

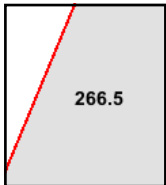
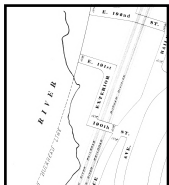
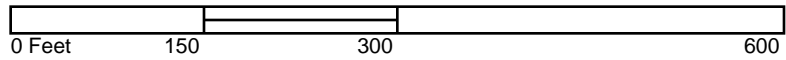
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Certification # BE82-4DE7-A087

Site Name: Landing Road
 Address: Landing Road
 City, ST, ZIP: Bronx, NY 10468
 Client: TRC Environmental Consultants
 EDR Inquiry: 4946149.3
 Order Date: 05/23/2017
 Certification # BE82-4DE7-A087
 Copyright: 1896




This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 12, Sheet 266.5





Landing Road
Landing Road
Bronx, NY 10468

Inquiry Number: 4946149.4

May 23, 2017

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/23/17

Site Name:

Landing Road
Landing Road
Bronx, NY 10468
EDR Inquiry # 4946149.4

Client Name:

TRC Environmental Consultants
1430 Broadway
New York, NY 10018
Contact: Carla Stout



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by TRC Environmental Consultants were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	40.867468 40° 52' 3" North
Project:	Exterior Street, Bronx, NY	Longitude:	-73.909682 -73° 54' 35" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	591881.65
		UTM Y Meters:	4524616.98
		Elevation:	5.80' above sea level

Maps Provided:

2013 1897
1997, 1998
1979
1966
1956
1947
1900
1898

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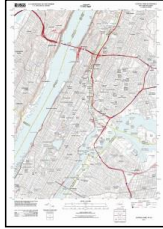
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Yonkers
2013
7.5-minute, 24000

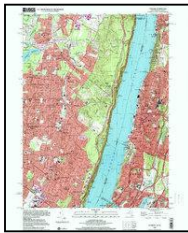


Central Park
2013
7.5-minute, 24000

1997, 1998 Source Sheets



Central Park
1997
7.5-minute, 24000
Aerial Photo Revised 1997



Yonkers
1998
7.5-minute, 24000
Aerial Photo Revised 1966

1979 Source Sheets

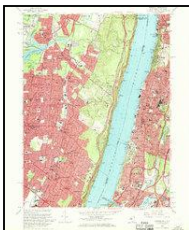


Yonkers
1979
7.5-minute, 24000
Aerial Photo Revised 1977



Central Park
1979
7.5-minute, 24000
Aerial Photo Revised 1977

1966 Source Sheets



Yonkers
1966
7.5-minute, 24000
Aerial Photo Revised 1954



Central Park
1966
7.5-minute, 24000
Aerial Photo Revised 1966

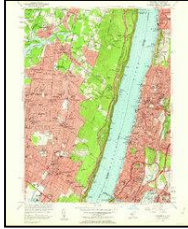
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1956 Source Sheets



Central Park
1956
7.5-minute, 24000



Yonkers
1956
7.5-minute, 24000
Aerial Photo Revised 1954

1947 Source Sheets



Central Park
1947
7.5-minute, 24000
Aerial Photo Revised 1941



Yonkers
1947
7.5-minute, 24000
Aerial Photo Revised 1941

1900 Source Sheets



Harlem
1900
15-minute, 62500

1898 Source Sheets



Harlem
1898
15-minute, 62500

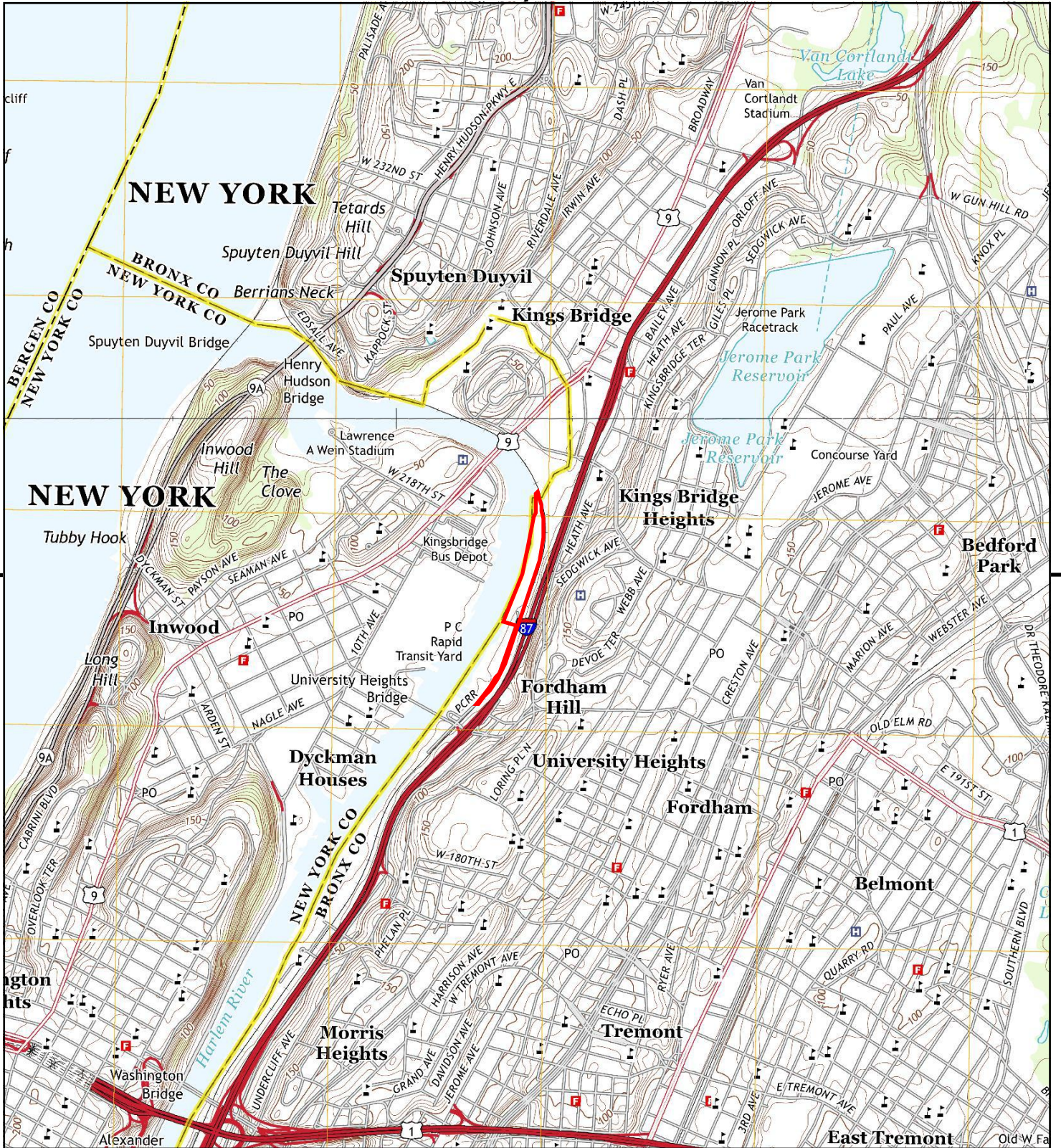
Topo Sheet Key

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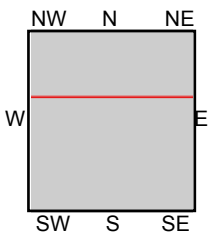
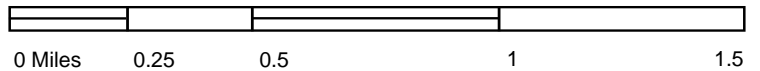
1897 Source Sheets



Harlem
1897
15-minute, 62500



This report includes information from the following map sheet(s).



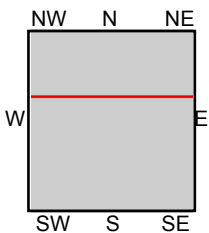
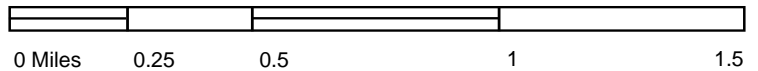
TP, Central Park, 2013, 7.5-minute
 N, Yonkers, 2013, 7.5-minute

SITE NAME: Landing Road
 ADDRESS: Landing Road
 Bronx, NY 10468
 CLIENT: TRC Environmental Consultants





This report includes information from the following map sheet(s).



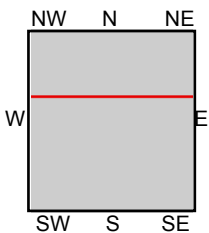
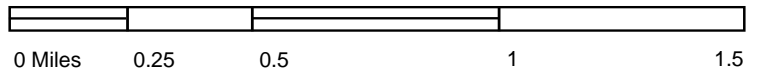
TP, Central Park, 1997, 7.5-minute
N, Yonkers, 1998, 7.5-minute

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants





This report includes information from the following map sheet(s).



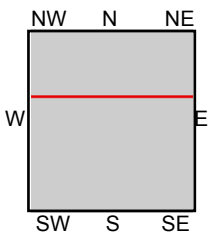
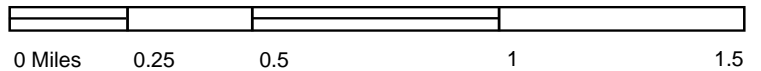
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N, Yonkers, 1979, 7.5-minute

SITE NAME: Landing Road
ADDRESS: Landing Road
Bronx, NY 10468
CLIENT: TRC Environmental Consultants





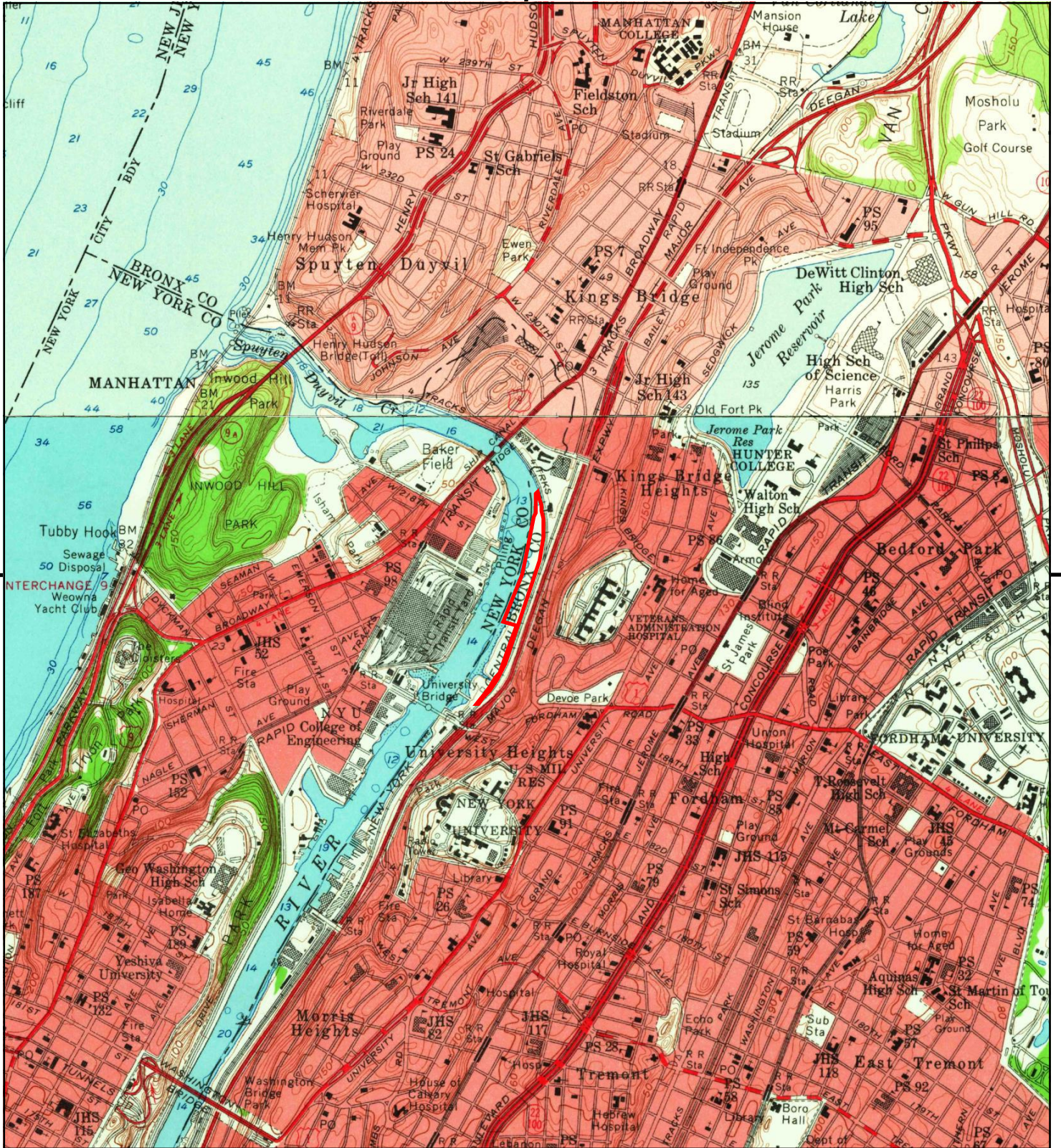
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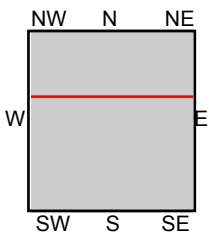
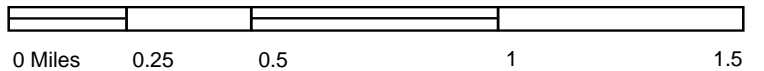
TP, Central Park, 1966, 7.5-minute
 N, Yonkers, 1966, 7.5-minute

SITE NAME: Landing Road
ADDRESS: Landing Road
 Bronx, NY 10468
CLIENT: TRC Environmental Consultants





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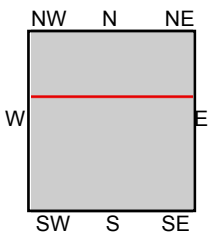
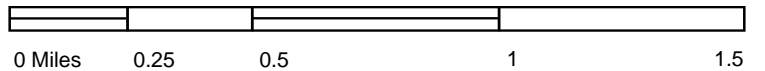
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 N, Yonkers, 1956, 7.5-minute

SITE NAME: Landing Road
 ADDRESS: Landing Road
 Bronx, NY 10468
 CLIENT: TRC Environmental Consultants





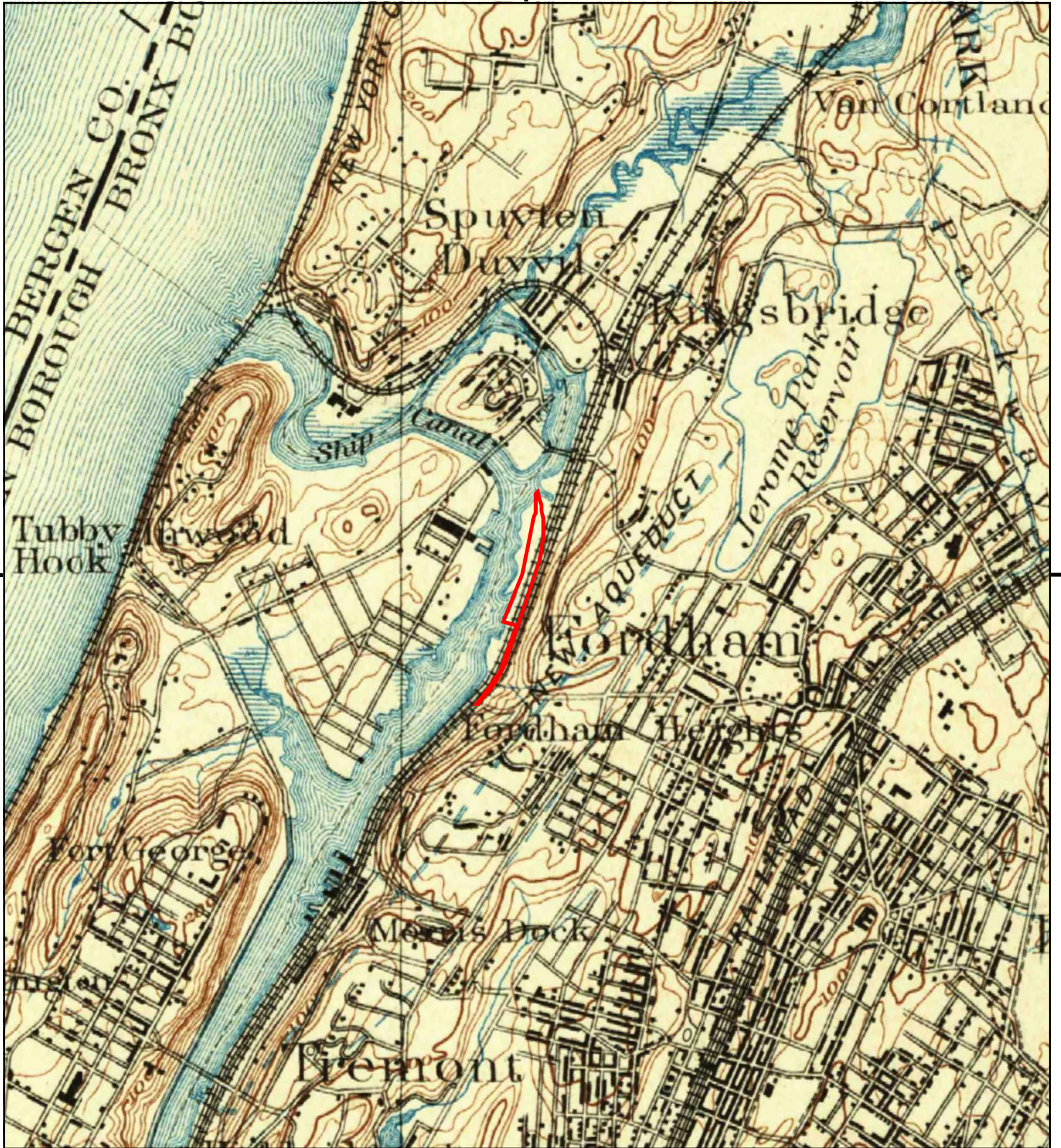
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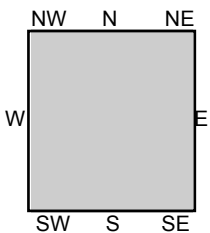
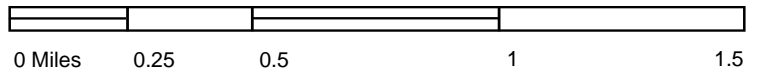
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 N, Yonkers, 1947, 7.5-minute

SITE NAME: Landing Road
ADDRESS: Landing Road
 Bronx, NY 10468
CLIENT: TRC Environmental Consultants





