

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
[www.dec.ny.gov](http://www.dec.ny.gov)

December 23, 2021

Rashid Walker  
BRP 10 Commerce LLC  
100 Park Avenue, 36<sup>th</sup> floor  
New York, NY 10017  
[rwalker@brpcompanies.com](mailto:rwalker@brpcompanies.com)

Re: Certificate of Completion  
10 Commerce Drive Rail Yard  
New Rochelle, Westchester County  
Site No.C360192

Dear Mr. Walker:

Congratulations on having satisfactorily completed the remedial program at the 10 Commerce Drive Rail Yard site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Parag Amin, Bureau C  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2023.

If you have any questions regarding any of these items, please contact Parag Amin at 518-402-9662.

Sincerely,

*Susan Edwards*

Susan Edwards, P.E.  
Acting Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

L. Shaw, Knauf Shaw ([lshaw@nyenvlaw.com](mailto:lshaw@nyenvlaw.com))  
F. Dahan, SESI Consulting Engineers ([fd@sesi.org](mailto:fd@sesi.org))  
C. Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
S. Surani, NYSDOH ([Shaun.Surani@health.ny.gov](mailto:Shaun.Surani@health.ny.gov))  
M. Schuck, NYSDOH ([maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov))  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

P. Amin, PM, DER  
K. Carpenter, DER  
J. Brown, DER  
D. Bendell, R3  
A. Johnson, R3  
K. Lewandowski, Site Control Section, DER

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
BRP 10 Commerce LLC	100 Park Avenue, 36th floor, New York, NY 10017

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 1/24/20    **Agreement Execution:** 2/5/20  
**Agreement Index No.:** C360192-01-20  
**Application Approval Amendment:** 9/15/21    **Agreement Execution Amendment:** 9/15/21

**SITE INFORMATION:**

**Site No.:** C360192    **Site Name:** 10 Commerce Drive Rail Yard  
**Site Owner:** BRP 10 Commerce LLC  
**Street Address:** 10 Commerce Drive  
**Municipality:** New Rochelle    **County:** Westchester    **DEC Region:** 3  
**Site Size:** 0.965 Acres  
**Tax Map Identification Number(s):** 1-238-0005 (portion of)  
**Percentage of site located in an EnZone:** 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial  
**Cleanup Track:** Conditional Track 1 Unrestricted use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup. Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.  
Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as 612293824.

#### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

#### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

#### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/23/2021

Susan Edwards, P.E., Acting Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

10 Commerce Drive Rail Yard, Site ID No. C360192  
10 Commerce Drive, New Rochelle, NY 14614  
New Rochelle, Westchester, Tax Map Identification Number(s) 1-238-0005 (portion of)

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to BRP 10 Commerce LLC for a parcel approximately 0.965 acres located at the 10 Commerce Drive in New Rochelle, Westchester County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as 612293824.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**10 Commerce Drive Rail Yard, Site #: C360192, 10 Commerce Drive, New Rochelle, NY 14614**

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 sub office located at 100 Hillside Ave., Suite 1W, White Plains, NY 10603, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360192>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

BRP 10 Commerce LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/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

**Please record and return to:**  
BRP 10 Commerce LLC  
100 Park Avenue, 36<sup>th</sup> floor  
New York, NY 10017

**Exhibit A**  
**Site Description**

New York, being known and designated as Lot 5 as shown on the official Tax Map of the City of New York, more particularly bounded and described as follows:

ary line of nor Renewal Place, said point es from the point formed by the e of Cedar Street with the southeasterly ap of land taken by the People of the, id filed in the Westchester County Clerk's 20, 1967 as Map No. 15653.

st 11.98 feet;  
st 82.50 feet;  
st 13.26 feet;  
st 10.65 feet;  
st 250.75 feet to a point of intersection et with the northerly boundary line of  
st 198.49 feet;  
st 97.03 feet;  
st 2.19 feet;  
st 181.57 feet to the westerly boundary line

nds East 50.00 feet to the point of ndary line of Renewal Place and the point  
nds East 219.64 feet;  
t 90.00 feet;  
t 18.10 feet;  
t 100.00 feet;  
t 237.74 feet to a point on the southerly  
uth 69 degrees 15 minutes 43 seconds  
GINNING.  
t. (0.9996 Ac.) of land.

