude 40°44'52.32", longitude -73°56'28.09") in the Long Island City neighborhood of Queens, New York, and is identified as Block 432, Lot 21. The vacant lot is about 9,200 square feet in area (± 0.211 acres) and is bound by: multi-story mixed-use commercial and residential buildings followed by Hunter Street to the north; vacant property and a ramp connecting Queens Boulevard to Thomson Avenue, followed by multi-story commercial buildings and 42nd Road to the east; Jackson Avenue followed by a one-story commercial use building to the south; and 43rd Avenue followed by a multi-story mixed-use commercial and residential building to the west. The lot is used to stage construction materials and equipment and was most recently occupied by a gas station with a one-story convenience store and auto repair garage. According to the United States Geological Survey (USGS) Brooklyn Quadrangle 7.5-minute Series Topographic Map, the site sits at an elevation of about 15 feet above mean sea level (msl), and the surrounding area slopes gradually to the south towards the Dutch Kills. Figure D-1 is a digital Tax Map from the New York City Department of Finance showing the proposed brownfield property boundary and its corresponding tax block and lot. Figure D-2 shows the location of the proposed brownfield property on its USGS 7.5-Minute Quadrangle Map.

Site Features/Current Zoning and Land Use

The proposed brownfield site is a vacant lot located in the Special Long Island City Mixed Use Paired District (M1-5/R9). The site is undergoing CEQR and ULURP to transfer air rights from the adjacent New York City Department of Transportation (NYCDOT) easement to the proposed brownfield site, which will likely result in the assignment of an E-Designation from the Department of City Planning. The adjoining parcels are used for mixed-use commercial and residential purposes, as well as for industrial purposes, with the surrounding area generally consisting of residential, commercial, and industrial use. Figure D-3 provides a property base map that shows i) a distance of at least 1,000 feet around the proposed brownfield property; and ii) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways. Figure D-4 provides a property base map that shows i) proposed brownfield property boundary lines, with adjacent property operators, addresses and owners identified; and ii) surrounding property land uses.

Easement/Right-of-Way

A Metropolitan Transit Authority (MTA) easement transects the northern corner of the site. We do not anticipate that the presence of this easement will preclude remediation across the site footprint.

Historical Site Use

Historical operations at the proposed brownfield site included a hand laundry in 1936 and a gasoline station and auto repair shop from 1945 to 2015. The site has been fenced and vacant since 2015.

Site Geology and Hydrogeology

The site is located in a developed area of Queens, New York, that is generally covered with roads, walkways and buildings. The following description of the proposed brownfield site geology and hydrogeology is derived from previous environmental investigations.

According to soil descriptions provided in the Phase II ESI prepared by ACT, the subsurface strata beneath the proposed brownfield site consists of a layer of fill material generally characterized by medium- to fine-grained sand with varying amounts of gravel extending to depths of about 7 to 15 feet below grade surface (bgs). The fill material is underlain by native soil generally consisting of silty sand with varying amounts of clay. Bedrock was not encountered during the previous investigations, but is anticipated to be present at a depth of about 40 to 50 feet bgs. According to the USGS Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and parts of Bergen and Hudson Counties, New Jersey, dated 1994, the site is underlain by Ravenswood Granodiorite, which generally consists of gray sillimanite-garnet-microcline

Groundwater was encountered from about 14 to 16 feet bgs during previous environmental investigations. According to the SSI Report prepared by ACT, groundwater flow at the site generally flows to the southwest towards Jackson Avenue.

Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are petroleum-related VOCs and SVOCs, and metals and SVOCs in historic fill.

Soil -- Petroleum-related VOCs, including BTEX were detected at concentrations above the NYSDEC Part 375 UU SCOs in soil samples collected from the southern and western parts of the site. Total xylenes (maximum concentration [max.] 380 milligrams per kilogram [mg/kg])

and ethylbenzene (max. 85 mg/kg) were also identified at concentrations above the Part 375 RRU SCOs in soil samples collected from the southern part of the site. In addition, SVOCs and metals typically related to historic fill were identified in waste characterization soil samples collected from test pits for off-site disposal.

Groundwater – Petroleum-related VOCs, including benzene (max. 7,600 micrograms per liter [µg/L]), ethylbenzene (max. 28,000 µg/L), toluene (max. 100,000 µg/L), total xylenes (max. 220,000 µg/L), MTBE (max. 85.20 µg/L), and SVOCs, including naphthalene (max. 900 µg/L), were identified at concentrations above the NYSDEC TOGS SGVs for Class GA groundwater in groundwater samples collected from the southern and western parts of the site and adjoining sidewalks.

