



November 25, 2025

Site Control Section
Attn: Len Zinoman
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 12th Floor
Albany, NY 12233-7015

**RE: REVISED NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL
CONSERVATION BROWNFIELDS CLEANUP PROGRAM APPLICATION FOR THE
FORMER DUOFOLD SITE, 7 SPRUCE STREET, ILION, NY. BCP # C622030
(HRP # LAH0001.P1)**

Dear Mr. Zinoman:

On August 19, 2025, HRP Associates (HRP) submitted an application on behalf of Duofold Building LLC of Syracuse, NY (applicant), to enter the referenced property into the NYSDEC Brownfields Cleanup Program. The application was reviewed by NYSDEC for completeness and NYSDEC provided a letter of incompleteness on September 8, 2025, with comments requiring changes and additional information. This letter responds to the request for change items called out in the aforementioned review letter, for your review and consideration. Duofold Building LLC wishes to enter the BCP to remediate and develop this Brownfield Property. The NYSDEC has previously determined that the Remedial Investigation of the Site has been substantially completed, and the applicant wishes to enter the program at the Site Remediation step in the program. Please accept this revised submission for review at your earliest convenience.

In addition, the applicant has modified the proposed post-remediation use of the Site to include residential units. The application has been updated to reflect this change including amending the soil cleanup objective comparison from unrestricted to restricted residential. The site zoning also has been revised from M-1 Manufacturing to Planned District Special (PDS). The Village of Ilion resolution demonstrating this change is attached to the application. An updated zoning map was unable to be provided at this time and has thus been removed from the application.

HRP, on behalf of the applicant, offers these revisions to the NYSDEC provided comments:

Section I: Property Information

Question 10 – Please correct the BCP Site Number provided, which is C622030.

The BCP Site Number has been corrected on page 2 of the BCP application.

Question 11 – Correct the Potential Site (Class P) number, which is 622030.

The Potential Site "P classification" number has been corrected on page 2 of the BCP application.

Section IV: Land Use Factors

No supporting information to Questions 4, 6, 9 and 10 was found. Provide

supporting documents in response to these questions, add to the Table of Contents page, and label the heading of this section of supporting information, Section IV: Land Use Factors, to correspond to this section of the application.

This section has been added to the attached narrative with the appropriate heading. Additional documentation for Question 10 regarding consistency with applicable community plans has been updated to reflect the Village of Ilion's Draft Local Waterfront Revitalization Plan (LWRP).

Section V: Current and Historical Property Owner and Operator Information

- Provide a list of previous owners and a separate list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers for each tax parcel within the site boundary. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

A table has been included in Section V Current and Historical Property Owner and Operator Information detailing known and obtainable information for each parcel, previous owner/operator, dates of ownership, last known addresses and phone numbers, and relationship to the requestor has been included in this table. Additional information regarding previous owners is also included below the table.

Section VIII: Requestor Contact Information

Provide an individual's first and last name and contact information in the space provided for Requestor's Representative.

Joseph Gehm of Duofold Building LLC has been listed as the Requestor's Representative.

Section IX: Program Fee

Correct the heading and order of the Section IX: Program Fee supporting documents provided, as well as the table of contents. The supporting information provided for this section are incorrectly labelled and ordered as Section XI.

Order and Heading for Section IX: Program Fee have been appropriately fixed.

Section XII: Site Contact List

- Provide an acknowledgment letter indicating Ilion Free Public Library agrees to act as a document repository for the project.

Acknowledgement letters from the Ilion Free Public Library and the Herkimer County IDA to act as repositories are included as **Attachment G**, either can facilitate this requirement.

Additional Comments

Please provide a response letter listing each comment in this letter, your response, and where revisions can be found in the revised application.

This is the response letter detailing each comment, our response, and where you can find the revisions in the application, narratives, appendices, or attachments.

Provide the revised application in non-fillable pdf format.

The revised application is no longer a fillable PDF.



In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the space provided.

The top section of cover page of the BCP application has been revised to "yes" to indicate that the submittal is a revised application.

Project Manager Ryan Frederiks Comments

Section I: Property Information – Item 14: Environmental Assessment

Please identify the primary contaminants of concern.

The primary contaminates of concern have been called out in Section I Property Information, on page 3, titled "Item 14: Environmental Assessment" of the attached narrative.

Please split up the environmental assessment by media i.e. soil, soil vapor, groundwater.

The environmental Assessments have been split up by media i.e. soil, soil vapor, and groundwater in Section I Property Information, on page 4, titled "Item 14: Environmental Assessment" of the attached narrative.

Please include maximum concentrations for contaminants of concern that are above the SCOs or groundwater standards.

Maximum concentrations of contaminates of concern have been included in parenthesis in Section I Property Information, on page 4, titled "Item 14: Environmental Assessment" of the attached narrative.

Section II: Project Description – Items 5-6: Green & Sustainable Remediation

Climate Change Assessment- Site is in the flood plain but flooding was marked as no impact.

The Climate Change Screening Checklist column 1 "Relevant to Site Location?" has been updated to "Y" to reflect the Site in the 100-year flood zone. Column 2 "Projected Change" has been updated to "N/A" because it will be addressed by the remedy design. Column 3 "Potential to Impact Remedy" has been updated to "N" because it will not affect the viability of the remedy. For column 4, "Is remedy/site already resilient?", a capping/cover system will be designed for resilience to the 100-year flood conditions. A Sub-Slab Depressurization System (SSDS) will be installed above the 100-year flood elevation.

Section VI: Property's Environmental History

Please include data summary tables in the application.

Data summary tables for soil, groundwater, and soil vapor have been attached to the application as Tables 2A, 2B, and 2C, respectively.

Please check SVOCs in groundwater as there were exceedances of the groundwater standard for benzo(b)fluoranthene and indeno(1,2,3-cd)pyrene in 2014 which were not resampled in 2020.

The checkbox for SVOCs in groundwater has been appropriately marked.

Please compare soil vapor results to the NYS Department of Health Soil Vapor/Indoor Air Matrix using numbers for the subslab vapor concentration and highlight on map.

Figure 6F now shows soil vapor results compared to the NYSDOH Soil Vapor/Indoor Air Matrices using values for sub-slab vapor concentration and have been highlighted on the figure where the exceed.

Project Attorney Leia Schmidt Comments

Section IX: Program Fee

The Requestor should provide the following additional documentation to support their Fee Waiver request: Third-party attestations or certifications that, but for the program fee, the remediation and redevelopment of the brownfield site would not be financially viable for the applicant and economically viable in the disadvantaged community. If any financial information is provided and you would like it to remain confidential, please mark it as confidential

Additional information to support the fee waiver request has been added to Section IX: Program Fee of the attached narrative.

If you have any questions, please feel free to contact HRP at (518) 877-7101.

Sincerely,
HRP Associates, Inc.



Kim L. Baines
Project Manager



Drew Bugna
Project Consultant

Attachments
NYSDEC BCP Application – Former Duofold Property, Ilion, NY



MOVE YOUR ENVIRONMENT FORWARD

New York State Department of Environmental Conservation Brownfield Cleanup Program Application

Former Duofold Site

**7 Spruce Street
Ilion, NY 13357**

Prepared For:

Duofold Building LLC
449 South Salina Street
Suite 200
Syracuse, NY 13202

Prepared By:

HRP Associates, Inc.
1 Fairchild Square, Suite 110
Clifton Park, NY 12065

HRP Project Number: LAH0001.P1

Issued On: August 13, 2025

Revised On: November 24, 2025



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Figure 6A	Surface Soil Analytical Results – VOCs and SVOCs
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Figure 6F	Soil Vapor Analytical Results – Decision Matrix Compounds

Tables

Table 1	Property Owners and Addresses
Table 2A	Soil Data Summary
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Attachments

Attachment A	Conceptual Project Development Plan
Attachment B	Applicant NYS LLC Organizational Information
Attachment C	Property Access Agreement
Attachment D	Green and Sustainable Remediation Objectives
Attachment E	Climate Screening Checklist
Attachment F	Village of Ilion's Draft Local Waterfront Revitalization Plan
Attachment G	Document Repository Agreement
Attachment H	Zoning Identification

Previous Environmental Reports

Appendix A	Remedial Investigation Report, Former Duofold Facility – HRP Associates November 30, 2020
Appendix B	Final Groundwater Sampling Program Results – HRP Associates December 11, 2023
Appendix C	Duofold Corporation Subsurface Investigation Report – Natures Way/NYSDEC January 6, 2015
Appendix D	Final Phase II Environmental Site Assessment, Former Duofold Targeted Brownfields Assessment, CDM Smith/USEPA June 15, 2017
Appendix E	Sperry Univac Sampling Report, NUS Corporation, May, 1990

General Information

Project/Site Information:

**Former Duofold Site
7 Spruce Street
Ilion, NY 13357**

Consultant Information:

HRP Associates, Inc.
1 Fairchild Square, Suite 110
Clifton Park, NY 12065
Phone: 518-877-7101
Fax: 518-877-8561
E-mail: Kim.Baines@hrpassociates.com
Project Number: LAH0001.P1

Client Information:

Duofold Building LLC
449 South Salina Street
Suite 200
Syracuse, NY 13202



1.0 BCP APPLICATION



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: **Former Duofold Site**

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C622030

☒

Yes

☐

No



**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Former Duofold Site**

ADDRESS/LOCATION **7 Spruce Street**

CITY/TOWN **Ilion**

ZIP CODE **13357**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Village of Ilion, Town of German Flatts**

COUNTY **Herkimer**

SITE SIZE (ACRES) **11.4**

LATITUDE

LONGITUDE

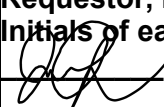
43 ° 1 ' 11.19 " 75 ° 2 ' 6.91 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
7 Spruce Street	120.29	1	63	9.9
Spruce Street	120.29	2	74.1	1.5

- | | | |
|--|------------------------------------|------------------------------------|
| 1. Do the proposed site boundaries correspond to tax map metes and bounds?
If no, please attach an accurate map of the proposed site including a metes and bounds description. | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 2. Is the required property map, provided in electronic format, included with the application?
(Application will not be processed without a map) | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)
If yes, identify census tract: _____
Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 4. Is the project located within a disadvantaged community?
See application instructions for additional information. | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)?
If yes, identify names of properties and site numbers, if available, in related BCP applications: | <input type="radio"/> Y | <input checked="" type="radio"/> N |

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C622030		<input checked="" type="radio"/>	<input type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: 622030 Class: P		<input checked="" type="radio"/>	<input type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor:  _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

1. The project will be starting at: ☐ Investigation ☒ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☒ Yes ☐ No ☐ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☐ RAWP ☐ IRM ☒ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☒ Yes ☐ No

SECTION III: Ecological Concerns

- | | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | <input type="radio"/> | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input checked="" type="radio"/> | <input type="radio"/> |

N/A ☒

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>PDS</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Village of Ilion		
CONTACT NAME Mayor John P. Stevens		
ADDRESS 49 Morgan Street		
CITY Ilion	STATE NY	ZIP CODE 13357
PHONE (315) 895-7449	EMAIL ilion@ilionny.com	
OWNERSHIP START DATE March 12, 2019		
CURRENT OPERATOR Village of Ilion		
CONTACT NAME Mayor John P. Stevens		
ADDRESS 49 Morgan Street		
CITY Ilion	STATE NY	ZIP CODE 13357
PHONE (315) 895-7449	EMAIL ilion@ilionny.com	
OPERATION START DATE N/A		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input checked="" type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other:

SECTION VII: Requestor Information							
NAME Duofold Building LLC							
ADDRESS 449 South Salina Street, Suite 200							
CITY/TOWN Syracuse		STATE NY	ZIP CODE 13202				
PHONE (315) 447-5172	EMAIL joe@lahinchgroup.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Joseph Gehm			
ADDRESS 102 West Division Street			
CITY Syracuse		STATE NY	ZIP CODE 13204
PHONE (315) 447-5172	EMAIL joe@lahinchgroup.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Kim Baines			
COMPANY HRP Associates, Inc.			
ADDRESS 1 Fairchild Square, Suite 110			
CITY Clifton Park		STATE NY	ZIP CODE 12065
PHONE (518)-877-7101	EMAIL Kim.Baines@hrpassociates.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Timothy Lynn			
COMPANY Lynn D'elia Temes & Stanczyk			
ADDRESS 49 South Salina St 2nd Fl			
CITY Syracuse		STATE NY	ZIP CODE 13202
PHONE (315) 766-2118	EMAIL tim@ldts-law.com		

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application?	N/A <input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☒ Yes

☐ No

☐ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: <u>622030</u> Class: <u>P</u>	<input checked="" type="radio"/>	<input type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input type="radio"/></div>	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of Duofold Building LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 11/25/25

Signature: Joseph Gehm

Digitally signed by Joseph Gehm
Date: 2025.11.25 09:45:55 -05'00'

Print Name: Joseph Gehm

**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR
DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):**375-3.2:**

- (I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
 - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - one individual file (PDF) of each previous environmental report; and,
 - one file (PDF) of each work plan being submitted with the application, if applicable.
- *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method - do NOT submit both via dropbox and via ground mail.

VIA SITE CONTROL DROPBOX:

- Click [here](#) to request an invitation to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., flash drive). **DO NOT INCLUDE PAPER COPIES OF THE APPLICATION OR ATTACHMENTS.**
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SECTION I: Property Information	
PLEASE NOTE	If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)

Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location:

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified)

Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)

Environmental Assessment	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor & Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
Questions 15-17: New York City Sites	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

SECTION II: Project Description		
Question 3: Inclusion of Work Plans	If a work plan is to be released for public comment concurrently with the BCP application, <u>the work plan must be submitted at the time of application submittal</u> . Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.	
Question 4: Post-Remediation Use and Project Schedule	As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.	
Questions 5-6: Green and Sustainable Remediation	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	Remedial Investigation/ Alternatives Analysis	The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.
	Remedial Design	The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.
	Remedial Action	The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.
	Site Management	The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.
	Redevelopment	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION V: Current and Historical Property Owner and Operator Information

Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION VI: Property's Environmental History

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION VII: Requestor Information

Requestor Name	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.