North 24 degrees  
North 20 degrees  
North 21 degrees  
North 31 degrees  
North 17 degrees  
North 18 degrees  
North 23 degrees  
North 21 degrees  
North 18 degrees  
North 20 degrees  
North 22 degrees  
North 19 degrees  
North 21 degrees  
North 17 degrees  
North 21 degrees  
North 24 degrees  
North 17 degrees  
North 23 degrees  
the point and place of BEG

Containing within said bound

30. South 19 degrees 32 minutes 03 seconds East a distance of 6.06  
31. South 21 degrees 49 minutes 14 seconds East a distance of 5.95  
32. South 21 degrees 41 minutes 28 seconds East a distance of 5.90  
33. South 18 degrees 15 minutes 56 seconds East a distance of 6.04  
34. South 25 degrees 27 minutes 09 seconds East a distance of 5.71  
35. South 30 degrees 58 minutes 19 seconds East a distance of 6.55  
36. South 22 degrees 07 minutes 44 seconds East a distance of 5.59  
37. South 17 degrees 23 minutes 36 seconds East a distance of 6.40  
38. South 21 degrees 51 minutes 09 seconds East a distance of 4.00  
39. South 70 degrees 15 minutes 40 seconds West a distance of 4.03  
40. South 69 degrees 06 minutes 25 seconds West a distance of 6.71  
41. South 68 degrees 58 minutes 15 seconds West a distance of 5.97  
42. South 69 degrees 55 minutes 12 seconds West a distance of 6.14  
43. South 68 degrees 58 minutes 41 seconds West a distance of 5.86  
44. South 70 degrees 26 minutes 28 seconds West a distance of 5.79  
45. South 68 degrees 06 minutes 30 seconds West a distance of 6.28  
46. South 67 degrees 58 minutes 40 seconds West a distance of 5.92  
47. South 69 degrees 52 minutes 33 seconds West a distance of 5.89  
48. South 68 degrees 49 minutes 58 seconds West a distance of 6.14  
49. South 71 degrees 23 minutes 59 seconds West a distance of 6.06  
50. South 67 degrees 27 minutes 47 seconds West a distance of 5.83  
51. South 71 degrees 41 minutes 05 seconds West a distance of 6.20  
52. South 70 degrees 48 minutes 55 seconds West a distance of 5.61  
53. South 69 degrees 00 minutes 53 seconds West a distance of 6.29  
54. South 62 degrees 27 minutes 20 seconds West a distance of 4.64  
55. South 81 degrees 35 minutes 46 seconds West a distance of 3.12  
56. North 18 degrees 50 minutes 03 seconds West a distance of 5.45  
57. North 20 degrees 59 minutes 05 seconds West a distance of 5.51  
58. North 32 degrees 59 minutes 03 seconds West a distance of 6.31  
59. South 74 degrees 10 minutes 19 seconds West a distance of 6.10  
60. South 65 degrees 40 minutes 35 seconds West a distance of 6.17  
61. South 69 degrees 58 minutes 19 seconds West a distance of 5.91  
62. South 72 degrees 13 minutes 21 seconds West a distance of 5.88  
63. South 70 degrees 39 minutes 48 seconds West a distance of 6.12  
64. South 69 degrees 13 minutes 17 second West a distance of 6.10  
65. South 71 degrees 00 minutes 31 seconds West a distance of 5.90  
66. South 67 degrees 08 minutes 42 seconds West a distance of 6.04  
67. South 69 degrees 55 minutes 21 seconds West a distance of 5.98  
68. South 71 degrees 09 minutes 26 seconds West a distance of 6.09  
69. South 66 degrees 48 minutes 49 seconds West a distance of 5.80  
70. South 68 degrees 15 minutes 03 seconds West a distance of 6.04  
71. South 70 degrees 01 minutes 02 seconds West a distance of 6.00  
72. South 71 degrees 21 minutes 48 seconds West a distance of 5.92  
73. South 67 degrees 48 minutes 42 seconds West a distance of 6.01  
74. North 16 degrees 38 minutes 39 seconds West a distance of 5.05  
75. North 21 degrees 39 minutes 40 seconds West a distance of 5.82  
76. North 20 degrees 17 minutes 22 seconds West a distance of 6.07  
77. North 21 degrees 29 minutes 20 seconds West a distance of 6.05  
78. North 19 degrees 15 minutes 54 seconds West a distance of 5.64  
79. North 20 degrees 14 minutes 24 seconds West a distance of 6.32  
80. North 18 degrees 36 minutes 01 seconds West a distance of 6.06  
81. North 22 degrees 10 minutes 19 seconds West a distance of 6.04  
82. North 20 degrees 56 minutes 29 seconds West a distance of 4.81  
83. North 23 degrees 28 minutes 15 seconds West a distance of 4.91  
84. North 20 degrees 53 minutes 35 seconds West a distance of 10.26  
85. North 18 degrees 47 minutes 48 seconds West a distance of 4.55

