



Brownfield Cleanup Program Application

Copper Village Site
Rome, New York

August 2026

Prepared for:

2024 Copper Village 4% LLC
418 Broadway, Suite R
Albany, New York 12207

Prepared by:

**Roux Environmental Engineering
and Geology, D.P.C.**
2558 Hamburg Turnpike, Suite 300
Buffalo, New York 14218

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Previous Investigation: Hillman Consulting LLC. <i>Phase I Environmental Site Assessment</i> . March 29, 2023. Roux Environmental Engineering and Geology, D.P.C. <i>Phase II Environmental Investigation Report</i> . July 2026.	(included as separate PDF files in the submittal folder)



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.

a. 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 12233-7015

SITE NAME: Copper Village 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: C633096

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME **Copper Village Site**

ADDRESS/LOCATION **338 Jane Street**

CITY/TOWN **Rome**

ZIP CODE **13440**

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY **Oneida County**

SITE SIZE (ACRES) **2.630**

LATITUDE

LONGITUDE

43 ° 12 ' 10.7 " 75 ° 27 ' 46.4 "

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.

Figures 1, 2, & 3

Parcel Address	Section	Block	Lot	Acreage
338 Jane Street, Rome, New York 13440	242.073	2	72	2.63

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.	☒ Y	☐ N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒ Y	☐ 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): ☒ 0% ☐ 1-49% ☐ 50-99% ☐ 100%	☐ Y	☒ N
4. Is the project located within a disadvantaged community? See application instructions for additional information. Figure 4	☒ Y	☐ N
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. Figure 5	☒ Y	☐ 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: _____	☐ Y	☒ 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?		☐	☒
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.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
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: _____ Class: _____		☐	☒
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>		☐	☒
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>		☐	☒
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?		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City. N/A			
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?		☐	☐
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?		☐	☐
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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

☒ Yes ☐ No ☐ N/A

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

Application text, Section II

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

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
☒	☐

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐	☒
-----------------------	----------------------------------

3. Is/are there a/any Contaminant(s) of Ecological Concern?

☐	☒
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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?

N/A ☐ ☒ ☐

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>W (Waterfront)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒		
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 ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
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.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Human Technologies Properties			
CONTACT NAME Carl Reistrom			
ADDRESS 2201 Dwyer Avenue			
CITY Utica		STATE NY	ZIP CODE 13501
PHONE (315) 724-9891		EMAIL creistrom@hycorp.net	
OWNERSHIP START DATE May 10, 2018			
CURRENT OPERATOR NA			
CONTACT NAME NA			
ADDRESS NA			
CITY NA		STATE NA	ZIP CODE NA
PHONE NA		EMAIL NA	
OPERATION START DATE NA			

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	☒	☐	☐
Chlorinated Solvents	☐	☐	☐
Other VOCs	☐	☐	☐
SVOCs	☒	☐	☐
Metals	☒	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

- 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

- Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☒ Unknown

Other: Based on the Phase II Investigation conducted at the Site in March 2024, impacted fill materials of unknown origin consisting of ash, cinders, glass, metal, brick and wood were historically disposed of on-site, which is supported by historical aerial photographs of the Site (Attachment 3).

SECTION VII: Requestor Information				
NAME 2024 Copper Village 4% LLC				
ADDRESS 418 Broadway, Suite R				
CITY/TOWN Albany		STATE NY	ZIP CODE 12207	
PHONE (856) 371-1857		EMAIL Dsalmons@pennrose.com		
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			☒	☐
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?			☒	☐
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 ☐			☒	☐
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.			☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Dylan Salmons			
ADDRESS 418 Broadway, Suite R			
CITY Albany		STATE NY	ZIP CODE 12207
PHONE (856) 371-1857		EMAIL Dsalmons@pennrose.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Michael Lesakowski			
COMPANY Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 2558 Hamburg Turnpike, Suite 300			
CITY Buffalo		STATE NY	ZIP CODE 14218
PHONE (817) 856-0599		EMAIL mlesakowski@rouxinc.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Susan S. Jennings			
COMPANY Cannon Heyman & Weiss, LLP			
ADDRESS 54 State Street, 5th Floor			
CITY Albany		STATE NY	ZIP CODE 12207
PHONE (518) 807-4792		EMAIL sjennings@chwattys.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?	☒	☐
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 ☐	☒	☐

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

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.	☐	☒
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: _____ Class: _____	☐	☒
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: _____	☐	☒
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. N/A ☒	☐	☐
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: _____	☐	☒
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.	☐	☒

SECTION XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. 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 Managing Member (title) of 2024 Copper Village 4% 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: 7/8/26 Signature: 

Print Name: Dylan Salmons

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 17

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?	☐	☐
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	☐	☐
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	☐	☐
4. Is the property upside down or underutilized as defined below?		
Upside down	☐	☐
Underutilized	☐	☐

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.

Brownfield Cleanup Program Application
Copper Village Site

APPENDIX A

Brownfield Cleanup Program Application

Copper Village Site

SECTION I – PROPERTY INFORMATION

Parcel Description

The Copper Village Site (referred to herein as the Project Site and/or the Site), subject to this New York State (NYS) Brownfield Cleanup Program (BCP) application, is in the City of Rome, Oneida County, New York (see Figure 1 and Figure 2). The Site is located in a commercial and residential area. The approximate centroid of the Site is located at 43°12'10.7"N, -75°27'46.4"W. The BCP Site is a single 2.63-acre parcel, addressed as 338 Jane Street, SBL No. 242.073-2-72 (see Figure 3). A deed with metes and bounds description and supporting tax/survey map are provided as Attachment 1 and Attachment 2, respectively.

As further discussed herein, the Site is majority-owned by a not-for-profit organization, and the planned redevelopment will consist entirely of affordable housing.

According to The NYS Climate Leadership and Community Protection Act Disadvantaged Communities Map, the Site is located within a Disadvantaged Community, GEOID 36065021900 (see Figure 4).

The Site is located within the Downtown Rome NYS Brownfield Opportunity Area (BOA) (See Figure 5).

According to the NYS En-Zone Map, the Site is not located within a designated Environmental Zone (En-Zone).

The Site is not part of multiple BCP applications or subject to any previous BCP applications.

The Site has never been listed, and is not intended to be listed, on the Registry of Inactive Hazardous Waste Disposal Sites. The Site is not currently the subject of investigation as a Potential Site.

Easements and Permits

2024 Copper Village 4% LLC is not aware of any formal enforcement action, civil, judicial, or administrative enforcement cases in connection with the Site. In addition, based on information gathered to date, there are no institutional controls recorded for the Site. Utilities are likely located within the rights-of-way of nearby streets, including Jane Street and Davis Avenue. The Site is currently vacant; however, the Site is located in an area with access to all public utilities including municipal sanitary sewer, electric, natural-gas, and public potable water. 2024 Copper Village 4% LLC is not aware of any other easements or restrictions on the Site.

Property Description Narrative

Location

The Site is west of Jane Street in a mixed-use commercial and residential area of the City of Rome, Onieda County, New York. The parcel is bordered by an apartment complex and vacant wooded land to the north, a State-owned right-of-way (ROW), beyond which is the Erie Canal to the south, a residential property and vacant wooded land to the east, and a City of Rome utility ROW to the west.

Brownfield Cleanup Program Application

Copper Village Site

Site Features

The Site consists of undeveloped wooded land.