SECTION VII: Requestor Information (continued)

Document Certification	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none">• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or• site owners, which are the owners of the property comprising the site at the time of the certification.
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SECTION VIII: Requestor Contact Information

Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION IX: Program Fee

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION X: Requestor Eligibility

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

SECTION XI: Property Eligibility Information

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

SECTION XI: Property Eligibility Information (continued)

Registry/RCRA Sites Owned by Volunteers	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27- 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XII: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs ^a	Detections > SCOs ^b	Max. Detection (ppm) ^c	SCO (ppm) ^d	Depth (ft bgs)
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Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m3) ^c	Type ⁱ
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^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

^d List the respective SCO. Specify which SCOs are being compared to in column header.

^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

^f Number of detections over AWQS.

^g List the respective AWQS.

^h Include all chlorinated volatile organic compound (VOCs) detections.

ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

2.0 SECTION I PROPERTY INFORMATION

Location

The Former Duofold site is located at 7 Spruce Street in the Village of Ilion, NY. The 11.4 acre Site consists of two contiguous parcels of land identified by the Herkimer County tax assessor as Parcel IDs: 120.29-1-63 and 120.29-2-74.1.

Site Features

With initial construction circa 1907-1910, the property includes three buildings totaling approximately 134,500 square feet. Buildings have been vacant since 2001. Building A, the former main manufacturing/office building is approximately 124,000 square feet, four-stories with a basement. Building B, the former boiler house is approximately 4,500 square feet, one-story with a basement. Building C, a former storage building is approximately 6,000 square feet, one-story with no basement. The remainder of the Site consists of parking and driveway areas, overgrown areas, and a fenced secured area.

As a result of high winds from a tornado that occurred in the local area on July 16, 2024, a substantial amount of damage occurred to buildings at the Former Duofold Property. Substantial structural damage occurred to the end of the L shaped 4-story building. The village retained a contractor to stabilize the building that was damaged from the tornado. The contractor collapsed the damaged portion of the manufacturing building (B) into the foundation and covered it with plastic to stabilize it after the tornado. Demolition debris from the collapsed portion of the building remains on the property and will be addressed during the planned demolition of other site buildings, as a function of site development.

Current Zoning and Land Use

The site is currently inactive and is zoned for Planned District Special (PDS) which allows for residential, business, commercial, manufacturing, recreational, or any combination thereof. The site zoning has changed since the zoning maps have updated, and the resolution reflecting the change is attached in **Attachment H**.

The areas north and south of the Site are zoned for retail businesses. There is also land zoned for multiple-family residential dwellings south of the Site. The areas east and west of the Site are zoned for residential planned development.

Past Uses of The Site

This Site has been active for industrial/commercial use since 1910. The Site was originally owned by the Library Bureau and Clark & Baker Company and was used to manufacture wood veneer and furniture. From 1927 to 1955, the Site was owned by Remington-Rand Corporation and was utilized to manufacture adding machines and typewriters. During WWII the facility was retooled to manufacture naval shells.

Between 1947 and 1949 the Remington-Rand company merged with Sperry to become Sperry-Rand Corporation. The Site was operated by Sperry-Univac. At that time the Site was used to assemble and test computers and as a school to train technicians. Computer manufacturing operations ceased

by 1968, when Sperry-Univac moved to Utica. The Site remained vacant until it was sold to Donald J. Reiles in 1972. Reiles leased the property to Clewitt-Peabody Textiles (owned by Duofold Corp.) for textile and knitting operations.

1968 to 1979 – The site was vacant

Duofold (and its subsidiaries) owned the Site from 1980 to 1986 and utilized the Site to cut and sew winter clothes and underwear from pre-treated and pre-dyed materials. The Site was sold to Ilion Properties, Inc. in 1986 and was foreclosed on by the Village of Ilion on March 12, 2019. The Site has remained vacant since 2001.

Other - It is understood that coal and No. 6 fuel oil were burned on-site as part of historical heating of the facility

Site Geology and Hydrogeology

The Site and surrounding area are relatively flat and lie at an elevation of approximately 400 ft above mean sea level (amsl). Regional topography slopes generally north towards the Mohawk River which is located approximately 800 feet to the north and northeast of the Site.

Surficial geology on-Site is classified as outwash sand and gravel. Previous Site investigations indicated that fill materials are present at depths varying from 0 to 6.5 ft below grade throughout the Site, underlain by native lake deposited sediment, then predominantly sand and gravel. Depth to bedrock is unknown as previous investigations advanced borings to a maximum depth of 20 feet below grade, and bedrock was not encountered during these investigations.

According to the Geologic Map of New York, Hudson Mohawk Sheet, underlying bedrock is the Hamilton group. The Hamilton Group is described by the United States Geological Survey (USGS) as Middle Devonian siltstone, mudstone, and sandstone.

Groundwater at the Site is generally shallow and was measured at approximately six to eight feet below grade during the remedial investigation (RI) completed on November 30, 2020. The groundwater gradient at the Site is 0.0011 ft/ft to the east-northeast towards the Mohawk River.

The nearest known water supply well is a Federal USGS Well located approximately 1/4 to 1/2 mile north-northeast of the Site. No water supply wells were reported by the Village of Ilion within 1.0 mile of the Site. Potable water at the Site is provided by a public water supply.

Item 14: Environmental Assessment

- Based on the RI and prior site investigation findings the following general conclusions can be made:
 - No source of contamination has been identified. The origin of contaminants may be from materials spilled in small quantities whether from floor drains or chemical storage areas with weathering of materials based on older releases
 - The primary contaminants of concern include metals (specifically arsenic, copper, lead, nickel, and zinc) , chlorinated solvents, other volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and per- and polyfluoroalkyl substances (PFAS).

Soil

○ Heavy metals were identified across the property, with isolated areas of elevated metal concentrations primarily in shallow soil/fill material. Metals including Mercury, Barium, Copper, Lead, Chromium (Cr III), Nickel, Zinc, Arsenic, are constituents of soil, and were detected at concentrations exceeding Unrestricted SCOs in all samples collected during the RI. Specific metals identified as contaminants of concern included lead and arsenic. Lead was detected at concentrations exceeding the Unrestricted SCOs with the highest detection of lead at a concentration of 39,600 mg/kg, above Industrial SCOs. The highest detection of arsenic was detected at concentrations exceeding the Industrial SCO in surface soil samples at concentrations of 284 mg/kg.

Groundwater

○ Low level chlorinated solvents are present in shallow groundwater with higher concentrations of breakdown products identified indicating that materials are naturally breaking down. CVOCs including 1,1-Dichloroethene (14 µg/L), cis-1,2-Dichloroethene (370 µg/L), Tetrachloroethene (6.7 µg/L), trans-1,2- Dichloroethene (32 µg/L), Trichloroethene (210 µg/L), and Vinyl chloride (38 µg/L) were detected above TOGS 1.1.1 groundwater standards and guidance values in all groundwater monitoring wells at the Site. Total VOC concentrations ranged from 6.4 micrograms per liter (µg/l) to 550 µg/l.

○ Heavy metals are present in shallow groundwater across the property. Metals including Antimony (38 µg/L), Arsenic (550 µg/L), Barium (3,700 µg/L), Beryllium (19 µg/L), Cadmium (9.9 µg/L), Chromium (Cr III) (730 µg/L), Copper (1,600 µg/L), Iron (606,000 µg/L), Lead (930 µg/L), Magnesium (643,000 µg/L), Manganese (40,400 µg/L), Mercury (1.6 µg/L), Nickel (1,200 µg/L), Selenium (15 µg/L), Sodium (49,700 µg/L), and Zinc (2,800 µg/L) were detected above TOGs 1.1.1 groundwater standards and guidance values in the majority of monitoring wells across the Site.

Soil Vapor

○ Chlorinated VOCs in the form of Soil vapor impacts are present in the subsurface, primarily on the eastern side of the site with concentrations substantially diminishing in a north/northeast downgradient location to the property boundary in this area. PCE and TCE were the most prevalent compounds reported in soil vapor samples. The highest TCE concentration identified during the RI was at a concentration of 17,100 µg/m³. PCE was detected at 7,320 µg/m³. PCE and/or TCE was reported in all samples collected during the RI. Degradation products such as Cis-1,2-Dichloroethane (Cis 1,2-DCE) and Vinyl Chloride were generally reported at lower concentrations than associated parent compounds such as TCE and PCE.

3.0 SECTION II PROJECT DESCRIPTION

Question 4 Project Description

The site plans include demolition/removal of three buildings, saving the remaining 4-story historic structure. The development plan will target new residential and commercial/light industrial use, including the rehabilitation of the existing buildings for affordable housing purposes and a 100,000 square foot light manufacturing facility located central to the eastern area of the property with a possible 50,000 square foot future expansion option for this building. Paved parking lots are planned around these structures.

A preliminary conceptual plan for the site development is provided as **Attachment A**.

Schedule: The project planning/development is estimated to be approximately one year after BCP approval, at that time the site demolition and construction activities will be taking place between 12 and 18 months following the initial 12 month planning phase for a total of up to 2.5 years to complete.

Question 5 Green and Sustainable Remediation

Green and Sustainable Remediation (GSR) will be evaluated and incorporated throughout the remedial phases of the project including the Remedial Design/Remedial Action, and Site Management and reporting efforts. GSR objectives will be followed during these phases of the project as outlined in the GSR Objectives provided in **Attachment D**.

Question 6 Climate Change Screening/Vulnerability Assessment

Potential climate change risks have been considered for this project and the planned remedy through the process of applying the Climate Change Checklist provided in **Attachment E** of this application. No impacts were identified based on the remedial actions currently considered for the project.

4.0 SECTION IV LAND USE FACTORS

Question 4 Summary of Business Operations

This Site has been active for industrial/commercial use since 1910 through 1986. The Site was originally used to manufacture wood veneer and furniture. From 1927 to 1955, the Site was utilized to manufacture adding machines and typewriters. During WWII the facility was retooled to manufacture naval shells.

Between 1947 and 1949 the Site was used to assemble and test computers and as a school to train technicians. Computer manufacturing operations ceased by 1968. The Site remained vacant between 1968 and 1979. From 1979 to 1986 the Site was used for textile and knitting operations.

The Site was sold in 1986 and was foreclosed on in 2019. The Site has remained vacant since 2001.

Historical heating of coal and No. 6 fuel oil on-site could be a possible contamination source area.

The historical land uses of manufacturing and electroplating could be a possible contamination source area.

Question 6 Specific Proposed Post-Remediation Use

The specific proposed post-remediation use of the Site will include multiple residential units within the existing buildings and a 100,000 square foot light manufacturing facility located central to the eastern area of the property with a possible 50,000 square foot future expansion option for this building. The residential units will be 100% affordable housing. Paved parking lots are planned around these structures.

Question 9 Zoning Laws

The zoning for this property is PDS which includes residential, commercial, manufacturing, recreational, or any combination thereof. These uses are consistent with the planned residential and light industrial use redevelopment plans for the former Duofold property.

Question 10 Land Use Plans

The Village of Ilion currently has a DRAFT Local Waterfront Revitalization Plan (LWRP). The Former Duofold Property at 7 Spruce Street in the village lies within the boundary of the LWRP and is designated for industrial use.

The Village of Ilion's comprehensive plan identifies a downward trend in industrial jobs and fully supports changes that would increase industry in the village. This project will provide an increase in industrial job opportunities in the community and will also increase the appearance of the property that lies within the LWRP with modern well-kept buildings and grounds. Redeveloping the Former Duofold Site is specifically called out in the Village Comprehensive Plan Waterfront and economic Development section, Item #5 as "Rehabilitating this site will have a profound impact on the Village

and its renovation should complement the Central Avenue Corridor. The proposed redevelopment of the site includes a mixed use space with a variety of residences, businesses, and community spaces". Potential Funding Source for redevelopment of the Duofold Site is specifically identified in the comprehensive plan as "Brownfield Opportunity Area Grant, New York State (NYS) Department of State, NYS Parks, Recreation and Historic Preservation".

5.0 SECTION V CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Information within this table was obtained via the Herkimer County Image Mate online database.

Tax Parcel ID	Previous Owner	Previous Operator	Dates of Ownership	Last Known Address	Last Known Phone Number	Requestor Relationship
120.29-1-63	The Village of Iliion	Unknown	3/12/2019	49 Morgan Street, Iliion NY	(315) 895-7449	None
120.29-1-63	Coolidge Iliion LLC	Unknown	7/31/1986	1 W Red Oak Lane, White Plains NY	Unknown	None
120.29-1-63	Herkimer County Ind.	Unknown	Unknown	Unknown	Unknown	None
120.29-2-74.1	The Village of Iliion	Unknown	3/12/2019	49 Morgan Street, Iliion NY	(315) 895-7449	None
120.29-2-74.1	Coolidge Iliion LLC	Unknown	Unknown	1 W Red Oak Lane, White Plains NY	Unknown	None

The Site was originally owned by the Library Bureau and Clark & Baker Company in 1910.

The Site was previously owned by Remington-Rand Corporation from 1927 to 1955.

The Site was vacant between 1968 and 1979.

Duofold (and its subsidiaries) owned the Site from 1980 to 1986.

The Site was sold to Iliion Properties, Inc. in 1986 and was foreclosed on by the Village of Iliion in 2019. The Site has remained vacant since 2001.

6.0 SECTION VI PROPERTY ENVIRONMENTAL HISTORY

SUMMARY OF ENVIRONMENTAL INVESTIGATIONS

- Based on findings of Phase II investigations between 1990 to 2017, on-site soil is impacted with metals constituents primarily including lead, chromium, mercury, barium, cadmium, nickel, zinc, and arsenic that exceed Restricted Residential cleanup standards. The highest detection was of lead in DF-SB-11, at a concentration of 84,200 mg/kg. Arsenic was also detected in one sample at a concentration of 113 mg/kg at MW12. On-site soils were also impacted with SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene above Restricted Residential SCOs. The highest detection was of benzo(b)fluoranthene at a concentration of 110 mg/kg. Impacted soils are widespread across the site but have been generally identified in the upper strata of soil on-site (less than 2 feet below grade) and correlate with historical fill including demolished building materials and ash from historical burning of coal. Areas may require additional characterization to determine if materials are considered hazardous waste, with potential soil removal required, and/or capping required. Sample results are tabulated in **Table 2A**, and exceedance locations can be found in **Figures 6A – 6C** in this application.
- Based on findings of Phase II investigations between 2014 to 2017, on-site groundwater is impacted with relatively low level chlorinated solvents with breakdown products of materials present on-site. The highest constituent detections is CIS 1,2-dichloroethene at 340 ppb at TWP-15 and 110 ppb at TWP16, when in general, many constituents TOGS water quality standards are 5 ppb. TWPs are temporary wells and may not be as accurate as sampling permanent monitoring wells using low flow techniques. The majority of impacts are present on the eastern portion of the Site, with higher concentrations of breakdown products relative to parent materials (PCE, TCE). Minor detections of other VOC constituents such as benzene, toluene, and xylene are present, but at concentrations that generally do not exceed TOGS standards.
- Based on a Remedial Investigation conducted By HRP Associates in 2020, the following Site conditions were Identified. **Refer to Figures 6A – 6F in this application for Exceedance Locations.**

Surface Soil Results

As described above, a total of twenty (20) surface soil samples were collected and submitted for laboratory analysis. Samples were analyzed for Part 375 Metals (Total and TCLP). Sample results are tabulated in **Table 2A**, presented on **Figure 6A** and **6B**, and discussed below.