Rochelle, County of Westchester and State of New York, being a portion of Block 238, Lot 1 n/k/a Lot 5 as shown on the official Tax Assessment Maps of the City of New Rochelle, N.Y., more particularly bounded and described as follows:

BEGINNING at a point located within aforesaid Lot 5, said point being distant South 46 degrees 59 minutes 44 seconds East a distance of 1.57 feet from the point formed by the intersection of the westerly and southerly boundary line of Renewal Place (now Commerce Drive), also known as the Point of Beginning of said Lot 5 as described in Control No. 580463382 and filed in the Westchester County Clerk's Office, Division of Land Records on March 9, 2018;

THENCE through the lands of Lot 5 the following one hundred thirty one--(131) courses and distances:

1. North 73 degrees 15 minutes 35 seconds East a distance of 4.94
2. North 65 degrees 30 minutes 28 seconds East a distance of 6.78
3. North 69 degrees 32 minutes 57 seconds East a distance of 13.97
4. North 69 degrees 43 minutes 02 seconds East a distance of 6.95
5. North 71 degrees 15 minutes 05 seconds East a distance of 6.83
6. North 68 degrees 36 minutes 12 seconds East a distance of 7.15
7. North 67 degrees 17 minutes 45 seconds East a distance of 13.97
8. North 69 degrees 45 minutes 16 seconds East a distance of 8.16
9. North 70 degrees 16 minutes 14 seconds East a distance of 7.83
10. North 68 degrees 42 minutes 18 seconds East a distance of 7.76
11. North 70 degrees 14 minutes 23 seconds East a distance of 8.24
12. North 70 degrees 37 minutes 34 seconds East a distance of 8.34
13. North 66 degrees 53 minutes 23 seconds East a distance of 7.89
14. North 69 degrees 20 minutes 49 seconds East a distance of 7.99
15. North 66 degrees 42 minutes 42 seconds East a distance of 7.67
16. North 70 degrees 07 minutes 03 seconds East a distance of 8.34
17. North 70 degrees 28 minutes 40 seconds East a distance of 8.31
18. North 68 degrees 54 minutes 47 seconds East a distance of 8.39
19. North 70 degrees 33 minutes 44 seconds East a distance of 7.55
20. North 68 degrees 48 minutes 46 seconds East a distance of 7.70
21. North 67 degrees 56 minutes 11 seconds East a distance of 7.89
22. South 45 degrees 02 minutes 29 seconds East a distance of 6.38
23. South 81 degrees 00 minutes 33 seconds East a distance of 7.20
24. North 52 degrees 05 minutes 09 seconds East a distance of 5.11
25. South 19 degrees 48 minutes 37 seconds East a distance of 7.56
26. South 22 degrees 02 minutes 06 seconds East a distance of 8.24
27. South 21 degrees 13 minutes 10 seconds East a distance of 8.01
28. South 18 degrees 09 minutes 09 seconds East a distance of 7.95
29. South 22 degrees 52 minutes 36 seconds East a distance of 7.94
30. South 19 degrees 22 minutes 54 seconds East a distance of 6.65
31. South 20 degrees 41 minutes 43 seconds East a distance of 7.34
32. South 23 degrees 02 minutes 28 seconds East a distance of 6.79
33. South 20 degrees 20 minutes 48 seconds East a distance of 7.34
34. South 20 degrees 12 minutes 50 seconds East a distance of 6.84
35. South 19 degrees 38 minutes 31 seconds East a distance of 6.97
36. South 20 degrees 47 minutes 30 seconds East a distance of 6.88
37. South 20 degrees 55 minutes 04 seconds East a distance of 7.06
38. South 23 degrees 22 minutes 27 seconds East a distance of 6.84
39. South 19 degrees 36 minutes 17 seconds East a distance of 7.26
40. South 22 degrees 25 minutes 58 seconds East a distance of 6.98
41. South 16 degrees 11 minutes 49 seconds East a distance of 7.08