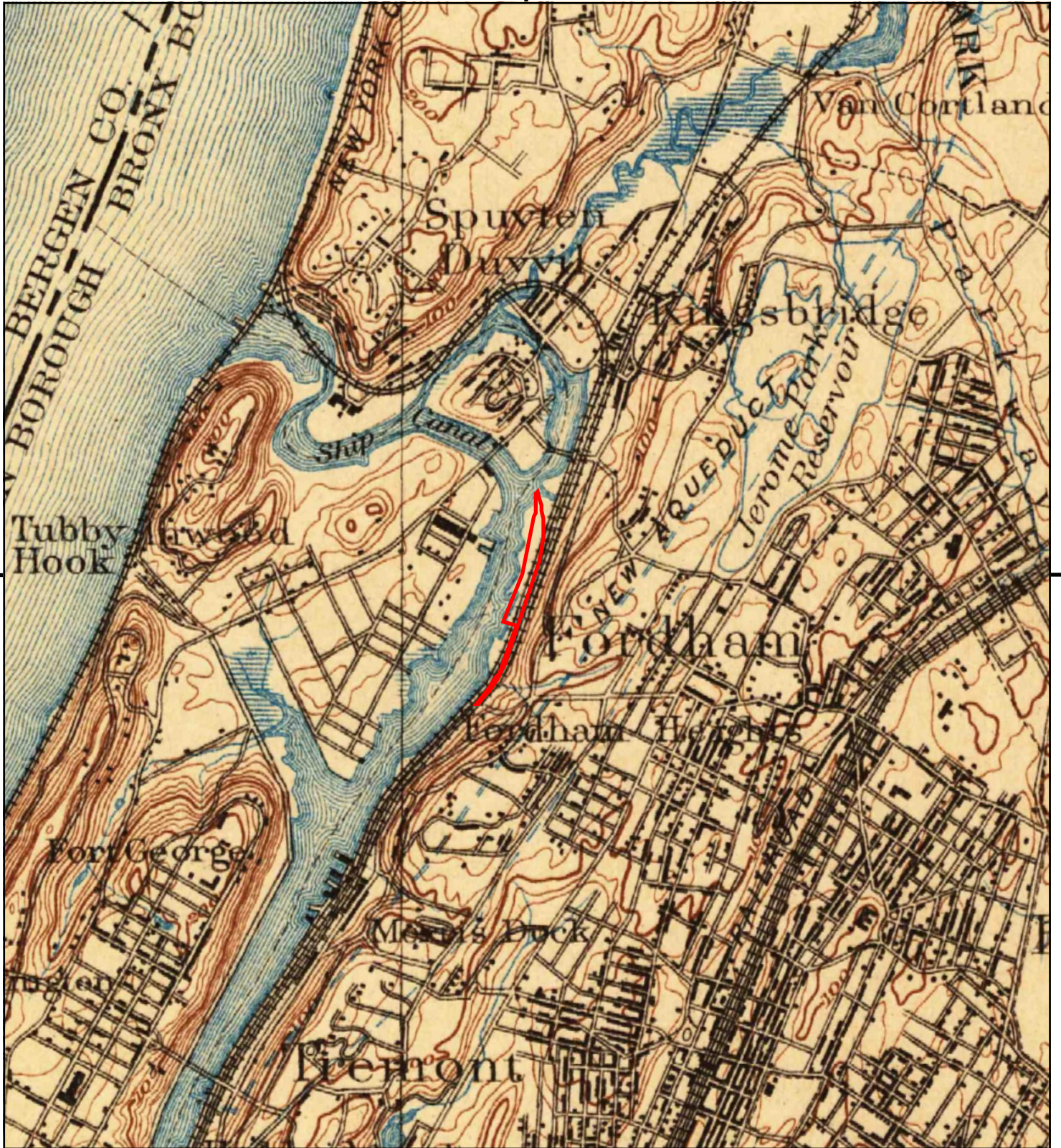
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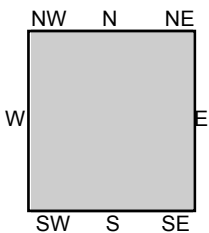
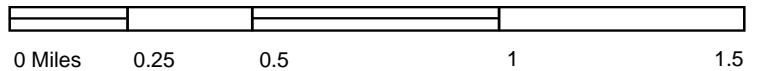
TP, Harlem, 1900, 15-minute

SITE NAME: Landing Road
 ADDRESS: Landing Road
 Bronx, NY 10468
 CLIENT: TRC Environmental Consultants





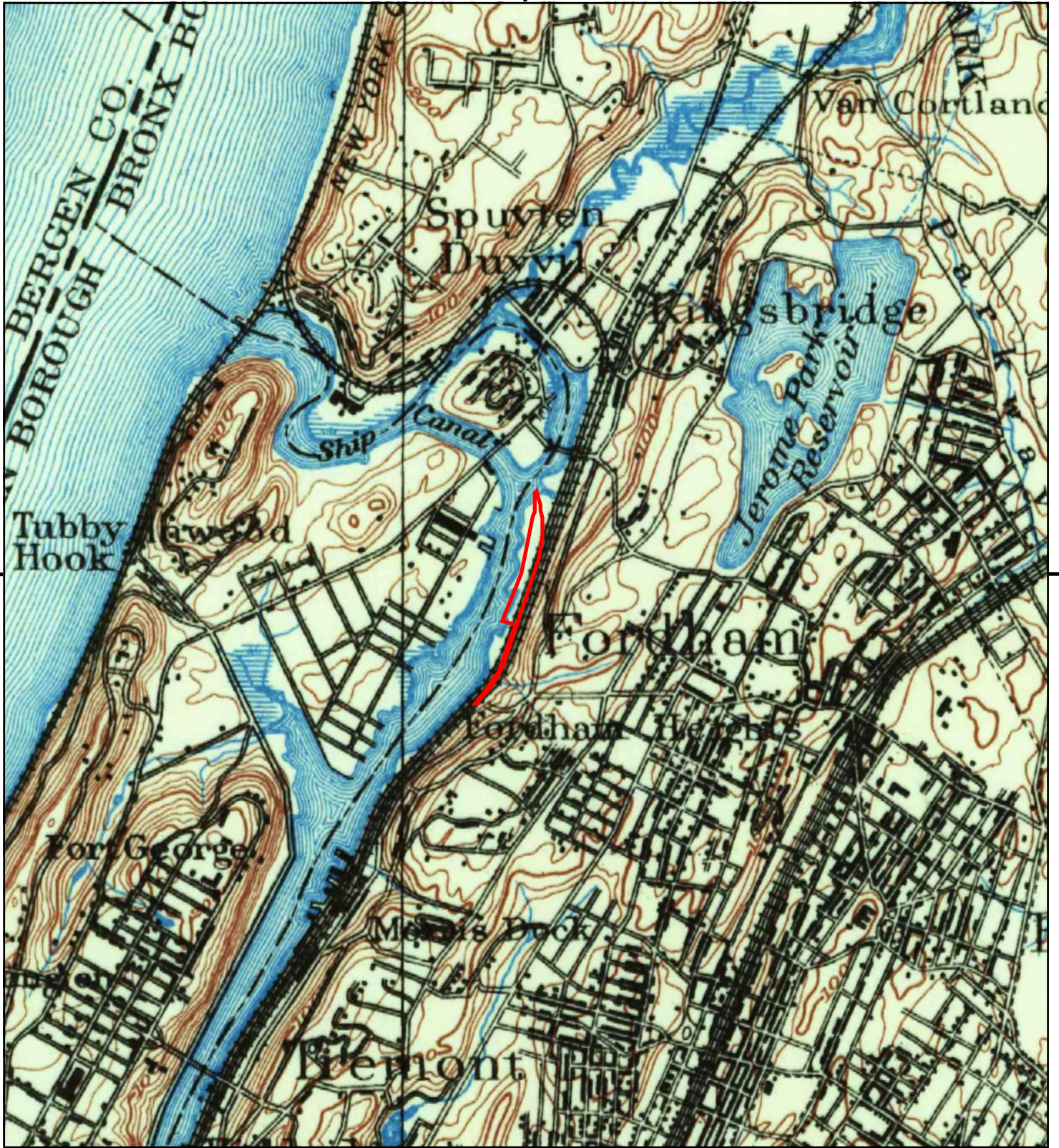
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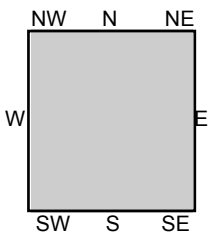
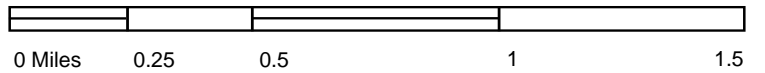
TP, Harlem, 1898, 15-minute

SITE NAME: Landing Road
 ADDRESS: Landing Road
 Bronx, NY 10468
 CLIENT: TRC Environmental Consultants





This report includes information from the following map sheet(s).



TP, Harlem, 1897, 15-minute

SITE NAME: Landing Road
 ADDRESS: Landing Road
 Bronx, NY 10468
 CLIENT: TRC Environmental Consultants



TRC
1430 Broadway, 10th Floor
New York, NY 10018

Main 212.221.7822
Fax 212.221.7840

Memorandum

To: Mr. Samuel Ross, P.E.
CSX Real Property, Inc.

From: Daniel Schmidt, P.E.

Subject: Encroachment on CSX Property
Exterior Street, Bronx, New York

Date: January 22, 2016

cc: Anne Jackson, CSX
David Glass, TRC
Jenna Raup, TRC

At the request of CSX Real Property, Inc. (CSX), TRC performed an inspection of the property located on Exterior Street in Bronx, New York on Monday, January 18, 2016. The purpose of the inspection was to identify environmental conditions of concern, if any, particularly related to crushed concrete placed on the CSX property by the south adjoining concrete facility (Titan Concrete, Inc.). TRC was escorted during the inspection by Special Agent Patrick F. McGee.

Approximately two acres of the Site are covered in approximately 5 to 8 inches of crushed concrete, which ranges in size from fines to approximately 1 foot in the largest dimension.

Concrete blocks section off an approximately 6,000 square foot portion of the southwestern part of the Site. The interior of the sectioned-off area has apparently been filled with crushed concrete/aggregate, in parts to approximately 10 feet above the surrounding ground surface. This area is being utilized for concrete truck wash-out and maintenance. Evidence of solidified/frozen concrete truck washout was observed, which had leached through the concrete block wall onto adjacent parts of the Site.

There is uncertainty regarding the stability of the concrete block walls, which are serving as retaining walls, constructed on the CSX property. Additionally, the concrete block walls and crushed concrete border the western part of the property, which is adjacent to the Harlem River, indicating the potential for transport via erosion of the crushed concrete into the River.

Memorandum

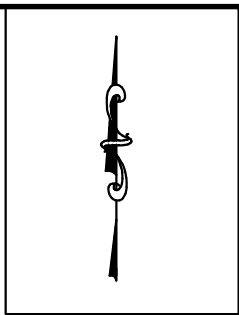
Page 2 of 2

During the Site inspection, TRC identified the following items on the CSX Property that are likely associated with the neighboring property (please refer to attached photographs and figure):

1. Various steel rebar/wire is visible protruding from the crushed concrete throughout the CSX property.
2. Two (2) approximately 300-gallon empty plastic totes (one partially encased in concrete)
3. One (1) abandoned generator
4. Pile of tires and debris
5. Several truck batteries and debris
6. Ten (10) unlabeled 55-gallon drums (5 plastic/5 steel) filled with unknown contents
7. Stained soil/aggregate
8. Truck washout areas

Please note, additional objects not visible by inspection may be buried in the crushed concrete.

Path:\Name: \\NTAPA-NYC\Environmental\Shared\Projects\CSX\Bronx\Figures\CSX\Bronx\Figures\01.22.16.dwg - Date\Time: Fri, 22 Jun 2016 - 12:24pm - User Name: dschmidt - Layout Tab: FIGURE 1



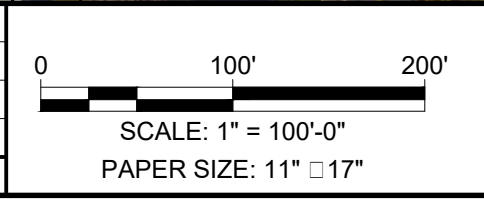
LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
- 1** REBAR PROTRUDING FROM GROUND (TYP.)
- 2** EMPTY PRODUCT TOTE (TYP.)
- 3** ABANDONED GENERATOR
- 4** TIRES & DEBRIS
- 5** BATTERIES & DEBRIS
- 6** UNLABELED DRUMS & DEBRIS
- 7** STAINED SOIL AGGREGATE
- 8** TRUCK WASHOUT AREA (TYP.)

NOTE:

1. PHOTO LOCATIONS ARE APPROXIMATE.
2. AERIAL PHOTOGRAPH DOES NOT MATCH CONDITIONS AT TIME OF JANUARY 18, 2016 INSPECTION.

REVISIONS			
NO.	DESCRIPTION	BY	DATE



1430 BROADWAY, 10TH FLOOR
NEW YORK, NEW YORK 10018
212-221-7822

DESIGNED BY: DS
DRAWN BY: DS
CHECKED BY: DSG
DATE: JANUARY 2016
SCALE: AS SHOWN
PROJECT NUMBER: 250805.0000.0000

PROJECT NAME:	CSX REAL PROPERTY, INC. EXTERIOR STREET SITE BRONX, NEW YORK
DRAWING TITLE:	PHOTO LOCATION PLAN

**FIGURE
1**


Photograph Log



PHOTO 1: REBAR PROTRUDING FROM GROUND (TYP.)



PHOTO 2: EMPTY PRODUCT TOTE (TYP.)

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
250805	J. Raup	1 of 4	CSX Real Property, Inc.	Exterior Street, Bronx, New York	


Photograph Log



PHOTO 3: ABANDONED GENERATOR



PHOTO 4: TIRES & DEBRIS

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
250805	J. Raup	2 of 4	CSX Real Property, Inc.	Exterior Street, Bronx, New York	


Photograph Log



PHOTO 5: BATTERIES & DEBRIS



PHOTO 6: UNLABELED DRUMS & DEBRIS

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
250805	J. Raup	3 of 4	CSX Real Property, Inc.	Exterior Street, Bronx, New York	


Photograph Log



PHOTO 7: STAINED SOIL/AGGREGATE



PHOTO 8: TRUCK WASHOUT AREA (TYP.)

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
250805	J. Raup	4 of 4	CSX Real Property, Inc.	Exterior Street, Bronx, New York	

**APPENDIX C:
PHOTOGRAPH LOG**

Appendix C Phase I ESA Photograph Log



Photo 1: Eastern side of concrete block wall enclosing the platform at the southern end of the northern part of the Site. The entrance to the northern part of the Site is shown to the left of the wall.



Photo 2: The top of the platform looking north.



Photo 3: Southeast area of the platform. This area is mostly covered in concrete.




Photo 4: At the south of the platform, a fence impedes access to the platform. Fordham Road Concrete is beyond.



Photo 5: Platform, looking north from the southwest corner.



Photo 6: An area of discoloration at the southwest corner of the platform

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
205805	Carla Stout	1 of 5	CSX Transportation	University Heights Yard Exterior Street, Bronx, NY	

Appendix C Phase I ESA Photograph Log



Photo 7: A shallow pool of unknown liquid (possibly concrete wash-out) at the southwest corner of the Site. The approximate Site boundary is shown as a red line.



Photo 8: A shallow pool of unknown liquid (possibly concrete wash-out) at the southwest corner of the Site. The approximate Site boundary is shown as a red line. Fordham Road Concrete is beyond.



Photo 9: Accumulation of water at the southwest corner of the Site. The approximate Site boundary is shown as a red line.




Photo 10: The northern wall of the platform.



Photo 11: A long view of the platform looking south.



Photo 12: Metal debris along the Harlem River.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
205805	Carla Stout	2 of 5	CSX Transportation	University Heights Yard Exterior Street, Bronx, NY	

Appendix C

Phase I ESA Photograph Log



Photo 13: An empty container of unknown liquid.



Photo 14: Southern one of two aggregate piles in the middle of the northern part of the Site.



Photo 15: Northern one of two aggregate piles in the middle of the northern part of the Site.




Photo 16: View from middle of the northern part of the Site looking north. A pile of unknown debris is shown on the left side of the photograph. The approximate boundary of the Site is after the grove of trees in the middle of the photograph.



Photo 17: View of the southern part of the Site (Exterior Street) from the north.



Photo 18: A railroad car on the side of Exterior Street near the cement factory.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
205805	Carla Stout	3 of 5	CSX Transportation	University Heights Yard Exterior Street, Bronx, NY	

Appendix C Phase I ESA Photograph Log



Photo 19: View of the southern portion of the Fordham Road Concrete.



Photo 20: View of Fordham Road Scrap Metal.



Photo 21: View of seemingly abandoned truck across Exterior Street from Fordham Scrap Metal.




Photo 22: View of seemingly abandoned truck across Exterior Street from Fordham Scrap Metal.



Photo 23: View of seemingly abandoned truck across Exterior Street from vacant lot between Fordham Scrap Metal and Storage Post.



Photo 24: View of abandoned cement cylinder across Exterior Street from vacant lot between Fordham Scrap Metal and Storage Post.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
205805	Carla Stout	4 of 5	CSX Transportation	University Heights Yard Exterior Street, Bronx, NY	

Appendix C Phase I ESA Photograph Log




Photo 25: View of Storage Post.



Photo 26: View of seemingly abandoned truck across Exterior Street from Storage Post.



Photo 27: View of seemingly abandoned car across Exterior Street from Storage Post.

TRC Job No.	Photographs Taken By:	Page No.	Client:	Site Name & Address:	
205805	Carla Stout	5 of 5	CSX Transportation	University Heights Yard Exterior Street, Bronx, NY	

**APPENDIX D:
OTHER REFERENCE INFORMATION**

New York City Department of Finance
Office of the City Register

HELP

[Click help for additional instructions]
Selecting a help option will open new window

Current Search Criteria:

Borough: BRONX
Block: 3244
Lot: 1 **Unit:** N/A
Date Range: To Current Date
Document Class: All Document Classes

Search Results By Parcel Identifier

Records 1 - 23 << [previous](#) [next](#) >> Max Rows [\[Search Options \]](#) [\[New BBL Search \]](#) [\[Edit Current Search \]](#) [\[View Tax Map \]](#)
[\[Print Index \]](#)

View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
DET	IMG	2011000021757	1	ENTIRE LOT	11/23/2010	1/19/2011 8:55:58 AM	DISCHARGE OF TAX LIEN	4	BANK O F NEW YORK MELLON					0
DET	IMG	2007000576746	1	ENTIRE LOT	9/28/2007	11/20/2007 9:51:55 AM	MERGER	19	NEW YORK CENTRAL LLC	CSX TRANSPORTATION INC		✓		0
DET	IMG	2005000516777	1	ENTIRE LOT	7/27/2005	9/15/2005 5:17:55 PM	TAX LIEN SALE	22	CITY OF NEW YORK	BANK OF NEW YORK				0
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DET	IMG	2005000111380	1	ENTIRE LOT	8/27/2004	2/24/2005 11:50:32 AM	NYC REAL PROPERTY TRANSFER TAX	9	CONRAIL, INC.	GREEN ACQUISITION CORP.				0
DET	IMG	2005000111357	1	ENTIRE LOT	8/27/2004	2/24/2005 11:48:30 AM	NYC REAL PROPERTY TRANSFER TAX	9	CONSOLIDATED RAIL CORPORATION	CONRAIL, INC.				0
DET	IMG	2005000111355	1	ENTIRE LOT	8/27/2004	2/24/2005 11:48:08 AM	NYC REAL PROPERTY TRANSFER TAX	10	CRR HOLDING LLC	CSX NORTHEAST HOLDING CORPORATION/		✓		0
DET	IMG	2005000111246	1	ENTIRE LOT	8/27/2004	2/24/2005 11:24:22 AM	NYC REAL PROPERTY TRANSFER TAX	9	CSX CORPORATION	CSX TRANSPORTATION, INC.				0
DET	IMG	1788/722	1	ENTIRE LOT	6/1/1999	7/12/2000	DEED	30	CONSOLIDATED RAIL CORPORATION	NEW YORK CENTRAL LINES LLC				0
DET	IMG	595/733	1	ENTIRE LOT		6/7/1985	COURT ORDER	9	CITY OF NEW YORK					0
DET	IMG	552/209	1	ENTIRE LOT	7/11/1984	7/19/1984	DEED	59	COMMISSIONER OF FINANCE	CITY OF NEW YORK				0
DET	IMG	379/641	1	ENTIRE LOT	12/19/1978	12/19/1978	DEED	61	PENN CENTRAL TRANSPORTATION COMPANY	CONSOLIDATED RAIL CORPORATION		✓		0
DET	IMG	377/845	1	ENTIRE LOT	11/29/1978	11/29/1978	VACATE ORDER	1	CITY OF NEW YORK			✓		0
DET	IMG	368/635	1	ENTIRE LOT	8/8/1978	8/8/1978	DEED	3	COMMISSIONER OF FINANCE OF THE CITY OF NEW YORK	THE CITY OF NEW YORK		✓	✓	0
DET	IMG	151/266	1	ENTIRE LOT	11/18/1966	11/18/1966	RELEASE	5	MORGAN GUARANTY TRUST COMPANY	NEW YORK CENTRAL RAILROAD COMPANY				0
DET	IMG	151/262	1	ENTIRE LOT	11/18/1966	11/18/1966	RELEASE	5	MANUFACTURERS HANOVER TRUST COMPANY	NEW YORK CENTRAL RAILROAD COMPANY				0
DET	IMG	151/258	1	ENTIRE LOT	11/18/1966	11/18/1966	RELEASE	6	BANKERS TRUST COMPANY	NEW YORK CENTRAL				0

<input type="button" value="DET"/>	<input type="button" value="IMG"/>	104/59	1 ENTIRE LOT	7/29/1966	7/29/1966	DEED	5	NY CENTRAL RAILROAD COMPANY AND DISPATCH SHOPS INC	RAILROAD COMPANY HOWARD SAKIN	0
<input type="button" value="DET"/>	<input type="button" value="IMG"/>	63/330	1 ENTIRE LOT	5/9/1966	5/9/1966	DEED	2	BUTLER LOUIS M	JMB HOLDING CORPORATION	0 

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Lot:	3
Unit:	N/A
Date Range:	To Current Date
Document Class:	All Document Classes