Zoning and Land Use

The project includes the development of the Site for mixed-use commercial and residential uses including affordable housing. The City of Rome zoning for the Site is Waterfront (W) (see Figure 6). The area surrounding the Site is similar as follows:

- North – Apartment complex and vacant wooded land
- South – State-owned ROW and the Erie Canal
- East – Residential and vacant wooded land
- West – City of Rome utility ROW

Adjacent property owners are shown on Figure 7.

Past Use of the Site

The Site has historically been vacant land proximate to the waterfront. Historical aerial photographs have revealed the presence of unknown disturbances on-site between 1941 and 1997, which have resulted in environmental impacts at the Site (see Attachment 3). Specifically, a previous Phase II investigation identified fill materials impacted with polycyclic aromatic hydrocarbons (PAHs) and metals (including arsenic, barium, cadmium, chromium, lead, and mercury) at concentrations in excess of applicable 6NYCRR Part 375 (Part 375) Unrestricted Use Soil Cleanup Objectives (USCOs), Restricted-Residential Soil Cleanup Objectives (RRSCOs), Commercial SCOs (CSCOs), and/or Industrial Use SCOs (ISCOs). Of note, mercury at a concentration of 239 mg/kg, was detected at over 200 times its ISCO of 239 mg/kg within fill material at TP-10 (see Figure 8); this finding alone requires remediation at the Site. In addition, a petroleum area with elevated PID readings and odors was also identified. Additional information regarding environmental findings is provided below.

Site Geology and Hydrogeology

The Site is located within the Mohawk River Watershed major drainage basin, which is described as an approximately 3,460-square-mile area that makes up roughly 25% of the entire Hudson River drainage area. The Mohawk River headwaters are located between the southwestern portion of the Adirondack Mountains and the eastern edge of the Tug Hill Plateau. From here, the river flows south towards Rome where it turns due east and carves a 140-mile path for the Erie Barge Canal before joining the Hudson River in Cohoes. According to the United States Department of Agriculture (USDA) Web soil survey, the Site consists of Canandaigua silt loam typified by silty and clayey glaciolacustrine deposits. This soil is classified as very poorly drained with high runoff. Figure 9 depicts a soil type map for the Site.

Based on historical information reviewed and the results of the investigation conducted, fill material is located across the Site to depths of up to 2 feet below ground surface (fbgs). The fill material consisted of black fines with intermingled ash and cinders and fragments of glass, metal, plastic, brick, and/or wood.

Brownfield Cleanup Program Application Copper Village Site

Regional groundwater likely flows south/southeast toward the Mohawk River and the Erie Canal. Local groundwater flow, however, may be influenced by subsurface features, such as utilities, former development, and localized subsurface fill conditions.

Groundwater was not encountered during the previous test pit investigation; however, wet soils were noted at 5 of 7 test pit locations starting between approximately 0.25 fbgs and 2 fbgs.

Additional work to investigate groundwater flow direction, depth, and quality at the Site will be completed as part of the Remedial Investigation (RI).

Environmental Assessment Narrative

A previous Phase I Environmental Site Assessment, completed by Hillmann Consulting LLC (Hillmann) for Pennrose, LLC (Pennrose), dated March 29, 2023, identified recognized environmental conditions (RECs) for the Site and a greater property. RECs included historic use of the Site as agricultural, which has the potential for environmental impacts from former pesticide and herbicide applications from at least 1952 through 1960. Hillmann concluded with a recommendation for a Limited Phase II investigation. Based on this recommendation, Roux derived a scope of work for a Phase II test pit investigation, which is summarized below.

Additional historic aerial review, completed by Roux, identified areas of unknown disturbances within the southern and eastern portions of the Site between 1941 and 1997, further determining areas of concern and potential investigation locations.

A subsurface test pit investigation was completed by Roux on March 4, 2024 and documented in a Phase II Environmental Investigation Report, dated July 2026. As summarized in the Phase II report, past disturbances and the identification of fill material have impacted the Site. Figure 8 summarizes the environmental impacts in excess of applicable USCOs, RRSCOs CSCOs, and/or ISCOs identified in the previous Phase II Investigation.

Soil – During test pitting performed as part of the Phase II Investigation, fill material, consisting of black fines with intermingled ash, and cinders and fragments of glass, metal, plastic, brick, and/or wood was identified across the Site at depths of up to 2 fbgs.

The previous Phase II compared laboratory analytical results to the former Part 375 Table 375-6.8(a) and Table 375-6.8(b) SCO values. Phase II data is provided as an attachment (Table 1) with the updated Part 375 SCO values, effective December 31, 2025. Table 2 provides a summary of applicable exceedances.

Laboratory analytical results indicate elevated PAHs and metals in soil exceeding current applicable SCOs as follows:

- Benzo(a)anthracene exceeded its USCO of 1 mg/kg in TP-14 (1.3 mg/kg).
- Benzo(a)pyrene exceeded its RRSCO of 1 mg/kg in TP-14 (1.2 mg/kg).
- Benzo(b)fluoranthene exceeded its RRSCO of 1 mg/kg in TP-14 (1.7 mg/kg).
- Benzo(ghi)perylene exceeded its USCO of 0.64 mg/kg in TP-14 (0.79 mg/kg).

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- Chrysene exceeded its USCO of 1 mg/kg in TP-14 (1.2 mg/kg).
- Indeno(1,2,3-cd)pyrene exceeded its USCO of 0.5 mg/kg in TP-14 (0.72 mg/kg).
- Arsenic exceeded its USCO (13 mg/kg) in TP-9 (13.4 mg/kg).
- Barium exceeded its CSCO of 410 mg/kg in TP-14 (481 mg/kg).
- Cadmium exceeded its ISCO of 4.4 mg/kg in TP-9 (15.7 mg/kg) and TP-14 (11.7 mg/kg) and its RRSCO of 2.5 mg/kg in TP-10 (3.3 mg/kg) and TP-11 (3 mg/kg).
- Chromium exceeded its USCO of 30 mg/kg in TP-7 (31.1 mg/kg) and TP-14 (41.2 mg/kg).
- Lead exceeded its USCO of 63 mg/kg in TP-7 (329 mg/kg) and TP-10 (348 mg/kg); its RRSCO of 400 mg/kg in TP-9 (524 mg/kg) and TP-11 (423 mg/kg); and its CSCO of 1,000mg/kg in TP-14 (3,380 mg/kg).
- Mercury exceeded its USCO of 0.18 mg/kg in TP-11 (0.22 mg/kg) and TP-14 (0.28 mg/kg); its RRSCO of 0.3 mg/kg in TP-9 (0.61 mg/kg); and significantly exceeds its ISCO of 1.1 mg/kg in TP-10 (239 mg/kg).
 - It should be noted that the mercury exceedance at TP-10 is well over 200 times the applicable limit of its respective ISCO. As a general rule, the United States Environmental Protection Agency (USEPA) uses the 20x rule as a hazardous waste screening method where total concentration results are divided by 20 to estimate if a solid waste exceeds its Toxicity Characteristic Leaching Procedure (TCLP) limit as outlined in Table 1 of Section 261.24 CFR Title 40 and USEPA Publication SW-846. Based on the total mercury concentration at TP-10, mercury is likely to be at hazardous levels in this area, subject to further testing and laboratory analysis.

Previous investigation documentation has been provided as an attachment to this application.