No soil vapor samples have been collected.

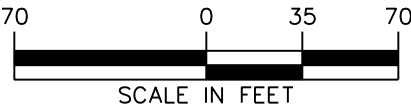


LEGEND:

- APPROXIMATE SITE BOUNDARY
- TAX BLOCK NUMBER
- TAX LOT BOUNDARY
- TAX LOT NUMBER

NOTES:

- BASEMAP ACCESSED FROM GIS.NYC.GOV TAXMAP ON DECEMBER 12, 2017.
- THE SITE CONSISTS OF TAX BLOCK 32, LOT 21.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN

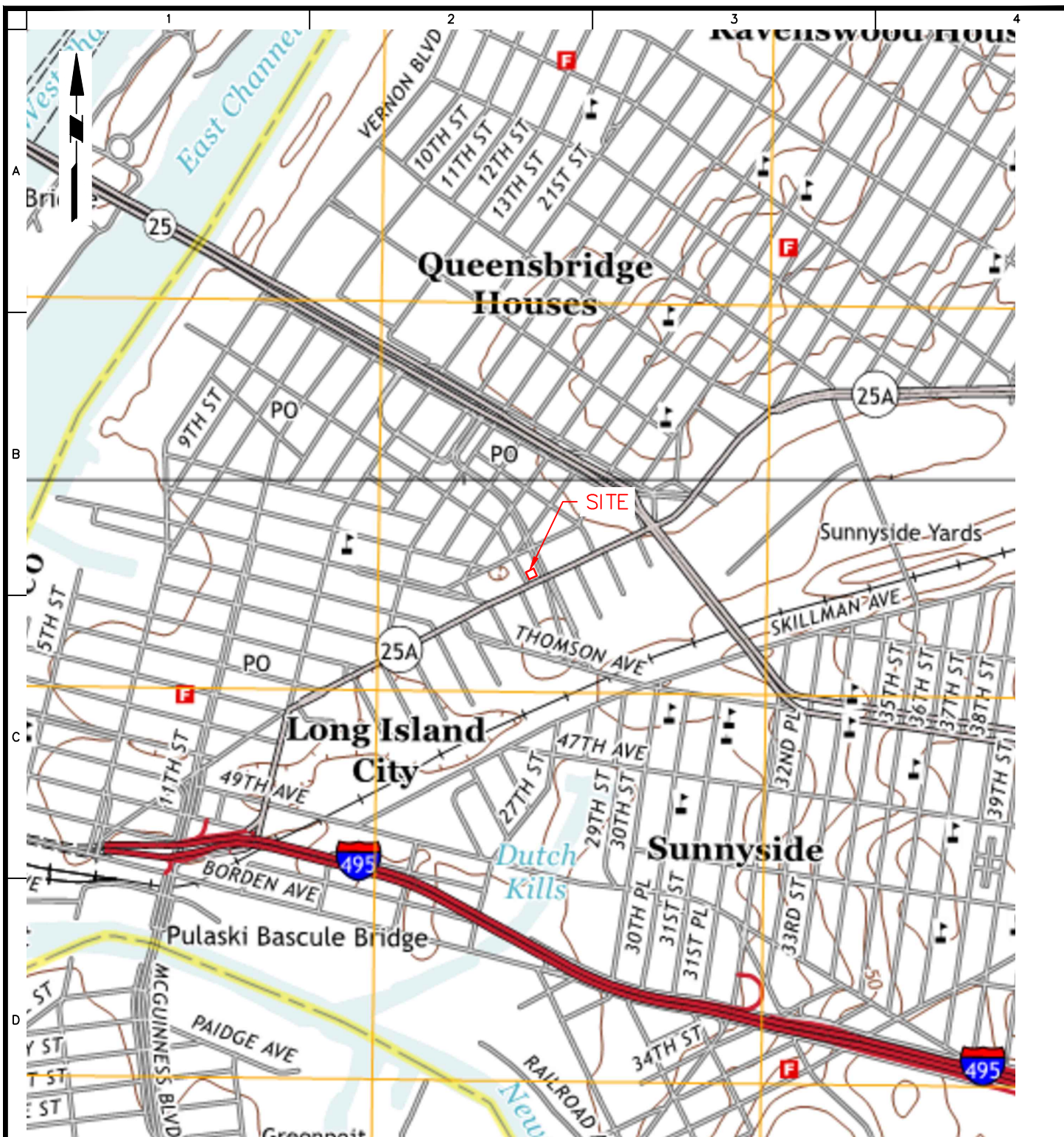
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
**27-01 JACKSON
AVENUE**
BLOCK No. 432, LOT No. 21
LONG ISLAND CITY
QUEENS NEW YORK