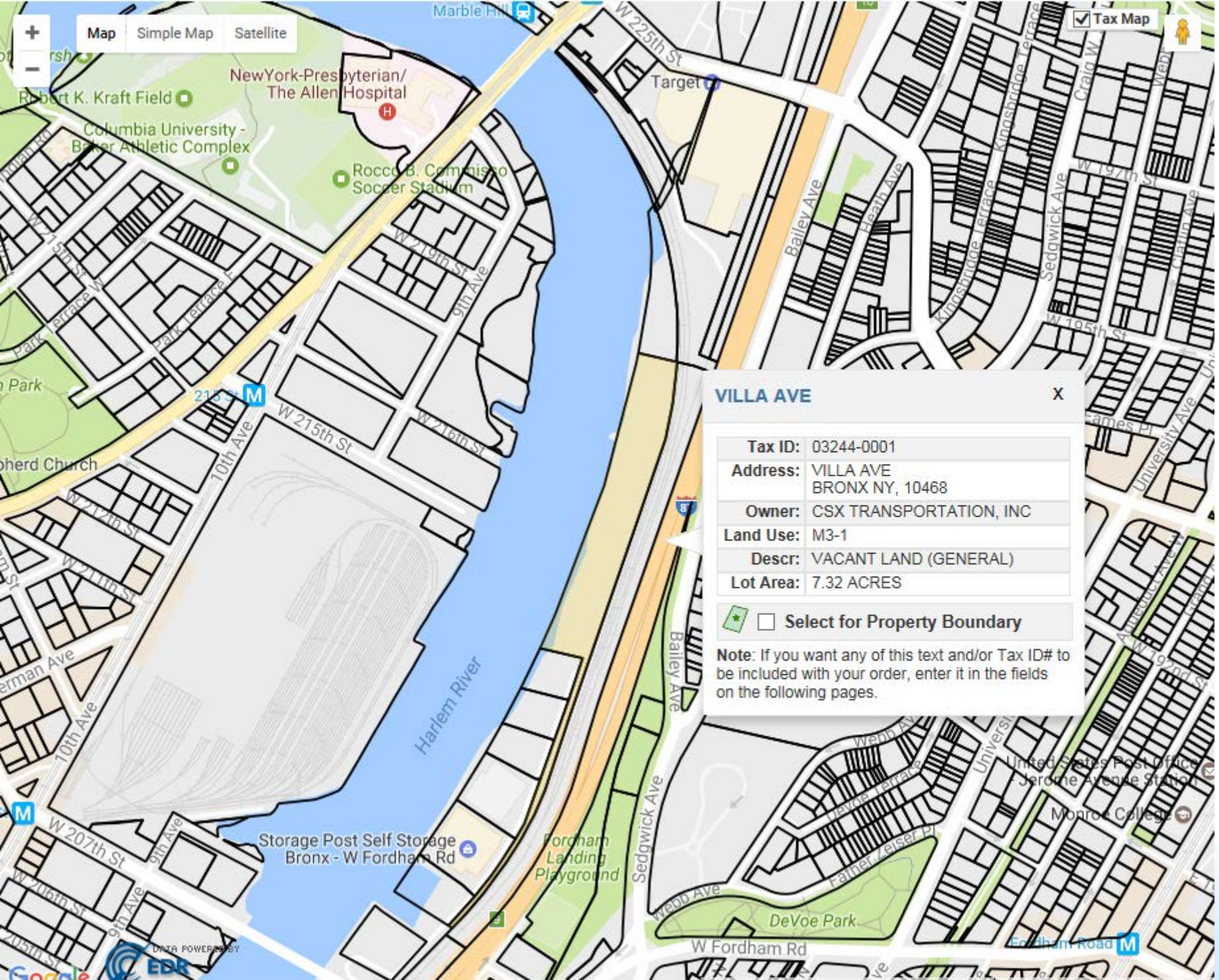
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View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
DET	IMG	2007000576746	3	ENTIRE LOT	9/28/2007	11/20/2007 9:51:55 AM	MERGER	19	NEW YORK CENTRAL LLC	CSX TRANSPORTATION INC		✓		0
DET	IMG	2005000186785	3	ENTIRE LOT	8/27/2004	3/31/2005 4:08:00 PM	NYC REAL PROPERTY TRANSFER TAX	12	CONSOLIDATED RAIL CORPORATION	NYC, INC.				25,283,125
DET	IMG	2005000111398	3	ENTIRE LOT	8/27/2004	2/24/2005 11:52:23 AM	NYC REAL PROPERTY TRANSFER TAX	10	CONSOLIDATED RAIL CORPORATION	NYC, INC.				17,575,750
DET	IMG	2005000111397	3	ENTIRE LOT	8/27/2004	2/24/2005 11:52:13 AM	NYC REAL PROPERTY TRANSFER TAX	8	CSX NORTHEAST HOLDING CORPORATION/	CSX CORPORATION		✓		0
DET	IMG	2005000111389	3	ENTIRE LOT	8/27/2004	2/24/2005 11:51:34 AM	NYC REAL PROPERTY TRANSFER TAX	8	NYC, INC.	NYC, INC.				0
DET	IMG	2005000111386	3	ENTIRE LOT	8/27/2004	2/24/2005 11:51:08 AM	NYC REAL PROPERTY TRANSFER TAX	9	GREEN ACQUISITION CORP.	CRR HOLDINGS LLC				0
DET	IMG	2005000111380	3	ENTIRE LOT	8/27/2004	2/24/2005 11:50:32 AM	NYC REAL PROPERTY TRANSFER TAX	9	CONRAIL, INC.	GREEN ACQUISITION CORP.				0
DET	IMG	2005000111357	3	ENTIRE LOT	8/27/2004	2/24/2005 11:48:30 AM	NYC REAL PROPERTY TRANSFER TAX	9	CONSOLIDATED RAIL CORPORATION	CONRAIL, INC.				0
DET	IMG	2005000111355	3	ENTIRE LOT	8/27/2004	2/24/2005 11:48:08 AM	NYC REAL PROPERTY TRANSFER TAX	10	CRR HOLDING LLC	CSX NORTHEAST HOLDING CORPORATION/		✓		0
DET	IMG	2005000111246	3	ENTIRE LOT	8/27/2004	2/24/2005 11:24:22 AM	NYC REAL PROPERTY TRANSFER TAX	9	CSX CORPORATION	CSX TRANSPORTATION, INC.				0
DET	IMG	1788/722	3	ENTIRE LOT	6/1/1999	7/12/2000	DEED	30	CONSOLIDATED RAIL CORPORATION	NEW YORK CENTRAL LINES LLC				0
DET	IMG	595/733	3	ENTIRE LOT		6/7/1985	COURT ORDER	9	CITY OF NEW YORK					0
DET	IMG	552/209	3	ENTIRE LOT	7/11/1984	7/19/1984	DEED	59	COMMISSIONER OF FINANCE	CITY OF NEW YORK				0
DET	IMG	379/641	3	ENTIRE LOT	12/19/1978	12/19/1978	DEED	61	PENN CENTRAL TRANSPORTATION COMPANY	CONSOLIDATED RAIL CORPORATION		✓		0

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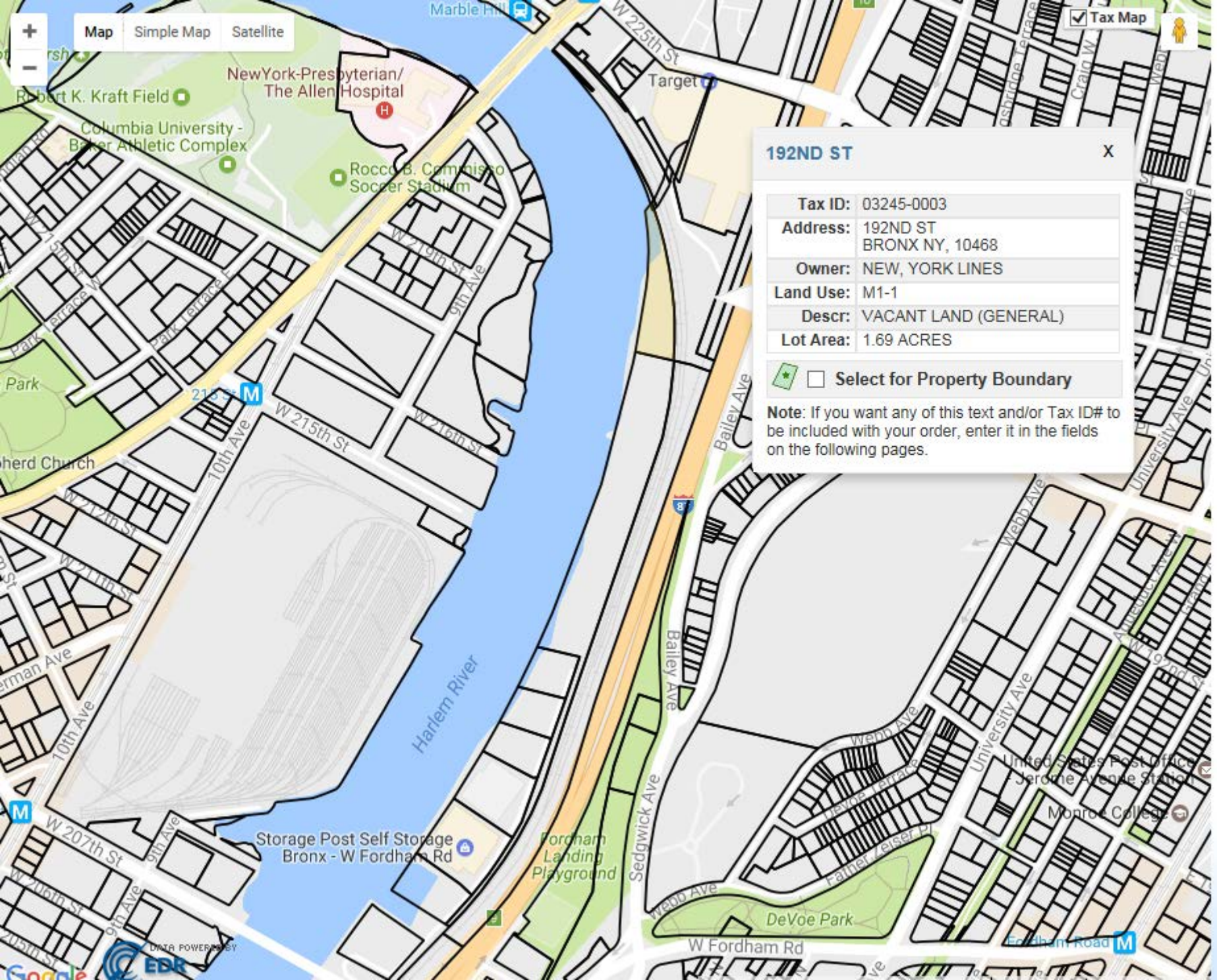


VILLA AVE X

Tax ID:	03244-0001
Address:	VILLA AVE BRONX NY, 10468
Owner:	CSX TRANSPORTATION, INC
Land Use:	M3-1
Descr:	VACANT LAND (GENERAL)
Lot Area:	7.32 ACRES

Select for Property Boundary

Note: If you want any of this text and/or Tax ID# to be included with your order, enter it in the fields on the following pages.



192ND ST

Tax ID:	03245-0003
Address:	192ND ST BRONX NY, 10468
Owner:	NEW, YORK LINES
Land Use:	M1-1
Descr:	VACANT LAND (GENERAL)
Lot Area:	1.69 ACRES

Select for Property Boundary

Note: If you want any of this text and/or Tax ID# to be included with your order, enter it in the fields on the following pages.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

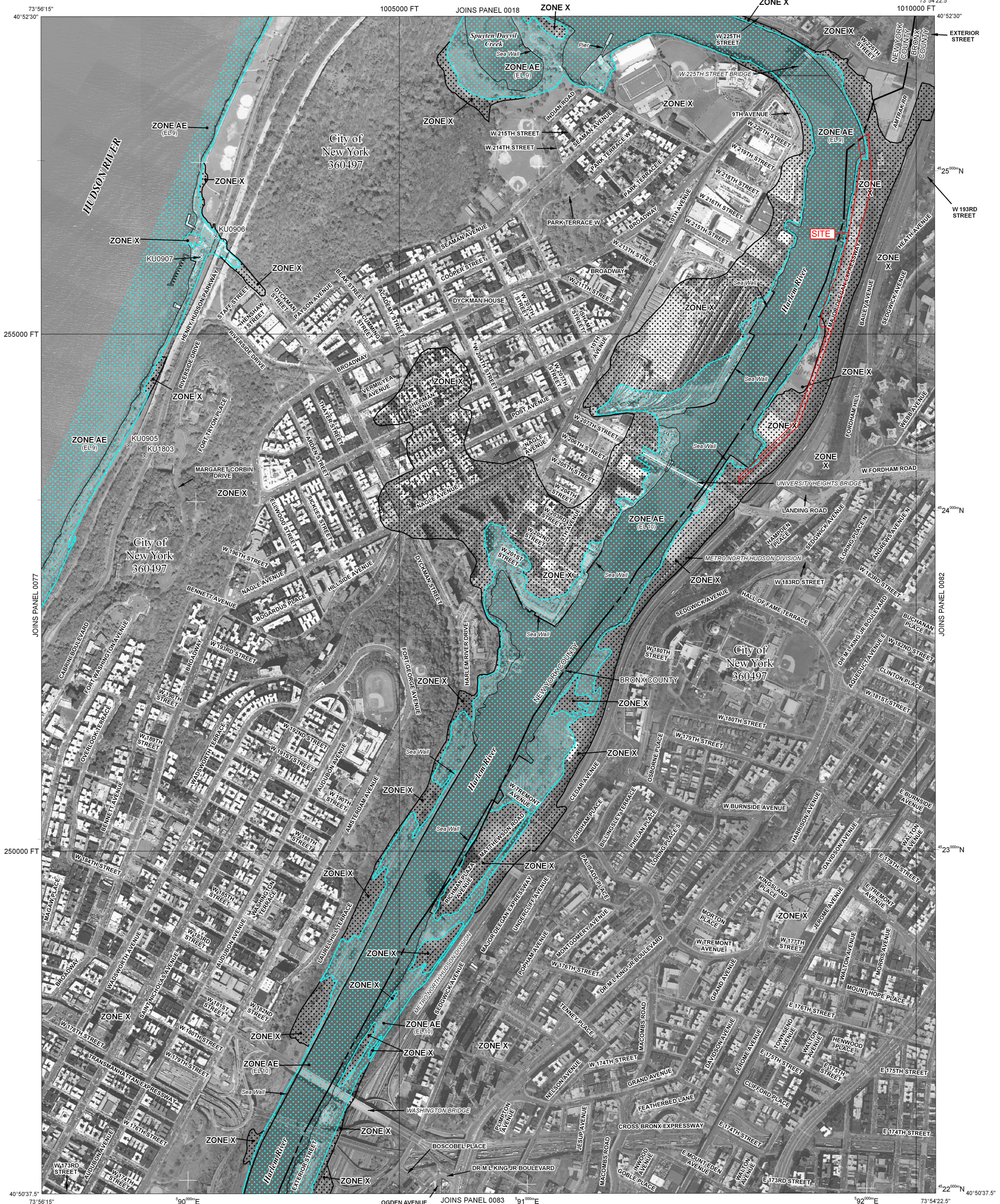
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deserted. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the National Geodetic Vertical Datum of 1929
- Cross section line
- Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 76°00'N 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT 5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORY Refer to listing of Map Repositories on Map Index
- INITIAL NFIP MAP DATE June 28, 1974
- FLOOD HAZARD BOUNDARY MAP REVISIONS June 11, 1976
- FLOOD INSURANCE RATE MAP EFFECTIVE November 16, 1983
- FLOOD INSURANCE RATE MAP REVISIONS September 5, 2007 - to change Special Flood Hazard Areas, to reflect updated topographic information, and to update map format.
- To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0081F

FIRM

FLOOD INSURANCE RATE MAP

CITY OF NEW YORK, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 81 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0081	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 3604970081F

MAP REVISED SEPTEMBER 5, 2007

Federal Emergency Management Agency

[NYC SPEED](#)



NYC SPEED



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CSX - Bronx

CSX - Bronx

Status



Overview

Overview

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Address

Zip code **10468**
 Borough **Bronx**
 Block & lot **03244-0001**
 Sanborn map **214 028**
 Tax map **21111**

Building

Building class **Zoned Commercial or Manhattan Residential (V1) ?**
 Year built **n/a**
 Certificate of Occupancy **Click here ?**

Owner

Name **Csx Transportation, I**
 Address **500 Water St
 Jacksonville, FL 32202-4445**

Lot

Lot sqft **227,238 ?**
 Lot dimensions **2008 ft x 63 ft**
 Corner lot **No**

Purchase date **08/27/2004**
 Purchase price **\$25,283,125**

Zoning

Zoning districts **M3-1, M1-1 ?**
 Zoning map **3c**

Property Taxes

Tax class **4**
 Tax assessor's market value **\$9,821,000**
 Projected tax assessor's market value **\$9,978,000**
 Current tax bill **\$378,466**
 Projected tax bill **\$411,556**

Floor Area Ratio (FAR)

Commercial FAR **2**
 Allowed usable floor area **454,476**

Neighborhood

Neighborhood **Fordham Manor**
 Closest police station **0.88 Miles**
 Closest fire station **0.61 Miles**
 School district number **10**
 Census tract **269**

Easements

Owner **Metro North**
 Type **Land Easement**

Hazards & Environment

Toxic site on this property **No**
 Neighboring toxic sites **No**

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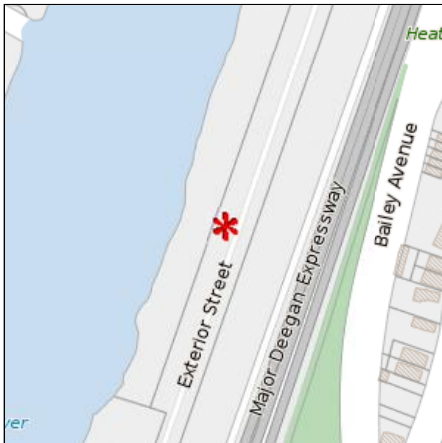
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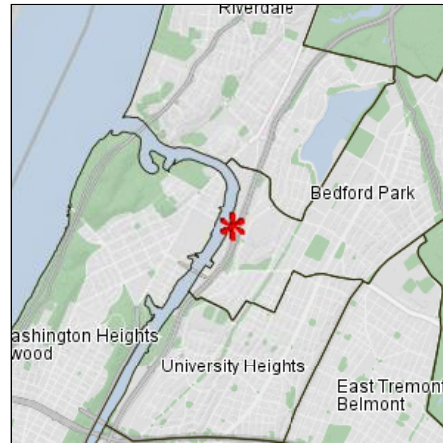


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Date	Event	Amount	Details
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8/27/2004

Deed transfer recorded

\$17,575,750

Ownership

Registered Owner

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Csx Transportation, I

500 Water St
 Jacksonville, FL 32202-4445
 Source: Assessment Roll
 Last recorded: 01/17/2017

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Date	Type	Amount	Party 1	Party 2	Link to doc	Doc image
1/19/2011 – R 11/23/2010 – D	Discharge of tax lien		Bank O F New York Mellon 101 Barclay Street New York NY 10286		Link to doc	
11/20/2007 – R 9/28/2007 – D	Merger (M)		New York Central LLC 500 Water Street Jacksonville FL 32202 NYC Newco INC 500 Water Street Jacksonville FL 32202	CSX Transportation INC 500 Water Street Jacksonville FL 32202	Link to doc	
9/15/2005 – R 7/27/2005 – D	Tax lien sale certificate (M)		City of New York 1 Centre Street New York NY 10007	Bank of New York 101 Barclay Street New York NY 10286	Link to doc	
3/31/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)	\$25,283,125	Consolidated Rail Corporation C/O Joel Pangborn Esq 500 Water Street C1115 Jacksonville FL 32202	NYC, in C C/O Joel Pangborn Esq 500 Water Street C1115 Jacksonville FL 32202	Link to doc	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		NYC, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	NYC, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	Link to doc	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		CSX Corporation C/O Joel Pangborn, Esq 500 Water Street, C115 Jacksonville FL 32202	CSX Transportation, INC. 500 Water Street, C115 Attn: Joel Pangborn, Esq. Jacksonville FL 32202	Link to doc	



(no-address)

Report Sections ▾

2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		CSX Northeast Holding Corporation/ CSX Rail Holding CORP. C/O Joel Pangborn, Esq. - 500 Water Street, C115 Jacksonville FL 32202 CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202 CSX Rail Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202	CSX Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		CRR Holding LLC C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202 Norfolk Southern Corporation 3 Commercial Place Norfolk VA 23510 CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202 CSX Rail Holding CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202 CSX Rail Holding CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202 CSX Northeast Holding Corporation/ CSX Rail Holding CORP C/O Joel Pangborn, Esq. - 500 Water Street, C115 Jacksonville FL 32202	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		Green Acquisition CORP. C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202	CRR Holdings LLC C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		Conrail, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	Green Acquisition CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		Consolidated Rail Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	Conrail, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)	\$17,575,750	Consolidated Rail Corporation C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202	NYC, in C C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202	
7/12/2000 – R	Deed (M)		Consolidated Rail Corporation	New York Central Lines LLC	
6/7/1985 – R	Court order (M)		City of New York		
7/19/1984 – R 7/11/1984 – D	Deed (M)		Commissioner of Finance	City of New York	 