Metals including Mercury, Barium, Copper, Lead, Arsenic, are constituents of soil, and were detected at concentrations exceeding Restricted Residential SCOs in three samples collected during the RI.

Specific metals identified as contaminants of concern in the RISAP included lead and arsenic. Lead was detected at concentrations exceeding the Restricted Residential SCOs at samples SS-1B, SS-6A, SS-6B, and SS-9. The highest detection of lead was detected in SS-9, at a concentration of 1000 mg/kg, above Restricted Residential SCOs.

Arsenic was detected at concentrations exceeding the Industrial SCO at surface soil sample location SS-1B, and SS-6B, at concentrations of 27 mg/kg and 18 mg/kg, respectively

TCLP RCRA 8 Metals were not detected above regulatory levels established by 40 CFR § 261.24.

Subsurface Soil Results

A total of ten (10) subsurface soil samples were collected and submitted for laboratory analysis during the RI. Samples were analyzed for Part 375 Metals and VOCs. Sample results are tabulated in **Table 2A**, presented on **Figure 6C**, and discussed below.

Subsurface soil samples collected by HRP during the RI indicate the presence Lead above Part 375 Restricted Residential SCOs in one sample collected during the RI at HRPB-3. Lead was detected at concentrations above the Restricted Residential SCO at a concentration of 440 mg/kg at soil boring HRPB-3.

No VOCs were detected at concentrations exceeding applicable SCOs in any of the subsurface samples collected during the RI.

Groundwater Results

As described above, a total of ten (10) groundwater samples were collected and submitted for laboratory analysis of VOCs by USEPA Method 8260. Sample results are tabulated in Table 2B and presented on **Figure 6D** and **6E**. CVOCs including 1,1-Dichloroethene, cis-1,2-Dichloroethene, Tetrachloroethene, trans-1,2- Dichloroethene, Trichloroethene, and Vinyl chloride were detected above TOGS 1.1.1 groundwater standards and guidance values in all groundwater monitoring wells at the Site. Total VOC concentrations ranged from 6.4 micrograms per liter (µg/l) at DF-MW-7 to 550 µg/l at HRP-MW-1. Degradation products such as Cis-1,2-Dichloroethane were generally reported at higher concentrations than associated parent compounds such as TCE.

No petroleum-derived constituents were reported any groundwater sample collected during the RI.

Supplemental Groundwater Sampling (September, 2023)

HRP mobilized to the Site on September 29, 2023, to collect groundwater samples from three existing monitoring wells. The monitoring wells were installed during the 2015 Phase II Investigation completed by Nature's Way Environmental Consultants and Contractors Inc. All samples collected were analyzed for 1,4-Dioxane via EPA Method 8270 SIM and PFAS via EPA Draft method 1633 by an Environmental Laboratory Accreditation Program (ELAP) certified laboratory, with the exception of MW-12, which was not analyzed for 1,4-Dioxane because the bottle broke in transit. 1,4-Dioxane was not detected in MW-1 and MW-10 and was not analyzed in MW-12. Groundwater analytical results indicate PFAS was detected at concentrations exceeding laboratory reporting limits in all three wells, but not exceeding NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Criteria in any of the wells with the exception of MW-12, where perfluorooctane sulfonic acid (PFOS) was detected at a concentration of 3.25 nanograms per liter.

Soil Vapor Results

Seven (7) soil vapor samples (SV-1, SV-2, SV-3, SV-4, SV-5, SV-6, and SV-7) were collected from the Site on September 22, 2020, and submitted for laboratory analysis of VOCs by USEPA Method TO-15. Sample results are tabulated in Table 2C and presented on **Figure 6F**. VOCs were detected in each of the soil vapor samples at concentrations greater than the laboratory reporting limit (RL).

PCE and TCE were the most prevalent compounds reported in soil vapor samples. The highest TCE concentration reported during the RI was at HRP-SV-1 at a concentration of 17,100 µg/m³. PCE was detected at 7,320 µg/m³ HRP-SV-3 µg/m³. PCE and/or TCE was reported in all samples collected during the RI. Degradation products such as Cis-1,2-Dichloroethane (Cis 1,2-DCE) and Vinyl Chloride were generally reported at lower concentrations than associated parent compounds such as TCE and PCE.

Cis 1,2-DCE was detected above the RL at SV-1, SV-2, SV-3, and SV-5. Cis 1,2-DCE was not detected above the RL at SV-4, SV-6, and SV-7. Degradation compound Cis 1,2-DCE was detected at HRPSV-1 at 1650 µg/m³ and represents the highest degradation compound concentration reported during the RI.

Soil vapor results depicted on **Figure 6F** were compared to the New York State Department of Health Soil Vapor/Indoor Air Matrix Sub-Slab Concentration of Compounds.

- Based on the RI and prior site investigation findings the following general conclusions can be made:
 - No source of contamination has been identified. The origin of contaminants may be from materials spilled in small quantities whether from floor drains or chemical storage areas with weathering of materials based on older releases
 - Heavy metals were identified across the property with isolated areas of elevated metal concentrations
 - Low level chlorinated solvents detected with higher concentrations of breakdown products identified indicating that materials are naturally breaking down

7.0 SECTION VIII REQUESTOR INFORMATION

Question 2 Requestor LLC Information

The Requestor/Applicant is Duofold Building LLC and is a NYS registered Limited Liability Corporation with the NYS Department of State. Registration information for Duofold Building LLC is provided in **Attachment B**.

Question 3 – Names of LLC Members/Owners

Owner/Member names of the Requestor/Applicant are provided in **Attachment B**.

8.0 SECTION IX PROGRAM FEE

Question 13 – Program Fee Waiver Request

The Applicant is requesting a fee waiver and will certify to the Department that it will develop the brownfield site with the dedication of 100 percent of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants' household's annual income. The Department has granted a waiver of the program fee based upon this certification. If the Applicant fails to provide documentation that the development is dedicated to 100 percent affordable housing project prior to the issuance of a Certificate of Completion, the Department may terminate this agreement in accordance with the provisions of 6 NYCRR 375-3.5 ©(3). Documentation equivalent to that required to obtain a determination that the site is eligible for tangible property tax credits or other documentation deemed appropriate by the Department is sufficient.

9.0 SECTION XI REQUESTOR ELIGIBILITY

Question 13 - Requestor Volunteer Status

The requestor has no prior or current responsibility relating to site ownership or prior or current operations or activities on or relating to the site and is applying as a volunteer under the BCP, and is willing to remediate site environmental impacts as a function of taking ownership of the Site and developing the Site for commercial/light industrial use. Upon NYSDEC approval of entry into the BCP, the applicant will take ownership of the Site from the Village of Ilion, NY, and proceed with the planned site development while also remediating site environmental impacts according to the BCP.

10.0 SECTION XII SITE CONTACT LIST

Village of Iliion-

- Alan Robinson, Chairperson Zoning Board of Appeals
- John P. Stevens, Village Mayor
- Kari A. Allen, Deputy Mayor and Village Trustee

Town of German Flatts-

- Hon. L. Peter Rovazzi, Town Board Supervisor
- Justin H. Dibble, Town Councilman
- Scott Hendrix, Town Councilman
- Michale Stone, Town Councilman
- Pandora "Penny" Watkins, Town Councilwoman

County of Herkimer-

- Peter J. Campione, Herkimer County Chairman
- John J. Piseck, Herkimer IDA CEO
- John Kent, Jr. Planning Agency Program Director planning@ocgov.net
- Robert Hoyt, Herkimer Democratic Commissioner
- Teresa L. Robotham, Herkimer Republican Commissioner

Residents, owners, occupants of property and adjacent properties-

- Provided as **Table 1**

Local News Media-

- WKTV Television Station- 5936 Smith Hill Rd, Utica, NY 13502-6520 [\(315\) 793-3475](tel:3157933475)
- WFXV Television Station- 5956 Smith Hill Rd, Utica [\(315\) 272-1322](tel:3152721322)
- Northeast Gospel Broadcasting- 1017 Higby Rd, New Hartford, NY 13413 [\(315\) 793-9882](tel:3157939882)
- WVVC TV- 1017 Higby Rd, New Hartford, NY 13413 [\(315\) 792-9882](tel:3157929882)
- KISS-FM- Canal Park 215 Leland Ave Ste 101, Utica, NY 13502 [\(315\) 734-9245](tel:3157349245)
- WPNR- 1600 Burrstone Rd, Utica Ny 13502-4857 [\(315\) 792-3062](tel:3157923062)
- WSKU- 185 Genesee St, Utica, Ny 13501 [\(315\) 733-5477](tel:3157335477)
- MIX 102.5- 520 Seneca St Ste 101, Utica, NY 13502 [\(315\) 721-0102](tel:3157210102)
- 92.7 The Drive- 1900 Genesee St Ste 302, Utica, NY 13502 [\(315\) 889-8088](tel:3158898088)

Supplier of Potable Water-

- Iliion Water Department- 49 Morgan St, Ste 3, Iliion NY 13357 [\(315\) 895-7711](tel:3158957711)
- Catskill Spring Water Inc.- 216 Seward Ave, Utica NY 13502 [\(800\) 801-1158](tel:8008011158)

Nearby Schools and Day Cares-

- Laugh Learn & Play Child Care- 121 Central Ave, Iliion, NY 13357 [\(315\) 868-9844](tel:3158689844)
- A to Z Daycare- 101 W Clark St, Iliion, NY 13357 [\(315\) 894-5593](tel:3158945593)
- Mohawk Valley Daycare Center- 285 W Main St, Iliion, NY 13357 [\(315\) 894-3771](tel:3158943771)
- Remington Elementary School- 77 E North St, Iliion, NY 13357-1269 [\(315\) 895-7729](tel:3158957729)
- Central Valley Academy- 111 Frederick St, Iliion, NY 13357 [\(315\) 895-7471](tel:3158957471)
- Barringer Road Elementary School- 326 Barringer Rd, Iliion, NY 13357 [\(315\) 894-8420](tel:3158948420)

Document Repository-

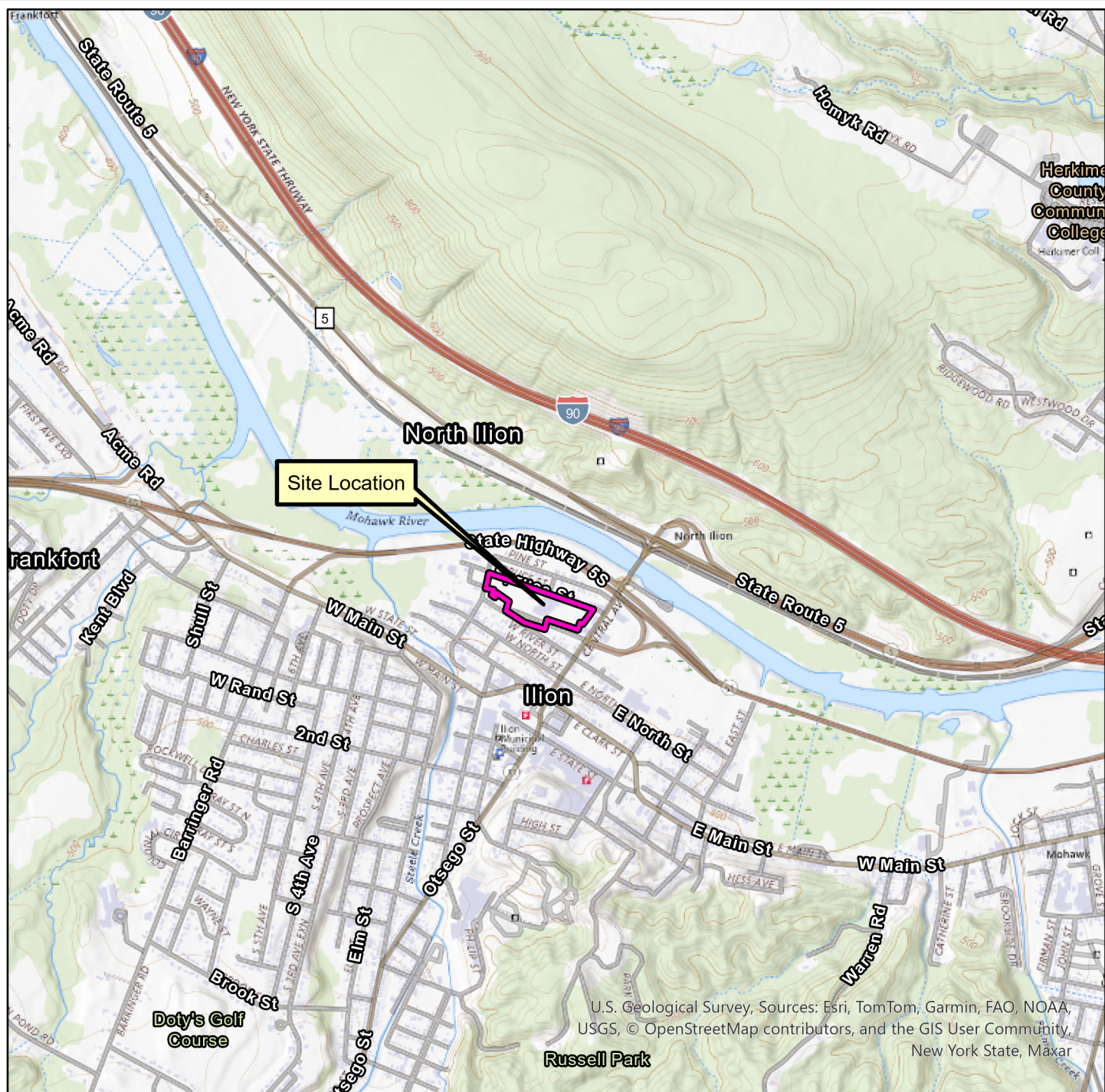
Letter(s) from Repositories acknowledging their acceptance to act as a document repository for the proposed BCP project are Provided as **Attachment G.**