Figure Title
TAX MAP

Project No.
170472002
Date
12/28/2017
Scale
1" = 70'
Drawn By
ARM
Checked By
BG
Submission Date

Figure No.
D-1
Sheet 1 of 4



BASEMAP SOURCE: CENTRAL PARK AND BROADWAY, 7.5-MINUTE SERIES, TOPOGRAPHIC QUADRANGLE MAPS, DATED 2013.

— - APPROXIMATE SITE BOUNDARY

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Langan International LLC
Collectively known as Langan

Project

**27-01 JACKSON
AVENUE**

BLOCK 432, LOT 21

LONG ISLAND CITY

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170472002

Date

12/28/2017

Scale

NTS

Drawn By

Checked By

ARM

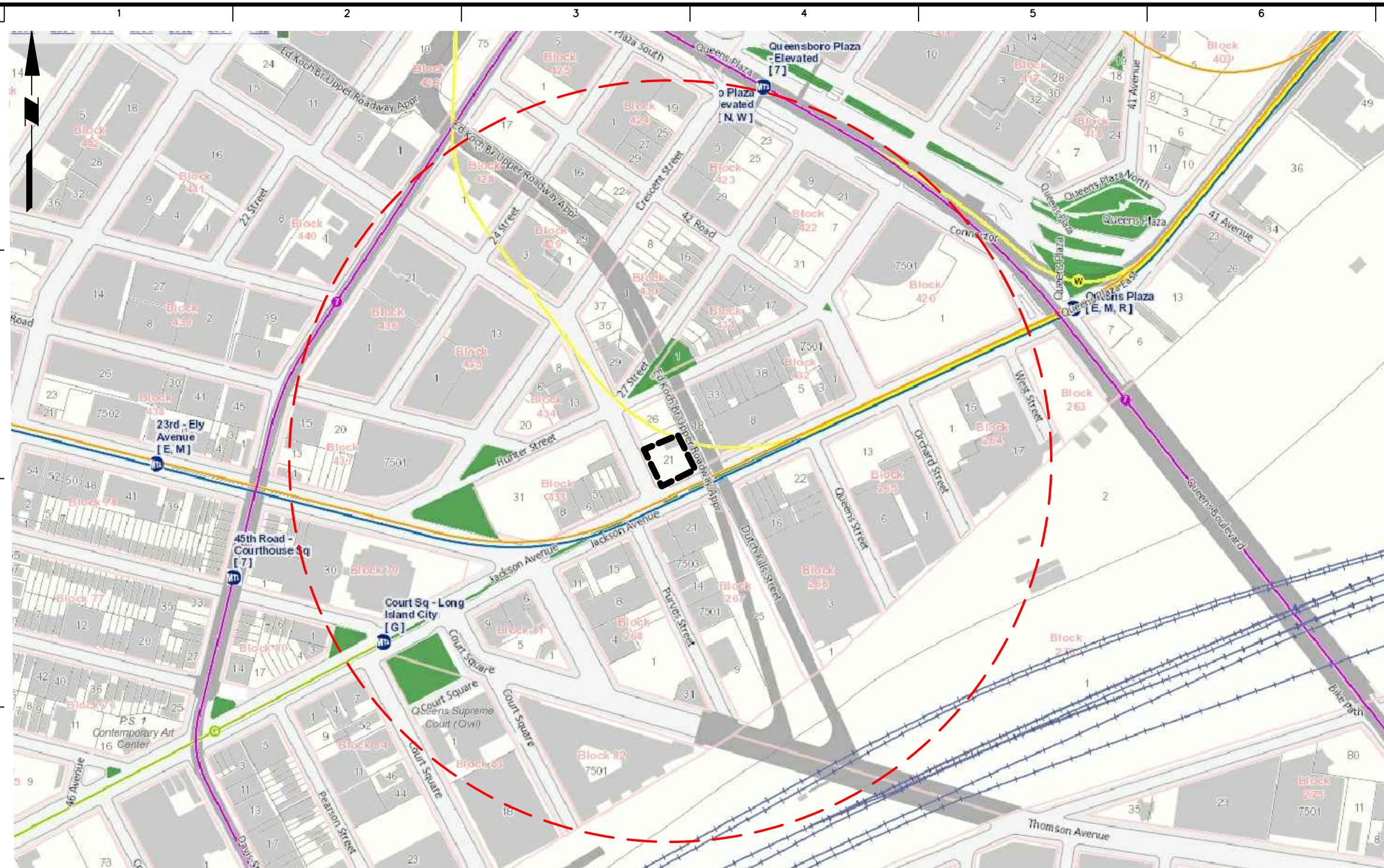
BG

Submission Date





Figure No.

D-2

Sheet 2 of 4

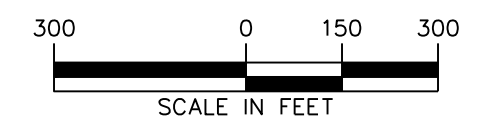


LEGEND:

-   APPROXIMATE SITE BOUNDARY
  1,000-m OOT RADIUS

NOTES:

1. BASEMAP ACCESSED FROM WWW.OASISNYC.NET MAPS ON DECEMBER 12, 2017.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