(no-address)

Report Sections ▾

<p>12/19/1978 –R 12/19/1978 –D</p>	<p>Deed (M)</p>	<p>Blanchett Robert W TS Bond Richard C TS McArthur John H (TR) Penn Cental Transportation Company Blanchett Robert W Tr Bond Richard C Tr Penn Central Transportation Comapny Penn Central Transportaion Company Trustees of Penn Central Transportation Company Trustees of Penn Central Transportaion Company Blonchett Robert W TRS Blenchett Robert W TRS McArthur John (TRS) McArthur John TS Blanchett Robert a TRS Bond C Richard TRS Blanchette Robert a TRS</p>	<p>Conolidated Rail Corporation</p>	
<p>11/29/1978 –R</p>	<p>Vacate order (M)</p>	<p>City of New York</p>		

(no-address)

Report Sections ▾

8/8/1978-R 8/8/1978-D	Deed (M)	City of New York	City of New York		
		The City of New York	The City of New York		
		Commissioner of Finance of the City O Fnew York	The City Ofn Ew York		
		Commissioner of Finance of the City Ofnew York	The City of New ;York		
		Commissioner of Finance of the City of Newyork	The City O Fne Wyork		
		Commissioner of Finance the City of New York	The City of NE Wyork		
		Commissioner of Finance of the City of NE Wyork	The Cityo Fnew York		
		Commissione Rof Finance of the City of New York	Nancy Manigault		
		Commissioner O Finance of the City of New York			
		Commissioner O F Finance of the City of New York			
		Commissioner of Finance of Thec lty of New York			
		Commissioner of Finance of the City Ofn Ew York			
		Commissioner of Finance of the City of New ;York			
		Commissioner of Finance Ofthe City of New York			
		The City of New York Commissioner of Finance of TH			
		The Commissioner of Finance of the City of New Yor			
		Commisioner of Finance of the City of NY			
		Comisioner of Finance of the City of New York			
		Commissioner of Finance of the City of New Yo RK			
		Miller Jacqueline E			
11/18/1966-R	Release	Morgan Guaranty Trust Company	New York Central Railroad Company		
11/18/1966-R	Release	Manufacturers Hanover Trust Company	New York Central Railroad Company		
11/18/1966-R	Release	Bankers Trust Company	New York Central Railroad Company		
7/29/1966-R	Deed	NY Central Railroad Company and Dispatch Shops INC	Howard Sakin		
5/9/1966-R	Deed	Butler Louis M	JMB Holding Corporation		

R: recorded date
D: document date

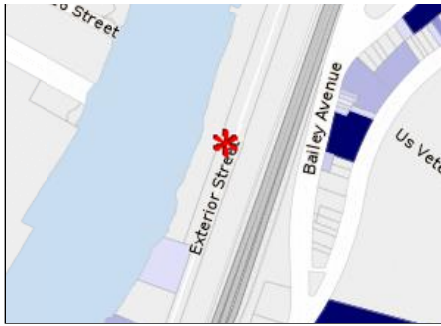
Sales & Value

Sales & Values Maps

Hide ▲

Date of Last Sale

(no-address)



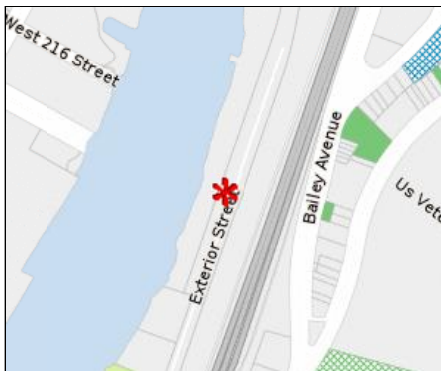
Click on the map to expand.

* Most recent sale: 8/27/2004



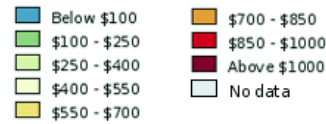
The map is based only on valid sales with a recorded price over \$1000.

Price per Square Foot



Click on the map to expand.

On this color-coded map, view the price paid per square foot around the subject property.



Multiple properties on the same parcel.
Color coordinates with the price ranges above.

Property Tax

Property Tax

Hide ▲

Market Value

City Assessors estimate a property's market value, based on available information related to: sales, cost, and income (where applicable). While market value is traditionally defined as what the property would sell for on the open market, for tax purposes, market value refers to the Assessor's estimate.

To identify true market value, please check out Property Shark's [Comparables tool](#), to compare any parcel against recently closed transactions of similar properties nearby.

	2016/2017	2017/2018
Land market value	\$9,821,000	\$9,978,000
Building market value	+	+
	\$0	\$0
Market value	=	=
	\$9,821,000	\$9,978,000

Assessed Value

The assessed value of a parcel is used to determine property taxes. Assessed value is calculated by multiplying market value by the level of assessment (a pre-determined percentage of the market value). Also known as the assessment ratio, it is 6% for Tax Class 1 and 4-45% for Tax Classes 2, 3, & 4, and is subject to limits on annual increases for Tax Classes 1, 2a, 2b, & 2c.

	2016/2017	2017/2018
Market value	\$9,821,000	\$9,978,000
Assessment ratio	*	*
	45%	45%
Maximum assessed value	=	=
	\$4,419,450	\$4,490,100

Transitional Value

Increases to the *assessed value* are phased in over a five-year period (20% each year) to ease the burden of the higher rate. The *transitional assessed value* is a limit on the portion of the *assessed value* introduced to the tax base.

	2016/2017	2017/2018
Transitional value	\$3,579,218	\$3,892,151
Transitional exemption value	-	-
	\$0	\$0
Transitional net assessed value	=	=
	\$3,579,218	\$3,892,151

(no-address)[Report Sections](#) ▾

The *taxable value*, for 2016/2017, is the smaller of the city's *maximum assessed value* and the *transitional net assessed value*.

Taxable value	=	\$3,579,218
---------------	---	-------------

Property Tax

Current tax is calculated by multiplying the taxable value (the assessed value minus any exemptions) by the [tax rate](#).

The city also grants some properties incentives called tax abatements, which are subtracted directly from the current tax. This results in the property tax, the amount the current owner pays.

Tax description	Billable value 16/17	Tax rate 16/17	Tax amount 16/17
Current tax	\$3,579,218	* 10.5740%	\$378,466.51
Total abatements		-	\$0.00
Property tax		=	\$378,466.00

Tax description	Billable value 17/18	Tax rate 17/18	Tax amount 17/18
Current tax	\$3,892,151	* 10.5740%	\$411,556.05
Total abatements		-	\$0.00
Property tax		=	\$411,556.05

For more information, you can view this property's assessment, tax bill, and account statements by clicking [here](#) and entering the Borough, Block, & Lot.

Exemptions and Tax Abatements[Hide](#) ▲

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#) and the [421a Program](#).

We believe that no exemptions or abatements currently apply to this property.

Tentative Values[Hide](#) ▲

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may [file forms](#) providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

Tentative Transitional Values

Tentative transitional land	\$3,892,151
Tentative transitional total	\$3,892,151
Tentative exempt land	\$0
Tentative exempt total	\$0

Tentative Actual Values

Tentative actual land	\$4,490,100
Tentative actual total	\$4,490,100
Tentative actual exempt land	\$0
Tentative actual exempt total	\$0

Assessment History[Hide](#) ▲

Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2016/17	V1	\$9,821,000	\$4,419,450	\$3,579,218	10.574%	\$378,467	\$378,467
2015/16	V1	\$8,732,000	\$3,929,400	\$3,104,895	10.656%	\$330,858	\$330,858
2014/15	V1	\$8,026,000	\$3,611,700	\$2,735,778	10.684%	\$292,291	\$292,291
2013/14	V1	\$6,689,165	\$3,010,124	\$2,373,285	10.323%	\$244,994	\$244,994
2012/13	V1	\$6,501,000	\$2,925,450	\$1,948,315	10.288%	\$200,443	\$200,443
2011/12	V1	\$4,550,760	\$2,047,842	\$1,499,589	10.152%	\$152,238	\$152,238
2010/11	V1	\$9,627,231	\$4,332,254	\$2,549,675	10.312%	\$262,922	\$262,922
2009/10	V1	\$8,312,500	\$3,740,625	\$1,950,525	10.426%	\$203,362	\$203,362

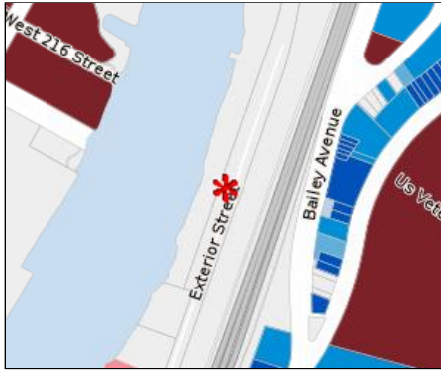
(no-address)

Report Sections ▾

2008/09	V1	\$4,090,000	\$1,840,500	\$1,457,100	10.241%	\$149,222	\$149,222
2007/08	V1	\$3,150,000	\$1,417,500	\$1,317,600	10.059%	\$132,537	\$132,537
2006/07	V1	\$3,150,000	\$1,417,500	\$1,262,880	10.997%	\$138,879	\$138,879
2005/06	V1	\$2,970,000	\$1,336,500	\$1,204,380	11.306%	\$136,167	\$136,167
2004/05	V1	\$2,830,000	\$1,273,500	\$1,162,080	11.558%	\$134,313	\$134,313
2003/04	V1	\$2,540,000	\$1,143,000	\$1,132,380	11.431%	\$129,442	\$129,442

Tax per Square Foot

Hide ▲



This map shows property tax in correlation with square footage of the property.



Click on the map to expand.

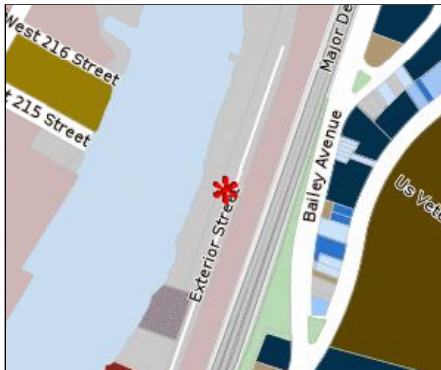
Development & Use

Building Class

Hide ▲

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



Click on the map to expand.

* Building class: Zoned Commercial or Manhattan Residential (V1)



Zoning

Hide ▲

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.

Report Sections ▾

(no-address)



Click on the map to expand.

Manufacturing

M3-1, M1-1

Rezoning Projects

No Rezoning Projects found.

For more information about zoning district regulations, click [here](#).

This map was created from the NYC Department of City Planning's online zoning map files. It includes updates found in those files through 12/15/16.

Manufacturing

M3-1, M1-1



Click on the map to expand.

M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3 districts are usually located near the waterfront and buffered from residential areas. M3-1 districts have a maximum floor area ratio (FAR) of 2.0 and a maximum base height before setback of 60 feet. They are subject to the same parking requirements as M1-1, M1-2, M1-3, M2-1 and M2-2 districts. [More info](#)

M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. [More info](#)

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution.

Floor Area Ratio & Air Rights

Hide ▲

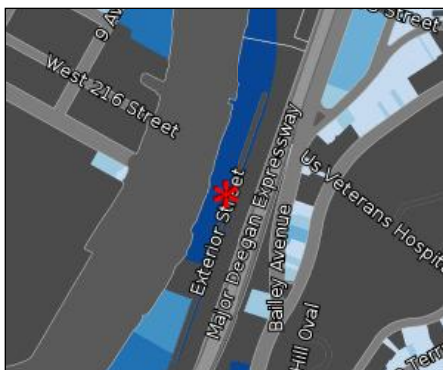
There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

Area of lot in square feet		227,238
FAR	x	2
Maximum usable floor area of building	=	454,476

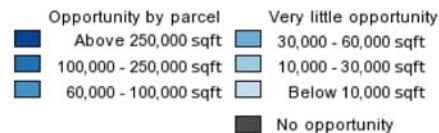
Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area		454,476
Usable floor area	-	0
Unused buildable square feet ("air rights")	=	454,476



Click on the map to expand.



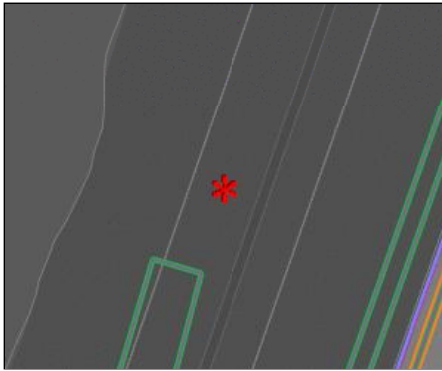
Commercial FAR

2

(no-address)

Report Sections ▾

This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.



Click on the map to expand.

- | | |
|--------------------|---------------------|
| Sidewalk | Garage |
| Curb | Sky bridge |
| Pavement edge | Under construction |
| Roadbed | Piers/seawall |
| Median | Boardwalk |
| Retaining wall | Recreational area |
| Plaza | Park/greenstreets |
| Swimming pool | Transport structure |
| Building footprint | |

Complaints & Violations

HPD Violations

Hide ▲

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.



Click on the map to expand.

This map shows housing violations in residential buildings, giving more weight to more recent and more severe violations.

- Very high
- High
- Medium
- Low
- Very low

Class description ?

We do not have any record of violations in our database. Status can be verified [here](#).

ECB Violations

Hide ▲

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its [home page](#).

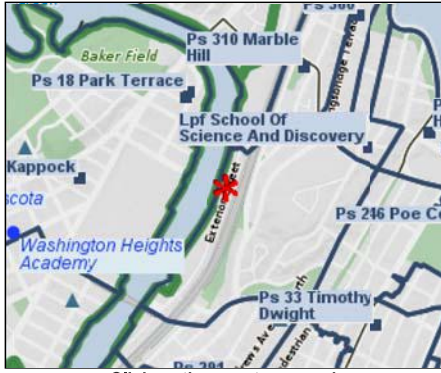
Neighborhood

Distance to Schools

Hide ▲

[Report Sections](#) ▾

(no-address)



Click on the map to expand.

Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- Elementary Schools:
 - District Boundary
 - Attendance Zone
 - Unzoned Area
- School Locations:
 - Zoned
 - Other Public
 - Charter
 - ▲ Private

School district

10

Attendance Elementary School(s)

School	School code	Distance (miles)	Principal	Phone number
Ps 310 Marble Hill	10X310	0.556	MS. Elizabeth Cardona	796-9434

Nearest Public Elementary School (not zoned)

School	Ps 15 Inst For Environ Lrng
School code	10X015
Distance (miles)	0.575
Principal	MS. Tara Edmonds
Phone number	563-0473

Nearest Private Elementary School

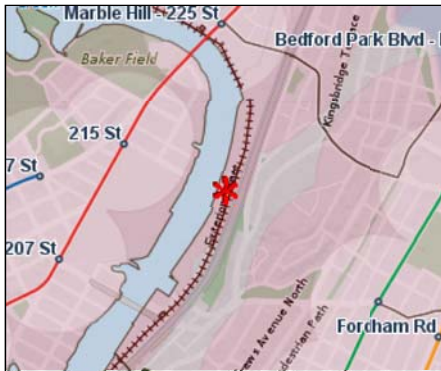
School	St Nicholas Of Tolentine Es
School code	10X366
Distance (miles)	0.418
Principal	MR. Raymond a. Lomupo
Phone number	364-5110

Find more info at [NYC Department of Education](#)

Distance to Subway

[Hide](#) ▲

On this color-coded map, view the nearest subway station for each building.



Click on the map to expand.

- 1 2 3
 - 4 5 6 6
 - 7 7
 - A C E
 - B D F M
 - G
 - J Z
 - L S
 - N Q R
- Inside 1000 ft *
 - Inside 2000 ft *
 - Inside 3000 ft *
 - Subway station
 - ◆ Metro Nord station
 - ✂ Metro Nord line
 - ◆ LIRR station
 - ✂ LIRR line
- * distances are calculated as radius from station

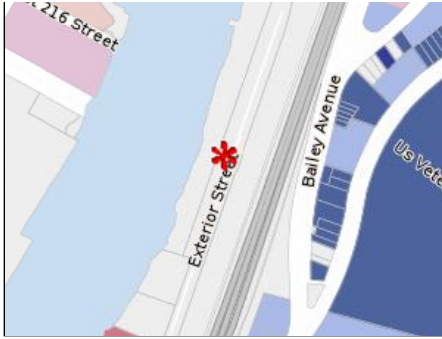
Closest station	10th Ave - 215th St at SE corner
Station lines	1
Distance (ft)	1,684

Urban Landscape Maps

[Hide](#) ▲

[Report Sections](#) ▾

(no-address)



Click on the map to expand.

On this color-coded map, view the year each property was built.



Click on the map to expand.

Building Stories

On this map, view the number of stories per building.



Demographics By Zip Code

[Hide](#) ▲

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **10468**.

Population Demographics

Total population	72,683
Female population	53.1%
Male population	46.9%
Median age	31.9
Male median age	30.2
Female median age	33.7

Race & Ethnicity

White	13.5%
Black or african american	22.7%
American indian	0.7%
Asian	4.1%
Other	59.0%

Education

No highschool	14.9%
Some highschool or college	65.8%
Bachelors degree	10.7%

Other

Citizens	74.3%
Citizens born in US	48.8%
English speakers	76.4%

Journey to Work

Work in a metropolitan area	99.7%
Work in a micropolitan area	0.1%
Work at home	3.9%
Go to work by car	18.1%
Go to work after 10 am	23.0%

Economic/Employment

Average household income	\$43,225
White collar	81.5%
Blue collar	18.6%

Housing

Family households	67.3%
Households with kids	41.5%
Housing units	26,089
Occupied housing units	24,195
Owner occupied units	8.4%
Average number of people per household	2.95
Median year structure built	1939
Houses with mortgages	63.5%

Wealth

Median value for units with a mortgage	\$215,700
Median value for units without a mortgage	\$115,900
Median gross rent	\$1,129
Median housing costs per month	\$1,128
Population in poverty	32.6%

(no-address)

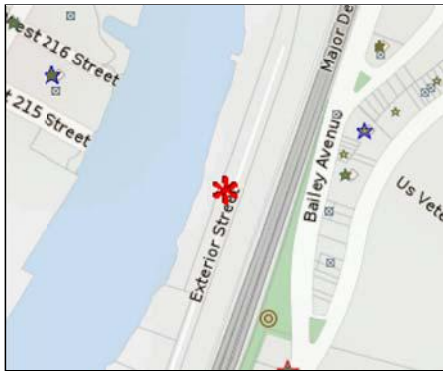
Toxic Sites

Hide ▲

Get a Phase I Environmental Report Site Assessment or a Home Environmental Database Report for this property directly from Toxics Targeting by accessing [this link](#).

This screening map, provided to PropertyShark by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call **800-2-TOXICS** (800-286-9427 NYS only) or **607-273-3391** for more info.



Click on the map to expand.

Toxic Sites

Toxic site data reported for this property: **No**

Neighboring toxic sites: **No**

Total toxic sites near the property: **No**

Leaking Tanks and Spills:

- ★ MTBE Spill
- ★ Spill greater than 25 gal/lbs
- ★ Tank Failure
- ★ Gasoline Spill
- ★ Tank Test Failure
- ★ Spill

Superfund, Brownfields and Solid Waste:

- ⊕ US Superfund Priority Site
- ⊕ Brownfield Site
- ⊕ NY Superfund Site
- ⊕ Hazardous Substance Study
- ⊕ US Superfund /CERCLIS Site
- ⊕ Solid Waste Facility

Other Toxic Sites:

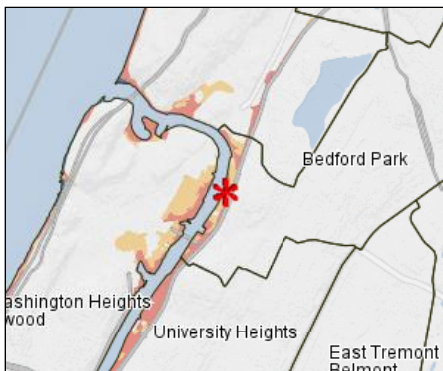
- ⊗ NY Superfund Qualifying Site
- ⊗ Air Discharge Facility
- ⊗ Major Oil Storage Facility
- ⊗ Historic Utility Site
- ⊗ Haz Waste Corrective Action
- ⊗ Wastewater Discharge Site
- ⊗ Has Waste Treatment/Storage/Disposal
- ⊗ Chemical Bulk Storage
- ⊗ Toxic Release Inventory Site
- ⊗ Petroleum Bulk Storage
- ⊗ Legal Civil /Admin Docket
- ⊗ Haz Waste Generator or Transporter
- ⊗ Hazardous Waste Violation
- ⊗ Selected NYC Environmental Quality Review 'E' Designation

Map Disclaimer: Mapped locations are approximate; identified sites based on current and/or historic information; site symbols can refer to large properties; additional toxic sites are not mapped; contamination problems can impact properties far from toxic sources; sites include known and potential hazards; regulatory status of sites may have changed.