-Ilion Free Public Library- 78 West St, Iliion, NY 13357 (315) 894-5028

-Herkimer County IDA- 420 East German Street, Ste 101A, Herkimer NY 13350 (315) 866-3000

-website www.herkimercountyida.org

FIGURES



U.S. Geological Survey, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar

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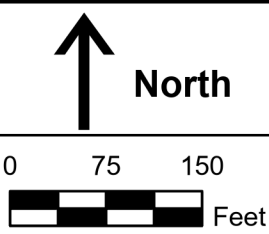
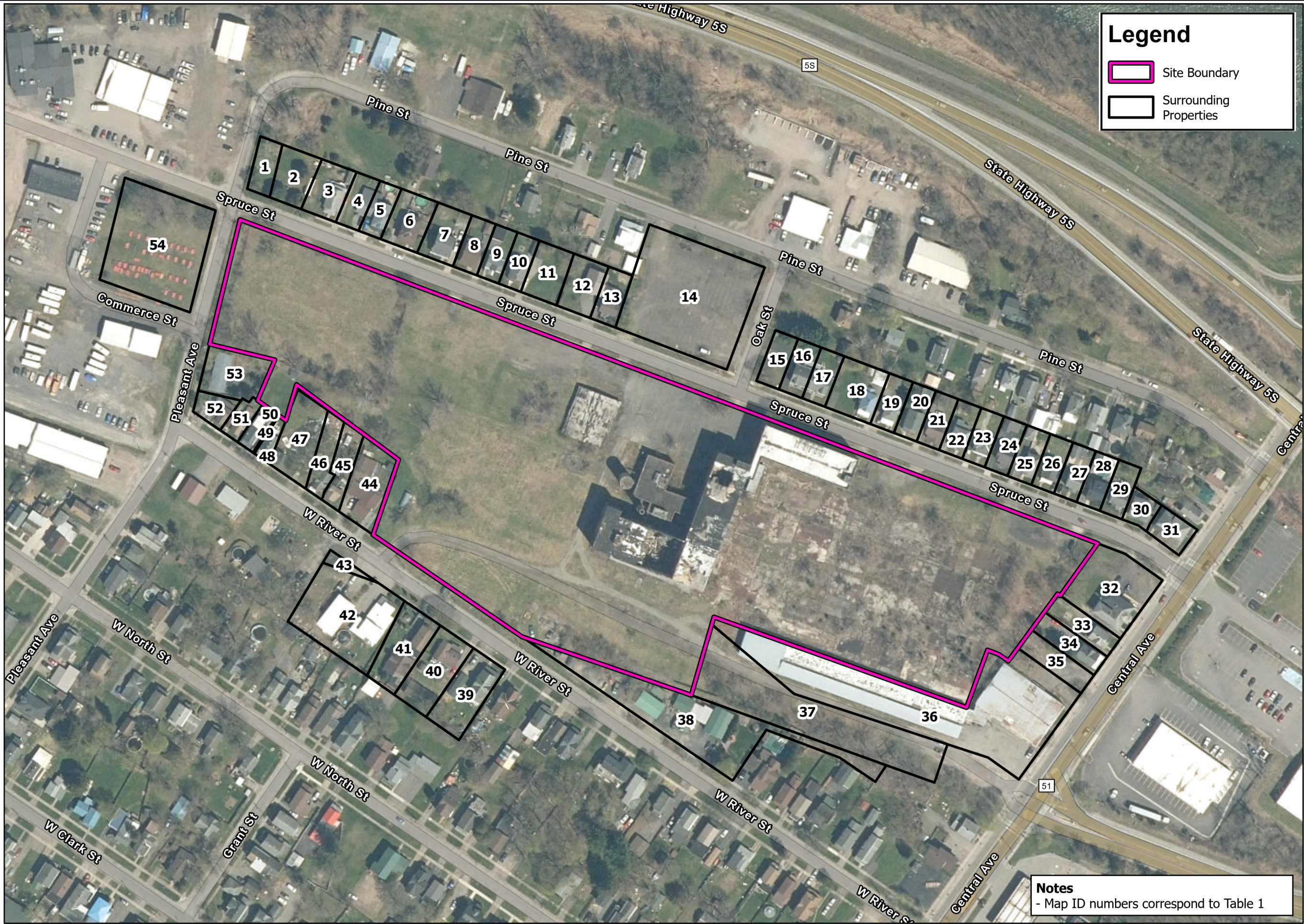
Figure 1
Site Location
Former Duofold Site
7 Spruce St
Ilion, New York 13357
HRP # LAH0001.P1
Scale 1" = 2,000'

USGS Quadrangle Information
Quad ID: 43075-A1
Name: Ilion, New York
Date Rev: 1976
Date Pub: 1979



ONE FAIRCHILD SQUARE
SUITE 110
CLIFTON PARK, NY 12065
(518) 877-7101
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Revisions	No.	Date			
Designed By:	DAB		Drawn By:	EY	
Issue Date:	08/04/2025		Project No:	LAH0001.P1	
			Reviewed By:	KLB	
			Sheet Size:	11x17	

Former Duofold Site
7 Spruce Street
Ilion, New York 13357

Figure No.
2

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Legend

Site Boundary

NYS En-Zone Boundaries


Poverty Rate of at least 20% and Unemployment Rate at least 125% of State rate

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar, Microsoft



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Issue Date:	08/01/2025	Project No:	LAH0001.P1	Sheet Size:
				11x17

NYS En-Zone Map

7 Spruce Street
Ilion, New York 13357

Figure No.

4

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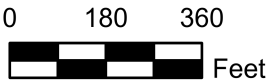
Site Boundary

NYS Disadvantaged Communities

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			Reviewed By:	KLB
			Sheet Size:	11x17

New York State
Disadvantaged
Communities
7 Spruce Street
Ilion, New York 13357

Figure No.
5

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1	Parameter reported above the NYSDEC Part 375 Restricted Residential Use SCO
1	Parameter reported above the NYSDEC Part 375 Commercial Use SCO
1	Parameter reported above the NYSDEC Part 375 Industrial Use SCO

SB-23	
Date Collected	9/17/2014
Sample Depth (ft bg)	0.6-2 ft bg
SVOC (mg/kg)	
Benzo(a)anthracene	12
Benzo(a)pyrene	9.9
Benzo(b)fluoranthene	16
Benzo(k)fluoranthene	5.5
Chrysene	10
Dibenzo(a,h)anthracene	0.9
Indeno(1,2,3-cd)pyrene	2.8



SB-17	
Date Collected	9/17/2014
Sample Depth (ft bg)	0.6-2 ft bg
SVOC (mg/kg)	
Benzo(a)anthracene	1.3
Benzo(a)pyrene	1.2
Benzo(b)fluoranthene	2

Notes
- mg/kg = milligrams per kilogram
- ft bg = feet below grade

Semivolalite Organic Compounds (SVOC) (mg/kg)	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial
Benzo(a)anthracene	1	5.6	11
Benzo(a)pyrene	1	1	1.1
Benzo(b)fluoranthene	1	5.6	11
Benzo(k)fluoranthene	3.9	56	110
Chrysene	3.9	56	110
Dibenzo(a,h)anthracene	0.33	0.56	1.1
Fluoranthene	100	500	1000
Indeno(1,2,3-cd)pyrene	0.5	5.6	11
Phenanthrene	100	500	1000
Pyrene	100	500	1000

SB-11	
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2 ft bg
SVOC (mg/kg)	
Benzo(a)anthracene	2.1
Benzo(a)pyrene	1.9
Benzo(b)fluoranthene	2.4
Indeno(1,2,3-cd)pyrene	1.1

SB-12	
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2 ft bg
SVOC (mg/kg)	
Benzo(a)anthracene	6.5
Benzo(a)pyrene	6.9
Benzo(b)fluoranthene	8.9
Chrysene	6.7
Dibenzo(a,h)anthracene	1.1
Indeno(1,2,3-cd)pyrene	4.1

Legend	
	Site Boundary
	Surface Soil Sampling Location

SB-8 (SF)	
Date Collected	9/16/2014
Sample Depth (ft bg)	0.6-2
SVOC (mg/kg)	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.2

SB-1	
Date Collected	9/15/2014
Sample Depth (ft bg)	0.5-2
SVOC (mg/kg)	
Benzo(a)anthracene	2.1
Benzo(a)pyrene	1.8
Benzo(b)fluoranthene	2.4
Indeno(1,2,3-cd)pyrene	1

SB-2	
Date Collected	9/15/2014
Sample Depth (ft bg)	0.5-2
SVOC (mg/kg)	
Benzo(a)anthracene	1.6
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.9


SB-9 (SF)	
Date Collected	9/16/2014
Sample Depth (ft bg)	0.6-2
SVOC (mg/kg)	
Benzo(a)anthracene	87
Benzo(a)pyrene	76
Benzo(b)fluoranthene	110
Benzo(k)fluoranthene	41
Chrysene	81
Dibenzo(a,h)anthracene	7.8
Fluoranthene	200
Indeno(1,2,3-cd)pyrene	31
Phenanthrene	120
Pyrene	160

SB-10 (SF)	
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2 ft bg
SVOC (mg/kg)	
Benzo(a)anthracene	16
Benzo(a)pyrene	14
Benzo(b)fluoranthene	17
Benzo(k)fluoranthene	6.2
Chrysene	15
Dibenzo(a,h)anthracene	1.7
Indeno(1,2,3-cd)pyrene	7.6



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Surface Soil
Analytical Results
SVOCs
7 Spruce Street
Ilion, New York 13357

Figure No.
6A

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1	Parameter reported above the NYSDEC Part 375 Industrial Use SCO

Sample ID	HRP-SS-1B
Date Collected	9/10/2020
Sample Depth (ft bg)	0.2-2
Metals (mg/kg)	
Arsenic	27
Lead	730

Sample ID	SB-23
Date Collected	9/17/2014
Sample Depth (ft bg)	0.5-2 ft bg
Metals (mg/kg)	
Lead	5490

Sample ID	SB-24
Date Collected	9/17/2014
Sample Depth (ft bg)	0.5-2 ft bg
Metals (mg/kg)	
Arsenic	19.2
Barium	403
Lead	2890

Sample ID	SB-22
Date Collected	9/17/2014
Sample Depth (ft bg)	0.5-2 ft bg
Metals (mg/kg)	
Copper	378

Sample ID	SB-19
Date Collected	9/17/2014
Sample Depth (ft bg)	0.6-2
Metals (mg/kg)	
Arsenic	52.6

Sample ID	SB-21
Date Collected	9/17/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Barium	500

Sample ID	SB-15
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Mercury	1.2

Sample ID	SB-14
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Arsenic	41.2

Sample ID	SB-12
Date Collected	9/16/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Arsenic	284
Barium	585
Lead	39600
Mercury	0.87

Sample ID	HRP-SS-6A	HRP-SS-6B
Date Collected	9/10/2020	9/10/2020
Sample Depth (ft bg)	0-0.2	0.2-2
Metals (mg/kg)		
Arsenic	16	18
Barium	140	450
Copper	300	420

Sample ID	SB-8
Date Collected	9/16/2014
Sample Depth (ft bg)	0.6-2
Metals (mg/kg)	
Mercury	15.9

Sample ID	HRP-SS-9
Date Collected	9/9/2020
Sample Depth (ft bg)	0-2
Metals (mg/kg)	
Lead	1000

Sample ID	SB-3
Date Collected	9/15/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Copper	295

Metals (mg/kg)	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial
Arsenic	16	16	16
Barium	400	400	10000
Copper	270	270	10000
Lead	400	1000	3900
Mercury	0.81	2.8	5.7

Legend

Site Boundary

⊕ Surface Soil Sampling Location

Notes

- mg/kg = milligrams per kilogram
- ft bg = feet below grade



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Surface Soil
Analytical Results
Metals
7 Spruce Street
Ilion, New York 13357

Figure No.

6B

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1	Parameter reported above the NYSDEC Part 375 Commercial Use SCO
1	Parameter reported above the NYSDEC Part 375 Industrial Use SCO

DF-SB-02	
Date Collected	11/8/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Arsenic	25.5

DF-SB-06	
Date Collected	11/8/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Arsenic	41.3

DF-SB-11	
Date Collected	11/8/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Arsenic	20.5
Barium	1730
Cadmium	5.7
Chromium	2090
Lead	84200
Nickel	442
Zinc	10500

Legend

Site Boundary

Subsurface Soil Sampling Location

Notes
- mg/kg = milligrams per kilogram
- ft bg = feet below grade

MW1	
Date Collected	9/17/2014
Sample Depth (ft bg)	8.5-10.5
Metals (mg/kg)	
Arsenic	17.1

DF-SB-10	
Date Collected	11/9/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Arsenic	18.3

Metals (mg/kg)	Part 375 Restricted Residential	Part 375 Commercial	Part 375 Industrial
Arsenic	16	16	16
Barium	400	400	10000
Cadmium	4.3	9.3	60
Chromium	180	1500	6800
Lead	400	1000	3900
Nickel	310	310	10000
Zinc	10000	10000	10000
Semivolatile Organic Compounds (SVOC) (mg/kg)			
Benzo(a)anthracene	1	5.6	11
Benzo(a)pyrene	1	1	1.1
Benzo(b)fluoranthene	1	5.6	11
Indeno(1,2,3-cd)pyrene	0.5	5.6	11

HRPB-3	
Date Collected	8/27/2020
Sample Depth (ft bg)	15-16
Metals (mg/kg)	
Lead	440

MW9	
Date Collected	9/17/2014
Sample Depth (ft bg)	0.5-2
Metals (mg/kg)	
Arsenic	19.8
Lead	1950

DF-SB-17	
Date Collected	11/8/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Lead	553

MW6	
Date Collected	9/23/2014
Sample Depth (ft bg)	0.5-2
SVOC (mg/kg)	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.4
Benzo(b)fluoranthene	1.9
Indeno(1,2,3-cd)pyrene	0.75

MW12		
Date Collected	9/25/2014	9/25/2014
Sample Depth (ft bg)	0.5-2	9-11
Metals (mg/kg)		
Arsenic	113	17.5