Project	Start Date	End Date	Status	Manager	Team	Budget	Progress	Risks	Notes
Project A	2023-01-01	2023-03-31	Completed	John Doe	Team Alpha	\$100,000	100%	Low	Successful launch.
Project B	2023-04-01	2023-06-30	In Progress	Jane Smith	Team Beta	\$150,000	75%	Medium	Minor delays.
Project C	2023-07-01	2023-09-30	On Hold	Mike Johnson	Team Gamma	\$80,000	20%	High	Resource constraints.
Project D	2023-10-01	2023-12-31	Planned	Sarah Lee	Team Delta	\$120,000	0%	Low	Initial planning.

27-01 JACKSON
AVENUE

BLOCK No. 432, LOT No. 21
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

SITE MAP WITH 1,000-FOOT RADIUS

Project No.	170472002
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Date
12/28/2017

Scale
1" = 300'

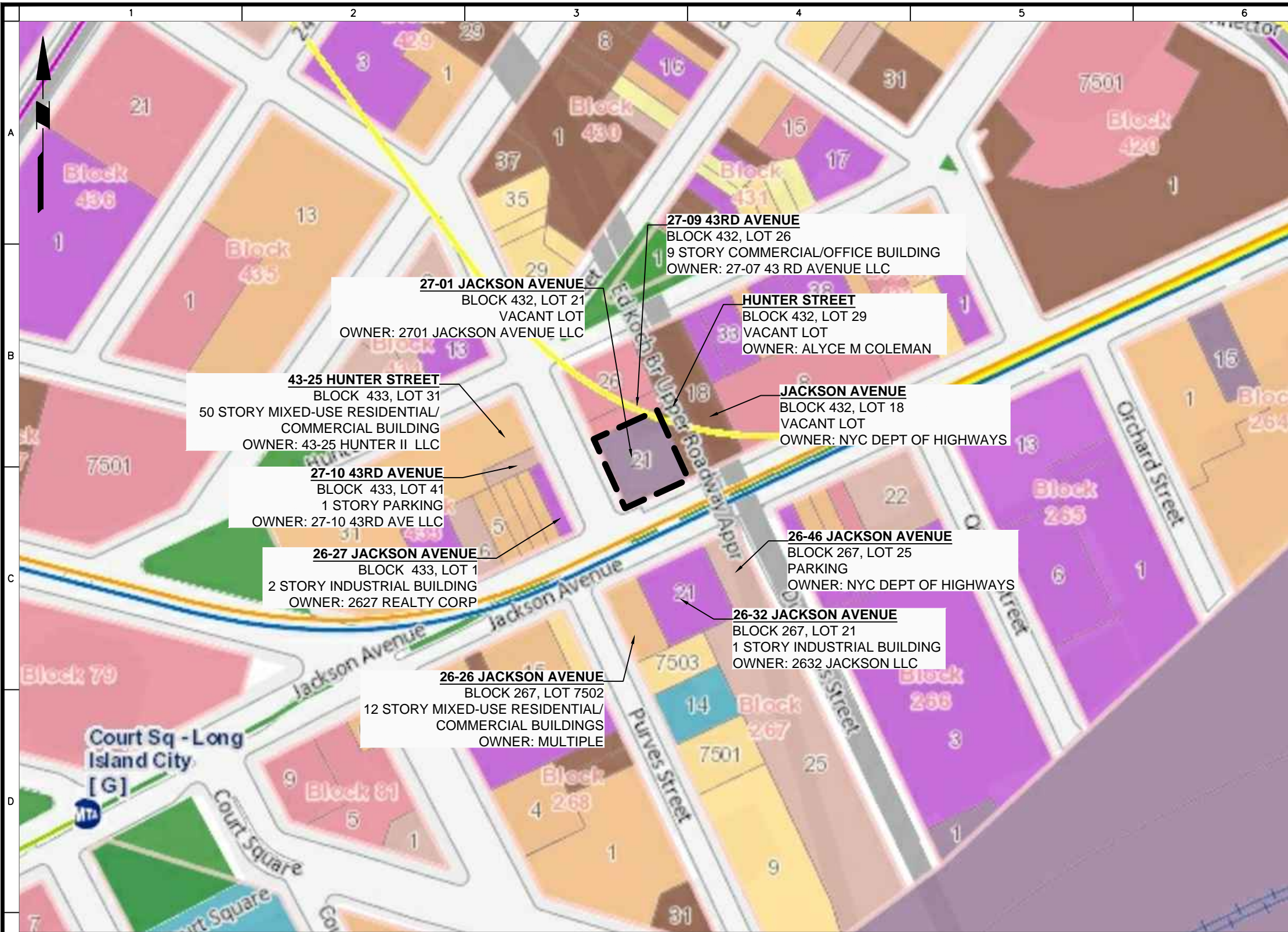
Drawn By ARM	Checked By BG
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Submission Date	
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Figure No.

