

The Public Trust Document

**Pier 5 Parkland aka
Lower Concourse North:**

Parks Ownership of Pier 5 as Parkland

DOCUMENTS

**Submitted by Karen Argenti, Secretary on behalf of the
Bronx Council for Environmental Quality**

NYC Parks

Official Website of the New York City Department of Parks & Recreation

Mill Pond Park

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Mill Pond Park Is February's Park Of The Month!

Immediate Release

Wednesday, February 24, 2010

No. 9

<http://www.nyc.gov/parks> (<http://www.nyc.gov/parks>)

Mill Pond Park in the Bronx has been named February's Park of the Month. The ten-acre park opened last October as part of the Yankee Stadium Redevelopment Project, and the upcoming arrival of spring and the warm weather season offers fresh opportunities to discover nature, connect with the community, and have fun outdoors. Hugging the banks of the Harlem River, Mill Pond Park has transformed a formerly run-down industrial section of the south Bronx into a state-of-the-art recreational facility. **The park is located along East 149th Street and Exterior Street, across the street from the Gateway Center at Bronx Terminal Market.**

"Mill Pond Park is a creatively designed, exciting new park that brings increased green space and waterfront access to the South Bronx," said Commissioner Adrian Benepe. "The park's state of the art tennis courts, esplanade, picnic area, and youth sand play area offer various ways to have fun and connect with nature. Mill Pond Park is a great place to get out, workout, and eat out right on the Harlem River waterfront."

Sixteen Deco Turf tennis courts form the centerpiece of this **\$64 million park** (Deco Turf is the court surface used at the Olympic Games and the U.S. Open). Twelve of the sixteen courts will be open year-round, as they are designed to allow for a bubbled enclosure. A landscaped picnic and grass area offer a natural setting to spend a relaxing day on the water's edge. The park also features a spray shower, sand play area, and shaded outdoor classroom for kids. An ADA-accessible esplanade unifies the site, providing a fine route for a morning jog or an afternoon stroll by the river.

Mill Pond Park is the first significant City park to open on the Bronx bank of the Harlem River. Construction of the park included **rehabilitation of the sea wall and four piers**, bringing new vitality to what was only recently a decaying, unused industrial waterfront. The park's 25,800-square-foot historic Power House building, which will eventually feature a green roof and a new café, is expected to open over the next month.

Park of the Month introduces some of our greatest parks and recreation centers to curious New Yorkers and visitors alike. Visit www.nyc.gov/parks (<http://www.nyc.gov/parks>) for more information about Mill Pond Park and for an archive for past featured parks.

Phase I Environmental Site Assessment

Mill Pond Park, Pier 5
65 East 149th Street
Bronx, New York 10451
Block 2356, Lot 02

May 8, 2012

Prepared for:

New York City Mayor's Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

Prepared By:

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**PARSONS
BRINCKERHOFF**

EXECUTIVE SUMMARY

Introduction

At the request of the New York City Mayor's Office of Environmental Remediation (OER), Parsons Brinckerhoff, Inc. (Parsons Brinckerhoff) completed a Phase I Environmental Site Assessment (ESA) of property consisting of land formerly used as a rail yard. The Site is located north of the East 145th Street Bridge, south of Mill Pond Park, east of the Harlem River and west of Exterior Street and the elevated Major Deegan Expressway, in the borough of Bronx, New York. The study was completed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

Site & Vicinity Description

The Site is composed of a 191,500 square-foot parcel that contains no building structures. Based on information provided by the New York City Department of Finance (NYCDOF) Real Property Tax Assessment Bureau, the Site is located within Block No. 2356, Lot No. 2. The Site is owned by The New York City Parks and Recreation and the Site location is shown in Figures 1 and 2.

The Site is located in the West Concourse section of the Bronx and is bounded to the north by Mill Pond Park, to the west by railroad tracks and the Harlem River, to the east by Exterior Avenue and the elevated Major Deegan Expressway, and to the south by the 145th Street Bridge.

The Site is situated in an urban-commercial setting with surrounding properties consisting primarily of commercial and open space uses. Properties adjacent to the east of the Site, across Exterior Street, primarily include commercial identified as the Gateway Center at Bronx Terminal Market and properties adjacent to the north include Mill Pond Park. Properties adjacent to the south include the 145th Street Bridge and to the west the Harlem River.