Fema Flood Zones Map

Hide ▲

On this map, you can see if the property is located in a special flood hazard area.



Click on the map to expand.

- Moderate to Low Risk Areas
 - X < 1% ACF
 - 0.2 PCT ACFH * < 1% ACF
 - High Risk Areas
 - A 1% ACF, no base flood elevations
 - AE 1% ACF, periodic base flood elevations
 - High Risk-Coastal Areas
 - VE =/> 1% ACF + Storm Waves
 - Floodway
 - COBRA **
 - Open Water
- * 0.2% Annual Chance of Flood Hazard
 ** Coastal Barrier Resources System Area
 ACF = Annual Chance of Flooding

Note: This map was constructed using Fema Flood DFIRM data set. It does not take into account changes made after Hurricane Sandy.

Report Sections ▾

(no-address)

FEMA Flood Zoning

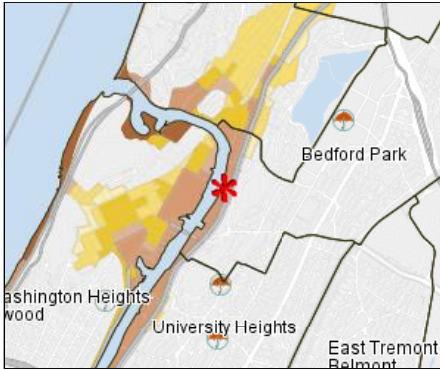
FEMA flood zone(s)	0.2,AE,X
Coastal barrier resources system area (COBRA)	Out
Floodway	Out
FEMA special flood hazard area	In
Map panel ID	3604970081G
Map quaderant ID	40073-G8

Distance to...

Compass direction to coastline	173
Angle100	353

Hurricane Evacuation Zones

Hide ▲



Click on the map to expand.

* Zone: 2,7

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

Hurricane Evacuation Center

Hurricane Evacuation Zones

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this website. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

(no-address)

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  One-Page-Report

[↕ Find Comparables](#)

Your Notes

Watch List

 Email me when the property is updated

Add to a Folder

 CSX - Bronx

 CSX - Bronx

Status



Overview

Overview

[Hide ▲](#)

Address

Zip code **10468**
 Borough **Bronx**
 Block & lot **03245-0003**
 Sanborn map **214 034**
 Tax map **21111**

Building Conversion

Former block & lot **03244-0001**
 Active **Yes**
 Property report [Click here](#)

Owner

Name **New York Central Line**
 Address **500 Water St #C910
Jacksonville, FL 32202-4445**

Purchase date **08/27/2004**
 Purchase price **\$25,283,125**

Property Taxes

Tax class **4**
 Tax assessor's market value **\$6,236,000**
 Projected tax assessor's market value **\$6,236,000**
 Current tax bill **\$256,562**
 Projected tax bill **\$273,226**

Neighborhood

Neighborhood **Marble Hill**
 Community district **7**
 Closest police station **0.88 Miles**
 Closest fire station **0.91 Miles**
 School district number **10**
 Census tract **269**

Hazards & Environment

Toxic site on this property **No**
 Neighboring toxic sites **No**

Building

Building class **Zoned Commercial or Manhattan Residential (V1) ?**
 Year built **n/a**
 Certificate of Occupancy [Click here ?](#)

Lot

Lot sqft **253,080 ?**
 Lot dimensions **1847 ft x 163 ft**
 Corner lot **No**

Zoning

Zoning districts **M1-1 ?**
 Zoning map **3c**

Floor Area Ratio (FAR)

Commercial FAR **1**
 Facility FAR **2.4**
 Allowed usable floor area **253,080**

Easements

Owner **Metro Trans Auth**
 Type **Land Easement**

(no-address)

Report Sections ▾

[Google StreetView](#) | [Microsoft Bird's Eye View](#)

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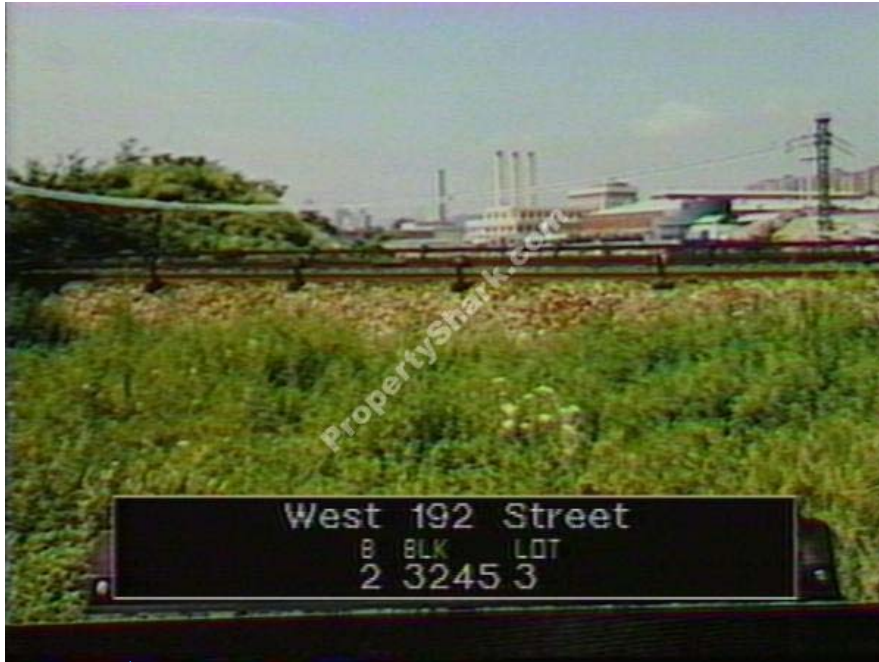


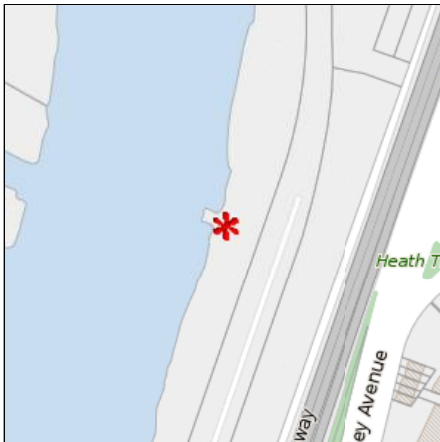
Photo by Department of Finance

[Upload photos for this property](#)

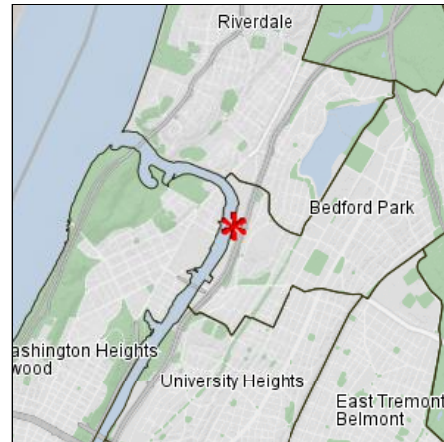


Maps

[Hide ▲](#)



Click on the map to expand.



Click on the map to expand.

For Sale

[Hide ▲](#)

[Post Ad](#)

(no-address)

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Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.

Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.

Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

Sale & Property History

Hide ▲

Date	Event	Amount	Details
8/27/2004	Deed transfer recorded	\$17,575,750	

Ownership**Registered Owner**

Hide ▲

New York Central Line

500 Water St #C910
 Jacksonville, FL 32202-4445
 Source: Assessment Roll
 Last recorded: 01/17/2017

[Phone Lookup](#)[See who is behind the LLC](#)[Add to Address Book](#)[See past the LLC: three ways to unmask the real owner](#)**Title History****Liens**

Hide ▲

No records found.

Title Documents

Hide ▲

[Click here](#) to see title documents filed prior to this property conversion.











Subscribers to our Property Reports service can link directly to title documents in ACRIS.

Records go back to about 1966.

Date	Type	Amount	Party 1	Party 2	Link to doc	Doc image
11/20/2007 – R 9/28/2007 – D	Merger (M)		New York Central LLC 500 Water Street Jacksonville FL 32202 NYC Newco INC 500 Water Street Jacksonville FL 32202	CSX Transportation INC 500 Water Street Jacksonville FL 32202	🔗	
3/31/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)	\$25,283,125	Consolidated Rail Corporation C/O Joel Pangborn Esq 500 Water Street C1115 Jacksonville FL 32202	NYC, in C C/O Joel Pangborn Esq 500 Water Street C1115 Jacksonville FL 32202	🔗	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		NYC, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	NYC, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202	🔗	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		CSX Corporation C/O Joel Pangborn, Esq 500 Water Street, C115 Jacksonville FL 32202	CSX Transportation, INC. 500 Water Street, C115 Attn: Joel Pangborn, Esq. Jacksonville FL 32202	🔗	

(no-address)

Report Sections ▾

2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		<p>CSX Northeast Holding Corporation/ CSX Rail Holding CORP. C/O Joel Pangborn, Esq. - 500 Water Street, C115 Jacksonville FL 32202</p> <p>CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202</p> <p>CSX Rail Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202</p>	<p>CSX Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		<p>CRR Holding LLC C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p> <p>Norfolk Southern Corporation 3 Commercial Place Norfolk VA 23510</p> <p>CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p> <p>CSX Rail Holding CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	<p>CSX Northeast Holding Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p> <p>CSX Rail Holding CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p> <p>CSX Northeast Holding Corporation/ CSX Rail Holding CORP C/O Joel Pangborn, Esq. - 500 Water Street, C115 Jacksonville FL 32202</p>	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		<p>Green Acquisition CORP. C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202</p>	<p>CRR Holdings LLC C/O Joel Pangborn, Esq. 500 Water Street Jacksonville FL 32202</p>	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		<p>Conrail, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	<p>Green Acquisition CORP. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)		<p>Consolidated Rail Corporation C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	<p>Conrail, INC. C/O Joel Pangborn, Esq. 500 Water Street, C115 Jacksonville FL 32202</p>	
2/24/2005 – R 8/27/2004 – D	NYC real property transfer tax (M)	\$17,575,750	<p>Consolidated Rail Corporation C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202</p>	<p>NYC, in C C/O Joel Pangborn Esq 500 Water Street C115 Jacksonville FL 32202</p>	
7/12/2000 – R	Deed (M)		<p>Consolidated Rail Corporation</p>	<p>New York Central Lines LLC</p>	
6/7/1985 – R	Court order (M)		<p>City of New York</p>		
7/19/1984 – R 7/11/1984 – D	Deed (M)		<p>Commissioner of Finance</p>	<p>City of New York</p>	 

(no-address)

Report Sections ▾

12/19/1978 - R Deed (M)
12/19/1978 - D

- Blanchett Robert W TS
- Bond Richard C TS
- McArthur John H (TR)
- Penn Cental Transportation Company
- Blanchett Robert W Tr
- Bond Richard C Tr
- Penn Central Transportation Comapny
- Penn Central Transportaion Company
- Trustees of Penn Central Transportation Company
- Trustees of Penn Central Transportaion Company
- Blonchett Robert W TRS
- Blenchett Robert W TRS
- McArthur John (TRS)
- McArthur John TS
- Blanchett Robert a TRS
- Bond C Richard TRS
- Blanchette Robert a TRS



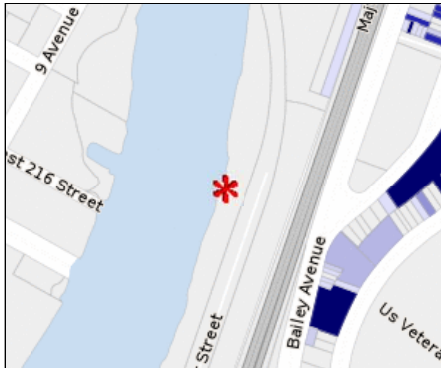
R: recorded date
D: document date

Sales & Value

Sales & Values Maps

Hide ▲

Date of Last Sale



Click on the map to expand.

* Most recent sale: 8/27/2004

This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

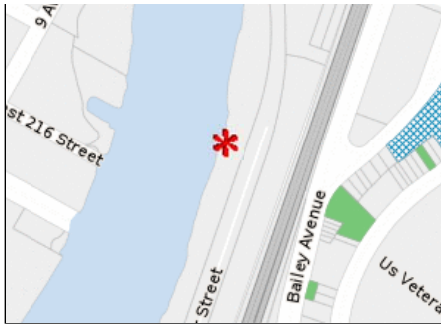
- First half of 2017
- Second half of 2016
- First half of 2016
- Second half of 2015
- First half of 2015
- All 2014
- 2012 - 2013
- < 2012
- No data

The map is based only on valid sales with a recorded price over \$1000.

Price per Square Foot

(no-address)

Report Sections ▾



Click on the map to expand.

Below \$100 \$700 - \$850
 \$100 - \$250 \$850 - \$1000
 \$250 - \$400 Above \$1000
 \$400 - \$550 No data
 \$550 - \$700
 Multiple properties on the same parcel.
 Color coordinates with the price ranges above.

Property Tax

Property Tax

Hide ▲

Market Value

City Assessors estimate a property's market value, based on available information related to: sales, cost, and income (where applicable). While market value is traditionally defined as what the property would sell for on the open market, for tax purposes, market value refers to the Assessor's estimate.

To identify true market value, please check out Property Shark's [Comparables tool](#), to compare any parcel against recently closed transactions of similar properties nearby.

	2016/2017	2017/2018
Land market value	\$6,236,000	\$6,236,000
Building market value	+	+
	\$0	\$0
Market value	= \$6,236,000	= \$6,236,000

Assessed Value

The assessed value of a parcel is used to determine property taxes. Assessed value is calculated by multiplying market value by the level of assessment (a pre-determined percentage of the market value). Also known as the assessment ratio, it is 6% for Tax Class 1 and 4-45% for Tax Classes 2, 3, & 4, and is subject to limits on annual increases for Tax Classes 1, 2a, 2b, & 2c.

	2016/2017	2017/2018
Market value	\$6,236,000	\$6,236,000
Assessment ratio	* 45%	* 45%
Maximum assessed value	= \$2,806,200	= \$2,806,200

Transitional Value

Increases to the *assessed value* are phased in over a five-year period (20% each year) to ease the burden of the higher rate. The *transitional assessed value* is a limit on the portion of the *assessed value* introduced to the tax base.

	2016/2017	2017/2018
Transitional value	\$2,426,352	\$2,583,942
Transitional exemption value	- \$0	- \$0
Transitional net assessed value	= \$2,426,352	= \$2,583,942

Taxable Value

The *taxable value*, for 2016/2017, is the smaller of the city's *maximum assessed value* and the *transitional net assessed value*.

Taxable value	= \$2,426,352
---------------	---------------

Property Tax

Current tax is calculated by multiplying the taxable value (the assessed value minus any exemptions) by the [tax rate](#).

The city also grants some properties incentives called tax abatements, which are subtracted directly from the current tax. This results in the property tax, the amount the current owner pays.

Tax description	Billable value 16/17	Tax rate 16/17	Tax amount 16/17
Current tax	\$2,426,352	* 10.5740%	= \$256,562.46
Total abatements			- \$0.00
Property tax			= \$256,562.00

(no-address)[Report Sections](#) ▼

Tax description	Billable value 17/18	Tax rate 17/18	Tax amount 17/18
Current tax	\$2,583,942	* 10.5740%	= \$273,226.03
Total abatements			= \$0.00
Property tax			= \$273,226.03

For more information, you can view this property's assessment, tax bill, and account statements by clicking [here](#) and entering the Borough, Block, & Lot.

Exemptions and Tax Abatements

[Hide](#) ▲

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#) and the [421a Program](#).

We believe that no exemptions or abatements currently apply to this property.

Tentative Values

[Hide](#) ▲

Every year in January, the NYC Department of Finance Commissioner publishes the tentative property assessment roll for the current fiscal year. All properties are valued by law according to their condition on the taxable status date of January 5th. Owners who believe that the Department of Finance has used incorrect information to determine their market value may [file forms](#) providing corrections. After Finance verifies the complaints, the agency will make any corrections before the final assessment roll is published on May 25. The final roll will also include changes, based on the decisions made by the New York City Tax Commission, an independent City agency, as well as new information Finance gathers about abatements, exemptions and other adjustments. In June, Finance will use the final roll and new tax rates adopted by the City Council to generate property tax bills for the fiscal year beginning July 1st.

Tentative Transitional Values

Tentative transitional land	\$2,583,942
Tentative transitional total	\$2,583,942
Tentative exempt land	\$0
Tentative exempt total	\$0

Tentative Actual Values

Tentative actual land	\$2,806,200
Tentative actual total	\$2,806,200
Tentative actual exempt land	\$0
Tentative actual exempt total	\$0

Assessment History

[Hide](#) ▲

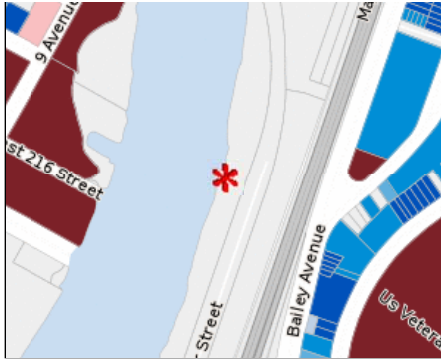
Year	Building class	Market value	Assessed value	Taxable	Tax rate%	Base tax	Property tax
2016/17	V1	\$6,236,000	\$2,806,200	\$2,426,352	10.574%	\$256,562	\$256,562
2015/16	V1	\$5,940,000	\$2,673,000	\$2,112,883	10.656%	\$225,149	\$225,149
2014/15	V1	\$5,462,000	\$2,457,900	\$2,172,634	10.684%	\$232,124	\$232,124
2013/14	V1	\$4,836,502	\$2,176,426	\$2,176,426	10.323%	\$224,672	\$224,672
2012/13	V1	\$4,485,000	\$2,018,250	\$1,997,661	10.288%	\$205,519	\$205,519
2011/12	V1	\$2,753,000	\$1,238,850	\$1,238,850	10.152%	\$125,768	\$125,768
2010/11	V1	\$2,665,768	\$1,199,596	\$619,629	10.312%	\$63,896	\$63,896
2009/10	V1	\$2,660,000	\$1,197,000	\$419,490	10.426%	\$43,736	\$43,736
2008/09	V1	\$621,000	\$279,450	\$214,650	10.241%	\$21,982	\$21,982
2007/08	V1	\$469,000	\$211,050	\$189,810	10.059%	\$19,093	\$19,093
2006/07	V1	\$469,000	\$211,050	\$178,650	10.997%	\$19,646	\$19,646
2005/06	V1	\$442,000	\$198,900	\$167,490	11.306%	\$18,936	\$18,936
2004/05	V1	\$384,000	\$172,800	\$158,760	11.558%	\$18,349	\$18,349
2003/04	V1	\$345,000	\$155,250	\$155,250	11.431%	\$17,747	\$17,747

Tax per Square Foot

[Hide](#) ▲

Report Sections ▾

(no-address)



Click on the map to expand.

This map shows property tax in correlation with square footage of the property.



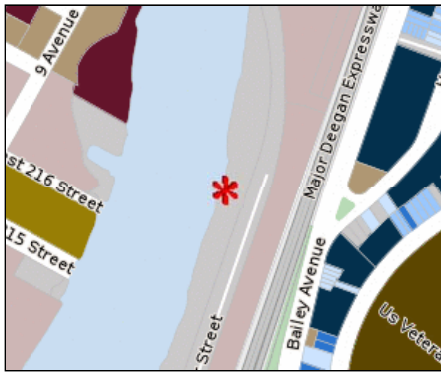
Development & Use

Building Class

Hide ▲

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



Click on the map to expand.

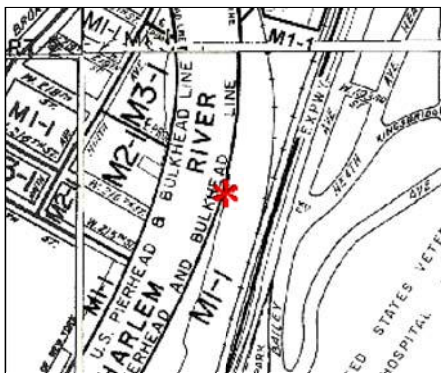
* Building class: Zoned Commercial or Manhattan Residential (V1)



Zoning

Hide ▲

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



Click on the map to expand.