MW11	
Date Collected	9/24/2014
Sample Depth (ft bg)	0.5-2
SVOC (mg/kg)	
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.1
Benzo(b)fluoranthene	2
Indeno(1,2,3-cd)pyrene	0.56

DF-SB-13	
Date Collected	11/8/2016
Sample Depth (ft bg)	4-5
Metals (mg/kg)	
Lead	674

DF-SB-14	
Date Collected	11/8/2016
Sample Depth (ft bg)	6-7
Metals (mg/kg)	
Arsenic	39.5



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	No.	Date		
Designed By:	EY	Drawn By:	EY	Reviewed By:
Issue Date:	11/11/2025	Project No:	LAH0001.P1	Sheet Size:
				11x17

Subsurface Soil
Analytical Results
Metals and SVOCs

7 Spruce Street
Ilion, New York 13357

Figure No.
6C

Path: S:\Data\LAHGR - LAHINCH GROUP LLC\7 SPRUCE STREET, ILION, NY\LAH0001P1 - Duofold P1_BCP App\GIS\Duofold.aprx

Volatile Organic Compounds (VOCs) (µg/l)	NYSDEC Class GA Criteria
1,1-Dichloroethane	5
Benzene	1
Chloroform	7
cis-1,2-Dichloroethene	5
Ethylbenzene	5
Isopropylbenzene	5
Tetrachloroethene	5
trans-1,2-Dichloroethene	5
Trichloroethene	5
Vinyl chloride	2
Semivolatile Organic Compounds (SVOCs) (µg/l)	
Benzo(b)fluoranthene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Per- and polyfluoroalkyl substances (PFAS) (ng/l)	
Perfluorooctanesulfonic acid	2.7

HRP-MW-1	
Date Collected	9/22/2020
VOCs (µg/L)	
1,1-Dichloroethane	14
cis-1,2-Dichloroethene	300
trans-1,2-Dichloroethene	11
Trichloroethene	210
Vinyl chloride	13

MW8			
Date Collected	10/14/2014	11/10/2016	9/22/2020
VOCs (µg/L)			
Benzene	2.2	0.15	<2.5
cis-1,2-Dichloroethene	<1	240	370
trans-1,2-Dichloroethene	32	2	11
Trichloroethene	5	1.7	<5
Vinyl chloride	<1	11	15

TMW-1	
Date Collected	9/21/2020
VOCs (µg/L)	
cis-1,2-Dichloroethene	130
trans-1,2-Dichloroethene	13
Trichloroethene	7.9
Vinyl chloride	38

DF-TWP-16	
Date Collected	11/11/2016
VOCs (µg/L)	
cis-1,2-Dichloroethene	110
trans-1,2-Dichloroethene	8.1
Trichloroethene	5.8
Vinyl chloride	2.4

MW2			
Date Collected	10/14/2014	11/7/2016	9/22/2020
VOCs (µg/L)			
cis-1,2-Dichloroethene	21	26	4.1
Tetrachloroethene	1.4	3.3	5.7
trans-1,2-Dichloroethene	9.7	17	2
Trichloroethene	6.7	10	6.3
Vinyl chloride	1.8	5.4	<1

MW6	
Date Collected	10/14/2014
VOCs (µg/L)	
Chloroform	11

MW12	
Date Collected	9/29/2023
PFAS (ng/L)	
Perfluorooctanesulfonic acid (PFOS)	3.25

MW7		
Date Collected	10/14/2014	9/22/2020
VOCs (µg/L)		
Tetrachloroethene	6.7	5.2
SVOCs (µg/L)		
Benzo(b)fluoranthene	0.57	NA
Indeno(1,2,3-cd)pyrene	0.79	NA

HRP-MW-2	
Date Collected	9/22/2020
VOCs (µg/L)	
Trichloroethene	11

DF-TWP-14	
Date Collected	11/11/2016
VOCs (µg/L)	
Trichloroethene	34

MW9		
Date Collected	10/14/2014	9/22/2020
VOCs (µg/L)		
Trichloroethene	25	5.2
SVOCs (µg/L)		
Indeno(1,2,3-cd)pyrene	0.66	NA

Legend	
<1	Parameter not detected above the laboratory reporting limit
1	Parameter reported above the laboratory reporting limit but below the applicable regulatory standard
1	Parameter reported above the NYSDEC TOGS1.1.1 Class GA Criteria

MW10		
Date Collected	10/14/2014	11/9/2016
VOCs (µg/L)		
cis-1,2-Dichloroethene	54	64
Trichloroethene	21	20
Vinyl chloride	3.7	5.8

TMW-2	
Date Collected	9/21/2020
VOCs (µg/L)	
cis-1,2-Dichloroethene	35
Trichloroethene	9.2

HRP-MW-3	
Date Collected	9/23/2020
VOCs (µg/L)	
Trichloroethene	38

Legend

- Site Boundary
- Monitoring Well Locations

Notes

- µg/L = micrograms per liter
- ng/L = nanograms per liter
- NA = Not Analyzed



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Issue Date:	08/08/2025	Project No:	LAH0001.P1	Sheet Size:	11x17

Groundwater Analytical
Results VOCs, SVOCs,
and PFAS
7 Spruce Street
Ilion, New York 13357

Figure No.

6D

Path: S:\Data\LAHGR - LAHINCH GROUP LLC\7 SPRUCE STREET, ILION, NY\LAH0001P1 - Duofold P1_BCP App\GIS\Duofold.aprx

Legend

Site Boundary

Monitoring Well Locations

Notes

- µg/L = micrograms per liter
- NA = Not Analyzed

DF-TWP-02	
Date Collected	11/10/2016
Metals (µg/L)	
Iron	8,870
Manganese	553
Selenium	21

MW2		
Date Collected	10/14/2014	11/7/2016
Metals (µg/L)		
Arsenic	270	1.9
Barium	1,200	77.7
Beryllium	9.6	<1
Chromium	260	<2
Copper	580	0.42
Iron	354,000	953
Lead	330	0.15
Magnesium	209,000	20,600
Manganese	11,700	944
Mercury	0.9	NA
Nickel	430	0.42
Sodium	29,400	27600

MW5	
Date Collected	10/14/2014
Metals (µg/L)	
Arsenic	190
Beryllium	7.9
Chromium	210
Copper	450
Iron	303,000
Lead	280
Magnesium	137,000
Manganese	2,800
Nickel	360

MW6		
Date Collected	10/14/2014	11/8/2016
Metals (µg/L)		
Antimony	15	<2
Arsenic	350	0.17
Barium	1,700	60.5
Beryllium	15	<1
Cadmium	5.8	<1
Chromium	400	<2
Copper	920	0.21
Iron	546,000	33.3
Lead	750	0.16
Magnesium	337,000	21,800
Manganese	21,800	5.2
Mercury	1.1	NA
Nickel	810	<1
Sodium	27,400	45,300
Zinc	2,300	0.53

MW3		
Date Collected	10/14/2014	11/8/2016
Metals (µg/L)		
Antimony	7.9	<2
Arsenic	260	15.2
Barium	3,400	204
Beryllium	12	<1
Cadmium	9.9	<1
Chromium	340	0.07
Copper	1,600	<2
Iron	413,000	6,170
Lead	500	0.6
Magnesium	424,000	26,000
Manganese	20,400	5320
Mercury	1.6	NA
Nickel	770	<1.1
Sodium	25,600	14,800

MW1		
Date Collected	10/14/2014	11/7/2016
Metals (µg/L)		
Arsenic	73	0.76
Chromium	87	2
Iron	103,000	484
Lead	86	0.13
Magnesium	104,000	20,600
Manganese	6,100	83.2
Nickel	120	0.08
Sodium	25,600	32,200

DF-TWP-03	
Date Collected	11/10/2016
Metals (µg/L)	
Sodium	35,300

MW4		
Date Collected	10/14/2014	11/8/2016
Metals (µg/L)		
Antimony	13	<2
Arsenic	550	0.34
Barium	2,700	69.9
Beryllium	14	<1
Cadmium	8.2	<1
Chromium	730	38
Copper	1,300	0.72
Iron	604,000	35.8
Lead	860	0.08
Magnesium	446,000	19,200
Manganese	40,400	194
Mercury	0.8	NA
Nickel	1,200	0.91
Sodium	32,100	42,100

MW8		
Date Collected	10/14/2014	11/10/2016
Metals (µg/L)		
Antimony	26	<2
Arsenic	340	3.1
Barium	2,400	86.1
Beryllium	14	<1
Cadmium	5.4	<1
Chromium	580	7.4
Copper	920	0.23
Iron	448,000	2,390
Lead	590	0.09
Magnesium	636,000	15,700
Manganese	38,000	343
Mercury	0.8	NA
Nickel	920	0.14
Sodium	23,100	39,200
Zinc	2,200	0.83

MW10		
Date Collected	10/14/2014	11/9/2016
Metals (µg/L)		
Antimony	37	<2
Arsenic	390	0.17
Barium	3,700	78.1
Beryllium	18	<1
Chromium	470	<2
Copper	1,100	0.54
Iron	587,000	30
Lead	930	0.16
Magnesium	378,000	17,900
Manganese	35,400	1,280
Mercury	1.1	NA
Nickel	1,200	<0.83
Sodium	26,800	28,300
Zinc	2,800	1

DF-TWP-07	
Date Collected	11/10/2016
Metals (µg/L)	
Sodium	44,500

Metals (ug/l)	NYSDEC Class GA Criteria
Antimony	3
Arsenic	25
Barium	1000
Beryllium	3
Cadmium	5
Chromium	50
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Mercury	0.7
Nickel	100
Selenium	10
Sodium	20000
Zinc	2000

MW9		
Date Collected	10/14/2014	11/10/2016
Metals (µg/L)		
Antimony	25	<2
Arsenic	210	0.48
Barium	1,300	126
Beryllium	12	<1
Chromium	340	<2
Copper	670	0.88
Iron	395,000	209
Lead	800	0.72
Magnesium	294,000	21,000
Manganese	10,300	1,010
Mercury	1.4	NA
Nickel	580	<1.5
Sodium	22,600	6,200

MW7		
Date Collected	10/14/2014	11/9/2016
Metals (µg/L)		
Antimony	29	<2
Arsenic	350	0.14
Barium	2,100	84.1
Beryllium	16	<1
Chromium	450	0.21
Copper	880	0.47
Iron	508,000	42.8
Lead	750	0.18
Magnesium	643,000	21,700
Manganese	10,800	10.9
Mercury	1.5	NA
Nickel	860	0.19
Sodium	29,300	44,600
Zinc	2,200	0.82

MW11		
Date Collected	10/14/2014	11/9/2016
Metals (µg/L)		
Antimony	38	<2
Arsenic	330	0.15
Barium	2,100	71.5
Beryllium	19	<1
Chromium	520	0.45
Copper	1,100	0.36
Iron	606,000	27.4
Lead	870	0.18
Magnesium	349,000	21,100
Manganese	16,900	26.7
Nickel	1,100	<0.28
Selenium	15	4.3
Sodium	33,200	47,800
Zinc	2,700	2.1

Legend	
<1	Parameter not detected above the laboratory reporting limit
1	Paramter reported above the laboratory reporting limit but below the applicable regulatory standard
1	Parameter reported above the NYSDEC TOGS1.1.1 Class GA Criteria



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Issue Date: 08/08/2025					
Project No: LAH0001.P1					
Sheet Size: 11x17					

Groundwater
Analytical Results
Metals


7 Spruce Street
Ilion, New York 13357

Figure No.
6E

Path: \\hrp-ny-fs2\SharedData\LAHGR - LAHINCH GROUP LLC\7 SPRUCE STREET, ILION, NY\LAH0001P1 - Duofold P1_BCP App\GIS\Duofold.aprx

Legend

 Site Boundary

 Soil Vapor Point Location

Notes

- µg/m³ = micrograms per cubic meter
- Values bolded indicate detections above the laboratory method detection limit

HRP-SV-7	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
Benzene	13
Cyclohexane	27
Ethylbenzene	2.3
Heptane	1.6
Hexane	7
1,2,4-Trimethylbenzene	1.9
1,3,5-Trimethylbenzene	1.9
Tetrachloroethene	1.8
Toluene	16
Trichloroethene	2.5
m,p-Xylene	11
o-Xylene	5.2
Xylenes (total)	17

Matrix	Analyte	No Further Action	Monitor	Mitigate
A	cis-1,2-Dichloroethene	< 6	6 to < 60	> 60
	Trichloroethene			
B	Tetrachlorethene	< 100	100 to < 1000	> 1000
	Methylene Chloride			
C	Vinyl Chloride	< 6	6 to < 60	> 60
D	Benzene	< 60	60 to < 600	> 600
	Ethylbenzene			
	Cyclopentane			
	2,2,4-Trimethylpentane			
	1,2,4-Trimethylbezene			
	1,3,5-Trimethylbenzene			
E	o-xylene	< 200	200 to < 2000	> 2000
	m,p-xylene			
E	Heptane	< 300	300 to < 3000	> 3000
	Hexane			
E	Toluene			
Xylenes (total) = Not Promulgated in the SVI Matrix				

HRP-SV-1	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
cis-1,2-Dichloroethene	1,650
Hexane	1,250
Methylene chloride	235
Tetrachloroethene	739
Toluene	195
Trichloroethene	17,100

HRP-SV-4	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
Ethylbenzene	24
Tetrachloroethene	2.3
Trichloroethene	1.2
Vinyl chloride	2.4
m,p-Xylene	103
o-Xylene	16
Xylenes (total)	118

HRP-SV-5	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
Benzene	3.5
Cyclohexane	13
cis-1,2-Dichloroethene	2.5
Ethylbenzene	2.3
Heptane	26
Hexane	49.7
2,2,4-Trimethylpentane	2.9
Tetrachloroethene	2.4
Toluene	288
Trichloroethene	9.7
m,p-Xylene	6.1
o-Xylene	2.6
Xylenes (total)	8.7

HRP-SV-2	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
Benzene	3.8
cis-1,2-Dichloroethene	2.2
1,2,4-Trimethylbenzene	3.7
Tetrachloroethene	22
Toluene	3.2
Trichloroethene	31
m,p-Xylene	4.3
Xylenes (total)	4.3

HRP-SV-3	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
cis-1,2-Dichloroethene	29
Tetrachloroethene	7,320
Trichloroethene	656

HRP-SV-6	
Date Collected:	9/22/2020
VOCs (µg/m ³)	
Benzene	12
Cyclohexane	7.6
Ethylbenzene	3.3
Heptane	8.2
Hexane	5.6
1,2,4-Trimethylbenzene	4.9
1,3,5-Trimethylbenzene	4.3
Tetrachloroethene	462
Toluene	11
Trichloroethene	66.1
m,p-Xylene	8.7
o-Xylene	4.3
Xylenes (total)	13



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Issue Date:	08/08/2025	Project No:	LAH0001.P1	Sheet Size:	11x17

Soil Vapor Point
Analytical Results
Decision Matrix
Compounds
7 Spruce Street
Ilion, New York 13357

Figure No.

