

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

#### PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:
Amendment to [check one or more boxes below]
Add Substitute Remove Change in Name
applicant(s) to the existing Brownfield Cleanup Agreement [Complete Section I-IV below and Part II]
Does this proposed amendment involve a transfer of title to all or part of the brownfield site? ☐Yes ☐No
If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See http://www.dec.ny.gov/chemical/76250.html
Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Sections I and V below and Part II]
Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [Complete Section I and V below and Part II]
Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.
Other (explain in detail below)
Please provide a brief narrative on the nature of the amendment:  Lot 14, despite being located in the center of the BCP Site, was excluded from the original BCP Site due to lack of data. Recent investigation work attached hereto has identified PERC, a dry cleaning solvent, above the soil cleanup objectives and groundwater standards. Since this contamination not only exceeds applicable cleanup standards, but also links to the lot's historic use as a dry cleaner, this lot should be added to the BCP Site.

Section I. Existing Application I	nformation	terising the supplied on a state and of the form.		
BCP SITE NAME: Kimball Resi		BCP SITE NUMBER: C360141		
NAME OF CURRENT APPLICANT(S): 1219 Yonkers Ave LLC				
	····	141-07 DATE OF EXISTING AGREEMENT:8/29/14		
		e to Current Applicant, skip to Section V)		
	mation (if no chang	o to ourient Applicant, skip to occurs vy		
NAME				
ADDRESS		ZID CODE		
CITY/TOWN	FAV	ZIP CODE		
PHONE Is the requestor authorized to con-	FAX duct business in Nev	E-MAIL v 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 (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.				
NAME OF NEW REQUESTOR'S	REPRESENTATIVE			
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
NAME OF NEW REQUESTOR'S	CONSULTANT (if ap	oplicable)		
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
NAME OF NEW REQUESTOR'S	ATTORNEY (if applied	cable)		
ADDRESS				
CITY/TOWN		ZIP CODE		
PHONE	FAX	E-MAIL		
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached?				
Describe Requestor's Relationship				

		ormation (only include if new, and highlight new informati	
OWNER'S NAME (if	different from requestor)		
ADDRESS			
CITY/TOWN			ZIP CODE
PHONE	FAX	E-MAIL	
OPERATOR'S NAME	(if different from requestor or	owner)	
ADDRESS			
CITY/TOWN			ZIP CODE
PHONE	FAX	E-MAIL	
Section IV. Eligibilit	y Information for New Reque	stor (Please refer to ECL § 2	7-1407 for more detail)
If answering "yes" to	any of the following questions,	please provide an explanation	as an attachment.
Are any enforcem	nent actions pending against th	e requestor regarding this site?	Yes √No
	presently subject to an existing nination at the site?	order for the investigation, rem	oval or remediation ☐Yes ✓ No
		by the Spill Fund for this site? ect to a spill claim should be dis	☐Yes ☑No scussed with the Spill
any provision of the Article 27 Title 14;	ne subject law; ii) any order or o	strative, civil or criminal procee determination; iii) any regulatio lation of the state or federal go	n implementing ECL
	as name, address, Department	to the BCP? If so, include infor assigned site number, the rea	
		ng to have committed a neglige osing or transporting of contami	
disposing or trans or offense against	porting of contaminants; or ii) t	ffense i) involving the handling hat involves a violent felony, fra term is used in Article 195 of th	aud, bribery, perjury, theft,
jurisdiction of the		or concealed material facts in se statement or made use of or submitted to the Department?	
or failed to act, an	d such act or failure to act coul	e set forth in ECL 27-1407.9(f) t ld be the basis for denial of a B	CP application? ☐Yes ✓ No
1	or's participation in any remedia ure to substantially comply with	al program under DEC's oversion an agreement or order?	ght terminated by DEC or ☐Yes ☑ No
11. Are there any unr	registered bulk storage tanks o	n-site which require registration	? ☐Yes ✓ No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS ACCORDANCE WITH ECL §27-1405 (1) BY CHECKII	
PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the 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.
Requestor's Relationship to Property (check one):	
☐ Prior Owner ☑ Current Owner ☐ Potential /Fut	ure Purchaser Other
If requestor is not the current site owner, proof of site must be submitted. Proof must show that the reques BCA and throughout the BCP project, including the abi attached?  Yes  Note: a purchase contract does not suffice as proof	tor will have access to the property before signing the lity to place an easement on the site  Is this proof
Note: a parenase contract does not sunce as proc	1 01 0000000
Section V. Property description and description of	
ADDRESS 1209, 1213, and 1217 Yonkers Avenu	e and 445, 447, 449, and 453 Bronx River Road
CITY/TOWN Yonkers, NY	ZIP CODE 10702
TAX BLOCK AND LOT (TBL) (in existing agreement )	
Parcel Address	Parcel No. Section No. Block No. Lot No. Acreage
See Exhibit A	0.67
L	

