



Department of
Environmental
Conservation

State Superfund Program

Community Participation Plan

for

Coventry Commons

April 2026

DEC Site No. 859036
130-132 Harrison Street
Newark
Wayne County, New York

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Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site’s investigation and cleanup process.

Responsible Party: **Coventry Commons, LLC (“Responsible Party”)**
Site Name: **Coventry Commons (“Site”)**
Site Address: **130-132 Harrison Street, Newark, New York**
Site County: **Wayne County**
Site Number: **859036**

1. What is New York’s State Superfund Program?

New York’s State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health or the environment, such as the site identified above, undergo a process of investigation, evaluation, cleanup, and monitoring.

The New York State Department of Environmental Conservation (DEC) administers the SSF Program with assistance and input from the New York State Department of Health (DOH). When the parties responsible for the contamination of the site are known (“responsible parties”), they often pay for or perform the investigation and evaluation of cleanup options under an enforceable consent order. At sites where responsible parties cannot be found or are unable or unwilling to fund an investigation, the State pays for the investigation and may try to recover costs from a responsible party after the investigation and cleanup are complete.

The SSF program contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. For more information about the SSF program, go online at: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>.

2. Community Participation Activities

Why DEC Involves the Public and Why It Is Important

DEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable communities to participate more fully in decisions that affect their health, environment, and social well-being. DEC provides opportunities for community involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's remedial process
- Providing communities with early and continuing opportunities to participate in DEC's site investigation and cleanup process
- Ensuring that DEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Community Participation (CP) Plan provides information about how DEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the responsible party.

Project Contacts

Appendix A identifies DEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information that relate to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the DEC web site. If this occurs, DEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup

process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the DEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the DEC project manager, in consultation with other DEC staff as appropriate.

Note: The first site fact sheet (usually related to the Remedial Investigation) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the DEC site project manager identified in Appendix A if this is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned community participation activities.

Technical Assistance Grant

The site identified above poses a significant threat to public health or the environment, so that a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being, or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

For more information about TAGs, go online at:

<https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>.

Note: The table identifying the community participation activities related to the site's investigation and cleanup program follows on the next page:

Community Participation Activities	Timing of CP Activity(ies)
Before Start of Remedial Investigation (RI):	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository • Prepare Community Participation (CP) Plan • Place approved RI Work Plan in document repository • Distribute fact sheet to site contact list that announces availability of RI Work Plan and describes upcoming RI field work 	<p>Before start of RI. Note: Draft CP Plan must be submitted to DEC within 20 days of effective date of Consent Order. CP Plan must be approved by DEC before distribution.</p>
Before DEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	<p>Before DEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p>
When DEC Approves Remedial Investigation Report:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results. • Place approved RI Report in document repository. 	<p>When DEC approves RI Report.</p>
Before DEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 30-day public comment period. • Public meeting by DEC about proposed RWP (if requested by affected community or at discretion of DEC project manager). • Conduct 30-day public comment period. 	<p>Before DEC approves RWP. 30 day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 30-day public comment period.</p>
Before Start of Remedial Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming remedial action 	<p>Before start of remedial action at the site</p>
When DEC Certifies Cleanup Requirements Achieved:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces cleanup requirements achieved • If Certificate of Completion (COC) is issued, announce in fact sheet • If COC is issued, place copy in document repository 	<p>When DEC certifies cleanup requirements achieved, or within 10 days after DEC issues COC or other similar site closure document</p>
If DEC Reclassifies the Site	
<ul style="list-style-type: none"> • If reclassifying site, may announce in fact sheet announcing achievement of cleanup requirements 	<p>At time DEC proposes to reclassify the site</p>
If DEC Proposes to Delist the Site from the Registry of Contaminated Sites	
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin about proposal and 30-day public comment period • Distribute notice to site contact list. May announce proposal in fact sheet announcing achievement of cleanup requirements • Conduct 30-day public comment period about proposed delist • Distribute notice to site contact list when site is delisted 	<p>At time DEC proposes to delist the site</p>

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

Based on a review of available historical information and previous investigations, multiple *potential* areas of concern (AOCs) have been identified across the Site. Additional investigation is required to confirm the presence or absence of impacts within the potential AOCs and the remediation process will be refined as additional data is obtained.

The primary area of concern (AOC) is the former boiler room, located within the basement on the northwest portion of the site where soils were found to contain levels of some hazardous wastes above DEC criteria. Groundwater is contaminated in this area and is migrating to the northeast and may be migrating off-site. As contaminants move with groundwater, they may give off vapors. Overtime, these vapors may rise from the subsurface into the indoor air of overlying buildings in a process called soil vapor intrusion (SVI). DEC is currently completing evaluations of nearby buildings to evaluate if local residents and businesses are being impacted by contamination at the site.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The Coventry Commons Site (Site) is located at 130-132 Harrison Street in a developed commercial and residential area in Newark, Wayne County, New York. The 5.31 acres site consists of a 112,676 square-foot, three-story building in the center of the property (e.g. the Main Building). There was formerly an adjoining 39,576 square-foot, single-story Warehouse on the east side of the Main Building, which was recently demolished. There is also a separate 5,280 square-foot, two-story Annex building on the south side of the property. Since the Site is undergoing redevelopment, the former asphalt parking lots and greenspace are in varying stages of change.