6F

New York State, Maxar, Microsoft

TABLES

Table 1.
Surrounding Property Owners

Map ID	Property Address	Property Owner	Property Owner Address	SBL
1	76 Spruce St	Deborah Stacks	34017 Astoria Cir Wesley Chapel, FL 33545	119.36-1-36
2	74 Spruce St	Deborah Stacks Lucius Jeffers	34017 Astoria Cir Wesley Chapel, FL 33545 72 Spruce St Ilion, NY 13357	119.36-1-37
3	72 Spruce St			119.36-1-38
4	70 Spruce St	Laurie Jeffers Christopher Springer	893 Darren Hill Rd Little Falls, NY 13365 68 Spruce St Ilion, NY 13357	119.36-1-39
5	68 Spruce St	Janice Springer Christopher Springer	68 Spruce St Ilion, NY 13357	119.36-1-40
6	66 Spruce St	Robert Dodge Mary Dodge	66 Spruce St Ilion, NY 13357	119.36-1-41
7	62 Spruce St	Joelle Burns	62 Spruce St Ilion, NY 13357	119.36-1-42
8	60 Spruce St	Holly Quinn	60 Spruce St Ilion, NY 13357	119.36-1-43
9	58 Spruce St	Terrance Kalka Bonnie Kalka	58 Spruce St Ilion, NY 13357	119.36-1-44
10	56 Spruce St	Joseph McDonald Jennifer Forgey	56 Spruce St Ilion, NY 13357	119.36-1-45
11	54 Spruce St	Joseph McDonald Jennifer Forgey	56 Spruce St Ilion, NY 13357	119.36-1-46
12	NA	Cody Clifford	48 Spruce St Ilion, NY 13357	119.36-1-47
13	48 Spruce St	Cody Clifford	48 Spruce St Ilion, NY 13357	119.36-1-48
14	NA	The Village of Ilion	49 Morgan St Ilion, NY 13357	120.29-1-26
15	NA	Kelly Melnick	110 W River St Ilion, NY 13357	120.29-1-62
16	34 Spruce St	Kelly Melnick	34 Spruce St Ilion, NY 13357	120.29-1-61
17	NA	Kelly Melnick	110 W River St Ilion, NY 13357	120.29-1-60
18	28 Spruce St	Penny Garski	28 Spruce St Ilion, NY 13357	120.29-1-59
19	26 Spruce St	Shayna Keller	3 N Richfield St Mohawk, NY 13407	120.29-1-58
20	24 Spruce St	Elevator Properties	969 Waterman Ave East Providence, RI 02914	120.29-1-57
21	22 Spruce St	Chris McConkey	22 Spruce St Ilion, NY 13357	120.29-1-56
22	20 Spruce St	Matthew A Mills Shauna L Mills	20 Spruce St Ilion, NY 13357	120.29-1-55
23	18 Spruce St	Kenneth Dineen Jean Dineen	18 Spruce St Ilion, NY 13357	120.29-1-54
24	16 Spruce St	Lisa Evans	16 Spruce St Ilion, NY 13357	120.29-1-53
25	14 Spruce St	Hailey Manley	14 Spruce St Ilion, NY 13357	120.29-1-52

Table 1.
Surrounding Property Owners

26	12 Spruce St	David Slotnick, Jr	12 Spruce St Ilion, NY 13357	120.29-1-51
27	10 Spruce St	Richelle Reid Vicky Williams	10 Spruce St Ilion, NY 13357	120.29-1-50
28	8 Spruce St	Jerry Laymon Elizabeth Laymon	8 Spruce St Ilion, NY 13357	120.29-1-49
29	6 Spruce St	David Laymon Judi Laymon	6523 Bryce Woodlands St Las Vegas, NV 89148	120.29-1-48
30	4 Spruce St	James Mundorff	4 Spruce St Ilion, NY 13357	120.29-1-47
31	173 Central Ave	Joseph Rizzo, III	6648 College Hill Rd Clinton, NY 13323	120.29-1-46
32	157-163 Central Ave	Tyler Brown	46 Rand St Ilion, NY 13357	120.29-1-64
33	155 Central Ave	Kelly Benoit	155 Central Ave Ilion, NY 13357	120.29-1-65
34	153 Central Ave	Tyler Brown	8581 Westmoreland Rd Whitesboro, NY 13492	120.29-1-66
35	149 Central Ave	143 Central Ave Inc	59 Chenango Bridge Rd Binghamton, NY 13901	120.29-1-67
36	141-143 Central Ave	143 Central Ave Inc	59 Chenango Bridge Rd Binghamton, NY 13901	120.29-1-68
37	NA	143 Central Ave Inc	59 Chenango Bridge Rd Binghamton, NY 13901	120.29-2-74.2
38	NA	Charles Humphreville	28 W River St Ilion, NY 13357	120.29-2-1.1
39	65 W River St	Mikol Donato, Jr	65 W River St Ilion, NY 13357	119.36-2-4
40	71 W River St	Kathy Pickett	71 W River St Ilion, NY 13357	119.36-2-3
41	75 W River St	Patrick Dunn Smith Dunn	75 W River St Ilion, NY 13357	119.36-2-2
42	79 W River St	Mary Raux Tubia	79 W River St Ilion, NY 13357	119.36-1-13.1
43	NA	Mary Raux Tubia	79 W River St Ilion, NY 13357	119.36-1-76.3
44	94 W River St	Alexander Brough	5 Spring St Mohawk, NY 13407	119.36-1-50
45	98 W River St	Nicole Geno Edward Dygert	28 Grove St Ilion, NY 13357	119.36-1-51
46	100 W River St	Louis Geno	28 Grove St Ilion, NY 13357	119.36-1-52
47	106 W River St	Louis Geno Nicole Geno	28 Grove St Ilion, NY 13357	119.36-1-53
48	108 W River St	Katherin Melnick Wilcox	110 W River St Ilion, NY 13357	119.36-1-54.2
49	NA	Katherin Melnick Wilcox	110 W River St Ilion, NY 13357	119.36-1-54.1
50	110 W River St	Katherin Melnick Wilcox	110 W River St Ilion, NY 13357	119.36-1-55
51	114 W River St	Wesley Eugene	3046 LaQuinto Dr Missouri City, TX 77459	119.36-1-56
52	116 W River St	Marines Alejandro	116 W River St Ilion, NY 13357	119.36-1-57

Table 1.
Surrounding Property Owners

53	40 Pleasant Ave	Devereau Bugal	40 Pleasant Ave Ilion, NY 13357	119.36-1-58
54	45 Pleasant Ave	Kevin Craska	45 Pleasant Ave Ilion, NY 13357	119.36-1-16

Table 2A
Soil Data Summary Table
Former Duofold Site
BCP Application

Analytes > RRU SCOs	Detections > RRU SCOs	Maximum Detection (ppm)	RRU SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	11	87	1	0.6 - 2
Benzo(a)pyrene	11	76	1	0.6 - 2
Benzo(b)fluoranthene	10	110	1	0.6 - 2
Benzo(k)fluoranthene	3	41	3.9	0.6 - 2
Chrysene	4	81	3.9	0.6 - 2
Dibenzo(a,h)anthracene	4	7.8	0.33	0.6 - 2
Fluoranthene	1	200	100	0.6 - 2
Indeno(1,2,3-cd)pyrene	8	31	0.5	0.6 - 2
Phenanthrene	1	120	100	0.6 - 2
Pyrene	1	160	100	0.6 - 2
Arsenic	16	284	16	0.5 - 2
Barium	5	1,730	400	4 - 5
Cadimium	1	5.7	4.3	4 - 5
Chromium	1	2,090	180	4 - 5
Copper	4	420	270	0.2 - 2
Lead	10	84,200	400	4 - 5
Mercury	3	15.9	0.81	0.6 - 2
Nickel	1	442	310	4 - 5
Zinc	1	10,500	10000	4 - 5

RRU SCO = Restricted Residential Use Soil Cleanup Objective

ppm = Parts Per Million

ft bgs = feet below grade surface

Table 2B
Groundwater Data Summary Table
Former Duofold Site
BCP Application

Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
1,1-Dichloroethane	1	14	5
Benzene	1	2.2	1
Chloroform	1	11	7
cis-1,2-Dichloroethene	8	340	5
Tetrachloroethene	2	6.7	5
trans-1,2-Dichloroethene	6	32	5
Trichloroethene	11	210	5
Vinyl chloride	7	38	2
Benzo(b)fluoranthene	1	0.57	0.002
Indeno(1,2,3-cd)pyrene	2	0.79	0.002
Perfluorooctanesulfonic acid (PFOS)	1	0.00325	0.0027
Antimony	9	38	3
Arsenic	12	550	25
Barium	10	3,700	1,000
Beryllium	11	19	3
Cadmium	4	9.9	5
Chromium	12	730	50
Copper	11	1,600	200
Iron	13	606,000	300
Lead	12	930	25
Magnesium	12	643,000	35,000
Manganese	13	40,400	300
Mercury	8	1.6	0.7
Nickel	12	1,200	100
Selenium	2	21	10
Sodium	13	49,700	20,000
Zinc	5	2,800	2,000

AWQS = Ambient Water Quality Standards

ppb = Parts Per Billion

Table 2C
Soil Vapor Data Summary Table
Former Duofold Site
BCP Application

Analytes	Total Detections	Maximum Detection ($\mu\text{g}/\text{m}^3$)	Type
Benzene	4	13	Soil Vapor
Cyclohexane	3	27	Soil Vapor
cis-1,2-Dichloroethene	4	1,650	Soil Vapor
Ethylbenzene	4	24	Soil Vapor
Heptane	3	26	Soil Vapor
Hexane	4	1,250	Soil Vapor
Methylene chloride	1	235	Soil Vapor
1,2,4-Trimethylbenzene	3	4.9	Soil Vapor
1,3,5-Trimethylbenzene	2	4.3	Soil Vapor
2,2,4-Trimethylpentane	1	2.9	Soil Vapor
Tetrachloroethene	7	7,320	Soil Vapor
Toluene	5	288	Soil Vapor
Trichloroethene	7	17,100	Soil Vapor
Vinyl chloride	1	2.4	Soil Vapor
m,p-Xylene	5	103	Soil Vapor
o-Xylene	4	16	Soil Vapor
Xylenes (total)	5	118	Soil Vapor

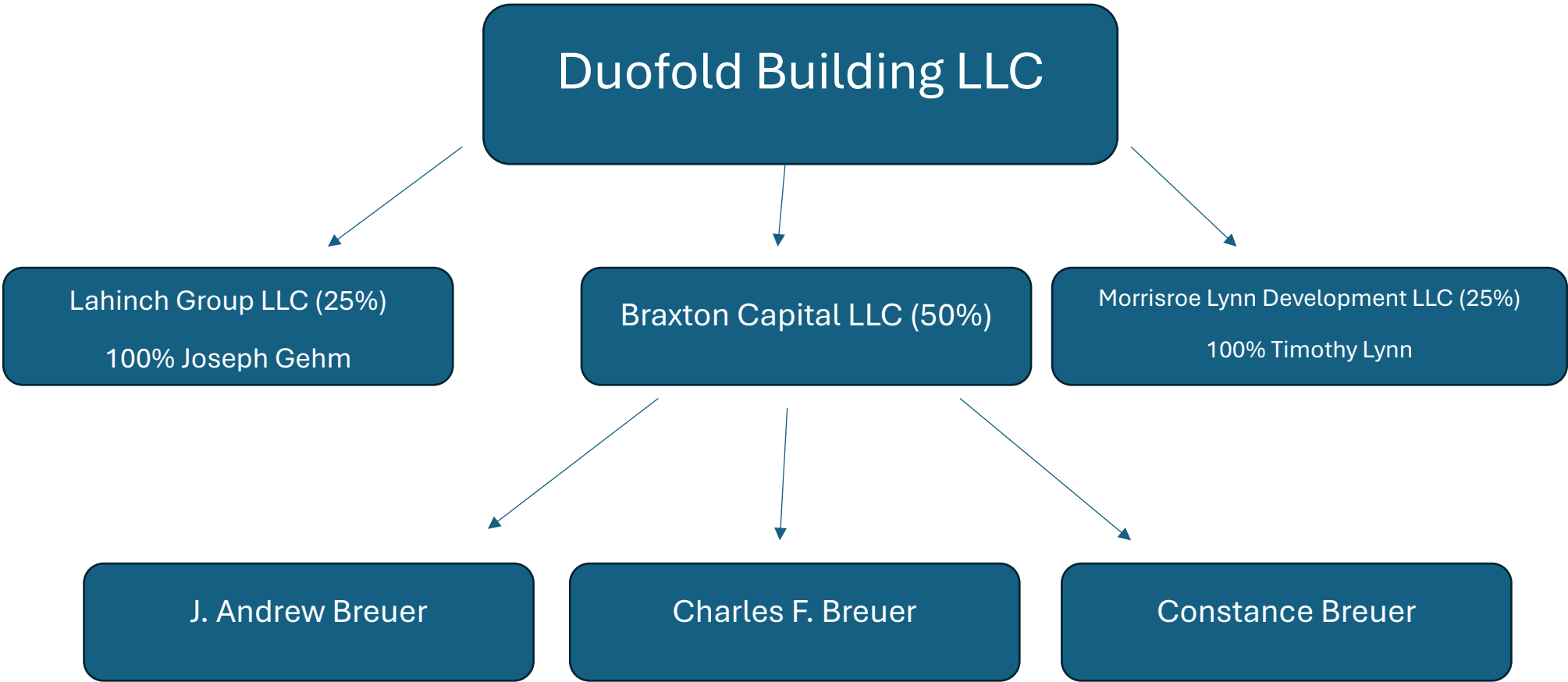
$\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