Check appropriate boxes below:					
✓ Changes to metes and bounds description or TBL correction					
Addition of property (may require additional citiz expansion – see attached instructions)	en participa	ation depen	ding on the	e nature of	the
Approximate acreage added: .05					
ADDITIONAL PARCELS:					
Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
1221 Yonkers Avenue		6	6383	14	.05
Reduction of property	•				
Approximate acreage removed:					
PARCELS REMOVED:					*
Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
				, , , , , , , , , , , , , , , , , , , ,	
If requesting to modify a metes and bounds description please attach a revised metes and bounds description,	or requesti survey, or a	ng changes	to the bou	indaries of	a site,
			· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·

# Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

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 cobrownfield redevelopment tax credit.	omponent of the ☐Yes ✓ No
Please answer questions below and provide documentation necessary to support an	swers.
<ol> <li>Is at least 50% of the site area located within an environmental zone pursuant to Tax Please see <u>DEC's website</u> for more information.</li> </ol>	x Law 21(6)?
2. Is the property upside down as defined below?	Yes No
From ECL 27-1405(31):	
"Upside down" shall mean a property where the projected and incurred cost of the invergemediation which is protective for the anticipated use of the property equals or exceeds so of its independent appraised value, as of the date of submission of the application for participation of the application of the application of the application for participation of the application of the	eventy-five percent cipation in the
3. Is the project an affordable housing project as defined below?	Yes No
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 seven of the environmental conservation law and section twenty-one of the tax law of that is developed for residential use or mixed residential use that must include afford residential rental units and/or affordable home ownership units.	nly, a project
(1) Affordable residential rental projects under this subdivision must be subject to a state, or local government housing agency's affordable housing program, or a local gregulatory agreement or legally binding restriction, which defines (i) a percentage of rental units in the affordable housing project to be dedicated to (ii) tenants at a define percentage of the area median income based on the occupants' households annual	government's the residential ed maximum
(2) Affordable home ownership projects under this subdivision must be subject to state, or local government housing agency's affordable housing program, or a local gregulatory agreement or legally binding restriction, which sets affordable units aside owners at a defined maximum percentage of the area median income.	government's
(3) "Area median income" means, for purposes of this subdivision, the area media for the primary metropolitan statistical area, or for the county if located outside a met statistical area, as determined by the United States department of housing and urbar development, or its successor, for a family of four, as adjusted for family size.	ropolitan

#### PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information				
BCP SITE NAME: Kimball Residences	BCP SITE NUMBER: C360141			
NAME OF CURRENT APPLICANT(S): 1219 Yonkers Ave LLC				
INDEX NUMBER OF EXISTING AGREEMENT: C360141-07-14				
EFFECTIVE DATE OF EXISTING AGREEMENT: 8/29/14				

#### Declaration of Amendment:

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

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

Statement of Certification and Signatures: New Requestor(s) (if applicable)
(Individual)
I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.
Date:Signature:
Print Name:
(Entity)
I hereby affirm that I am (title
Date:Signature:
Print Name:

Statement of Certification and Signature applicant must sign)	s: Existing Applicant(s) (an authorized representative of each
(Individual)	
Section I above and that I am aware of this	Application for an Amendment to that Agreement and/or Application for an Amendment to that Agreement and/or is the requisite approval for the amendment to the BCA nature by the Department.
Date:Signature:	
Print Name:	
(Entity)	
I hereby affirm that I am Member  Brownfield Cleanup Agreement and/or Appl Application for an Amendment to that Agree below constitutes the requisite approval for upon signature by the Department.  Date: OS Signature:  Print Name: David Saferstein	title) of(entity) which is a party to the ication referenced in Section I above and that I am aware of this ement and/or Application signature the amendment to the BCA Application, which will be effective
REMAINDER OF THIS AMENDMENT WILL	BE COMPLETED SOLELY BY THE DEPARTMENT
Status of Agreement:	
owner of the site at the time of the	VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
Effective Date of the Original Agreement:	8/29/14
Signature by the Department:	31011.1
DATED: November 16, 2017	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Robert W. Schick, P.E., Director