Zoning Designation

Manufacturing

M1-1

Rezoning Projects

No Rezoning Projects found.

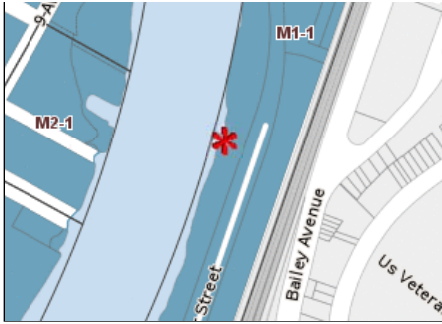
For more information about zoning district regulations, click [here](#).

Manufacturing

M1-1

[Report Sections](#) ▾

(no-address)



Click on the map to expand.

characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. [More info](#)

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution.

Floor Area Ratio & Air Rights

[Hide](#) ▲

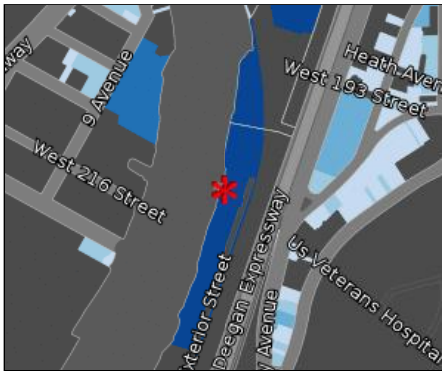
There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

Area of lot in square feet		253,080
FAR	x	1
Maximum usable floor area of building	=	253,080

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area		253,080
Usable floor area	-	0
Unused buildable square feet ("air rights")	=	253,080



Click on the map to expand.

Opportunity by parcel

 Above 250,000 sqft	 Very little opportunity
 100,000 - 250,000 sqft	 30,000 - 60,000 sqft
 60,000 - 100,000 sqft	 10,000 - 30,000 sqft
	 Below 10,000 sqft
	 No opportunity

Commercial FAR	1
Facility FAR	2.4

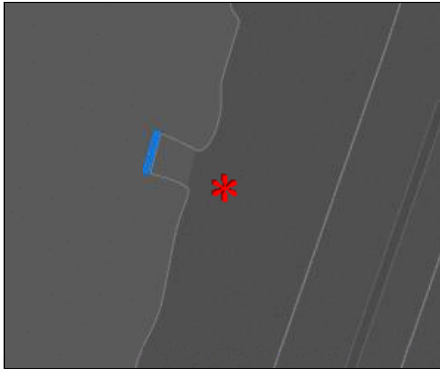
Planimetric Map

[Hide](#) ▲

Report Sections ▾

(no-address)

into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.



Click on the map to expand.

- Sidewalk
- Curb
- Pavement edge
- Roadbed
- Median
- Retaining wall
- Plaza
- Swimming pool
- Building footprint
- Garage
- Sky bridge
- Under construction
- Piers/seawall
- Boardwalk
- Recreational area
- Park/greenstreets
- Transport structure

Complaints & Violations

HPD Violations

Hide ▲

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.



Click on the map to expand.

This map shows housing violations in residential buildings, giving more weight to more recent and more severe violations.

- Very high
- High
- Medium
- Low
- Very low

Class description ?

We do not have any record of violations in our database. Status can be verified [here](#).

ECB Violations

Hide ▲

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its [home page](#).

Neighborhood

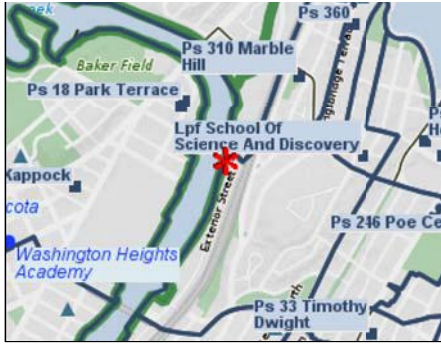
Distance to Schools

Hide ▲

- [Elementary School](#)
- [Middle School](#)
- [High School](#)
- [University](#)

[Report Sections](#) ▾

(no-address)



Click on the map to expand.

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- Elementary Schools:
 - District Boundary
 - Attendance Zone
 - Unzoned Area
- School Locations:
 - Zoned
 - Other Public
 - Charter
 - ▲ Private

School district

10

Attendance Elementary School(s)

School	School code	Distance (miles)	Principal	Phone number
P.s 310 Marble Hill	10X310	0.373	MS. Elizabeth Cardona	796-9434

Nearest Public Elementary School (not zoned)

School	Washington Heights Academy
School code	06M366
Distance (miles)	0.675
Principal	MR. Renzo Martinez
Phone number	304-3320

Nearest Private Elementary School

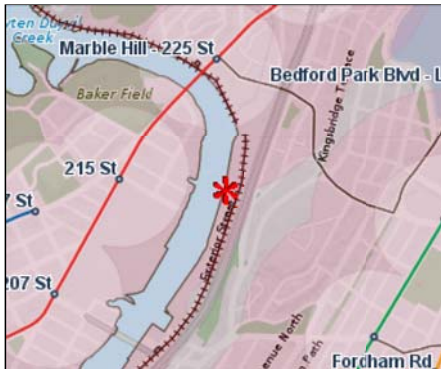
School	St Nicholas Of Tolentine Es
School code	10X366
Distance (miles)	0.51
Principal	MR. Raymond a. Lomupo
Phone number	364-5110

Find more info at [NYC Department of Education](#)

Distance to Subway

[Hide](#) ▲

On this color-coded map, view the nearest subway station for each building.



Click on the map to expand.

- Inside 1000 ft *
- Inside 2000 ft *
- Inside 3000 ft *
- Subway station
- ◆ Metro Nord station
- ▲ Metro Nord line
- ◆ LIRR station
- ▲ LIRR line
- * distances are calculated as radius from station

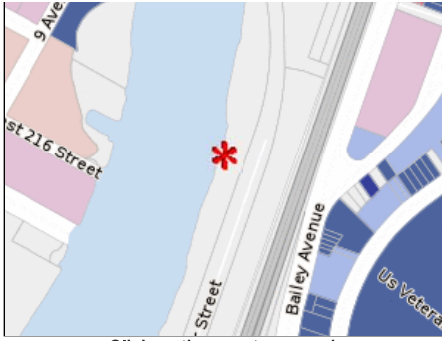
Closest station	10th Ave - 215th St at NE corner
Station lines	1
Distance (ft)	1,575

Urban Landscape Maps

[Hide](#) ▲

[Report Sections](#) ▾

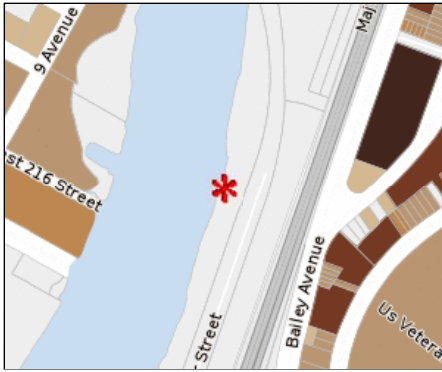
(no-address)



Click on the map to expand.

On this color-coded map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No Data



Click on the map to expand.

Building Stories

On this map, view the number of stories per building.

- 10 & Up Stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No Data

Demographics By Zip Code

[Hide](#) ▲

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **10468**.

Population Demographics

Total population	72,683
Female population	53.1%
Male population	46.9%
Median age	31.9
Male median age	30.2
Female median age	33.7

Race & Ethnicity

White	13.5%
Black or african american	22.7%
American indian	0.7%
Asian	4.1%
Other	59.0%

Education

No highschool	14.9%
Some highschool or college	65.8%
Bachelors degree	10.7%

Other

Citizens	74.3%
Citizens born in US	48.8%
English speakers	76.4%

Journey to Work

Work in a metropolitan area	99.7%
Work in a micropolitan area	0.1%
Work at home	3.9%
Go to work by car	18.1%
Go to work after 10 am	23.0%

Economic/Employment

Average household income	\$43,225
White collar	81.5%
Blue collar	18.6%

Housing

Family households	67.3%
Households with kids	41.5%
Housing units	26,089
Occupied housing units	24,195
Owner occupied units	8.4%
Average number of people per household	2.95
Median year structure built	1939
Houses with mortgages	63.5%

Wealth

Median value for units with a mortgage	\$215,700
Median value for units without a mortgage	\$115,900
Median gross rent	\$1,129
Median housing costs per month	\$1,128
Population in poverty	32.6%

(no-address)

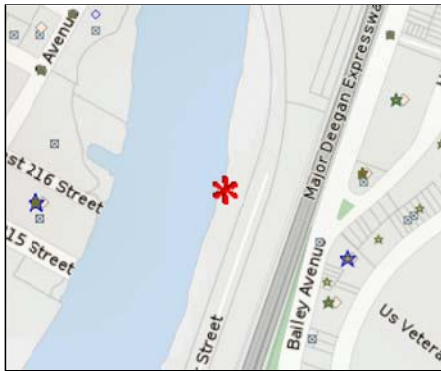
Toxic Sites

Hide ▲

Get a Phase I Environmental Report Site Assessment or a Home Environmental Database Report for this property directly from Toxics Targeting by accessing [this link](#).

This screening map, provided to PropertyShark by Toxics Targeting, shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

Call **800-2-TOXICS** (800-286-9427 NYS only) or **607-273-3391** for more info.



Click on the map to expand.

Toxic Sites

Toxic site data reported for this property: **No**

Neighboring toxic sites: **No**

Total toxic sites near the property: **No**

Leaking Tanks and Spills:

- MTBE Spill
- Tank Failure
- Tank Test Failure
- Spill greater than 25 gal/lbs
- Gasoline Spill
- Spill

Superfund, Brownfields and Solid Waste:

- US Superfund Priority Site
- NY Superfund Site
- US Superfund /CERCLIS Site
- Brownfield Site
- Hazardous Substance Study
- Solid Waste Facility

Other Toxic Sites:

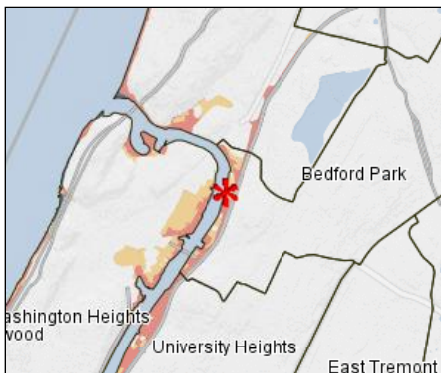
- NY Superfund Qualifying Site
- Major Oil Storage Facility
- Haz Waste Corrective Action
- Has Waste Treatment/Storage/Disposal
- Toxic Release Inventory Site
- Legal Civil /Admin Docket
- Hazardous Waste Violation
- Air Discharge Facility
- Historic Utility Site
- Wastewater Discharge Site
- Chemical Bulk Storage
- Petroleum Bulk Storage
- Haz Waste Generator or Transporter
- Selected NYC Environmental Quality Review 'E' Designation

Map Disclaimer: Mapped locations are approximate; identified sites based on current and/or historic information; site symbols can refer to large properties; additional toxic sites are not mapped; contamination problems can impact properties far from toxic sources; sites include known and potential hazards; regulatory status of sites may have changed.

Fema Flood Zones Map

Hide ▲

On this map, you can see if the property is located in a special flood hazard area.



Click on the map to expand.

- Moderate to Low Risk Areas
 - X < 1% ACF
 - 0.2 PCT ACFH * < 1% ACF
 - High Risk Areas
 - A 1% ACF, no base flood elevations
 - AE 1% ACF, periodic base flood elevations
 - High Risk-Coastal Areas
 - VE =/> 1% ACF + Storm Waves
 - Floodway
 - COBRA **
 - Open Water
- * 0.2% Annual Chance of Flood Hazard
 ** Coastal Barrier Resources System Area
 ACF = Annual Chance of Flooding

Note: This map was constructed using Fema Flood DFIRM data set. It does not take into account changes made after Hurricane Sandy.

(no-address)

Report Sections ▾

FEMA Flood Zoning

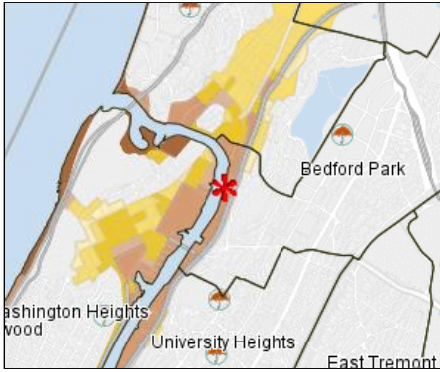
FEMA flood zone(s)	0.2,AE,X
Coastal barrier resources system area (COBRA)	Out
Floodway	Out
FEMA special flood hazard area	In
Map panel ID	3604970081G
Map quaderant ID	40073-G8

Distance to...

Compass direction to coastline	142
Nearest distance to 100 year flood zone area (ft)	1
Angle100	188

Hurricane Evacuation Zones

Hide ▲



Click on the map to expand.

* Zone: 2,7

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

Hurricane Evacuation Center

Hurricane Evacuation Zones

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this website.

Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.



Address Search

All locations are approximate.

Exterior Street, Bronx, NY, USA

45-46 42nd St, Long Island City, NY 11104, USA

[Introduction](#)

[Order Phase I Environmental Report](#)

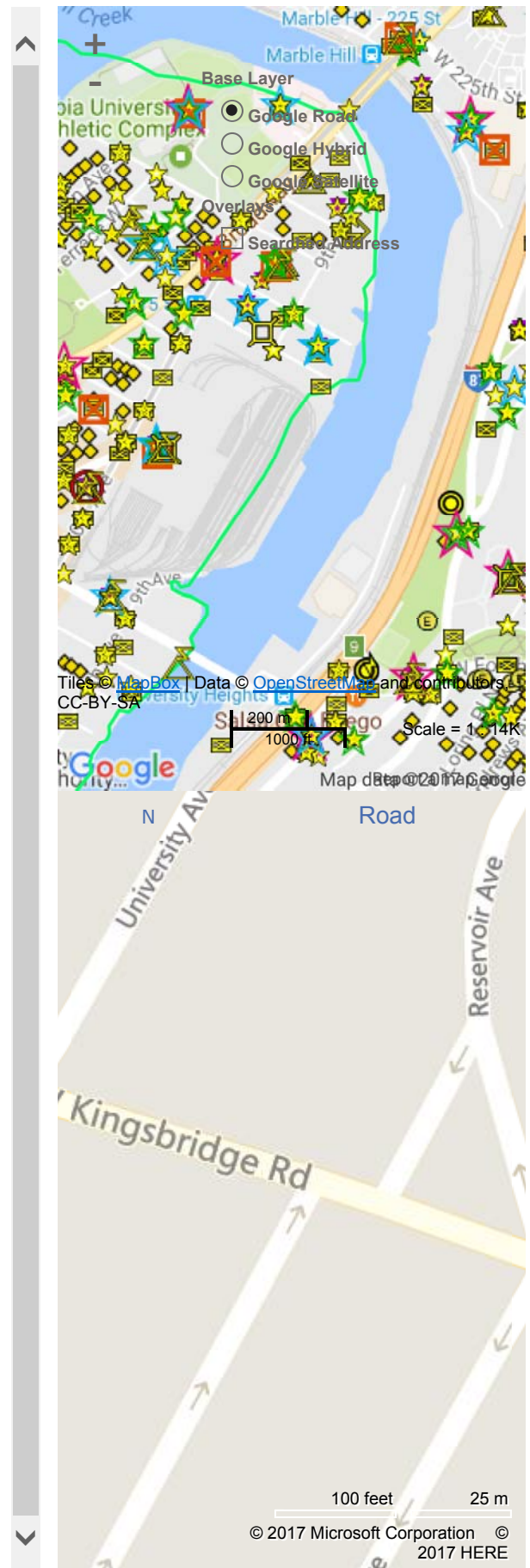
[Map Viewing Options](#)

[Map Legend](#)

Toxic Sites [less](#)

<input checked="" type="checkbox"/> MTBE Spill	<input checked="" type="checkbox"/> Hazardous Waste/Store/Disposal Site
<input checked="" type="checkbox"/> Tank Failure	<input checked="" type="checkbox"/> US National Priority Superfund Site
<input checked="" type="checkbox"/> Tank Test Failure	<input checked="" type="checkbox"/> NYS Superfund Site
<input checked="" type="checkbox"/> Spill > 25 gal/lbs	<input checked="" type="checkbox"/> US Superfund/CERCLIS Site
<input checked="" type="checkbox"/> Gasoline Spill	<input checked="" type="checkbox"/> Brownfield Site
<input checked="" type="checkbox"/> Spill	<input checked="" type="checkbox"/> Hazardous Substance Study
<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Hazardous Waste Generator
<input checked="" type="checkbox"/> NYS Superfund Qualifying Site	<input checked="" type="checkbox"/> Chemical Bulk Storage
<input checked="" type="checkbox"/> Major Oil Storage Facility	<input checked="" type="checkbox"/> Petroleum Bulk Storage
<input checked="" type="checkbox"/> Hazardous Waste Corrective Action	<input checked="" type="checkbox"/> "E" Sites
<input checked="" type="checkbox"/> Toxic Release Inventory Site	<input checked="" type="checkbox"/> Historic Utility Site
<input checked="" type="checkbox"/> Legal Civil/Administrative Docket	<input checked="" type="checkbox"/> Hazardous Waste Violation
<input checked="" type="checkbox"/> Air Discharge Site	<input checked="" type="checkbox"/> Permit Compliance System

Marcellus Shale-related Sites [more](#)







BASEMAPS

MAP LAYERS

- Wetlands 1 2
- Riparian 1 2
- Riparian Mapping Areas 1 2
- Data Source 1 2
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest 2
- FWS Refuges 1 2
- Historic Wetland Data 1 2

+
 -
 Measure
 Refresh
 Home

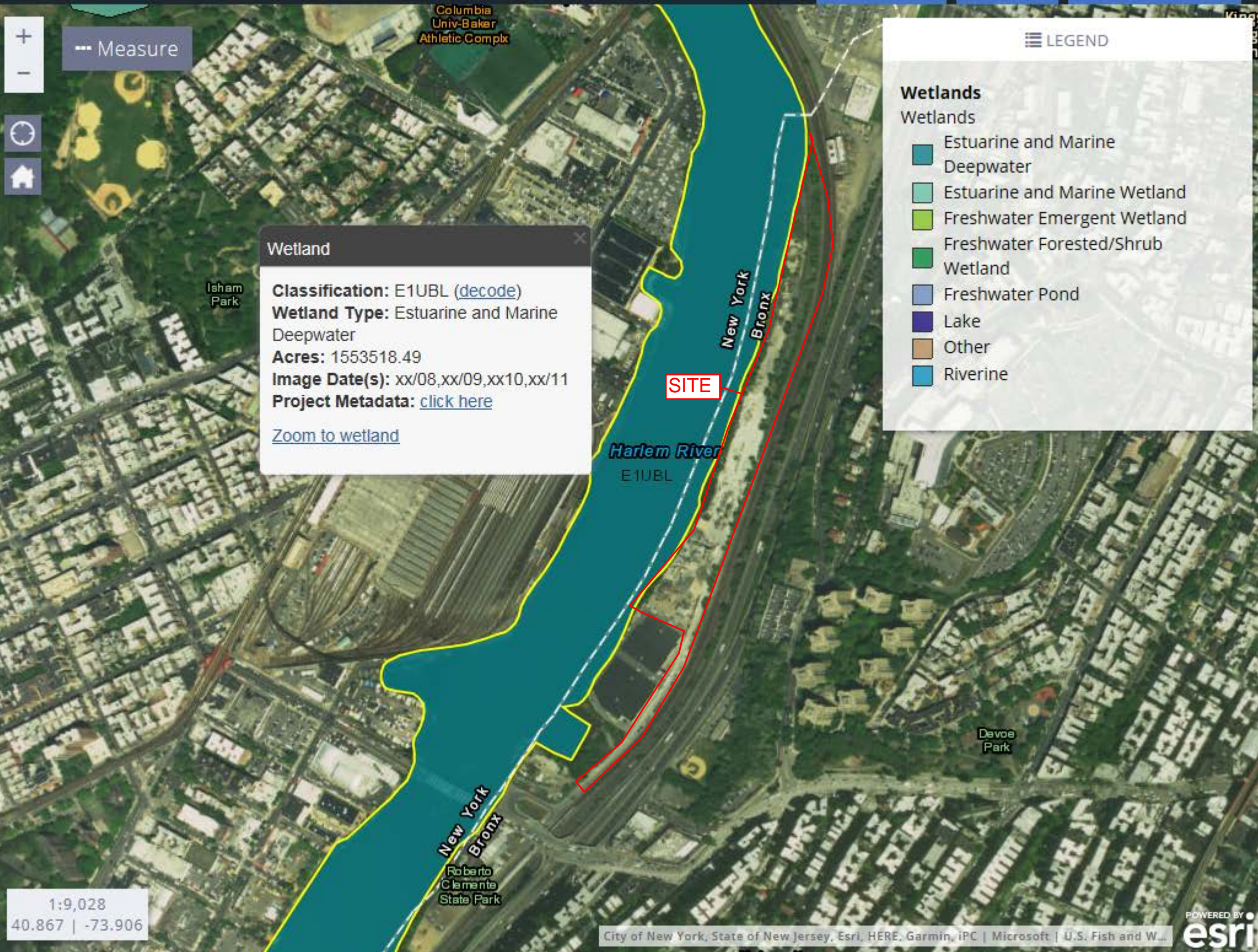
Wetland

Classification: E1UBL ([decode](#))
Wetland Type: Estuarine and Marine Deepwater
Acres: 1553518.49
Image Date(s): xx/08,xx/09,xx10,xx/11
Project Metadata: [click here](#)
[Zoom to wetland](#)

LEGEND

Wetlands

- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



1:9,028
40.867 | -73.906



Advanced Map Type

Search for a Location

Searched Locations

BRONX Block: 3244 Lot: 1  

Hide Additional Information...