Historical Resource Review

To study the past uses of the Site and the surrounding area, Parsons Brinckerhoff retained Environmental Data Resources, Inc. (EDR) of Milford, Connecticut to perform a search of historical Sanborn fire insurance maps, historical USGS topographic maps, historical aerial photographs, and city directories.

Based on review of the available Sanborn Fire Insurance Maps, the Site was developed with multiple buildings in 1891 and was vacant in 1903. From 1908 to 1922 the majority of the Site was utilized as a lumber operation and a coal yard. In 1928 the Site is depicted as the Erie R.R. Freight Station which includes associated buildings and railroad tracks and the coal yard is still visible on the northern portion of the Site. The coal yard is no longer present in the 1944 Sanborn Map. The Site use remains unchanged until 1984 when the railroad tracks are no longer present and the Site is no longer identified as a freight station. From 1984 to 2007 the Site use remains consistent.

The property to the south was depicted as the “Lehigh Valley Railroad Yard” from 1908 to 1980 when it was depicted as a vacant lot with a small building. From 1935 until 1980 this property also had a coal company located on the western portion of the property. The property adjacent to the north was developed with small buildings and operations until 1944 when it was developed as an open city market. The eastern bank of the Harlem River was partially filled in around the piers in 1908 and in the canal by 1928. Increased development is noted to the east and the Major Deegan Highway construction began in 1977.

The review of Historical USGS Topographic Quadrangles did indicate that the Site formerly contained railroad tracks. Review of the available aerial photographs indicates that the Site was a rail yard from 1966 to 1984. From 1984 to 2006, the number of buildings on the Site varied, although the large building on the eastern portion of the Site remained visible. The surrounding area to the north and east generally remained the same, with some changes in density and building configurations. The property to the south of the East 145th Street Bridge was originally developed as a rail yard with large structures until 1977. From 1977 until 2006 this property appeared to be undergoing redevelopment.

The City Directory did not provide any information regarding potential historical uses of the Site. However, information was provided for the surrounding properties and includes the following:

- 49 East 149th Street – Administrative Office (1940)
- 63 East 149th Street – Mapes & Sprowl Steel Co. (1940)
- 85 East 149th Street – Posner Isidor (1940)
- 71 East 149th Street – Simmons Albert v (2005)

Regulatory Database and Record Review Evaluation

The regulatory database search report was provided by EDR and was reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Site. The report identified 204 listings within the ASTM-specified search ranges. The Site was not identified in any of the databases; however, several surrounding properties were identified in numerous federal, state, and local databases and is presented in Section 5.

Site Reconnaissance

The Site reconnaissance was completed on April 16, 2012 by Parsons Brinckerhoff's Senior Environmental Scientist, Ms. Susan Bianchetti, CPG. Ms. Bianchetti was provided approval to perform the Site inspection by Mr. Shawn Cargill, New York City Department of Parks and Recreation (through OER). During the site visit, Ms. Deborah DeGregorio, Park Supervisor, arrived and was able to confirm some of the information regarding the Site. The Site visit was performed at approximately 10:00AM. Weather at the time the Site visit was sunny, approximately 70 degrees Fahrenheit, and no precipitation. A Site photo log documenting the Site visit is included as Appendix H.

The Site contained no habitable structures and consists of a large open parking lot enclosed with a chain-link fence on all sides except on the north, which is a wrought iron fence. There are a number of locked gates in the chain-link fence. The surface of the Site is predominantly broken concrete and asphalt. Minimal staining was present and most likely resulted from former use of the Site for parking.

Weeds and miscellaneous trash were noted along the fence line. The bulk of this trash was discarded clothing and general debris. However, an unidentified canister was noted along the west fence line. Next to this canister was an unattached lock/tag with printing that stated "Do Not Operate." Two mulch piles and a number of mounds of soil mixed with construction debris are present on the Site. Neither of these appeared to contain suspect material, such as discarded containers or drums. Damaged concrete barriers and planters were located throughout the Site, although mainly along the fence line. The concrete planters either contained soil, standing water or were empty.

In the center of the Site is a large steel structure that was likely associated with the former use of the Site as a rail yard. Historical information has identified this structure as a traveling gantry used for loading/unloading trains. The structure appears to be structurally sound, however the metal surface is

rusted and portions of the mechanics are missing. There is no evidence of staining in the vicinity of this structure and there did not appear to be any associated motors.