Attachment A

Conceptual Project Development Plan

Attachment B

Applicants NYS LLC Organizational and Ownership Information



NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
FILING RECEIPT

ENTITY NAME : DUOFOLD BUILDING LLC
DOCUMENT TYPE : ARTICLES OF ORGANIZATION
ENTITY TYPE : DOMESTIC LIMITED LIABILITY COMPANY

DOS ID : 6637019
FILE DATE : 11/07/2022
FILE NUMBER : 221107002116
TRANSACTION NUMBER : 202211070002469-1421293
EXISTENCE DATE : 11/07/2022
DURATION/DISSOLUTION : PERPETUAL
COUNTY : ONONDAGA



SERVICE OF PROCESS ADDRESS : LLC
5161 WAGON TRAILS END,
SYRACUSE, NY, 13215, USA
FILER : LYNN D'ELIA TEMES & STANCZYK
449 S SALINA ST 2ND FL,
SYRACUSE, NY, 13202, USA

You may verify this document online at : <http://ecorp.dos.ny.gov>
AUTHENTICATION NUMBER : 100002461028

TOTAL FEES:	\$210.00	TOTAL PAYMENTS RECEIVED:	\$210.00
FILING FEE:	\$200.00	CASH:	\$0.00
CERTIFICATE OF STATUS:	\$0.00	CHECK/MONEY ORDER:	\$0.00
CERTIFIED COPY:	\$10.00	CREDIT CARD:	\$210.00
COPY REQUEST:	\$0.00	DRAWDOWN ACCOUNT:	\$0.00
EXPEDITED HANDLING:	\$0.00	REFUND DUE:	\$0.00

Date of this notice: 11-17-2022

Employer Identification Number:
88-4302902

Form: SS-4

Number of this notice: CP 575 B

DUOFOLD BUILDING LLC
JOSEPH GEHM MBR
5161 WAGON TRAILS END
SYRACUSE, NY 13215

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-4302902. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is DUOF. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 B

999999999999

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 11-17-2022
() - EMPLOYER IDENTIFICATION NUMBER: 88-4302902
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

DUOFOLD BUILDING LLC
JOSEPH GEHM MBR
5161 WAGON TRAILS END
SYRACUSE, NY 13215

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for DUOFOLD BUILDING LLC, File Number 221107002116 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on November 07, 2022.

Brendan C. Hughes

Brendan C. Hughes
Executive Deputy Secretary of State

**ARTICLES OF ORGANIZATION
OF
DUOFOLD BUILDING LLC
Under Section 203 of the Limited Liability Company Law**

THE UNDERSIGNED, being a natural person of at least eighteen (18) years of age, and acting as the organizer of the limited liability company hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York certifies that:

- FIRST: The Name of the limited liability company is: **DUOFOLD BUILDING LLC**
- SECOND: To engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency, or other body without such consent or approval first being obtained.
- THIRD: The county, within this state, in which the office of the limited liability company is to be located is **ONONDAGA**
- FOURTH: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:
**LLC
5161 WAGON TRAILS END
SYRACUSE, NY 13215**
- FIFTH: The limited liability company is to be managed by: **One or more managers**
- SIXTH: The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers of the limited liability company against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) incurred in connection with any claims, causes of action, demands, damages, liabilities of the limited liability company, and any pending or threatened action, suit, or proceeding. Such indemnification shall be made to the fullest extent permitted by the laws of the State of New York, provided that such acts or omissions which gives rise to the cause of action or proceedings occurred while the Member or Manager was in performance of his or her duties for the limited liability company and was not as a result of his or

her fraud, gross negligence, willful misconduct or a wrongful taking. The indemnification provided herein shall inure to the benefit of successors, assigns, heirs, executors, and the administrators of any such person.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

TIMOTHY M. LYNN (Signature)

TIMOTHY M. LYNN, ORGANIZER
449 S SALINA ST 2ND FL
SYRACUSE, NY 13202

Filed by:

LYNN D'ELIA TEMES & STANCZYK
449 S SALINA ST 2ND FL
SYRACUSE, NY 13202

Attachment C

Property Access Agreement

VILLAGE MAYOR

John P. Stephens

VILLAGE TRUSTEES

Kari A. Allen, Deputy Mayor

Michael J. Emrich

Josh J. Kelly

Daniel J. Sheffield



Village of Ilion
49 Morgan Street
Ilion, NY 13357
Phone: 315-895-7449
TDD 711

**VILLAGE TREASURER/
ADMINISTRATIVE ASST.**

MariJo Rice

VILLAGE CLERK

JoAnn Duga

VILLAGE ATTORNEY

Hage & Hage

August 4, 2025

Duofold Building LLC
449 S. Salina Street
Suite 200
Syracuse, NY 13202

Re: Access to Village owned property at 7 Spruce Street, Ilion (Tax Parcel Nos. 120.29-1-63 and 120.29-2-74.1)

Dear Duofold Building LLC:

This letter confirms that Duofold Building LLC has access to the above-referenced properties to implement any investigation or remedial work required by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), and otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA), including the recording of an environmental easement, if required, from the date hereof until such time as the BCA is terminated or NYSDEC issues a certificate of completion.

Sincerely,

John P. Stephens
Mayor/Public Safety Commissioner
Village of Ilion

CC:

Village Board

Village Attorney

HCIDA

Village Treasurer

File

Attachment D

Green and Sustainable Remediation Objectives

Green and Sustainable Remediation Objectives

Remediation of Inactive Hazardous Waste Disposal Sites have the potential to impact vegetation/habitat, generate waste, emit GHG and air toxics, and require a considerable amount of energy and other resources. To ensure that NYSDEC continues to lead-by-example as NYS transitions to the low-carbon sustainable economy of the future, Green and Sustainable Remediation (GSR) objectives are documented in this Feasibility Study (FS).

All remedial actions must conform with requirements from the Climate Leadership and Community Protection Act (CLCPA) – Section 7(2) which requires all state agencies to consider “whether such decisions are inconsistent with, or will interfere with, the attainment of the statewide GHG emission limits established in Article 75 of the environmental conservation law.” If deemed inconsistent, the state agency must provide a detailed justification and identify alternatives or GHG mitigation measures to be imposed. While the goal of the RA is to address unacceptable risk from hazardous substance releases, consideration of the cleanup activities’ broader impacts on the community and the environment is consistent with the NYSDEC sustainability and GHG reduction goals as outlined in NYSDEC policies (e.g., CP-75-DEC Sustainability, DER-31 Green Remediation, CP-49 Climate Change Climate Change and DEC Action and CP-75 Sustainability). During this FS, HRP will identify and recommend Green and Sustainable Remediation principals and techniques to the extent feasible including but not limited to:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long-term when choosing a Site remedy.
 - Reducing direct and indirect GHG and other emissions.
 - Increasing energy efficiency and minimizing use of non-renewable energy.
 - Conserving and efficiently managing resources and materials.
 - Reducing waste, increasing recycling, and increasing reuse of materials which would otherwise be considered a waste.
 - Maximizing habitat value and creating habitat when possible.
 - Fostering green and healthy communities and working landscapes which balance ecological, economic, and social goals; and
 - Integrating the remedy with the Site’s end use where possible and encouraging green and sustainable re-development.

To accomplish this goal, during the remedy selection, each proposed remedial alternative that passes the Threshold Criteria will be subjected to a Balancing Criteria review that identifies potential environmental impacts/reductions and impediments (i.e., permitting, zoning, public acceptance, etc.) associated with:

- Material and Waste
- Water
- Energy
- Air Emissions
- Infrastructure Resilience and Green Infrastructure

- Green Procurement
- Sustainable Transportation
- Species and Habitat Protection
- Educational Programming and Outreach

Once the negative environmental impacts of the remedy are identified, Green and Sustainable Remediation options to reduce these negative impacts will be identified including but not limited to:

- Maximizing the reuse of materials and recycled materials during remediation design.
- Using local sources for backfill, topsoil and other materials and transporting waste materials to the closest qualified waste facility.
- Using appropriately-sized machinery, implementing of an engine idle reduction plan and ensuring equipment is properly maintained to assure operational efficiency.
- Using fuel-efficient on-road and construction vehicles fueled by biodiesel blends and ultra-low sulfur that minimize emission of particulate matter and sulfur oxides (SO_x).
- Minimizing the type and quantity of waste generated and requiring off-site disposal by recycling and reusing materials.
- Minimizing water use on-site and using treated groundwater discharge to replenish the aquifer or assist with groundwater collection or habitat creation.
- Managing stormwater on-site to encourage native vegetation and minimize disturbance or transport of topsoil.
- Implementing energy-efficient practices and equipment and utilizing renewable sources of energy.
- Limiting disturbance of existing vegetation, stream bank, etc. and maximizing use of native vegetation, habitat, and pervious surfaces.
- Considering local stakeholders to select remedies that develop green and healthy communities which balance ecological, economic, and social goals.
- Minimizing dust generation by limiting the speed of trucks and other vehicles in the work area.
- Identifying traffic routes that minimize idling time, noises, and dust impacts on the surrounding community.

Attachment E

Climate Screening Checklist

Climate Screening Checklist

Background Information

- Project Manager: **Kim Baines**
- Site Name: **Former Duofold Site**
- Site Number: **NA**
- Site Location: **7 Spruce St, Ilion NY**
- Site Elevation (average above sea level): **Approximately 410 feet**
- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)): **Region 5 - East Hudson and Mohawk River Valleys**
- Remedial Stage/site classification: **Class 2**
- Contamination - Media Impacted/ Contaminants of Concern: **Soil, groundwater, soil vapor / COCs: metals, PCE, TCE, cis-1,2-DCE, VC**
- Proposed/Current Remedy: **Limited excavation and replace with a cover system and clean fill, provide an SSDS for all site buildings**
- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years? **The implementation of the remedy is estimated to be 2.5 years. Engineering (SSDS systems in buildings) and Institutional Controls (cap) will remain in place along with an environmental easement under a Site Management Plan for 10+ years.**
- Is the site in proximity to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.) **Yes, the sensitive receptors are the adjacent residential dwellings**

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](#))?

☒ Yes ☐ No

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

☐ Yes ☒ No

--

Climate Screening Table*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) ¹	Projected Change (Reference data source/Model) ³	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) ⁴
Precipitation	Y	N (Resilience Analysis Planning Tool [RAPT]; arogis.com)	N/A	N/A
Temperature ² (Extreme Heat or Cold Weather Impacts)	Y	Y	N	N
Sea Level Rise	N	N/A	N/A	N/A
Flooding	Y	N/A	N	Y
Storm Surge	N (NOAA)	N/A	N/A	N/A
Wildfire	N (Resilience Analysis Planning Tool [RAPT]; arogis.com)	N/A	N/A	N/A
Drought	Y	N (Drought.gov)	N	N
Storm Severity	Y	N (Resilience Analysis Planning Tool [RAPT]; arogis.com)	N	N
Landslides	N	N/A	N/A	N/A
Other Hazards:	Seismic Activity	N (Resilience Analysis Planning Tool [RAPT]; arogis.com)	N/A	N/A

* Links to potential data sources can be found on the following page

¹ If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

² Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

³ List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

⁴ If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

Required Next Steps (If no further action is required, provide justification):

No further action is required at this time. The proposed remedy is not expected to be impacted by any potential climate hazards as shown in the Climate Screening Table above.

Attachment F

Village of Ilion's Draft Local Waterfront Revitalization Plans

Village of Ilion
Local Waterfront Revitalization Program
Community Outreach Process and Plan

Contents

No table of contents entries found.

Appendix A: Local Waterfront Revitalization Advisory Committee (LWRAG)

Appendix B: Proposed Waterfront Revitalization Area

Appendix C: Local Waterfront Revitalization Program - Project Schedule

Project Overview

The Village of Ilion (Village) has received funding from the New York State Department of State (NYSDOS) Division of Coastal Resources to develop the Village's Local Waterfront Revitalization Program (LWRP).

An LWRP is a voluntary mechanism for local municipalities to participate in New York State's Coastal Management Program (CMP). Once approved by the New York State Secretary of State, actions by State agencies must be consistent with the approved LWRP. Similarly, once the federal government concurs with an LWRP, federal agency actions are required to be consistent.

The Village Board established a Local Waterfront Revitalization Advisory Committee (LWRAC) to guide the programs development. The LWRAC includes a broad range of stakeholders including residents, property owners, and business owners. For a complete list of LWRAC members and affiliations, see Appendix A.

The process for developing an LWRP involves multiple tasks including public participation, an analysis of existing conditions, and an identification of projects and actions needed to address issues and opportunities identified by the community. Additionally, the plan will include recommendations for implementation.

The LWRP is intended to encourage new economic activity and improve public access and recreational use of the Mohawk River, while protecting and restoring natural resources. Some goals to be considered in the LWRP may address climate change, evaluate rising water levels in relation to proposed development areas and Village infrastructure, and support the evolution of the waterfront into a sustainable and resilient entity.

Project Players

Barton and Loguidice (B&L) has been selected to work with the Village and the LWRAC to develop the LWRP.

Community Outreach Process and Plan

A community outreach process and plan provides an opportunity to gather information from members of the public and stakeholders about the study area. Input received is critical to making informed decisions regarding the study area.

This community outreach process and plan has been developed to establish a communication channel between the public, the Village, the LWRAC, applicable regulatory agencies, and the Project Team throughout the development of the LWRP.

This process and plan aims to achieve this communication channel by sharing information with the public regarding the planning process, and by providing occasions for the public to provide input regarding potential issues, concerns, and opportunities.

Local Waterfront Revitalization Study Area

The proposed waterfront revitalization study area measures approximately 963 acres. A mix of industrial, residential, commercial, and recreational uses currently exist throughout the study area.

The Proposed study area includes the Village's central commercial district, the Duofold industrial site and the Remington Arms factory.

Scope of Work

Project Scope

An LWRP includes a planning document and a management program to implement the plan.

An LWRP may address issues that affect the waterfront of an entire community or may address the issues for a portion of its waterfront. Villages, towns or cities located along the State's coast can prepare a new or amend an existing LWRP. Municipalities are encouraged to address local revitalization issues in a broader context, aligned with regional economic development strategies and regional resource protection and management programs.