SECTION II – PROJECT DESCRIPTION

2024 Copper Village 4% LLC is willing to complete additional investigation and remediate the Site under the NYS BCP and is submitting this BCP Application for eligibility acceptance into the program. A Remedial Investigation Work Plan (RIWP) will be submitted upon acceptance of the Application (tentatively August 2026). Remedial investigation (RI) activities are planned to be completed tentatively in November 2026. After completion of RI field activities an RI Report will be submitted in February 2027. A Remedial Work Plan (RWP), with Alternatives Analysis would be submitted concurrently with the RI Report with issuance of the Decision Document (DD) after Department review and approval of the RI Report and RWP. Remedial activities are assumed to begin Summer 2027 followed by approval and issuance of the Certificate of Completion by the end of 2027. Figure 10 presents a preliminary project schedule for all key dates and events.

The proposed redevelopment of the Site will consist entirely of affordable housing. This redevelopment use is consistent with the current zoning. Specifically, according to the September 26, 2018 (Rome) City Zoning Map, the Site is zoned Waterfront (W). The purpose of the Waterfront District is to create a vibrant, pedestrian friendly waterfront with a variety of building types that offer retail, service, employment, hospitality, entertainment, housing options and public access to the waterfront. The district is also intended to protect and enhance water quality within the Mohawk River and Erie Canal.

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Green and Sustainable Remediation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including remedial investigation/alternatives analysis (RI/AA), remedial design, remedial action, site management, and redevelopment.

The following green remediation techniques are applicable to all phases of the remedial program and will be considered for the duration of the project:

- Increase energy efficiency by considering the use of energy efficient remedial equipment and through construction of energy efficient buildings to reduce energy use and reduce greenhouse gas (GHG) and carbon emissions.
- Reduce emissions of air pollutants due to the use of heavy equipment and construction vehicles during remedial activities and redevelopment by using clean diesel equipment and by minimizing the equipment used, truck travel distances, and idling times.
- Minimize habitat disturbance and conserve natural resources during remedial and redevelopment activities and incorporate natural areas and native vegetation into the design to enhance the existing habitat and promote the sequestration of carbon.
- Prevent erosion and off-site water quality impacts due to surface runoff through the implementation of stormwater and erosion control measures.
- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste to the extent practicable.

A summary of additional green remediation techniques to be evaluated at each stage of the remedial program is included below.

Remedial Investigation/Alternatives Analysis

Green and Sustainable Remediation (GSR) will be incorporated into the RI project planning and remedy selection through consideration of the following green remediation techniques:

- Remedies that maintain, mimic, use, and/or enhance natural processes will be considered to reduce energy use and promote the continuation of these processes.
- Low-energy alternatives will be utilized to the extent practicable to reduce energy use due to remedial systems and minimize emissions of GHGs and carbon dioxide.
- Aggressive remedial strategies or remedial strategies that permanently destroy contaminants will be considered to reduce long-term operation of systems requiring continued energy use.

An environmental footprint analysis will be completed and included in the RI/AA Report using USEPA's Spreadsheets for Environmental Footprint Analysis (SEFA), a NYSDEC-approved footprint analysis calculator.

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The RI/AA Report will also include a climate change screening or vulnerability assessment to provide information necessary to ensure that potential remedies will not be adversely impacted by the increased frequency and intensity of severe storms/weather events and associated flooding caused by global climactic change and instability.

Remedial Design

The environmental footprint analysis completed during the RI project planning and remedy selection process will be refined during the remedial design and applicable green remediation metrics will be identified. Additional green remediation techniques will be considered during this period including:

- Renewable energy use will be incorporated into the remedial design as practicable.
- Remedial systems will be designed to be as efficient as possible and adaptable to reduce energy use as the site is remediated.
- The final use of the site and redevelopment plan will be considered in remedial design to provide an efficient transition from remedial activities to redevelopment.
- Temporary sediment and erosion controls will be included in the remedial design and utilized for the duration of remedial action activities.

Remedial Action

Green remediation techniques identified during the RI planning and remedial design periods will be implemented during remedial action activities. Green remediation metrics established during the remedial design will be tracked using the Green Remediation Metrics Summary Form (see Attachment 4).

Site Management

The Site Management Plan (SMP) will include a summary of all green remediation techniques utilized for the duration of the project as well as additional techniques to be considered throughout the lifetime of the project. Additional green remediation techniques will be considered throughout site management including the following:

- Energy optimization/efficiency: new technologies and energy sources will be considered throughout the lifetime of the project to ensure that negative impacts due to energy use are minimized.
- Site visits will be minimized to reduce GHG/carbon emissions.
- Remedial Site Optimization Studies will be completed as needed.

An environmental footprint analysis will be completed for site management activities and included in the SMP using USEPA's SEFA. Green remediation metrics established during the remedial project will be

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tracked throughout site management using the Green Remediation Metrics Summary Form (Attachment 4).

The SMP will also include a climate change screening or vulnerability assessment to provide information necessary to ensure that Site remedies will not be adversely impacted by the increased frequency and intensity of severe storms/weather events and associated flooding caused by global climactic change and instability.

Redevelopment

The Site redevelopment will enhance the existing natural features and habitat, control stormwater runoff, and promote carbon sequestration. Use of native vegetation will be encouraged. Use of renewable energy and green building design will be also encouraged in the final redevelopment plan to reduce long-term GHG and carbon emissions. Construction and demolition debris from the site will be reused and/or recycled unless gross contamination is observed to reduce overall waste production from redevelopment.

SECTION III – ECOLOGICAL CONCERNS

Environmental impacts at the Site have resulted from the past uses/disposal activities and the presence of PAHs and metals, resulting in soil contamination in the fill materials throughout the Site. In addition, a petroleum area with elevated PID readings and odors was identified on the south-central portion of the Site. The Site is primarily covered with dense vegetation/wooded land, limiting access and exposure to any potentially hazardous waste.

A resource characterization was completed in accordance with DER-10 3.10.1 to assess the potential for on- and off-site ecological impacts and determine whether a Fish and Wildlife Impact Assessment (FWIA) is needed. No wetland areas are present on-site. According to the NYSDEC Environmental Resources mapper, the Site is located within the limits of unspecified animal species that are listed as threatened or endangered (see Figure 11). Ecological resources observed within 0.5 miles of the Site include:

- Several federally regulated wetlands per the National Wetland Inventory (NWI) are located within 0.5-mile of the Site as follows:
 - Federally regulated Freshwater Forested/Shrub Wetlands of various sizes are located south and west of the Site (Classification Codes PFO4E, PFO4Ed, PSS1Ed, PFO1Fh, and PFO1B).
 - A Federally regulated Freshwater Emergent Wetland measuring 2.02-acres is located east of the Site (Classification Code PEM1E).
- The Mohawk River/Erie Canal is located south of the Site and is a Federally regulated Riverine (Classification Code R2UBHx).
- A tributary to the Mohawk River/Erie Canal measuring 9.67-acres is located east of the Site (Classification Code R2UBHh).