In addition to this structure, a fire hydrant is also located in the center of the Site. The hydrant was rusted and did not appear to have been used within the recent past.

The elevated Major Deegan Highway is located to the west and is partially located over the western portion of the Site. A number of large diameter, vertical drainage pipes were noted that appeared to be related to drainage from the highway. No discharge from these drainage structures was noted. A fire hydrant hook-up was noted behind one of the highway steel support columns located near the northwest corner of the Site. Miscellaneous piping was also noted and did not appear to be related to site drainage.

Conclusions and Recommendations

The Phase I identified the following on-site and offsite Recognized Environmental Condition (RECs) in addition to two environmental concerns. A REC is defined as a known or observed environmental condition of a hazardous waste or petroleum origin, which may pose a risk to human health and the environment. Environmental concerns represent indirect evidence of a potential environmental condition that may require further investigation to determine its inclusion as a REC.

On-site RECs

Based on the Site reconnaissance and the database review the following are considered on-site RECs:

- **Historic Use** – Historic use of the Site as a rail yard from 1908 to 1928. The main concern is the potential impact of soil and groundwater from petroleum products.
- **Former Coal Yard** – Part of the Site was used as a coal yard from 1908 to 1944. As a result, soil may be impacted with contaminants associated with coal fines (polynuclear aromatic hydrocarbons and metals).
- **Historic Fill** – Parts of the eastern shoreline of the Harlem River was filled in between 1908 and 1928. The concern is the types of material used as fill and whether it contained potentially contaminated material.

On-site Environmental Concern

Based on the database review, the following is considered an on-site environmental concern.

- **Major Deegan Expressway** – Part of the elevated Major Deegan Expressway is located over the eastern portion of the Site. The likely presence of lead-based paint (LBP) and the possibility of chips of paint falling onto the Site could result in lead contaminated soil.

Offsite RECs

Based on the Site reconnaissance, historical use of surrounding properties, proximity, and database review, the following three E-designated sites are identified as offsite RECS based on their designation for hazardous waste:

- Lot 112, Block 2349
- Lot 35, Block 2351
- Lot 25, Block 2351

Offsite Environmental Concern

One site represents an environmental concern:

- **99 East 149th Street** – This address, which is located 17 feet southeast of the Site and is upgradient based on presumed groundwater flow direction, was identified on a number of databases and under multiple tenant names. BP West Coast is listed as a Resource Conservation and Recovery Act (RCRA) Non-Generator but was listed as a former Large Quantity Generator (LQG); Mobil is listed on the Underground Storage Tank (UST) and Petroleum Bulk Storage (PBS) databases; River Gas and Wash Corp. and Bronx Terminal Market Waterfront Park are listed on the PBS database; and Amoco is listed on the Aboveground Storage Tank (AST) and LTANK (closed spill) databases. Based on the proximity of this site and the multiple tenants and associated databases, this site is considered an environmental concern.

Based on the identification of on-site and offsite RECs, PB recommends performing a Phase II environmental site investigation, which should consist of the following:

- Installation of ten soil borings on the Site. Soil borings should focus on the former coal yard area and the area underneath the Major Deegan expressway.
- Collection of up to two soil samples from each soil boring and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides/herbicides, and metals. Depending on the proposed development and the

depth of excavation, one soil sample should be surficial and the other one should be subsurface.

- The installation of four monitoring wells (temporary piezometers) and the collection of four groundwater samples analyzed for VOCs, SVOCs, PCBs, pesticides/herbicides, and metals.



IMPORTANT INFORMATION ABOUT YOUR PROPERTY

NOTICE OF PROPERTY VALUE

#449690617011501#

January 15, 2017

OWNER NAME
NYC PARKS
PROPERTY ADDRESS
65 EAST 149 STREET
BOROUGH **BLOCK** **LOT**
BRONX 2356 2
TAX CLASS: 4 (Commercial and industrial property)
BUILDING CLASS: Z9 (Miscellaneous)
UNITS: 0 non-residential

THIS IS NOT A BILL. This notice gives you information about how the New York City Department of Finance values your property.