The Site is currently undergoing a historic rehabilitation of the Main Building and the Annex to provide 101 affordable residential apartment units totaling approximately 74,000 square feet. The warehouse and some non-historic additions on the north end of the Main Building have been demolished as part of the ongoing redevelopment of the Site. The roughly \$58 million project includes new HVAC, plumbing, mechanicals, site work, fire suppression, utilities and masonry work. The project also includes the installation of new high-speed internet.

The site is bounded to the north by East Sherman Avenue and a mixed-use commercial / residential area, to the south by Harrison Street and various commercial properties, to

the east by Blackmar Street and residences, and to the west by a bank and electrical supply store.

History of Site Use

The Site and surrounding area have been developed since at least the late 1800s. The information below is based on old maps, business directories, and aerial photos. Some details are estimated because complete records are not available.

The Site was used for residences until about 1906, when the Main Building was constructed. It was then used for tinware manufacturing and later expanded in 1912 to include a machine shop and boiler house. A junkyard operated on part of the property from about 1924 to 1963. The remaining residences were removed between the 1960s and 1980s to allow for additional development.

From 1963 to the mid-1980s, the Site was used for cosmetic manufacturing. After that, it was used for offices and a variety of commercial and light industrial tenants, including marketing, printing, and machining businesses.

Details about past operations are limited, including what materials may have been used. No records of hazardous waste shipments were identified in available public databases.

History of Investigation and Cleanup

A historical records search report was conducted by LaBella Associates, P.C. in 2019. The search identified a few environmental concerns: approximately 100 years of site use for manufacturing (cosmetics, tinware, jewelry) and railroad tracks on the Site. Moreover, it revealed two 12,000-gallon #2 fuel oil underground storage tanks (USTs) and approximately 199 tons of fuel oil impacted soil was removed from the north exterior of the boiler room (NYS Spill # 1307418).

In 2022, Ravi Engineering & Land Surveying, P.C. conducted a limited environmental investigation revealing the presence of hazardous substances in sub-slab vapor and indoor air at concentrations that require mitigation, per the New York State Department of Health (DOH) Decision Matrices. The hazardous substances identified are common ingredients in “solvents” which are chemicals that are very effective in breaking down other substances (e.g. parts washer liquids, paint thinners, metal cleaners).

Based on the results of that investigation, C&S performed subsequent investigations that focused on investigating subsurface soils, groundwater conditions, sub-slab vapor and indoor air conditions. The investigation reaffirmed that mitigation for soil vapor intrusion is required, per DOH requirements.

In late 2024, during the environmental review process by NYS Homes & Community Renewal (HCR), the above referenced environmental reports were shared with DEC.

Based on review of those reports, DEC classified the Site as a Potential (P) Hazardous Waste Site. This classification is used for sites where preliminary information indicates that a site may have contamination that makes it eligible for consideration for placement on the Registry of Inactive Hazardous Waste Disposal Sites (commonly referred to as the list of State Superfund Sites).

Based on the concerns indicated above, the owner entered into an agreement with DEC to perform redevelopment activities consistent with DEC requirements. Earthwork related to the redevelopment followed an Excavation Work Plan (EWP) that was approved by DEC. The work plan includes a wide range of requirements to ensure that contaminated materials are properly handled and to protect the health of workers and those living in the immediate area.

In July 2025, the site contractor was cutting the concrete floor in the basement (of the historical boiler room) so that buried utilities could be installed. During the process, evidence of a historical fuel oil release was observed. Therefore, soil samples were collected which confirmed that hazardous substances were present in the soil immediately below the concrete floor. The spill was reported to the DEC (Spill # 25-03526). A plan to remove the impacted soils was approved by DEC and the affected soil is scheduled to be removed and taken to a landfill in April 2026.

Additional soil and groundwater testing was also performed across the exterior of the Site in 2025. The testing indicated limited soil impacts (generally in / around the boiler room) and confirmed impacts to groundwater near the boiler room. The principal contaminants identified were the same hazardous substances identified in soil vapor and indoor air. An expansive investigation is currently ongoing to more fully define where impacts are present.

Besides the removal of the USTs and associated impacted soil, no remedial events are known to have been completed prior to the RI.

Systems have been designed to remove- contaminants from impacting indoor air quality and construction is currently underway.

5. Investigation and Cleanup Process

Investigation

A detailed study of the site will be performed by the responsible party under a consent order, with oversight by DEC and DOH. This detailed study is called a "Remedial Investigation". The investigation work plan is called a "Remedial Investigation Work Plan" and is available for public review at the "Locations of Reports and Information" identified in Appendix A.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

DOH reviews and recommends activities that will be performed during the investigation to ensure that a complete picture of potential health impacts is understood. Such activities include identifying the ways contamination can reach people, such as through direct contact, eating, drinking, or breathing.