- Zoning
- Additional Zoning Information
- Building & Property Information

Borough: BRONX Block: 3244 Lot: 1
 Police Precinct: 52
 Owner: CSX TRANSPORTATION, I

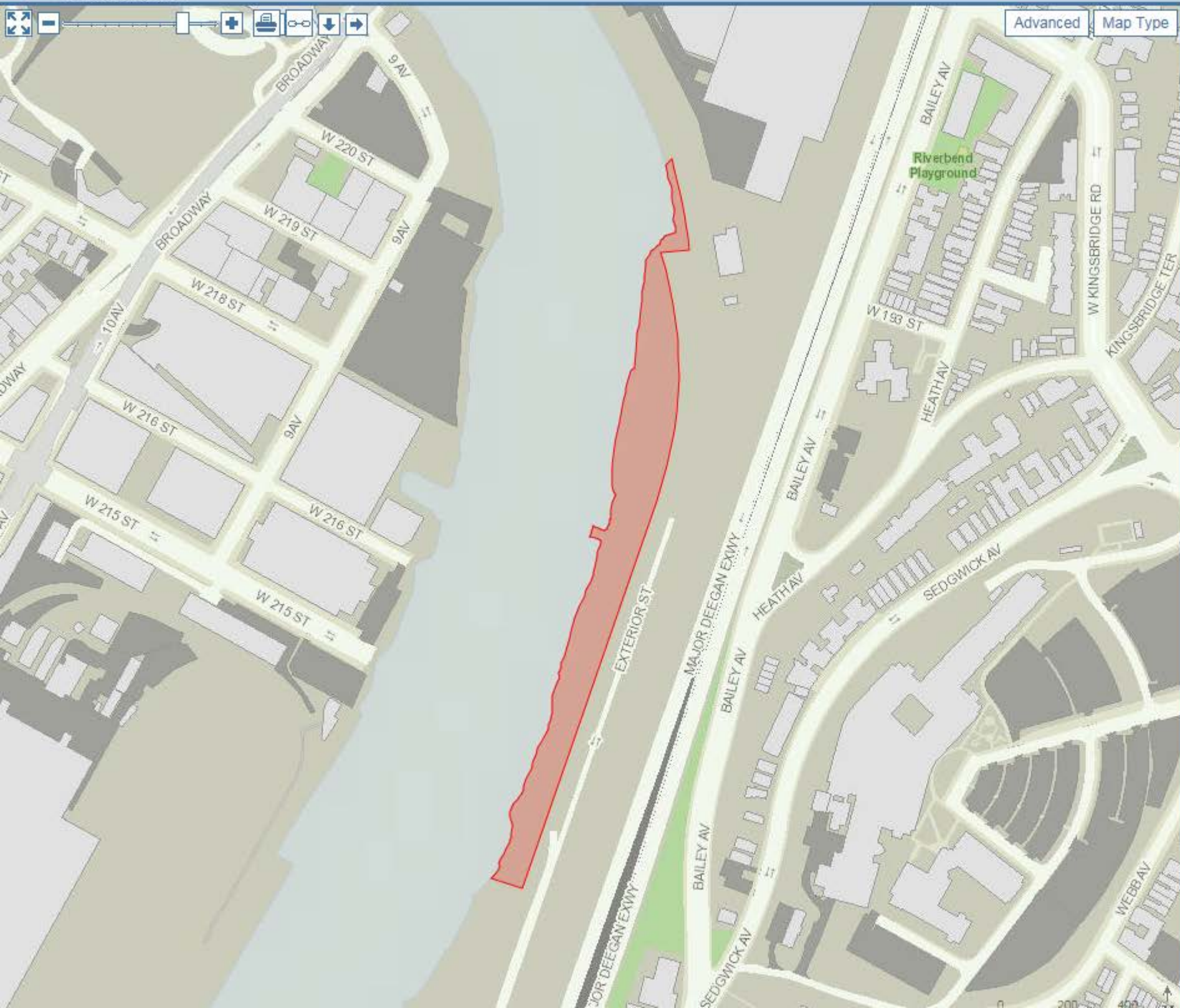
Address: LANDING ROAD 10468
 Lot Area: 227238 sf
 Lot Frontage: 2008' Lot Depth: 83
 Year Built: unknown
 Number of Buildings: 0
 Number of Floors: 0
 Gross Floor Area: 0 sf (estimated)
 Residential Units: 0 Total # of Units: 0
 Land Use: Vacant Land
 Landmark: No
 Historic District: No

Dept. of City Planning, PLUTO 18v2 © 2016 and other city agency sources

- Links to More Information
- [Address Translator](#)
 - [Building Profile](#)
 - [Building Registration/Violation](#)
 - [Census Fact Finder](#)
 - [DOF Digital Tax Map](#)

BRONX Block: 3245 Lot: 3  

Show Additional Information...



Advanced Map Type

Search for a Location

Searched Locations

BRONX Block: 3245 Lot: 3

Hide Additional Information...

- Zoning

- Additional Zoning Information

Building & Property Information

Borough: BRONX Block: 3245 Lot: 3

Police Precinct: 52

Owner: NEW YORK CENTRAL LINE

Address: WEST 192 STREET 10463

Lot Area: 253080 sf

Lot Frontage: 1847' Lot Depth: 163

Year Built: unknown

Number of Buildings: 0

Number of Floors: 0

Gross Floor Area: 0 sf (estimated)

Residential Units: 0 Total # of Units: 0

Land Use: Vacant Land

Landmark: No

Historic District: No

Dept. of City Planning, PLUTO 16v2 © 2016 and other city agency sources

Links to More Information

[Address Translator](#)

[Building Profile](#)

[Building Registration/Violation](#)

[Census Fact Finder](#)

[DOF Digital Tax Map](#)

[Home](#)

Customer Services

- ▶ [Pay Online](#)
- ▶ [Ways to Pay Your Bill](#)
- ▶ [eBilling](#)
- ▶ [Account Information](#)
- ▶ [Customer Assistance](#)
- ▶ [Service Line Protection Program](#)
- ▶ [Water Rates](#)
- ▶ [Property Managers & Trade Professionals](#)

Water Utilities

- ▶ [Drinking Water](#)
- ▶ [Wastewater](#)
- ▶ [Stormwater](#)
- ▶ [Harbor Water](#)
- ▶ [Long Term Control Plan](#)

The Watershed

- ▶ [Watershed Protection](#)
- ▶ [Watershed Recreation](#)

Dear Sir or Madam

We hereby acknowledge receipt of your Freedom of Information Law ("FOIL") request. Your request is important to us and will be handled as expeditiously as possible. Please be advised however, that because of the large volume of pending complex FOIL requests handled by the Department of Environmental Protection ("DEP"), and the available staffing, your response is anticipated to be between 120-150 days from the date of this acknowledgement.

Please also be advised that for requests that appear to be submitted in connection with a Phase I site assessment of a property, DEP's response will exclude records relating to asbestos, and discharges into the sewers, as non-scope items, unless the FOIL request explicitly asks for those records. To the extent you require this information, please specify so in the FOIL request. In addition, any information on boiler permits filed with DEP is already publicly available at the following website <https://a826-web01.nyc.gov/DEP.BoilerInformationExt/>. Accordingly, DEP's response assumes you have directly obtained any relevant records from that website, and will exclude those records, as well.

Sincerely,
Deborah S. Fremder
Records Access Officer



NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE

For office use only CONTROL NUMBER:

Empty box for control number

FREEDOM OF INFORMATION LAW REQUEST FORM

To: Records Access Officer
NYC Department of Health and Mental Hygiene
42-09 28th Street, 14th Floor, CN 31
Long Island City, NY 11101
Phone: (347) 396-6078/6116
Fax: (347) 396-6087
recordsaccess@health.nyc.gov

Date 5 / 23 / 17

Dear Record Access Officer:

I, Carla Stout request copies of any inspection reports and/or records located in the Bureau of Environmental Health Services, of the New York City Department of Health and Mental Hygiene.

The records pertain to:

- Lead Poisoning, Animal bite, Employment/Human Resources, Contracts/RFPs, Pest Control, Correctional Health, Early Intervention, Food Safety, Mental Health, Communicable Diseases, School Health, Day Care, Other: Please see below

Please specify/describe the records you are requesting from the above program(s): Provide the following records for Block 3245, Lot 3 and Block 3244, Lot 1 in the Bronx: The status and description of any reported petroleum spills or tanks, copies of any record of decision regarding investigation of clean up of site; notification of the lead agency that is primarily responsible for investigating the cleaning up of the site; notification of any legal action involving the site, and detailed reports, monitoring data, regulatory non-compliance, documents and/or or studies regarding any pollution problems at the site, and how I may obtain copies of them.

There is a charge of 25¢ per page or actual costs of reproduction, payable in advance.

Requester's Name: Carla Stout (Please print) [Signature] (Signature)

Requester's Organization: TRC Engineers, Inc.

Requester's Address: 1430 Broadway, 10th Floor, New York, NY 10018
Street City State Zip code

Telephone Number: (212) 221 - 7822 E-mail: cstout@trcsolutions.com



NEW YORK CITY DEPARTMENT OF
HEALTH AND MENTAL HYGIENE
Mary T. Bassett, MD, MPH
Commissioner

Christopher D'Andrea
Director

Office of Environmental
Investigations
125 Worth St., Room 630
New York, NY 10013

Tel. 1 646 632-6104
Fax 1 646 632-6105

June 23, 2017

TRC
1430 Broadway, 10th Floor
New York, NY 10018

Request No: 2017FR01210

Dear Carla Stout:

In response to your recent request for environmental records on:

- Block 3245, Lot 3 and Block 3244, Lot 1, Bronx, NY

Please note the following:

- The Office of Environmental Investigations has "NO" record of an investigation at the above address.
- Enclosed are copies of the requested records we have on file.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris D'Andrea', written in a cursive style.

Christopher D'Andrea, MS, CIH
Director

Stout, Carla

From: New York DEC Support <newyorkdec@mycusthelp.net>
Sent: Tuesday, May 23, 2017 5:02 PM
To: Stout, Carla
Subject: FOIL Request :: W022403-052317

Dear Carla:

Thank you for your Freedom of Information Law (FOIL) request. Your request has been received and is being processed. Your request was received in this office on 5/23/2017 and given the reference number FOIL #W022403-052317 for tracking purposes. You may expect the Department's response to your request no later than 6/22/2017.

Record Requested: For Block 3245, Lot 3 and Block 4344, Lot 1 in the Bronx, the status and description of any reported petroleum spills or tanks, copies of any record of decision regarding investigation of clean up of site; notification of the lead agency that is primarily responsible for investigating the cleaning up of the site; notification of any legal action involving the site, and detailed reports, monitoring data, regulatory non-compliance, documents and/or studies regarding any pollution problems at the site, and how I may obtain copies of them.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIL Center.

https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx

New York State Department of Environmental Conservation, Record Access Office

Track the issue status and respond at:

https://mycusthelp.com/NEWYORKDEC/_rs/RequestEdit.aspx?rid=22403

STATE OF NEW YORK DEPARTMENT OF HEALTH

2364 Corning Tower

Governor Nelson A. Rockefeller Empire State Plaza

Albany, New York 12237

1. TO THE NEW YORK STATE DEPARTMENT OF HEALTH:

I hereby apply to **Inspect** or **Receive Copies** of the following records (use additional sheets as needed and attach)

Block 3245, Lot 3 and Block 3244, Lot 1 in the Bronx - Status and description of any reported petroleum spills or tanks, copies of any record of decision regarding (see additional sheet)

NAME: Carla Stout PHONE: () 212-221-7822 EMAIL: _____

FIRM: TRC Engineers, Inc. cstout@trcsolutions.com

ADDRESS: 1430 Broadway, 10th Floor, New York, NY

SIGNATURE: _____  DATE: 5/23/2017

2. TO THE APPLICANT:

-Records Provided

The reproduction costs for the records are \$ _____. Please forward a check payable to the New York State Department of Health to the address listed above. If we do not receive your payment within **60** days, we will assume that you no longer wish to receive the materials, and they will be sent back to the originating unit. Accordingly, any future requests for information will require an initial deposit before processing.

Records have been (partially, fully) provided. (If not fully provided, date when records are expected to be fully provided: _____).

-Records Not Available

Records cannot be found after a diligent search.

The Department does not maintain records indicated, please contact: _____

-Records Denied or Redacted

I hereby certify that access to the records—or part of the records—have been denied to the applicant for the reason(s) checked below (You may appeal this denial of access in writing within 30 days to the Records Access Appeals Officer, Empire State Plaza, 1455 Corning Tower, Albany New York 12237):

- | | |
|--|--|
| <input type="checkbox"/> Specifically exempt by other statute(s). | <input type="checkbox"/> Could, if disclosed endanger the life of any person. |
| <input type="checkbox"/> Unwarranted invasion of personal privacy. | <input type="checkbox"/> Are compiled for law enforcement purposes and which, if disclosed would: |
| <input type="checkbox"/> Would impair present or imminent contract awards or collective bargaining negotiations. | -interfere with law enforcement investigations or judicial proceedings |
| <input type="checkbox"/> Are examination questions or answers. | -deprive a person of the right to a fair trial or impartial adjudication |
| Are inter-agency or intra-agency materials that are not: | -identify a confidential source or disclose confidential information relating to a criminal investigation, or |
| -statistical or factual tabulations or data | -reveal criminal investigative techniques and procedures |
| -instructions to staff that affect the public | <input type="checkbox"/> Would jeopardize an agency's capacity to guarantee the security of its information technology assets, such assets encompassing both electronic information systems and infrastructures. |
| -final agency policy or determinations; or | |
| -external audits, including but not limited to audits performed by the comptroller and the federal government. | |
| <input type="checkbox"/> Are trade secrets. | |

Department Representative _____ Date: _____

(continued from Section 1 of application)

investigation of clean up of site; notification of the lead agency that is primarily responsible for investigating the cleaning up of the site; notification of any legal action involving the site, and detailed reports, monitoring data, regulatory non-compliance, documents and/or studies regarding any pollution problems at the site.



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

May 24, 2017

Carla Stout
TRC Engineers, Inc.
1430 Broadway, 10th Floor
New York, NY 10018

FOIL # 17-05-382

Dear Ms. Stout:

This will acknowledge receipt of your request for records under the Freedom of Information Law, received by this office on May 23, 2017.

Your request has been forwarded to the appropriate Department program area(s) to identify documents that are responsive to your request and which may be made available pursuant to all applicable provisions of the Freedom of Information Law.

A determination as to whether your request is granted or denied will be reached in approximately 20 business days or we will notify you in writing if the responsible program area(s) should require additional time to locate, assemble, and review documents that may be responsive to your request.

Please note that, pursuant to Article 6 of the Public Officers Law, a charge may be applied to your request, including the actual cost of the medium used to respond to your Freedom of Information Law request and/or other related costs. When responsive records have been identified, you will be informed of any cost and how payment should be made.

Sincerely,

Rosemarie Hewig, Esq.
Records Access Officer

RH/sjp



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

June 21, 2017

Carla Stout
TRC Engineers, Inc.
1430 Broadway, 10th Floor
New York, NY 10018

Re: FOIL #: 17-05-382

Dear Ms. Stout:

This letter responds to your Freedom of Information Law request of May 23, 2017, in which you requested environmental records regarding "Block 3245, Lot 3 ... West 192 Street, Bronx, NY; and ...Block 3244, Lot 1 ... Landing Road, Bronx, NY." Please be advised that after conducting a diligent search, no records responsive to your request have been located.

Should you feel that you have been unlawfully denied access to records, you may appeal such denial in writing within 30 days to the Records Access Appeals Officer, Division of Legal Affairs, Empire State Plaza, 2438 Corning Tower, Albany, New York, 12237-0026.

If you require additional information or wish to discuss this matter further, please do not hesitate to contact me at (518) 474-8734.

Sincerely,

Rosemarie Hewig, Esq.
Records Access Officer

RH/dt

Stout, Carla

From: New York DEC Support <newyorkdec@mycusthelp.net>
Sent: Thursday, June 22, 2017 10:43 AM
To: Stout, Carla
Subject: Freedom of Information Law Request :: W022403-052317

--- Please respond above this line ---



Region 2 - Long Island City
P: (718) 482-4940 | F:
www.dec.ny.gov

RE: PUBLIC RECORDS REQUEST of 5/23/2017, Reference # W022403-052317

Dear Carla Stout,

I write in response to your Freedom of Information Law (FOIL) request seeking:
For Block 3245, Lot 3 and Block 4344, Lot 1 in the Bronx, the status and description of any reported petroleum spills or tanks, copies of any record of decision regarding investigation of clean up of site; notification of the lead agency that is primarily responsible for investigating the cleaning up of the site; notification of any legal action involving the site, and detailed reports, monitoring data, regulatory non-compliance, documents and/or studies regarding any pollution problems at the site, and how I may obtain copies of them..

A diligent search of the files maintained by the Department produced no responsive records.

If I can be of further assistance, please contact me at (718) 482-4940 and reference FOIL W022403-052317.

Sincerely,
Region 2 FOIL Coordinator



**APPENDIX E:
TRC STAFF AND ENVIRONMENTAL PROFESSIONAL
QUALIFICATIONS/RESUMES**

JENNA N. RAUP

EDUCATION

B.A. Chemistry, Minor in Environmental Science, State University of New York at Buffalo, 2010

AREAS OF EXPERTISE

Ms. Raup has five years of environmental experience. Her experience includes: due diligence investigations and assessments, polychlorinated biphenyls (PCB) soil investigations and remediation, hazardous materials building assessments, remediation oversight, groundwater monitoring well sampling, product gauging and LNAPL extraction, monitoring well installation oversight, soil sampling, implementation of community air monitoring plans (CAMP), and fuel release investigations.

Ms. Jenna N. Raup, has experience in the following general areas:

- Project Management
- Remedial Activity Oversight and Management
- Ambient and Community Air Monitoring
- Soil, Groundwater, and Soil Vapor Investigations and Remediation
- Environmental Media Sampling
- Field Sampling Equipment and Calibration
- Data Management
- Report Preparation
- Regulatory Compliance
- State Permit Discharge Elimination System Permit Compliance
- Analytical Chemistry

REPRESENTATIVE EXPERIENCE

New York City School Construction Authority

Ms. Raup serves as Project Manager performing site assessments, investigations, and remediation for new construction and renovations of New York City public schools. Additionally, Ms. Raup manages remedial activities associated with existing and proposed school facilities that are NYSDEC State Hazardous Waste Sites (SHWS) including authoring Interim Remedial Measure Work Plans, Construction Completion Reports, Site Management Plans, and Final Engineering Reports; and, managing the remediation of SHWS. Ms. Raup's project management responsibilities include coordination with NYCSCA project managers, regulators, contractors, and supervision of field staff. Additionally, Ms. Raup serves as an environmental scientist performing Phase I Environmental Site Assessments, Phase II Environmental Site Investigations, Indoor Air Quality Investigations, Outdoor Air Assessments and preparation of an

Environmental Easement. Ms. Raup's responsibilities have included all aspects of preparation of reports and all elements of field investigations, subcontractor supervision, and report preparation associated with completion of due diligence assessments. Furthermore, Ms. Raup performed excavation oversight during PCB remediation activities. Ms. Raup's responsibilities included implementation of the Community Air Monitoring Plan (CAMP) and collection of post-excavation soil samples. Ms. Raup also assisted with the preparation of the PCB Remediation Summary Report.