Property Assessment

	Current Tax Year July 1, 2016 - June 30, 2017	Change	Upcoming Tax Year July 1, 2017 - June 30, 2018
Market Value	\$1,553,000	+\$47,000	\$1,600,000
Assessment Percentage	45%	--	45%
Actual Assessed Value	\$698,850	+\$21,150	\$720,000
Transitional Assessed Value	\$651,069	+\$19,799	\$670,868
Exemption Value	\$698,850	+\$21,150	\$720,000
Taxable Value	\$0	+\$0	\$0

Exemption: PARKS DEPT NYC

Definitions

Market Value is the estimated value for Class 4 properties based on income and expense information provided by owners from renting these properties.

Assessment Percentage is a fixed percentage of Market Value. For Class 4 properties, it is 45%.

Actual Assessed Value is calculated by multiplying your Market Value by the Assessment Percentage.

Transitional Assessed Value is the phase-in of changes to your Actual Assessed Value. N.Y. State law requires that changes to your Assessed Value are phased in at 20% of the change over a five-year period. The Transitional Assessed Value represents all of the changes that are being phased-in for this coming tax year.

Exemption Value is the amount of property tax benefits you currently have (except for abatements, which are not listed above but are listed on your property tax bills). This value is subject to change. If you recently applied for exemptions, they may not be listed. For more information about exemptions, visit nyc.gov/ownerexemption or contact 311.

Taxable Value is the lower of Actual or Transitional Assessed Value minus the Exemption Value.

Estimate your property taxes for 2017/18 by multiplying your Taxable Value by the current tax rate, and then subtract abatements. The result will be an estimate of your property taxes for 2017/18.

Important Information

- You may challenge your property value. Please read more about how to challenge your property values on the "What is Your Notice of Property Value (NOPV)" sheet that is included in this mailing.
- If you own income-producing property, you must file a Real Property Income and Expense Statement (RPIE) or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2017. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit nyc.gov/rpie for more information.
- If you have tried to resolve an issue through normal Department of Finance channels and feel it has not been settled, you may contact the Taxpayer Advocate at: www.nyc.gov/taxpayeradvocate, or by calling 311.



IMPORTANT INFORMATION ABOUT YOUR PROPERTY

Department of Finance DETAILED PROPERTY INFORMATION

Property Address: 65 EAST 149 STREET Building Class: Z9 - Miscellaneous	Borough: Bronx Block: 2356 Lot: 2
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The Department of Finance estimates that as of January 5, 2017, the Market Value for this property is \$1,600,000. We will use this Market Value to determine your property taxes starting July 1, 2017.

The Department of Finance calculates your property's value based on the change in year over year value per square foot of similar properties.












The Department of Finance has the following information on record for your property:

Number of Stories: 0.00	Number of Buildings: 0
Structure Type: None	Gross Square Footage: 0
Grade: None	Gross Commercial Square Footage: 0
Construction Type: N/A	Number of Commercial Units: 0
Year Built: N/A	Gross Residential Square Footage: 0
Primary Zoning: M2-1	Number of Residential Units: 0

If you believe the Market Value on the NOPV is not correct, you may file a Request for Review. File the form at nyc.gov/finance or contact 311 to have one mailed to you. It is important to remember that filing a change request with the Department of Finance is not a substitute for appealing your Assessed Value with the Tax Commission. Read more about how to challenge your Assessed Value on the "What is Your Notice of Property Value" sheet that is included in this mailing.

Mill Pond Park - Digital Tax Map - New York City Dept. of Finance (7/27/2017)



- | | |
|---|--|
|  Borough Boundary | C50 Condo Flag/Condo Number |
|  Tax Block Boundary | A50 Air Right Flag/Lot Number |
| 50 Tax Block Number | S50 Subterranean Right Flag/Lot Number |
|  Tax Lot Boundary | R REUC Flag |
| 50 Tax Lot Number |  Under Water Tax Lot Boundary |
|  Condo FKA Tax Lot Number |  Other Boundary |
| 50.5 Tax Lot Dimension |  Possession Hook |
| +/-5.5 Approximate Tax Lot Dimension | Misc Miscellaneous Text |
|  1500 - 1550 Condo Units Range Label |  Small Tax Lot Dimension |
|  Building Footprint |  Surface Water |

BRONX Block: 2539 Lot: 2

- Additional Tax Lot Information

Tax Lot

ACRIS	Effective Tax Year
View	2012 - 2013

REUC

REUC No.	Effective Tax Year
A1324-15A	2012 - 2013