Division of Environmental Remediation

#### **SUBMITTAL INFORMATION:**

 Two (2) copies, one hard 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

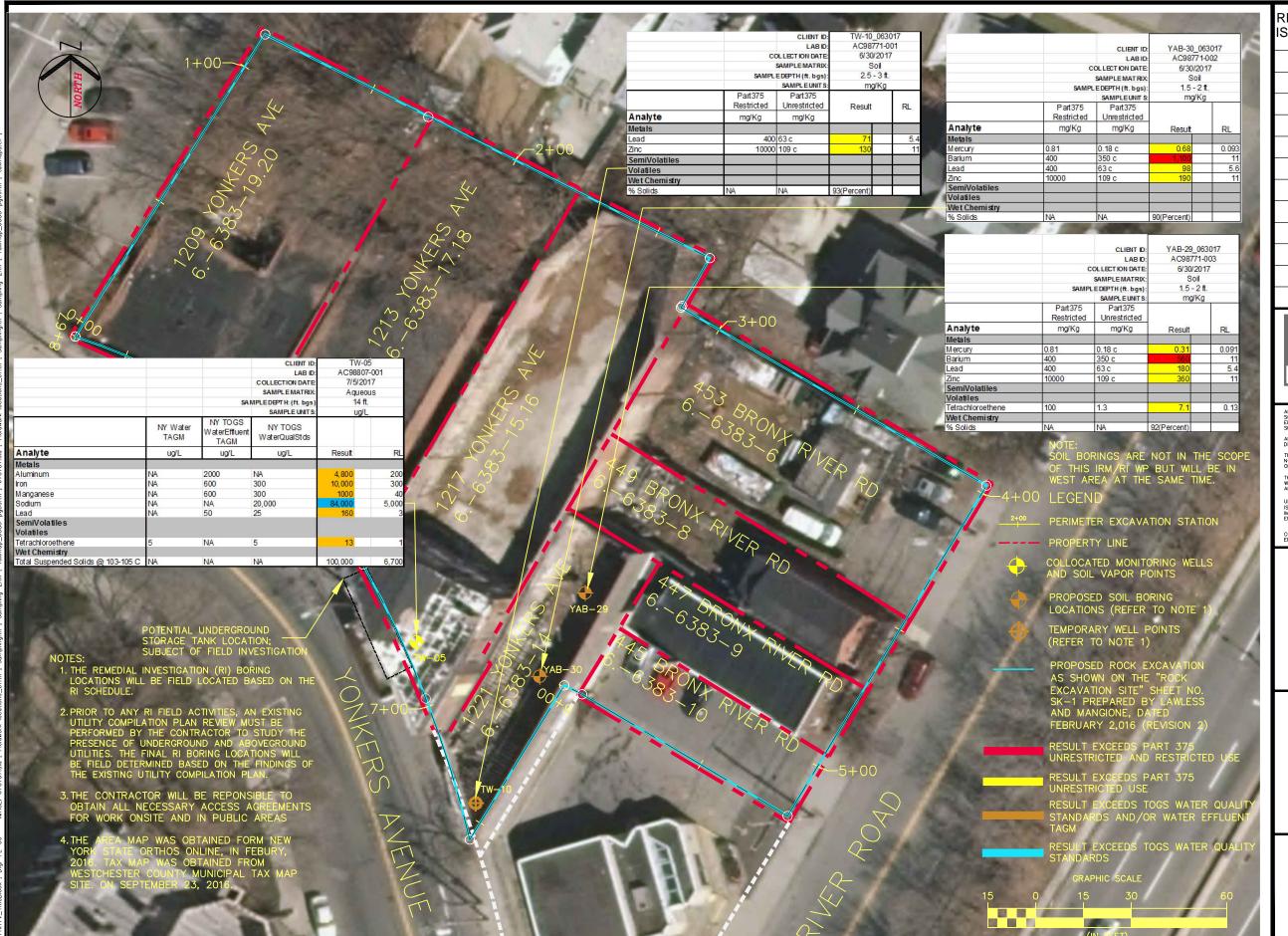
FOR DEPARTMENT USE ONLY		
BCP SITE T&A CODE:	LEAD OFFICE:	
PROJECT MANAGER:		

EXHIBIT A

BCP Site Parcel Information

Parcel Address	Section	Block	Lot	Acreage
1209 Yonkers Avenue	6	6383	19.20	0.14
1213 Yonkers Avenue	6	6383	17.18	0.13
1217 Yonkers Avenue	6	6383	15.16	0.16
445 Bronx River Road	6	6383	10	0.04
447 Bronx River Road	6	6383	9	0.04
449 Bronx River Road	6	6383	8	0.05
453 Bronx River Road	6	6383	6	0.11
CURRENT BCP SITE				0.67
ACREAGE				
NEW LOT TO ADD	6	6383	14	0.05
1221 Yonkers Avenue				
NEW BCP SITE				0.72
ACREAGE				

### **EXHIBIT B**



REV./ ISSUE	DATE	DESCRIPTION



PAULUS, SOKOLOWSKI AND SARTOR ARCHITECTURE & ENGINEERING, PC.

67A MOUNTAIN BLVD EXT. P.O. BOX 4039 WARREN, NEW JERSEY 07059 PHONE: (732) 560-9700

UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE". THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICTED HEREIN, CONTRACTORS SHALL NOTIFY THE DESIGN ENONEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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#### **PROJECT**

KIMBALL GARDENS BCP SITE #C360141 1209,1213 AND 1217 YONKERS AVENUE AND 445, 447, 449, AND 453 BRONX RIVER ROAD CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK

#### SHEET TITLE

LOT 14 SITE SOIL AND **GROUNDWATER EXCEEDANCES** 

PROJ. NO.: 05638-0001 DATE: 10/12/2017 DRAWN BY: R.E./H.L. CHECKED BY: JMS SCALE: 1"=30'

SHEET NO. FIGURE 3B