This effort involves the following tasks, which closely align with the outline of the document:

- Project Meeting with the Village and LWRAC
- Community Outreach Process and Plan
- Section I – Waterfront Revitalization Area Boundary
- Section II – Inventory Analysis Section III – Coastal Policies Within the Massena Waterfront Revitalization Area
- Section IV – Proposed Land and Water Uses and Proposed Projects
- Section V – Techniques for Local Implementation
- Section VI – Federal and State Actions Likely to Affect Implementation
- Section VII – Local Commitment and Consultation
- Draft LWRP document
- Public Meetings/Workshops
- Upon a Draft LWRP being accepted by the municipality and NYSDOS as complete, a formal public review of the document is initiated by NYSDOS. The review is conducted in accordance with the following three criteria:
 - Article 42 of the Executive Law, the Waterfront Revitalization of Coastal Area and Inland Waterways Act, and its implementing regulations, 19 NYCRR Part 600-603

- State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617
- Coastal Zone Management Act of 1972 and its implementing regulations, 15 CFR Part 923

Community Participation

Community participation for this effort includes a variety of outreach and engagement activities designed to inform the public and gather input to guide the LWRP. The following community participation activities are included in this effort:

- Stakeholder Outreach
- Public Meetings/Workshops
- Digital Outreach

Additionally, public notice procedures and information repositories are also discussed.

Stakeholder Outreach

Community participation begins with an understanding of the needs of stakeholders within the waterfront revitalization study area. The Project team will support the Village as it organizes meetings with key stakeholders, including property owners, business owners, and neighborhood groups within the study area. Fulfilling this outreach will allow the Village and the Project Team to know about potential plans underway, needs, and opportunities for the study area.

As these meetings are organized and conducted by Village staff, findings will be summarized, reviewed, and discussed with the LWRAC. Ultimately, these conversations are anticipated to help shape the recommendations identified in the final LWRP.

Public Meetings / Workshops

In addition to direct shareholder outreach to be conducted by the Village staff, there will be four

(4) opportunities to learn about progress, findings, and next steps of the LWRP process through public meetings and/or workshops. Each public meeting is set to occur at key milestones of the project schedule.

The format for each of the public meetings will be determined cooperatively with the Village and the LWRAC. Each meeting will be organized to maximize public involvement. Public meetings formats may include:

- A traditional public meeting with a formal presentation followed by a questions and answer period;
- An interactive public workshop with a brief presentation followed by group break-out sessions;
- An open house-style engagement event with facilitated stations; and
- Or a combination of formats that best meets the engagement needs of the Village for this effort.

The Project Team will work with the Village to identify an appropriate meeting location for each meetings. Meetings participants will have the opportunity to weigh in about issues and opportunities identified.

Public Meeting #1 – Virtual Meeting (3/30/22)

Following the completion of the initial drafts of Section I – Waterfront Revitalization Area Boundary and Section II – Inventory and Analysis, the Project Team will conduct a public information meeting regarding the identified local waterfront issues and opportunities and solicit public input regarding the completeness and accuracy of Sections I and II. The Project Team will work with the Village to prepare notifications and announcements to be posted to the project website. The project website is hosted by the Village of Ilion. All input received will be compiled into a meeting summary and be made available publicly.

Public Meeting #2 – In-Person @ Village Hall (10/15/22)

Following the completion of the initial draft of Section IV – Proposed Land Uses and Proposed Projects, the Project Team will conduct a public information meeting regarding the proposed land and water uses and projects. The intent of this meeting will be to solicit public input regarding the completeness and accuracy of Section IV. The Project Team will work with the Village to prepare notifications and announcements to be posted to the project website

Public Meeting #3

Following the completion of the draft Section V – Techniques for Local Implementation of the Program, the Project Team will conduct a public information meeting to present to the public the draft LWRP policies included in Section III and the proposed laws that will support and enhance the implementation of these policies, and solicit public feedback. The Project Team will work with the Village to prepare notifications and announcements to be posted to the project website.

All input received will be compiled into a meeting summary. The Project Team will identify and address requested changes, as directed by the LWRAC.

Public Hearing / Public Meeting #4

Following completion of the Draft LWRP and in conjunction with a 60-Day Review and compliance with the State Environmental Quality Review Act (SEQRA), the Project Team will conduct a public hearing/meeting on the draft LWRP and identify any document changes as a result of feedback received from Public Meeting #3. The Project Team will work with the Village to prepare notifications and announcements to be posted to the project website.

The final LWRP amendment will include responses to comments received, a schedule of adoption, and posting of the final LWRP amendment to the project website.

Digital Outreach

Digital outreach includes use of a website and digital media to share project information with the public and notify the public of opportunities to participate in the process. The intent is to reach all interested stakeholders using a variety of outreach methods. Digital media is a preferred method of sharing and gathering information by many.

Website

The project website is hosted by the Village of Ilion and will include a variety of materials to keep the public informed of the study progress. Materials available on the website may include, but not be limited to the following:

- An inventory of applicable plans, studies, and policies

- Meetings presentations, handouts, and summaries
- List of LWRAG members
- Mapping

The website is located at the following link:

<https://ilioncompplan.com/>

Public Notice Procedures

Public notice and meeting materials will be prepared by the Project Team and provided to the Village approximately two (2) weeks in advance of public meetings. The Village will be responsible for distributing those materials to LWRAC members.

Meetings announcements will be the responsibility of the Village and are suggested to be posted on the project website as well as in local news outlets, per the Village's discretion and as per the Village's meetings noticing requirements.

Schedule

Appendix C identifies a tentative project schedule. Please note that this schedule is based upon an assumed review time by involved agencies and is approximate. If review times exceed the assumed task duration, the schedule will be adjusted accordingly. Revised schedules, as needed, will be provided on a regular basis to the LWRAC and members of the public.

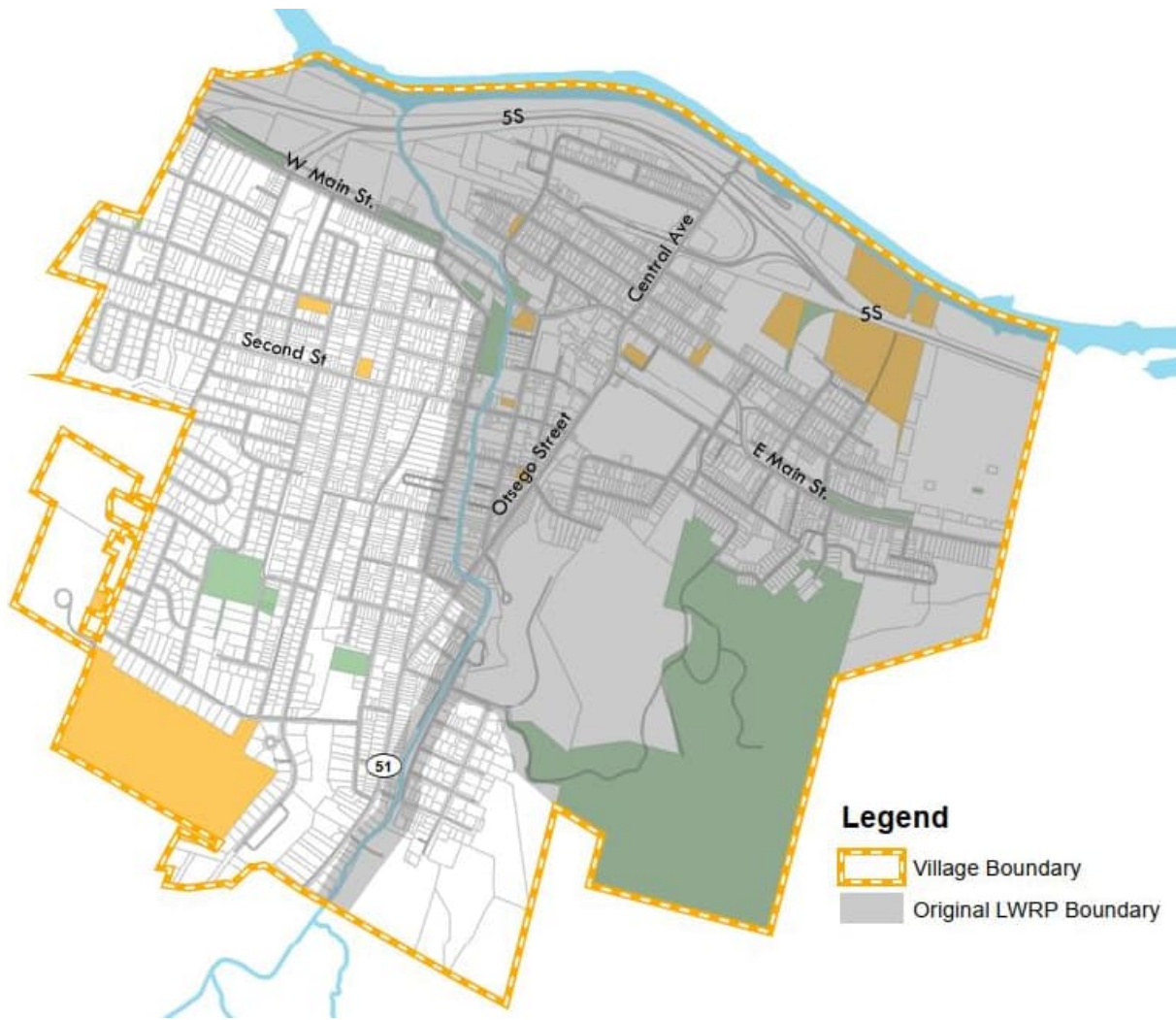
Appendix A

Local Waterfront Revitalization Advisory Group (LWRAG)

Name	Affiliation
Cory Albrecht	HCIDA Board Member
Pat Brien	Businessman and Commercial Property Owner
Bob Fletcher	Local Resident, Veteran
Bill Lennox	Former Business Owner / School Board
Bob McDowell	Business Owner
Bridget McKinley	Former Village Board Member
Alan Robinson	Ilion Zoning Board Chair
Mike Emrich	Village Board Liaison
Mike Lennox	Village Resident
Marijo Thompson	Village Treasurer
Liz Hoffman	Business Owner
Dick Keeler	HS Principal / Business Owner

Appendix B

Proposed Waterfront Revitalization Study Area



Appendix C

Local Waterfront Revitalization Program – Project Schedule*

Task #	Description	Date of Completion (assuming Week 1 is the date of Contract execution)
1	Project Initiation Meeting	3/2020
7	Community Outreach Process and Plan	1/2022
28	Draft Section I – Waterfront Revitalization Area Boundary	8/2021
29	LWRP – Section II – Inventory and Analysis	8/2021
11	Public Information Meeting #1	3/2021
31	<i>LWRP – Section III – Local Waterfront Revitalization Policies</i>	9/2021
32	<i>LWRP – Section IV – Proposed Land Uses and Projects</i>	3/2023
13	Public Information Meeting #2	10/2022
34	<i>LWRP – Section V – Techniques for Local Implementation of the Program</i>	2/2023
35	<i>LWRP – Section VI – Federal and State Actions and Programs Likely to Affect Implementation of the LWRP</i>	3/2023
36	<i>LWRP – Section VII – Local Commitment and Consultation</i>	4/2023
37	<i>Determination of Significance with SEQRA</i>	5/2023
39	<i>Third Public Information Meeting</i>	7/2023
38	<i>Draft LWRP</i>	6/2023
41	<i>Final LWRP</i>	9/2023
42	<i>Local Adoption of the LWRP</i>	12/2023
45	<i>Final Project Summary Report and Measurable Results forms</i>	2/2025

Attachment G

Document Repository Acknowledgement



August 14, 2025

STAFF

JOHN J. PISECK, JR.
Chief Executive Officer

VICTORIA L. ADAMS
Operations Manager

ERIN E. SPINA
Marketing & Communications
Specialist

BOARD OF DIRECTORS

VINCENT J. BONO
Chairman

CORY ALBRECHT
Vice Chairman

ALANA BASLOE
Secretary

TIM DAY
Treasurer

ANN GAWORECKI
Director

FRANK MENDL
Director

ROBERT DAVENPORT
Director

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

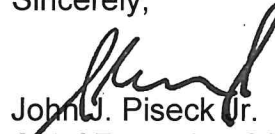
To Whom It May Concern,

The Herkimer County Industrial Development Agency (IDA), located at 420 East German Street, Suite 101A, Herkimer, NY 13350, understands that a document repository accessible to the public is required for the duration of the Former Duofold Site (7 Spruce Street, Ilion, NY) NYSDEC Brownfield Cleanup Program project.

The Herkimer County IDA hereby acknowledges that we will serve as the public repository for this project. We will maintain access to project-related documents at our office throughout the duration of the project and ensure they are available to the public during our normal operating hours.

Thank you for your attention to this matter.

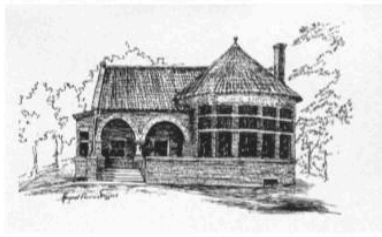
Sincerely,



John J. Piseck Jr.
Chief Executive Officer

Ilion Free Public Library

78 West Street
Ilion, NY 13357
(315) 894-5028 (Phone)
(315) 894-9980 (Fax)
Shauna Bishop, Director



Trustees:
Grace Spencer, President
Mary Boyd
Carol Hadcock
Frank Kucerak
Heather Urtz

8/25/2025

To whom it may concern,

The Ilion Free Public Library at 78 West Street, Ilion NY 13357 understands that a document repository for public access to project documents will be required during the duration of the Former Duofold Site (7 Spruce Street, Ilion, NY) NYSDEC Brownfield Cleanup Program project.

The library is hereby acknowledging that we will act as a repository for this project, for the duration of the project, and provide public access to project documents during our normal operating hours.

Sincerely,

Shauna Bishop

Shauna Bishop
Library Director

APPENDICES

Appendix A

Remedial Investigation Report, Former Duofold
Facility – HRP Associates November 30, 2020

{Provided as Separate E-Document File}

Appendix B

Final Groundwater Sampling Program Results – HRP
Associates December 11,2023

{Provided as Separate E-Document File}

Appendix C

Duofold Corporation Subsurface Investigation Report
Natures Way/NYSDEC January 6, 2015

{Provided as Separate E-Document File}

Appendix D

Final Phase II Environmental Site Assessment,
Former Duofold Targeted Brownfields
Assessment, CDM Smith/USEPA June 15,
2017

{Provided as Separate E-Document File}

Appendix E

Sperry Univac Sampling Report, NUS Corporation,
May, 1990

{Provided as Separate E-Document File}