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- Wood Creek and several tributaries are located south and east of the Site and are Federally regulated Riverines (Classification Codes R5UBFx and R5UBH). The entire creek and selected tributaries are also classified as NYSDEC Rivers and Streams (Segment ID: 0703-0012).
- Several NYSDEC regulated wetlands are located south and west of the Site (across the Mohawks River/Erie Canal) as follows:
 - A wetland measuring 23.7-acres, south of the Site is identified as Wetland ID of RO-50, and Wetland Class 2.
 - A wetland measuring 128.7-acres, further south of the Site is identified as Wetland ID of RO-12, and Wetland Class 2.
 - A wetland measuring 2,966.6-acres, southwest of the Site is identified as Wetland ID of VE-20, and Wetland Class 2.
 - A wetland measuring 308.2-acres, further southwest of the Site is identified as Wetland ID of RO-13, and Wetland Class 2.

The Site has historically been vacant land proximate to the waterfront. Review of historical aerial photographs (see Attachment 3) has revealed the presence of unknown disturbances on-Site between 1941 and 1997, which are reasonably anticipated to have resulted in the environmental impacts present on-site. As shown on Figure 11, the Site is located within the limits of animals listed as endangered or threatened; however, no information indicates specific endangered or threatened species present on the Site itself. NYS regulated wetlands were identified across the river/stream to the south of the Site. Federally regulated wetlands are within 0.5-mile, upgradient and across the river/stream to the south of the Site. The Site is currently covered with dense vegetation/wooded land reducing the risk for erosion and transport of potentially hazardous materials. Additionally, the planned remediation will consist of excavating and removing impacted materials, further reducing potentially impacted subgrade materials as well as further reducing the potential for erosion and off-Site transport.

A Fish and Wildlife Resource Impact Analysis (FWRIA) Decision Key (included in DER-10 Appendix 3C) is provided as Attachment 5, which indicates the Site does not require a FWRIA in accordance with DER-10 Section 3.10.1; however, while not anticipated, should a condition be identified during the RI that may potentially impact ecological resources, a FWRIA will be included in the RI/AA Report.

SECTION IV – LAND USE FACTORS

1 and 2 – Current Zoning

The Site, located within the City of Rome, is zoned W (Waterfront) (see Figure 6).

3 and 4 – Current Use

The Site consists of undeveloped densely vegetated/wooded land.

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Historically, the Site contained areas of disturbance resulting in environmental impacts and fill materials of unknown origin being placed at the Site. Further investigation under the BCP would be required to determine whether additional sources of contamination or areas of environmental impact exist on-site.

5 through 10 – Planned Future Use

The Volunteer plans to redevelop the Site entirely of affordable housing as described in Section II above. The vicinity of the Site includes various residential and commercial properties, and therefore, planned redevelopment would be consistent with the surrounding area. The redevelopment will not consist of single-family residential housing or renewable energy.

SECTION V – CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

Reasonable attempts were made to attain complete information regarding current and previous Site owners and operators. Available information for the previous and current owners/operators is provided in the table below. Public records from the City of Rome are provided as Attachment 7 and deed information is provided as Attachment 1.

338 Jane Street – Owner/Operator Information			
Owner Name and Address	Use	Approx. Date(s)	Relationship to Requestor
Current Owner/Operator			
Human Technologies Properties 2201 Dwyer Avenue Utica, NY 13501 315-724-9891	Vacant	May 10, 2018 – Present	None
Previous Owners/Operators			
Robert L. Morris	Vacant / commercial	September 19, 1989 – May 10, 2018	None
Richard L. Good	Vacant / commercial	April 26, 1976 – September 19, 1989	None
200 Aggey	Vacant / commercial	January 28, 1975 – April 26, 1976	None
City of Rome	Vacant / commercial	Prior to January 28, 1975	None

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SECTION VI - PROPERTY'S ENVIRONMENTAL HISTORY

A summary of the previous environmental investigation findings completed for the Site are provided below.

Phase I Environmental Site Assessment – March 2023

Hillmann Consulting LLC completed a Phase I Environmental Site Assessment, dated March 29, 2026, which identified the past agricultural use of the Site as a REC. The assessment report concluded with a recommendation that a Limited Phase II investigation be completed to further evaluate subsurface conditions.

Phase II Environmental Investigation Report – July 2026

Roux Environmental Engineering and Geology, D.P.C. completed a Phase II Environmental Investigation to assess environmental conditions at the Site. As part of the work, in March 2024, Roux completed seven (7) test pits (TP-6 through TP-11, and TP-14)¹, across the Site to a target depth of eight (8) fbgs. This work is summarized in a Phase II Environmental Investigation report, dated July 2026. Pertinent findings are summarized on Figure 7 and described below:

- Lithology was generally described as urban fill material consisting of black fines, ash, noted at depths up to two fbgs overlying native lean clay to at least eight fbgs. Fragments of brick, glass, concrete, plastic, metal, etc. were noted at certain test pits. Petroleum-like odors and a slightly elevated photoionization detector (PID) reading (up to 5 parts per million, ppm) were noted at TP-9 in the fill unit (upper two fbgs).
- Laboratory analytical results indicated the presence of elevated PAHs and metals in fill material samples collected from the Site with concentrations exceeding Part 375 SCOs. Specifically, elevated metals with concentrations exceeding their respective Part 375 USCOs, RRSCOs, CSCOs, and/or ISCOs were identified at TP-7, TP-9, TP-10, TP-11, and TP-14. Of note, mercury significantly exceeded its ISCO at TP-10, cadmium exceeded its CSCO at TP-9, and barium, cadmium, and lead exceeded their CSCO at TP-14. The fill sample from TP-14 also yielded elevated PAHs with concentrations exceeding their respective SCOs, including ISCOs. Volatile organic compounds (VOCs) were either non-detect or at concentrations below USCOs in the fill sample from TP-9 where petroleum-like odors and an elevated PID reading were identified; the lack of VOCs typically indicates the presence of weathered petroleum.

¹ We note that Roux's work was completed as part of an assessment involving a greater property; therefore, investigation location IDs are not in numerical order as some locations are considered off-site.

Brownfield Cleanup Program Application Copper Village Site

SECTION VII & VIII – REQUESTOR INFORMATION & REQUESTOR CONTACT INFORMATION

The Requestor, 2024 Copper Village 4% LLC, DOS ID 7351627, is authorized to do business in New York State. The New York Department of State (NYDOS) entity information, ownership organization chart, Site access agreement, and information for individuals authorized to sign on behalf of the Requestor are provided as Attachment 8, Attachment 9, Attachment 10, and Attachment 11.

2024 Copper Village 4% LLC
418 Broadway, Suite R
Albany, NY 12207

Roux Environmental Engineering & Geology, D.P.C., a registered NYS Engineering Firm, and a licensed NYS Professional Engineer (P.E.), will be acting as the Engineer of Record and Requestor's Consultant for this BCP project.

Cannon Heyman & Weiss, LLP will be acting as the Requestor's attorney.

SECTION IX – PROGRAM FEE

See Attachment 12 for Program Fee Waiver Request.

SECTION X – REQUESTOR ELIGIBILITY INFORMATION

The Requestor, 2024 Copper Village 4% LLC would enter the BCP as a "Volunteer" in accordance with NY ECL 27-1405(1)(b) and 6NYCRR 375-3.2(b)(2) based on the following:

- PAHs and metals impact at the Site are reasonably attributed to fill materials from unknown origins by previous owners/occupants.
- The Requestor became involved with the property after disposal or discharge of contaminants and have no relationship with the previous owners/operators of the Site. 2024 Copper Village 4% LLC does not currently own the Site but plans to purchase and address contaminants of concern through the BCP process.