D-3

Sheet 3 of 4

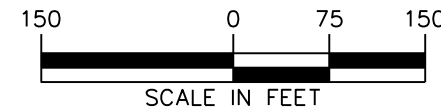


LEGEND:

- APPROXIMATE SITE BOUNDARY
- ONE AND TWO FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE-RECREATIONAL
- COMMERCIAL
- INSTITUTIONS
- INDUSTRIAL
- PARKING
- TRANSPORTATION-UTILITIES
- VACANT LOTS

NOTES:

- BASEMAP ACCESSED FROM WWW.OASISNYC.NET-MAPS ON DECEMBER 12, 2017.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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Langan CT, Inc.
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Collectively known as Langan

Project
27-01 JACKSON AVENUE

BLOCK No. 432, LOT No. 21
LONG ISLAND CITY
QUEENS NEW YORK

Figure Title
SUBJECT AND ADJACENT PROPERTY LAND USE MAP

Project No. 170472002	Figure No. D-4
Date 12/28/2017	
Scale 1" = 150'	
Drawn By ARM	Checked By BG
Submission Date	
Sheet 4 of 4	

ATTACHMENT E

SECTION VI: PRIOR OWNER AND OPERATOR INFORMATION

Ownership Records

The requestor, 2701 Jackson LLC, is the current owner of the site. The requestor can be contacted at the address below:

425 Northern Boulevard, Suite #6
Great Neck, New York, 11021
(516) 829-5883

Ownership records for the site were researched on the Automated City Register Information System (ACRIS) website. Not all prior deed records could be obtained via ACRIS; however, available ownership information is summarized below.

Previous owners of the property include:

Date	Document Type	First Party	Second Party	Relationship to First Party of Applicant
07/25/2013	DEED	Mazza & Avena Co Inc.	2701 Jackson Avenue LLC	None
07/27/1978	DEED	Alyce M Coleman	Mazza & Avena Co Inc.	None
05/08/1978	DEED	Alice Welsh Executrices	Alyce M Coleman	None
12/23/1974	DEED	WM Welsh Corp	Alice Welsh Executrices	None
Pre 1974	Unknown	Unknown	WM Welsh Corp	Ownership records prior to 1974 were not readily available for review

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index> . An official Deed dated February 3, 2016 identifies the present owner of the property as 125 East 144 Street Holdings, LLC. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the requestor's corporate members and any of the previous owners.