Kosciuszko Bridge Replacement, Brooklyn/Queens, New York

Ms. Raup serves as the Environmental Compliance Inspector and Project Scientist on the Kosciuszko Bridge Replacement Project. Ms. Raup prepared the Water Quality Monitoring Plan, contributed to the preparation of various other project plans (i.e., Contaminant Management Plan, CAMP, and Construction HASP), prepared waste disposal applications for disposal of hazardous and non-hazardous soils, and performed oversight and endpoint sampling for the excavation of soil with hazardous levels of lead. In preparation of project activities, Ms. Raup assisted in the preparation of an extensive cost estimate for proposed environmental oversight activities during construction/demolition associated with the Kosciuszko Bridge replacement. During construction, Ms. Raup conducts environmental compliance audits to verify compliance to project plans and requirements and prepares monthly progress reports to document remedial activities on an inactive hazardous waste site within the project limits.

CSX Transportation, Inc., New York and New Jersey

Ms. Raup serves as a Project Manager for stormwater pollution prevention plan (SWPP Plan) compliance and sampling and spill prevention controls and countermeasures (SPCC) plan updates at railroad yards located in New York City and New Jersey. Ms. Raup's responsibilities include coordinating with CSX project managers, arranging analysis through the CSX laboratory program, training field personnel on sample collection, and completing five-year updates to the site-specific SPCC Plans in accordance with 40 CFR Part 109, Attachment 2.

CSX Transportation, Inc. – Pittsburgh Intermodal Rail Terminal Pittsburgh, Pennsylvania

Ms. Raup serves as Project Manager for the Pittsburgh Intermodal Rail Terminal redevelopment through the Pennsylvania Land Recycling Program. Ms. Raup's responsibilities include administrative management of the project (i.e., budget oversight, preparation of change orders, and coordination with the project team). Additionally, Ms. Raup serves as a Project Scientist and performed Phase I Environmental Site Assessments (ESAs) for 17 separate parcels to be acquired for development of the property; authored the Baseline Remedial Investigation Work Plan and Baseline Environmental Report; performed data management; and contributed to portions of a Consent Order and Agreement.

CSX Real Property, Inc.

Ms. Raup serves as the project manager on several environmental due diligence related projects. Ms. Raup's responsibilities include coordination with CSX project managers and site representatives and preparation of several Phase I ESA reports in New York, Virginia, and Pennsylvania.

New York City Economic Development Corporation – NYC

Ms. Raup serves as a Project Scientist for task relating to environmental due diligence as well as construction oversight. Ms. Raup has prepared several Phase I ESA reports and performed on-site environmental inspection activities including implementation of a Community Air Monitoring Plan (CAMP), verifying compliance with the Site Health and Safety Plan and Remedial Action Plan, oversight of excavation work, quantifying materials imported to the Site, and preparing daily reports for submittal to the New York City Economic Development Corporation.

The Port Authority of NY & NJ

Ms. Raup performed the five-year Major Oil Storage Facility (MOSF) Inspection Certification of Secondary Containment report for the bulk and satellite fuel farms located at John F. Kennedy Airport (JFK). Ms. Raup performed a thorough inspection of all secondary containment of petroleum storage tanks, documented findings, and prepared all aspects of the engineering report for submission to New York State Department of Environmental Conservation (NYSDEC). Additionally, Ms. Raup served as a Project Scientist on various other Port Authority projects. Her responsibilities included soil and groundwater sample data review and tabulation, assistance with final environmental investigation reports, implementation of remedial investigations, performance of Phase I ESAs, developing soil pile sampling programs in accordance with DER-10, and organization/tabulation of data collected from petroleum remediation treatment systems.

New York State Department of Environmental Conservation – Standby Environmental Engineering Services Contract

Under TRC's contract with the NYSDEC to provide environmental engineering services for investigation and remediation of "State Superfund" sites, Ms. Raup has served as a Project Scientist in connection with Remedial Investigations at several project sites. Her responsibilities have included quality assurance/quality control reviews of analytical data summary tables presenting soil and groundwater sampling results, assistance with preparation of remedial investigation reports, and implementation of groundwater sampling. Ms. Raup also prepares and uploads sample data to the EarthSoft Environmental Quality Information System (EQulS) data management software in accordance with NYSDEC requirements.

Civic Builders – New York City

Ms. Raup serves as Project Manager for tasks relating to environmental due diligence and subsurface investigations services for Civic Builders, a developer of new charter schools in New York City. Ms. Raup has been responsible for preparation of Phase I Environmental Site Assessment reports and Phase II Environmental Site Investigation reports for existing and proposed school sites.

SPECIALIZED TRAINING

- NYSDOH Certified Chemist
- 10-Hour OSHA Construction Training
- 40-Hour HAZWOPER Training
- 8-Hour OSHA HAZWOPER Refresher Training
- First Aid/CPR
- Roadway Worker Training
- E-Railsafe
- Transportation Worker Identification Card (TWIC)

CARLA STOUT

PROPOSED PROFESSIONAL TITLE: ASSOCIATE ENVIRONMENTAL SCIENTIST

YEARS OF ENVIRONMENTAL CONSULTING EXPERIENCE: 25

EDUCATION

B.A., Philosophy, Hamilton College, 1979

AREAS OF EXPERTISE

Ms. Stout has management and technical experience in the following general areas:

- Quality control
- Technical writing
- Regulatory program requirements
- Creation and administration of computer-based management systems
- Supervision of technical publications activities
- Subcontractor management and performance monitoring
- Cost estimating

New York City School Construction Authority (NYCSCA), Long Island City, NY

Ms. Stout provided technical writing/editing and report preparation services for the Pilot Study to Address PCB Caulk in New York City School Buildings that is being undertaken as a result of a USEPA consent and final order. The Pilot Study consists of an investigation of the sources of PCBs in five New York City schools, including, but not limited to, PCBs in caulk, ballasts, and soil. Ms. Stout, as part of a multi-disciplinary team, wrote, edited and coordinated the preparation of the Final Remediation Investigative Report and a Summary Report. Once the Summary Report was reviewed by USEPA Peer Reviewers, Ms. Stout summarized the Peer Review comments and participated in the team who developed responses to the comments. In ongoing support for the PCB Caulk Pilot Study, Ms. Stout authors the reports on long-term monitoring in the pilot schools.

National September 11 Museum and Memorial, New York, NY

As the environmental consultant for the National September 11 Museum and Memorial (NS11MM), TRC collected samples for asbestos, lead, and other constituents of concern from the objects that were slated for the Open-Mount (i.e., objects that are not encased) exhibit at the museum. Objects that tested positive for constituents of concern were cleaned and retested, sometimes twice or three times. Sample results and cleaning techniques were meticulously documented in individual Open-Mount Object data sheets, a spreadsheet and in a comprehensive final report prepared by Ms. Stout. The spreadsheet also documented cleaning activities that occurred after the museum was flooded by Hurricane Sandy. Ms. Stout provided an audit several weeks before the museum opening to ensure that all

the 95 Open-Mount objects in the exhibit had been properly cleared through sample results. In addition to the Open-Mount object project, Ms. Stout prepared reports for ad hoc investigations at the museum including the installation of the “Chelsea Jeans” exhibit that involved encasing clothing that had been covered with asbestos-containing dust and the sampling of artifacts that were slated for storage.

Starwood Capital Group, Environmental Services for Redevelopment of the Former United Hospital Site, Port Chester, New York

For this century-old former hospital comprised of 17 different buildings and an occupied apartment building, Ms. Stout authored the Phase I Environmental Site Assessment. Because the property buildings are slated for demolition and redevelopment, Ms. Stout also authored the Limited Hazardous Building Materials Assessment Report that ascertained approximate amounts of hazardous waste. On the basis of the findings associated with these activities and the planned redevelopment, an Environmental Impact Statement (EIS) was prepared in accordance with SEQRA regulations with respect to hazardous materials. The EIS underwent numerous reviews and Ms. Stout updated the statement based on agency and other comments.

Richmond Recycling, LLC for Vanbro Corporation, Staten Island

TRC is retained by Richmond Recycling, LLC (Richmond) to act as the third-party oversight engineer/consultant firm to review source material that is being submitted for acceptance and processing at the Vanbro Corporation (owner/operator), New York State Department of Environmental Conservation (NYSDEC) Part 360 Registered C&D Processing Facility. Ms. Stout provides the initial review of various documents including Phase I Environmental Site Assessments, Phase II Environmental Site Investigations, Geotechnical reports, remedial investigation reports and plans, etc. and she compares the laboratory results to NYCDEC Soil Cleanup Objectives to determine if the source materials is acceptable for importation to the Vanbro facility

Spectra Energy Partners, LP, Waltham, MA

For Algonquin Gas Transmission, LLC, an indirect, wholly-owned subsidiary of Spectra Energy Partners, LP, Ms. Stout provides writing, editing and quality control services for the Stormwater Pollution Prevent Plan (SWPPP) for the following two projects:

- Algonquin Incremental Market (AIM) Project that includes the take-up and relay of Algonquin’s existing 26-inch diameter pipeline with approximately 15.7 miles of new 42-inch diameter pipeline in New York. This project involves several aboveground facilities (each provided for agency-approval as an amendment) and part of the pipeline traverses the New York Watershed that involves close scrutiny by the New York City Department of Environmental Protection (NYCDEP). The SWPPP had to satisfy the requirements and needs of several concerned agencies as well as eight (8) municipalities.

- Atlantic Bridge Project that includes the take-up and relay of Algonquin's existing 26-inch diameter pipeline with approximately 4.0 miles of new 42-inch diameter pipeline in New York. Most of the pipeline is located within the New York City Watershed and the Project includes aboveground facilities and meets the requirements and needs of multiple agencies (including the NYCDEP) as well as two (2) municipalities.

New York State Governors Office of Storm Recovery (GOSR), Housing Recovery Program, Albany, New York

Ms. Stout performed quality control services for this New York State project whose aim is to assist homeowners to recover from Hurricane Sandy. The project involved multiple lead and asbestos surveys a day (as many as 10), generating as many as 20 survey reports. Ms. Stout coordinated streamlining of data from the field, supervised and trained a team of report writers, provided quality control on each report, and ensured that the quick turnaround time was adhered to. Through her efforts, the report process has been described as "practically running itself."

Consolidated Edison of New York, Inc., EH&S Procedures, New York, NY

Under two Environmental, Health and Safety (EH&S) Procedures contracts, Ms. Stout provided technical review and writing services for the client's Steam Operations organization. Activities included writing and review of Steam Generating Station EH&S and operating procedures, with emphasis on water vulnerability and SPDES permit compliance; editing and review coordination of Steam Operations Central Operations Procedures (COPs); and updating department environmental and safety performance statistics. Ms. Stout also developed self-assessment checklists used by the stations to ensure compliance with environmental and safety laws and regulations and company policy.

Posillico Development Company at Harbor Island, Inc., Former Cibro Petroleum Terminal Site, Island Park, NY

For this NYSDEC Brownfield Cleanup Program Site, Ms. Stout reviewed historical soil and groundwater sample results. Ms. Stout prepared the data tables for the Remedial Work Plan as well as involvement in the preparation of drawings that showed the delineation of contaminated soil. Subsequently, Ms. Stout reviewed and prepared data tables for soil sample results for a soil cleanup pilot study at the site.

New York City School Construction Authority (NYCSCA), Long Island City, NY

Ms. Stout provided report preparation services for the Final Remedial Investigation Report for the PCB Pilot Study.

National Grid, Glenwood Power Station, Glenwood, NY and Far Rockaway Power Station, Far Rockaway, NY

For the demolition of two power plants, Ms. Stout coordinated documentation of submittal receipt and review.

Consolidated Edison of New York, Inc., 1st Avenue Properties, New York, NY

Under the NYSDEC Brownfield Cleanup Program Site, following the remediation and demolition of this Con Edison power plant and associated buildings, Ms. Stout provided report preparation support for the Final Engineering Report and Site Management Plan.

New York City Department of Parks & Recreation, Ferry Point Park Golf Course Development, Bronx, NY

For the Ferry Point Park construction project, Ms. Stout reviewed pertinent data regarding fill material, including sample results and historical site uses, and prepared reports for the Parks and Recreation Department and the NYSDEC.

Consolidated Edison of New York, Inc., Subject Matter Expert Support, New York, NY

Under a Subject Matter Expert contract, Ms. Stout provided technical review and writing services. Ms. Stout worked on numerous Corporate Environmental Procedures (CEPs), General Environmental Instructions (GSIs), Corporate Safety Procedures (CSPs), and General Safety Instructions (GSIs), and other Con Edison guidance documents, including:

- **General Environmental and Safety Instructions:** Ms. Stout streamlined over 200 documents and, working with Con Edison field forces, revised the documents to ensure accuracy, adherence to regulations, and to make the documents more user-friendly.
- **Corporate Environmental and Safety Procedures:** Working with Con Edison corporate personnel and field forces, coordinated the development and review of various environmental policy and safety procedures. Subject areas included hazardous and PCB waste management, oil and chemical management, wastewater management, land use, release reporting, sampling protocols, employee safety, and fire prevention.
- **Environmental and Safety Checklists:** Developed and updated a checklist used by engineers to ensure that environmental and safety concerns are addressed in the engineering phase of a construction project. Ms. Stout also developed a teaching manual for the checklist.
- **Manuals:** Ms. Stout provided technical editing services for a DOT Hazardous Materials Manual and a Vehicle Safety Manual confirming that the documents conformed to regulations and Con Edison policy.

U.S. Environmental Protection Agency, Asbestos in Dust Background Survey

Ms. Stout performed quality control activities for a USEPA contract to determine background levels of asbestos in dust in New York City to address indoor dust issues at the World Trade Center site. Ms. Stout wrote the Quality Control Plan and Health and Safety Plan for the sampling effort and reviewed the Sampling Plan.

Cleary, Gottlieb, Steen & Hamilton, Reoccupancy Services, New York, NY

In the fall of 2001, TRC was contracted by Cleary, Gottlieb, Steen & Hamilton (CGS&H), a corporate law firm near the World Trade Center site, to provide environmental consulting services for eight office floors (over 300,000 square feet). TRC conducted extensive sampling of the interior space and of the outside air quality as well as sampling during and after the clean up of the HVAC system. Over 800 air, microvacuum, and wipe samples were collected and analyzed for a variety of analytes including asbestos, lead, VOCs, SVOCs, metals and fungi and bacteria. Ms. Stout was responsible for the collation and reporting of sample results.

New York City Law Department, Reoccupancy Services, New York, NY

In the fall of 2001, TRC was retained to perform project management and monitoring services for the New York City Law Department's (NYCLD) offices near the World Trade Center site. TRC conducted extensive sampling of the interior space of the building including the NYCLD six floors of office space, the HVAC system and the cellar and subcellar, the latter having been flooded after the World Trade Center collapse. Air, microvacuum and wipe samples were collected for analysis for asbestos, metals, VOCs, SVOCs, fungi and bacteria. Ms. Stout collated, organized, and reported on the over 2,500 sample results involved in this effort.

Various Clients, Sample Results Services, New York

Ms. Stout provided sample collation and reporting services for numerous clients including U.S. Environmental Protection Agency, New York City Department of Health, NYC Transit Authority, and NYC Department of Design and Construction.

City of Yonkers, Brownfield Database, Yonkers, NY

Ms. Stout was the Project Manager for the Economic Development Office of the City of Yonkers to collect information on brownfields in Yonkers and to create a database documenting the information. Ms. Stout identified over 150 properties and researched information including ownership, property size, adjacent property use, prior use, and factors that could be environmentally adverse. The sites were visited to determine and/or confirm the potential environmental issues. The sites were then ranked according to various factors such as occupancy, property assessment, suspected environmental concerns, size and environs. In addition to the creation of the Access database, Ms. Stout provided the City of Yonkers with a database report, a communications plan, and a map, all of which were made available to the public.

U.S. Environmental Protection Agency, Region II, Enforcement Support Services, New York, NY

Ms. Stout provided the following services:

- **Reporting Function:** As Project Manager, Ms. Stout was responsible for financial reporting. Specific responsibilities included preparation and review of monthly progress reports; preparation of invoice and site-specific voucher in accordance with EPA requirements; and preparation of other financial documents including monthly financial summary reports and a yearly Superfund

Allocation Report. Inherent in the Reporting Function project management role was also the administration of the contract as a whole.

- **Potentially Responsible Party Services:** Ms. Stout assisted with the identification of Potentially Responsible Parties (PRP) in support of Superfund litigation activities. Ms. Stout's was responsible for agency file reviews and database management. Agency file reviews activities consisted of review of files associated with cost recovery for remediation of Superfund sites.
- **Database Management:** Ms. Stout was responsible for all database creation and management for the ESS Region II contract. Created using Microsoft Excel or its equivalent, these databases ranged from the simple to the very complex. To conform to the client's various needs, reports were generated manipulating the data in various ways and summaries of the data were also produced. Due to the database efforts, the inclusion of a database as backup for PRP negotiation became the standard in Region II.
- **Brownfields Initiative/Community Relations:** Ms. Stout was the Project Manager for a \$450,000-budget project in support of the EPA Region II Brownfields effort. The project entailed five components: Database management; preparation and update of Pilot Project Fact Sheets; research, writing and publication of a quarterly Brownfields community relations report; hotline staffing; and production of presentation materials. As Project Manager, Ms. Stout administered all aspects of the project including the meeting of tight deadlines and provision of final review of written and electronic material.
- **Records Center:** Ms. Stout was the Project Manager for a \$5-million-budget work assignment in support of Region II's Remedial, Removal, and Pre-Remedial Record centers. The Record Centers house all working files in the region. Record Center staff compiled the site files, manage confidential business information, assist interested party visitors, respond to FOIA requests, compile the NPL deletion docket, and prepare Administrative Records for the public. Ms. Stout oversaw a staff of 15 and administered the compilation and/or update of approximately 100 site files a month.
- **Niagara Falls Public Information Office:** Since 1982, EPA has maintained an office, staffed by consultant personnel, who provide community relations activities for Superfund sites to the City of Niagara Falls and the surrounding area. As Project Manager, Ms. Stout oversaw the preparation of community relations plans, fact sheets, presentation materials, news releases, and public notices and the maintenance of a local media file, as well as the day-to-day administration of visitors to the office. At the onset of the program, the office oversaw 14 sites and four additional sites, including a RCRA facility, were added.

United States Environmental Protection Agency, Enforcement Support Services, Region II, New York, NY

Ms. Stout was involved with the following task projects:

- **Risk Assessment (Reynolds Metal, Radiation Technology, Wilson Farm, Stepan-Maywood):** Ms. Stout assisted in delivering the overall high standard of quality that has been brought to bear on risk assessments reports. She provided the final "polish" to the document by objective reading and attention to detail.
- **RI/FS Field Oversight (Brookhaven, Plattsburgh Air Force Base, Cortese Landfill, Tronic, Newstead, Kenmark, Picatinny Arsenal):** From a QC perspective, Field Oversight Work Plans and related documents are complicated because of the various components which go into their production. As a member of the production team, Ms. Stout produced high quality documents, which solicited only minor comments from the EPA.
- **Technical Review (Fort Dix, Plattsburgh, Picatinny, Ewan, W.R. Grace, Stepan-Maywood, Batavia):** The challenge of technical reviews is that many times they involve a multi-disciplinary effort. Ms. Stout's ability to shift from one disciplinary approach to another has benefited the quality of these reviews. She has also assisted in the coordination of documents, which require an accelerated turnaround. For the Phase II 95% Design Review for the Fort Dix, New Jersey site, she was able to identify and address comments in a timely manner and ensure that the document was made ready for a requested early submittal.
- **Community Relations (Goldisc, Reynolds Metal, Niagara Mohawk):** Ms. Stout has brought to her work in the community relations field a high level of quality assurance and attention to detail. Among the characteristics that distinguish her work in this area is the quick turnaround that is consistently provided.
- **Toxic Loadings for Niagara County:** Ms. Stout was involved with the Toxic Loadings project at its onset. This project analyzed the contamination in the Niagara River. She assisted in the production of the eight-page spreadsheets required for each loading by manipulating the software and the data, and she ensured that the numerous spreadsheets were consistent and easy to decipher. To do this, she was required to learn advanced programming functions, and trouble-shoot complicated Lotus formulas and formatting.

**APPENDIX F:
ENVIRONMENTAL PROFESSIONAL STATEMENT**

**DEFINITION OF ENVIRONMENTAL PROFESSIONAL AND RELEVANT
EXPERIENCE THERETO PURSUANT TO 40 CFR 312**

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

(3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b).

(5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the Site. TRC personnel resume(s) are included in **Appendix E**.

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature of
Environmental
Professional:



Date: 6/29/2017