**Exhibit B**

**Site Survey**



LOT 5 P  
EXCLUDED AREA

RAI

L124	6.97°	N 22° 53' 10" W
L125	7.00°	N 19° 50' 52" W
L126	7.16°	N 21° 00' 24" W
L127	6.88°	N 17° 39' 53" W
L128	6.89°	N 21° 32' 02" W
L129	7.76°	N 24° 48' 51" W
L130	5.14°	N 17° 29' 27" W
L131	7.36°	N 23° 11' 25" W

L104	10.26°	N 20° 53' 35" W
L105	4.55°	N 18° 47' 48" W
L106	5.01°	N 13° 12' 21" W
L107	5.45°	N 30° 04' 18" W
L108	5.36°	N 13° 15' 40" W
L109	4.81°	N 27° 29' 16" W
L110	4.99°	N 19° 27' 35" W
L111	5.03°	N 20° 15' 26" W
L112	4.82°	N 21° 40' 36" W
L113	4.90°	N 18° 58' 55" W
L114	5.01°	N 24° 22' 16" W
L115	5.43°	N 20° 29' 11" W
L116	5.22°	N 12° 28' 24" W
L117	4.67°	N 31° 04' 55" W
L118	4.96°	N 17° 18' 10" W
L119	5.01°	N 18° 00' 56" W
L120	4.83°	N 23° 35' 27" W

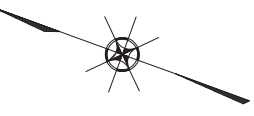
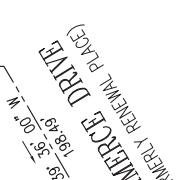
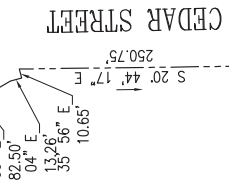
L84	6.10°	S 69° 13' 17" W
L85	5.90°	S 71° 00' 31" W
L86	6.04°	S 67° 58' 40" W
L87	5.95°	S 69° 55' 21" W
L88	6.09°	S 71° 09' 26" W
L89	5.90°	S 66° 48' 40" W
L90	6.04°	S 68° 15' 03" W
L91	6.00°	S 70° 01' 02" W
L92	5.92°	S 71° 21' 46" W
L93	6.01°	S 67° 48' 42" W
L94	5.65°	N 16° 38' 39" W
L95	5.62°	N 21° 39' 40" W
L96	6.07°	N 20° 17' 22" W
L97	6.05°	N 21° 29' 20" W
L98	5.64°	N 19° 15' 54" W
L99	6.32°	N 20° 14' 24" W
L100	6.06°	N 18° 36' 01" W

L64	5.79°	S 70° 26' 28" W
L65	6.28°	S 69° 06' 30" W
L66	5.92°	S 67° 58' 40" W
L67	5.89°	S 69° 52' 33" W
L68	6.14°	S 68° 49' 58" W
L69	6.08°	S 71° 23' 59" W
L70	5.83°	S 67° 27' 47" W
L71	6.20°	S 71° 41' 05" W
L72	5.61°	S 70° 46' 55" W
L73	6.29°	S 69° 00' 53" W
L74	4.64°	S 62° 27' 20" W
L75	3.12°	S 81° 35' 46" W
L76	5.45°	N 18° 50' 03" W
L77	5.51°	N 20° 59' 55" W
L78	6.31°	N 32° 59' 03" W
L79	6.10°	S 74° 10' 19" W
L80	6.17°	S 69° 40' 35" W