Previous operators of the property include:

Name	Relationship to Property	Last Known Contact Information	Relationship to Applicant
Gasgo Petroleum Inc. and Nestor Auto Repair	Operator (2005 - 2015)	166-11 27 th Avenue Flushing, New York 11358	Tenant of Requestor (2013 – 2015)
Operator information not available from 1997 - 2004			
Neli Corp.	Operator (1996)	Not available	None
Operator information not available from 1992 – 1995			
Brandys Automotive Inc.	Operator (1991)	Not Available	None
Jomi Service Station Inc.	Operator (1983 – 1991)	Not available	None
Operator Information not available from 1976 - 1982			
M & J Service Station	Operator (1970 - 1976)	Not Available	None
Operator Information not available from 1962 - 1969			
Lairsinc Stations Inc.	Operator (1962)	Not available	None
From at least 1962 to 2015, the site was occupied by a gasoline filling station – Operator information not available for all time periods.			
Between 1989 and 1950, multiple two- and three-story buildings were located on the Subject Property. In 1936, the western-most building was labeled “hand laundry” in historical Sanborn Maps From 1947 to 1950, the central portion of the Subject Property was labeled as a carpenter shop in historical Sanborn Maps.			

The Requestor took title to the property beginning on July 25, 2013 and acted as the landlord to the most recent operator during those years; however, the documented release at the site is unrelated to the 4,000-gallon USTs that were in operation at that time. The 4,000-gallon USTs were installed in February of 2000 and were removed in October 2015. No spills or other evidence documenting a release associated with these tanks has been identified during previous investigations at the proposed brownfield site.

ATTACHMENT F

SECTIONS VII AND VIII: REQUESTOR AND PROPERTY ELIGIBILITY INFORMATION

Pursuant to ECL § 27-1405(1), 2701 Jackson Avenue LLC is properly designated as a Volunteer because its liability arises solely from involvement with and subsequent ownership of the site after the documented release/discharge of petroleum (Spill No. 9913082), and because it has exerted appropriate care to stop any continuing release, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any contamination from the previous release.

The petroleum release was first identified in February 2000 during the removal of twelve 550-gallon gasoline USTs and the installation of four new 4,000-gallon USTs. Spill No. 9913082 was reported in February 2000, administratively closed by the NYSDEC in August 2005, and then reopened by the NYSDEC in April 2013, following a due diligence investigation performed by the Requestor prior to its purchase of the site on July 25, 2013. The Requestor exercised appropriate care both prior and subsequent to its purchase of the site by:

- Identifying and delineating the extent of the petroleum release through investigations performed in April and June 2013;
- Engaging the appropriate regulatory agencies (NYSDEC and NYC OER) with frequency, including:
 - Notifying NYSDEC of the petroleum release in April 2013 (Spill reopened by NYSDEC);
 - Meeting with NYSDEC and NYC OER on May 15, 2013 to discuss the release;
 - Preparing and submitting work plans and reports to NYSDEC, including:
 - Supplemental sampling work plan, May 20, 2013;
 - Report summarizing June 2013 sampling, October 2014;
 - Pre-work notification prior to removal of four 4,000-gallon USTs, February 2015;
 - Remedial Action Work Plan, December 2015; and
- Removing the four 4,000-gallon USTs (installed in 2000) in October 2015 to prevent any threatened future release, as well as vacating and securing the site with fencing and locking gates to avoid any human exposure.

While the gas station operated for a period of about two years after the Requestor purchased the site, gasoline was stored in new (installed in 2000) 4,000-gallon USTs; there is no indication

or report of releases from these tanks, which were fully intact and in good condition upon their removal in 2015.

The steps taken by the Requestor to identify and address the petroleum release were reviewed with and approved by the NYSDEC (RAWP approved in March 2016), and the contemplated timeline for remediation is consistent with that of other spill listings across New York City. It is notable that no violations were issued to the Requestor relative to the petroleum release and all work was performed by the Requestor on a voluntary basis; the Requestor has not at any point been subject to a Consent Order to remediate the petroleum release.

In summary, 2701 Jackson Avenue LLC is properly designated as a Volunteer because its liability arises solely from involvement with and subsequent ownership of the site after the discharge or disposal of contaminants at the site, and there is no indication of any contribution to or exacerbation of site conditions during the time of the Requestor's ownership or involvement with the site.