SECTION X – PROPERTY ELIGIBILITY INFORMATION

The Site is not listed on the National Priorities List (NPL) or the NYS Registry of Inactive Hazardous Waste Disposal Sites; is not subject to a permit under ECL Article 27, Title 9; is not subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10; and is not subject to a state or federal enforcement action related to hazardous waste or petroleum.

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SECTION XI – SITE CONTACT LIST

The following is the contact list for the Site. Each contact will be sent fact sheets throughout the project's duration.

Oneida County Contacts:

Mr. Anthony J. Picente Jr.
County Executive
Oneida County Office Building
800 Park Avenue
Utica, NY 13501

Ms. Cynthia Roger-Witt
District #4 Oneida County Legislature
401 E. Garden Street
Rome, NY 13440

Mr. James J. Genovese II
Commissioner
Oneida County Department of Planning &
Herkimer-Oneida Counties Comprehensive
Planning Program
321 Main Street
Utica, NY 13501

Ms. Kristin Campbell
Chief Planner
Oneida County Department of Planning &
Herkimer-Oneida Counties Comprehensive
Planning Program
Environment & Water
321 Main Street
Utica, NY 13501

Ms. Mary Finegan
Oneida County Clerk
Oneida County Office Building
800 Park Avenue
Utica, NY 13501

Mr. Daniel W. Gilmore, MPH
Director of Health
Oneida County Health Department
800 Park Avenue
Utica, NY 13501

City of Rome Contacts:

Mr. Jeffrey Lanigan
Mayor
Rome City Hall
198 N. Washington Street
Rome, NY 13440

Ms. Judy Zawisza-Kessler
Mayor's Secretary
Rome City Hall
198 N. Washington Street
Rome, NY 13440

Mr. Eric Seelig
City Clerk & Registrar
Rome City Hall
198 N. Washington Street
Rome, NY 13440

Mr. Matthew J. Andrews
Deputy Director of Community and Economic
Development
Rome City Hall
198 N. Washington Street
Rome, NY 13440

**Brownfield Cleanup Program Application
Copper Village Site**

Supplier of Potable Water:

Mr. Tony Nash
Superintendent of Water and Sewer
City of Rome Department of Public Works, Water and Sewer
Rome City Hall
198 N. Washington Street
Rome, NY 13440

Local News Media:

WKTV Television Station
5936 Smith Hill Road
Utica, NY 13502

WUTR-WFXV-WPNY
5956 Smith Hill
Utica, NY 13502

Daily Sentinel
111 Langley Road
Rome, NY 13441

Nearby Schools and Daycares

Ms. Jen Pouliot
Principal
Gansevoort Elementary School
758 W. Liberty Street
Rome, NY 13440

Ms. Kara Shore
Superintendent
New York State School for the Deaf
401 Turin Street
Rome, NY 13440

Ms. Jodi Marchione
Principal
Bellamy Elementary School
7118 Brennon Avenue
Rome, NY 13440

Ms. Melissa Roys and Ms. Danielle Martin
Executive Directors
Connected Community Schools
207 N. James Street
Rome, NY 13440

Ms. Jo-Anne Asante
Director
Here We Grow Again Creative Learning Center
125 Locomotive Avenue
Rome, NY 13440

**Brownfield Cleanup Program Application
Copper Village Site**

Adjacent Property Owners:

State of New York
105 N. Genesee Street
Utica, NY 13502-2509

Paul C. Matwijec
5956 Lower Lawrence Street
Rome, NY 13440

Patrick F. Romeo
PO Box 28
Woodgate, NY 13494

John L. Calicchia
PO Box 4933
Rome, NY 13442-4933

Human Technologies Properties
2260 Dwyer Avenue
Utica, NY 13501

DePaul Rome Hsng. Dv. Fund Co.
1931 Buffalo Road
Rochester, NY 14624

Hervacia Sanchez
243 E. 123rd Street
New York, NY 10035

City of Rome
City Hall
Rome, NY 13440

Other Interested Parties:

No additional persons, organizations, or media have requested to be on the Site Contact List.

Document Repository:

Ms. Victoria Deal
Re: Document Repository
Jervis Public Library
613 North Washington Street
Rome, NY 13440-4296

Brownfield Cleanup Program Application Copper Village Site

Adjacent Property Owners

Information for the residents, owners, and occupants of the properties adjacent to the Site are provided in the table below and shown on Figure 7 per the Oneida County Tax Parcel Viewer.

Adjacent Property Address			Property Owner Mailing Address
No.	Street	Property Use (Property Class)	
-	Barge Canal	Water (845)	State of New York 105 N. Genesee Street Utica, NY 13502-2509
-	Davis Avenue	Vacant Residential (311)	Patrick F. Romeo PO Box 28 Woodgate, NY 13494
309-11	Jane Street		Human Technologies Properties 2260 Dwyer Avenue Utica, NY 13501
306-12		Residential (312)	Hervacia Sanchez 243 E. 123 rd Street New York, NY 10035
314-24			Paul C. Matwijec 5956 Lower Lawrence Street Rome, NY 13440
321-339			Lynch Street
423	Ann Street	Apartments (411)	DePaul Rome Hsng. Dv. Fund Co. 1931 Buffalo Road Rochester, NY 14624
-	S. James Street	Water (845)	City of Rome City Hall Rome, NY 13440

Document Repository

The Jervis Public Library (located at 613 N. Washington Street, Rome, NY 13440) would act as the document repository for the BCP Site. An email acknowledgement from the repository is provided as Attachment 13.

Brownfield Cleanup Program Application
Copper Village Site

TABLES

1. Summary of Phase II Soil/Fill Analytical Results
2. Soil Data Summary Table



TABLE 1

SUMMARY OF PHASE II SOIL/FILL ANALYTICAL RESULTS
BROWNFIELD CLEANUP PROGRAM APPLICATION
COOPER VILLAGE SITE
ROME, NEW YORK