L44	7.09°	S 17° 03' 53" E
L45	7.16°	S 25° 11' 00" E
L46	5.95°	S 18° 34' 09" E
L47	6.08°	S 20° 27' 11" E
L48	5.92°	S 19° 04' 08" E
L49	6.12°	S 20° 50' 44" E
L50	6.06°	S 19° 52' 03" E
L51	5.95°	S 21° 41' 28" E
L52	5.90°	S 23° 02' 28" E
L53	6.04°	S 18° 15' 58" E
L54	5.71°	S 25° 27' 09" E
L55	6.55°	S 30° 58' 19" E
L56	5.59°	S 22° 07' 44" E
L57	6.40°	S 17° 23' 36" E
L58	4.00°	S 21° 51' 09" E
L59	4.03°	S 70° 15' 40" W
L60	6.71°	S 69° 06' 25" W

L24	5.11°	N 52° 05' 09" E
L25	7.56°	S 19° 48' 37" E
L26	8.24°	S 22° 02' 06" E
L27	8.01°	S 21° 13' 10" E
L28	7.84°	S 22° 52' 38" E
L29	7.34°	S 20° 41' 43" E
L30	6.65°	S 19° 22' 54" E
L31	7.34°	S 20° 20' 48" E
L32	6.79°	S 23° 02' 28" E
L33	7.34°	S 20° 20' 48" E
L34	6.84°	S 20° 12' 50" E
L35	6.97°	S 19° 38' 31" E
L36	6.88°	S 20° 47' 30" E
L37	7.06°	S 20° 55' 04" E
L38	6.84°	S 23° 22' 27" E
L39	7.26°	S 19° 38' 17" E
L40	6.98°	S 22° 25' 58" E

L4	6.95°	N 69° 43' 02" E
L5	6.83°	N 71° 15' 05" E
L6	7.15°	N 69° 36' 12" E
L7	13.97°	N 67° 17' 45" E
L8	8.16°	N 69° 45' 16" E
L9	7.83°	N 70° 16' 14" E
L10	7.76°	N 68° 42' 18" E
L11	8.34°	N 70° 37' 34" E
L12	8.34°	N 66° 53' 23" E
L13	7.89°	N 69° 20' 09" E
L14	7.89°	N 69° 20' 09" E
L15	7.87°	N 66° 42' 42" E
L16	8.34°	N 70° 07' 03" E
L17	8.31°	N 70° 28' 40" E
L18	8.39°	N 69° 54' 47" E
L19	7.55°	N 70° 33' 44" E
L20	7.70°	N 68° 48' 46" E



COMMERCE DRIVE  
(FORMERLY RENEWAL PLACE)

SEE POINT OF BEGINNING DETAIL

190.00'

237.74'

219.64'

90.00'

18.10'

LOT 5

BROWNFIELD CLEANUP PROGRAM  
10 COMMERCE DRIVE  
RAILYARD SITE No. C360192  
TAX ID: 1-238-5

BLOCK 238 LOT 10  
NOW OR FORMERLY  
SILMS  
171 HUGUENOT STREET

BLOCK 238 LOT 1  
NOW OR FORMERLY  
CEDAR PLAZA ASSOCIATES, LLC  
20 CEDAR STREET

"BCP SITE" LEGEND:

- "LOT 5" BOUNDARY LINE
- "BCP SITE AREA" BOUNDARY LIMITS

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**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 11/12/2021



**SITE DESCRIPTION**

**SITE NO. C360192**

**SITE NAME 10 Commerce Drive Rail Yard**

SITE ADDRESS: 10 Commerce Drive ZIP CODE: 14614

CITY/TOWN: New Rochelle

COUNTY: Westchester

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/15/2023

**Description of Institutional Control**

**BRP 10 Commerce LLC**

100 Park Avenue, 36th Floor

**10 Commerce Drive**

Environmental Easement

Block: 238

Lot: 0005

Sublot:

Section: 1

Subsection:

S\_B\_L Image: 1-238-0005 (portion of)  
 Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

**Description of Engineering Control**