ATTACHMENT G

SECTION IX: CONTACT LIST INFORMATION

Item 1 Response

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

New York City Planning Commission Chairman

Carl Weisbrod
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Borough of Queens, Borough President

Melinda Katz
120-55 Queens Blvd.
Kew Gardens, NY 11424

NYC Department of City Planning, Director of Queens Borough Office

Irving Poy
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424

Item 2 Response

Residents, owners, and occupants of the site:

27-01 Jackson Avenue, Block 432, Lot 21

The site is currently a vacant lot owned by 2701 Jackson Avenue LLC with a mailing address of:

425 Northern Boulevard, Suite #6
Great Neck, NY 11021

Adjacent properties include:

Residential/Commercial Buildings

43-25 Hunter Street

Long Island City, NY 11101

**Owner: 43-25 Hunter II LLC
c/o Rockrose Development Corp.
15 East 26th Street, 7th Floor
New York, NY 10010**

Parking

27-10 43rd Avenue

Long Island City, NY 11101

**Owner: 27-10 43rd Avenue LLC c/o
Rockrose Development Corp.
15 East 26th Street, 7th Floor
New York, NY 10010**

Industrial Building

26-27 Jackson Avenue

Long Island City, NY 11101

**Owner: 2627 Realty Corp.
26-27 Jackson Avenue
Long Island City, NY 11101**

Residential/Commercial Buildings

26-26 Jackson Avenue

Long Island City, NY 11101

**Owner: Crosstown Limo Realty
865 B. Walton Avenue
Bronx, NY 10451**

Industrial Building

26-32 Jackson Avenue

Long Island City, NY 11101

**Owner: 2632 Jackson LLC
425 Northern Boulevard #6
Great Neck, NY 11021**

Parking/Vacant Land

26-46 Jackson Avenue

Long Island City, NY 11101

**Owner: NYC Department of Highways
55 Water Street, 9th Floor
New York, NY 10041**

Vacant Lot

Jackson Avenue

Long Island City, NY 11101

**Owner: NYC Department of Highways
55 Water Street, 9th Floor
New York, NY 10041**

Vacant Lot

Hunter Street

Long Island City, NY 11101

**Owner: Alyce M Coleman
250 South Ocean Boulevard
Boca Raton, FL 33432**

Commercial/Office Building

27-09 43rd Avenue

Long Island City, NY 11101

**Owner: 27-07 43rd Avenue LLC c/o Praveen
Gajaria
100 Ring Road, Suite 300
Garden City, NY 11530**

Item 3 Response

Local news media from which the community typically obtains information:

Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Item 4 Response

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Emily Lloyd, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 Response

Any person who has requested to be placed on the contact list:

We are unaware of any requests for inclusion on the contact list.

Item 6 Response

The administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within a ½-mile radius of the site:

Heaven & Isabella Intelligent Kids Tutoring Center (approximately 0.06 miles southwest of the site)

Administrator: Not Identified

26-14 Jackson Avenue
Long Island City, NY 11101
516-770-1593

Bright Horizons at Long Island City (approximately 0.15 miles northeast of the site)

Administrator: Aziza Matzelle

42-09 28th Street
Long Island City, NY 11101
718-361-6414

Queen's Paideia School (approximately 0.20 miles southwest of the site)

Administrator: Dr. Francis Mechner

44-02 23rd Street
Long Island City, NY 11101
718-361-0070

NYC Leadership Academy (approximately 0.22 miles southwest of the site)

Administrator: Irma Zardoya

45-18 Court Square West
Long Island City, NY 11101
718-752-7363

Information Technology High School (approximately 0.29 miles west of the site)

Administrator: Joseph E Reid

21-16 44th Road
Long Island City, NY 11101
718-937-4270

Academy of American Studies (approximately 0.29 miles northeast of the site)

Administrator: William Bassell

28-04 41st Avenue
Long Island City, NY 11101
718-361-8786

Newcomers High School (approximately 0.33 miles northeast of site)

Administrator: Orlando Sarmiento

28-01 41st Avenue
Long Island City, NY 11101
718-937-6005

Long Island City Family Daycare, Inc. (approximately 0.34 miles northeast of site)

Administrator: Marcia Madrid

40-34 28th Street
Long Island City, NY 11101
347-669-4009

LaGuardia Community College Early Childhood Learning (approximately 0.34 miles southeast of site)

Administrator: Sonya Evariste

31-10 Thomson Avenue
Long Island City, NY 11101
718-482-5295

Growing up Green Charter School (approximately 0.46 miles south of site)

Administrator: Matthew Greenberg

39-37 28th Street
Long Island City, NY 11101
347-642-4306

Robert F. Wagner Jr. Secondary School for Arts and Technology (approximately 0.46 miles southeast of site)

Administrator: Stephania Vu

47-07 30th Place
Long Island City, NY 11101
718-472-5671

Evangel Christian School (approximately 0.49 miles northeast of site)

Administrator: Carolyn Marko

39-21 Crescent Street
Long Island City, NY 11101
718-937-9600

Item 7 Response

The location of the document repository for the project (e.g. local library):

Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101
718-937-2790

A letter from the library acknowledging that it agrees to act as a document repository for the project is included in this attachment.