The information collected during the site investigation will be summarized in a report.

Alternatives Analysis

After the site investigation has begun, the responsible party, with oversight by DEC will conduct an "Alternatives Analysis." This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. Another possibility is that the information collected during the site investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

Selected Remedy

DEC considers public comments as it selects the remedy to address contamination related to the site. The selected remedy will be described in a document called a "Record of Decision" (ROD). The ROD will explain why the remedy was selected and respond to public comments. This document will be placed in the location of reports and information. If the selected remedy is no action or no further action, DEC may then take steps to reclassify the site or remove the site from its list of contaminated sites.

Cleanup Action

If the Record of Decision for the site calls for cleanup action, the project then moves to designing and performing the actions to address the site contamination. When cleanup actions have been completed, DEC will approve or prepare a Final Engineering Report that describes the cleanup actions undertaken and certifies that cleanup requirements have been achieved or will be achieved.

Certificate of Completion

Upon approval of the Final Engineering Report, DEC may issue a Certificate of Completion (COC). The COC would recognize the findings of the Final Engineering Report and note that the cleanup program achieved a cleanup level consistent with

specific categories of use for the site. The recipient of the COC would be entitled to limited liability as long as it complied with the terms of the COC, and other conditions.

A COC may be modified or revoked if, for example, the recipient does not comply with the terms of the COC, or if the recipient commits fraud regarding its certification that it has met cleanup levels.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by DEC, or by the responsible party under DEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until DEC determines that it is no longer needed. During the site management phase, DEC may also take steps to reclassify the site or delist the site from the Registry.

**Appendix A --
Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (DEC):

Joshuah Klier, P.G.
Project Manager

Andrea Pedrick
Public Participation Specialist

DEC Region 8
Division of Environmental Remediation
6274 East Avon-Lima Road,
Avon, NY 14414

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6274 East Avon-Lima Road,
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Joshuah.Klier@dec.ny.gov

(585) 226-5363
Andrea.pedrick@dec.ny.gov

New York State Department of Health (DOH):

Megan Rivera
Public Health Specialist

DOH, Bureau of Environmental
Exposure and Investigation
Empire State Plaza, Corning Tower, Rm
1787

(518) 402-7877
beei@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Document Repository:
Newark Public Library
121 High Street Newark, NY 14513
(315) 331-4370

Hours: Monday-Thursday, 9:30 AM - 7:00 PM
Friday, 9:30 AM – 6:00 PM
Saturday, 9:30 AM – 1:00 PM
Sunday, Closed

DECInfo Locator:
<https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Document Folder:
<https://extapps.dec.ny.gov/data/DecDocs/859036>

Environmental Site Remediation Database Search (by entering the site ID, 859036):
<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

State Superfund Program:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>

Appendix B -- Site Contact List

New York State Contacts:

Claudia Tenney
U.S. House of Representatives
2230 Rayburn House Office Building
Washington, DC 20515

Samra Brouk
New York State Senator - District 55
274 N. Goodman Street, Suite B127
Rochester, NY 14607

Kirsten Gilibrand
U.S. Senator
Kenneth B. Keating Federal Office Bldg,
100 State Street, Room 4195
Rochester, NY 14614

Charles Schumer
U.S. Senator
Kenneth B. Keating Federal Office
Bldg, 100 State Street, Room 3040
Rochester, NY 14614

Wayne County Contacts:

Mark Humbert
Wayne-Interim County Administrator
26 Church Street
Lyons, NY 14489

Diane Devlin, R.N., M.S., B.S.N
Wayne County Public Health Director
1519 Nye Road Suite 200
Lyons, NY 14489

Bob Hutteman
Wayne County Planning Board (Arcadia)
9 Pearl Street, 2nd floor
Lyons, NY 14489

Martin Aman
Wayne County Water & Sewer Authority
3377 Daansen Road
Walworth, NY 14568

Michael Jankowski
Wayne County Clerk
9 Pearl Street
Lyons, NY 14489

Newark Contacts:

Jonathan Taylor
Mayor of Newark NY
100 East Miller Street, 3rd Floor
Newark, NY 14513

Jim McBride
Newark Planning Board Chairman
100 East Miller Street, 2nd Floor
Newark, NY 14513

Newark Community Groups:

Newark Citizens for Responsible Development
Attn: Steve Vanderbrook, P.E.
sgvanderbrook@gmail.com

Adjacent Landowner Contacts:

Name	Mailing Address			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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Developer Contacts:

Ben Lockwood
Managing Member- Coventry Commons
Housing Development Fund Corporation /
Coventry Commons, LLC (Site Owner)
1201 East Fayette Street, Suite 26
Syracuse, NY 13210

Diana Jakimoski
VP Real Estate Development - Coventry
Commons Housing Development Fund
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Appendix C -- Site Location Map