PARAMETER ¹	Unrestricted Use SCOs ²	Restricted Residential Use SCOs ²	Commercial Use SCOs ²	Industrial Use SCOs ²	SAMPLE LOCATION (DEPTH)				
					TP-7 0-2 ft	TP-9 0-2 ft	TP-10 1-2 ft	TP-11 0-2 ft	TP-14 0-1 ft
Sample Date	03/04/2024								
Volatile Organic Compounds (VOCs) - mg/kg ³									
Benzene	0.06	3.7	20	20	--	0.00053 J F1	--	--	--
Ethylbenzene	1	76	390	390	--	0.00066 J F1	--	--	--
Total Xylene	0.26	100	500	1000	--	0.005 J F1	--	--	--
Acetone	0.03	100	500	1000	--	0.008 J F1	--	--	--
1,2,4-Trichlorobenzene	--	--	--	--	--	0.0013 J F1	--	--	--
1,3,5-Trimethylbenzene	3.1	100	500	1000	--	0.0018 J F1	--	--	--
1,2,4-Trimethylbenzene	5.9	100	500	1000	--	0.0053 J F1	--	--	--
4-Isopropyltoluene	--	--	--	--	--	0.001 J F1	--	--	--
Methyl cyclohexane	--	--	--	--	--	0.0013 J F1	--	--	--
Polyaromatic Hydrocarbons (PAHs) ³									
Benzo(a)anthracene	1	1.4	37	37	0.058 J	0.26 J	0.33	0.11 J	1.3 J
Benzo(a)pyrene	1	1	3.7	3.7	0.068 J	0.33 J	ND	ND	1.2 J
Benzo(b)fluoranthene	1	1.4	37	37	0.094 J	0.38 J	0.48	ND	1.7 J
Benzo(ghi)perylene	0.64	4.9	47	78	0.055 J	0.31 J	0.37	0.13 J	0.79 J
Benzo(k)fluoranthene	0.8	4.9	47	78	0.036 J	ND	ND	ND	0.68 J
Chrysene	1	4.9	47	78	0.072 J	ND	ND	ND	1.2 J
Fluoranthene	85	100	500	1000	0.11 J	0.53 J	0.45	0.13 J	1.8 J
Indeno(1,2,3-cd)pyrene	0.5	1.4	37	37	0.048 J	ND	ND	ND	0.72 J
Naphthalene	12	100	500	1000	ND	ND	ND	ND	ND
Phenanthrene	1.1	4.9	47	78	0.058 J	ND	ND	ND	ND
Pyrene	64	100	500	1000	0.11 J	0.67 J	0.5	0.13 J	1.7 J
Metals - mg/Kg									
Arsenic	13	16	16	16	6.2	13.4	9.2	6.1	11.7
Barium	410	410	410	10,000	137	400	294	297	481
Cadmium	2.5	2.5	3.7	4.4	2.3	15.7	3.3	3	11.7
Chromium	30	110	1700	2000	31.1 B	21.8 B	19.8 B	19.9 B	41.2 B
Lead	63	400	1000	3900	329	524	348 F1F2	423	3380
Mercury	0.18	0.3	1.1	1.1	0.17	0.61	239	0.22	0.28
Selenium	3.9	110	1700	2000	1.5 J	1.4 J	0.83 J	1.3 J	1.7 J
Silver	2	110	1700	2000	0.33 J	0.91	0.77 J	0.33 J	0.76 J

Notes:

- Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
- Values per 6NYCRR Part 375 Soil Cleanup Objectives (SCOs), updated December 2025.
- Sample results were reported by the laboratory in ug/kg and converted to mg/kg for comparisons to SCOs

Definitions:

ND = Parameter not detected above laboratory detection limit.

B = Compound was found in the blank and sample.

J = Estimated value; result is less than the sample quantitation limit but greater than zero.

F1= MS and/or MSD recovery exceeds control limits.

F2 = MS/MSD RPD exceeds control limits.

Bold	: Results exceed Unrestricted Use SCOs
Bold	: Results exceed Restricted Residential Use SCOs
Bold	: Results exceed Commercial Use SCOs
Bold	: Results exceed Industrial Use SCOs



TABLE 2
SOIL DATA SUMMARY TABLE
BROWNFIELD CLEANUP PROGRAM APPLICATION
COPPER VILLAGE SITE
ROME, NEW YORK

Analytes > SCOs	Unrestricted Use SCOs ¹	Number of Detections > SCOs	Restricted Residential Use SCOs ²	Number of Detections > SCOs	Commercial Use SCOs ²	Number of Detections > SCOs	Maximum Detection (ppm)	Depth (fbgs)
Semi-Volatile Organic Compounds (SVOCs) - ppm								
Benzo(a)anthracene	1	1	1.4		37		1.3	0-1
Benzo(a)pyrene	1	1	1	1	3.7		1.2	0-1
Benzo(b)fluoranthene	1	1	1.4	1	37		1.7	0-1
Benzo(ghi)perylene	0.64	1	4.9		47		0.79	0-1
Chrysene	1	1	4.9		47		1.2	0-1
Indeno(1,2,3-cd)pyrene	0.5	1	1.4		37		0.72	0-1
Metals - ppm								
Arsenic	13	1	16		16		13.4	0-2
Barium	410	1	410	1	410	1	481	0-1
Cadmium	2.5	4	2.5	4	3.7	2	15.7	0-2
Chromium	30	2	110		1700		41.2	0-1
Lead	63	5	400	3	1000	1	3380	0-1
Mercury	0.18	4	0.3	2	1.1	1	239	1-2

- Notes:**
1. Values per 6 NYCRR Part 374 Unrestricted Use Soil Cleanup Objectives (SCOs), Table 375-6.8(a).
 2. Values per 6 NYCRR Part 375 Restricted Use SCOs, Table 375-6.8(b).

Definitions:

"--" = No value available for the parameter.

ppm = parts per million

fbgs = feet below ground surface

FIGURES

1. Site Location and Vicinity Map
2. Site Plan (Aerial)
3. Tax Map
4. Disadvantaged Communities Map
5. Brownfield Opportunity Area Map
6. Zoning Map
7. Adjacent Property Owners
8. Historic Investigation Locations and Areas of Concern
9. USDA Soil Type Map
10. Preliminary Project Schedule
11. Ecological Resource Mapper

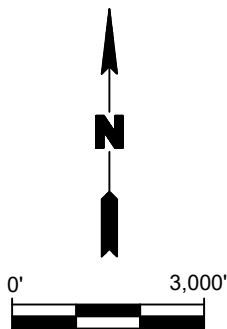
F:\CADD\ROUX\PENROSE\COPPER WATERFRONT VILLAGE ROME\BCP APPLICATION\FIGURE 1: SITE LOCATION AND VICINITY MAP.DWG



QUADRANGLE LOCATION



SOURCE:
ROME, NY, 2023
USGS 7.5 MINUTE TOPOGRAPHIC MAP



Title: **SITE LOCATION AND VICINITY MAP**
BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC

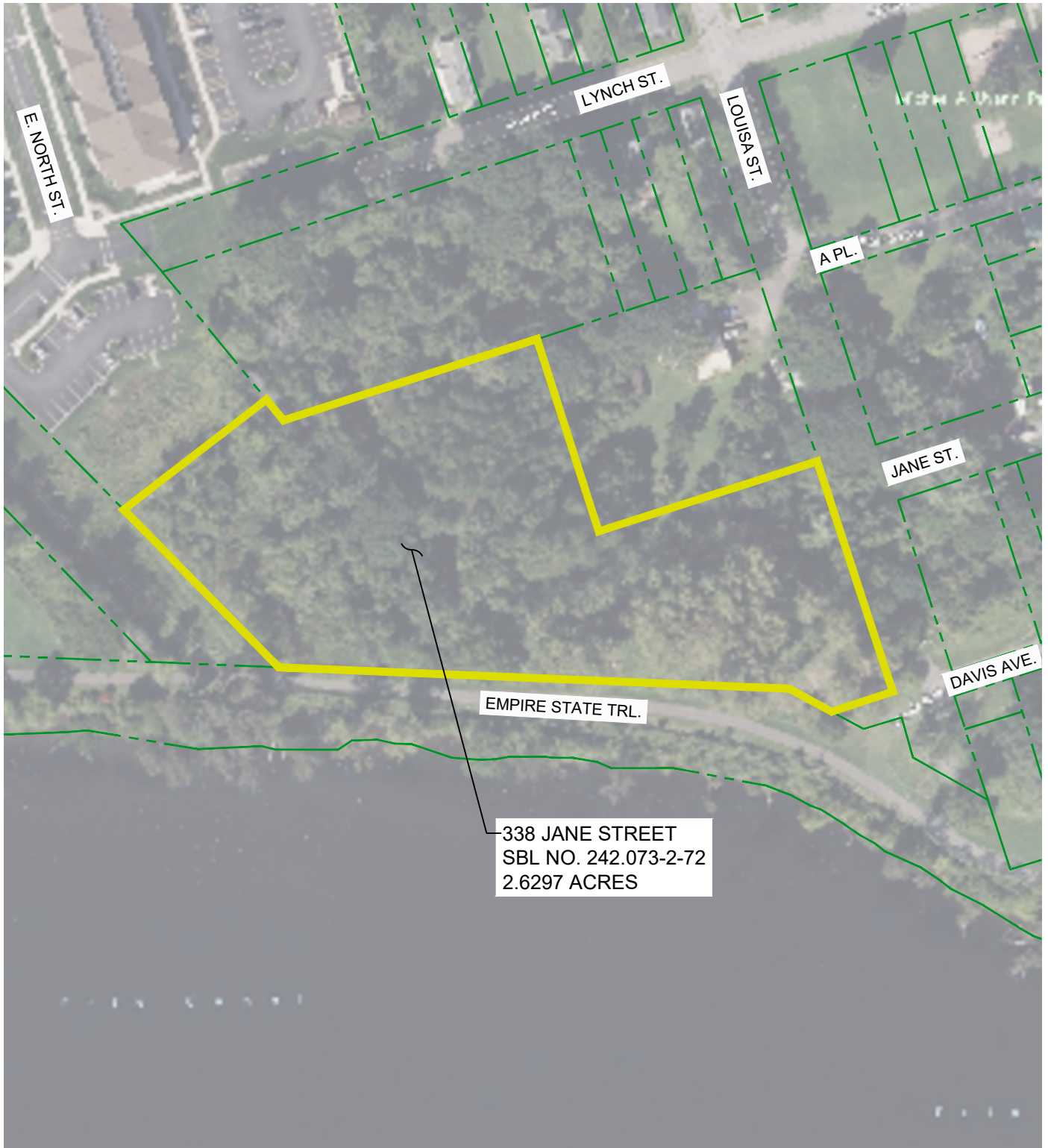


Compiled by: JJY	Date: JULY 2026
Prepared by: CMS	Scale: AS SHOWN
Project Mgr: BWM	Project: 4375.0003B000
File: FIGURE 1: SITE LOCATION AND VICINITY MAP.DWG	

FIGURE

1

F:\CAD\ROUX\PENNSYLVANIA\COPPER VILLAGE\ROME\BOP APPLICATION\FIGURE 2: SITE PLAN (AERIAL)_REV1.DWG

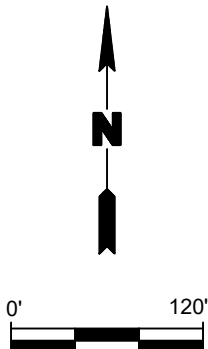


LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY

NOTES

1. IMAGE SOURCE BING MAPS 2024.



Title:

SITE PLAN (AERIAL) BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC



Compiled by: JJY

Date: JULY 2026

Prepared by: CMS

Scale: AS SHOWN

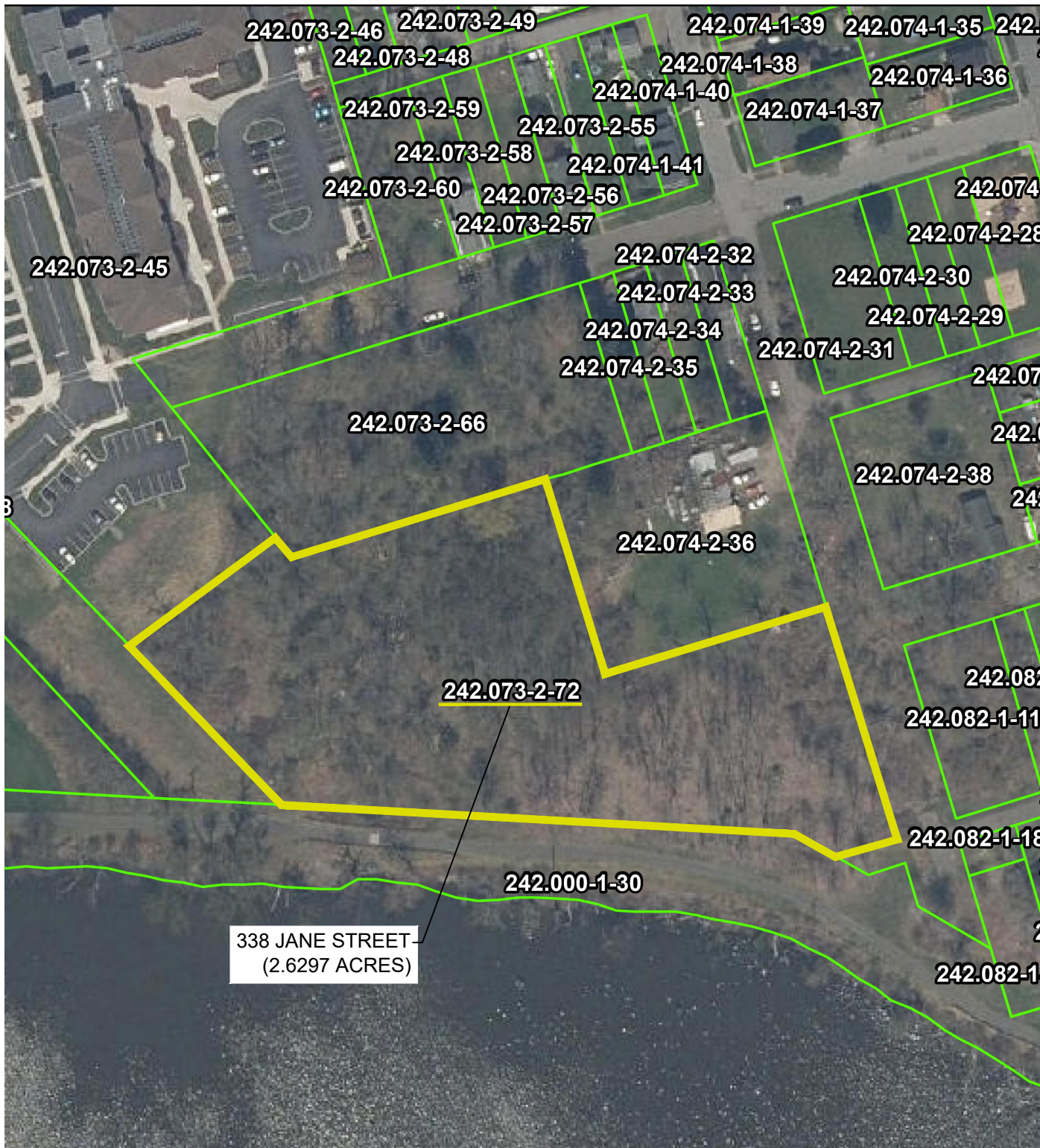
Project Mgr: BWM

Project: 4375.0003B000

File: FIGURE 2: SITE PLAN (AERIAL)_REV1.DWG

FIGURE

2



LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY



NOTES

IMAGE SOURCE: ONEIDA COUNTY TAX PARCEL VIEWER.