Item 8 Response

The local community board is Queens Community Board No. 2.

Queens Community Board No. 2

Denise Keehan-Smith, Chairwoman
43-22 50th Street, Room 2B
Woodside, New York 11377
718-533-8773

A letter from the community board acknowledging that it agrees to act as a document repository for the project is included in this attachment.

December 20, 2017

Ms. Debra Markell Kleinert, District Manager
Queens Community Board 2
43-22 50th Street
Woodside, NY 11201
(718) 553-8773

Re: Brownfield Cleanup Program Application
2701 Jackson Avenue LLC
Site Name: 27-01 Jackson Avenue
Site Address: 27-01 Jackson Avenue, Long Island City, New York

Dear Ms. Markell Kleinert:

We represent 2701 Jackson Avenue LLC, in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 27-01 Jackson Avenue in Long Island City, New York. It is a NYSDEC requirement that we supply a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that Queens Community Board 2 would be willing and able to act as a temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.**



Michael D. Burke, CHMM, LEED AP
Senior Associate

Yes, the Queens Community Board 2 is willing and able to act as a public repository on behalf of 2701 Jackson Avenue LLC in their cleanup of 27-01 Jackson Avenue under the NYSDEC BCP.



(Name)



(Date)



(Title)

December 20, 2017

Queens Library at Court Square
Attn: Alison McKenna-Miller
25-01 Jackson Avenue
Long Island City, NY 11101
(718) 937-2790

Re: Brownfield Cleanup Program Application
2701 Jackson Avenue LLC
Site Name: 27-01 Jackson Avenue
Site Address: 27-01 Jackson Avenue, Long Island City, New York

Dear Ms. McKenna-Miller:

We represent 2701 Jackson Avenue LLC, in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 27-01 Jackson Avenue in Long Island City, New York. It is a NYSDEC requirement that we supply a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.**



Michael D. Burke, CHMM, LEED AP
Senior Associate

Yes, the Queens Library at Court Square is willing and able to act as a public repository on behalf of 2701 Jackson Avenue LLC in their cleanup of 27-01 Jackson Avenue under the NYSDEC BCP.



(Name)

12/20/2017

(Date)

Community Library Manager

(Title)

ATTACHMENT H

SECTION X: LAND USE FACTORS

Current Zoning

The site is located in the Special Long Island City Mixed Use Paired District (M1-5/R9). M1 districts typically include light industrial uses such as woodworking shops, repair shops, and wholesale service and storage facilities, and R9 districts promote residential development. This paired district promotes development and expansion of the longstanding mix of residential, commercial, industrial, and cultural use throughout the area.

Historical Use

Historical operations at the site included a hand laundry in 1936 and a gasoline station and auto repair shop which operated from 1945 to 2015.

Current Use

The site is a vacant lot currently used to stage construction equipment and materials.

Intended Use Post-Remediation

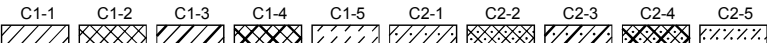
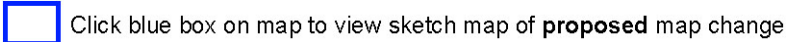
The proposed redevelopment will be a mixed-use commercial and residential building with a partial cellar level. About thirty percent of the residential units will be affordable housing.

Consistency with Applicable Zoning Laws/Maps

The site is currently zoned for M1-R5/9 Special District: Long Island City. The site is undergoing CEQR and ULURP to transfer air rights from the adjacent NYCDOT easement to the proposed brownfield site. The current zoning map is included in this attachment.

Comprehensive Plans

The proposed use is consistent with local and area plans.




NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follow an R, C or M District designation indicate use, bulk and other controls as described in the text of the Zoning Resolution.

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

07-24-2014 C 140275 ZMC

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 on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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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.