Title:

TAX MAP BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC



Compiled by: JJY

Date: JULY 2026

FIGURE

Prepared by: CMS

Scale: AS SHOWN

Project Mgr: BWM

Project: 4375.0003B000

File: FIGURE 3; TAX MAP.DWG

3

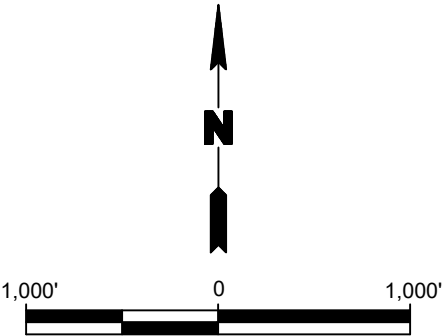


LEGEND

- PROPERTY BOUNDARY
- DISADVANTAGED COMMUNITY DESIGNATION

NOTES

- 1. DISADVANTAGED COMMUNITY EXTENTS DOWNLOADED FROM NEW YORK STATE GEOGRAPHIC INFORMATION GATEWAY OCTOBER 10, 2025.
- 2. AERIAL FROM GOOGLE EARTH 2025.



Title: **DISADVANTAGED COMMUNITY MAP**
BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:
2024 COPPER VILLAGE 4% LLC

	Compiled by: JJY	Date: JULY 2026	FIGURE 4
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWB	Project: 4375.0003B000	
	File: FIGURE 4; DAC MAP.DWG		

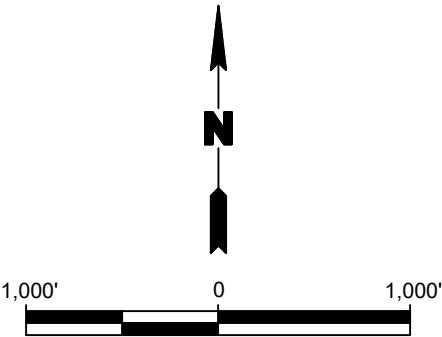


LEGEND

- PROPERTY BOUNDARY
- BROWNFIELD OPPORTUNITY AREA DESIGNATION

NOTES

1. BROWNFIELD OPPORTUNITY AREA EXTENTS DOWNLOADED FROM NEW YORK STATE GEOGRAPHIC INFORMATION GATEWAY OCTOBER 10, 2025.
2. AERIAL FROM GOOGLE EARTH 2025.



Title:
BROWNFIELD OPPORTUNITY AREA MAP

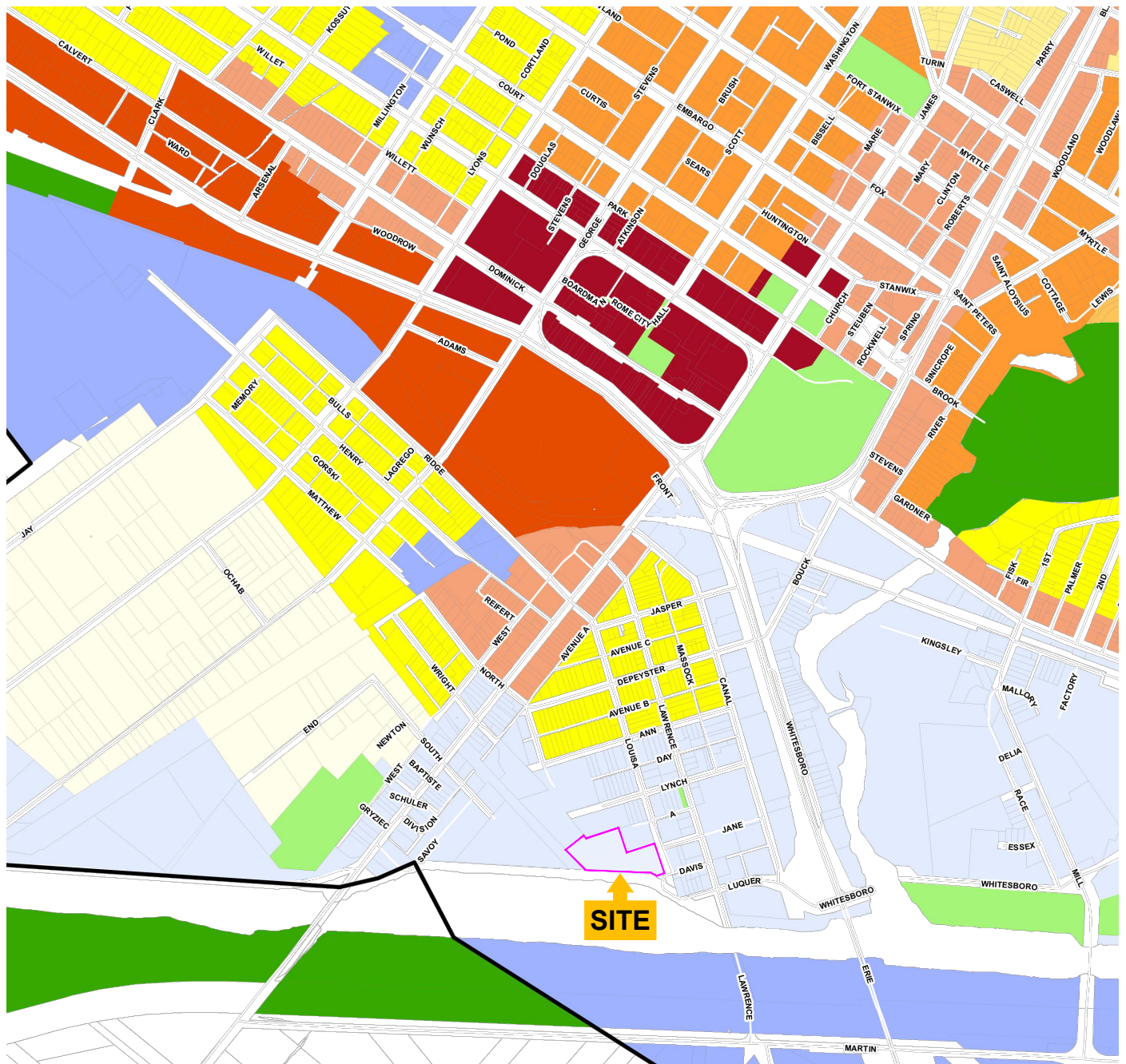
BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC

	Compiled by: JJY	Date: JULY 2026	FIGURE 5
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWM	Project: 4375.0003B000	
	File: FIGURE 5; BOA MAP.DWG		



Inside District

Zoning District

	AG Agricultural		C-1 Local Commercial
	AA Airport Approach		C-2 General Commercial
	SS Scrap and Salvage		C-3 Central Commercial
	R-R Rural Residential		I-G General Industrial
	R-1-8 Single-Family Residential		I Institutional Campus
	R-1-5 Single-Family Residential		WR Woodhaven Redevelopment
	R-2 Single-Family Residential		GB Griffiss Business
	R-3 Multi-Family Residential		NA Natural Areas
	R-P Residential Professional		OS Open Space
			W Waterfront

WATERFRONT DISTRICT (W) PURPOSE AND INTENT:

THE PURPOSE OF THE WATERFRONT DISTRICT IS TO CREATE A VIBRANT, PEDESTRIAN FRIENDLY WATERFRONT WITH A VARIETY OF BUILDING TYPES THAT OFFER RETAIL, SERVICE, EMPLOYMENT, HOSPITALITY, ENTERTAINMENT, HOUSING OPTIONS AND PUBLIC ACCESS TO THE WATERFRONT. THE DISTRICT IS ALSO INTENDED TO PROTECT AND ENHANCE WATER QUALITY WITHIN THE MOHAWK RIVER AND ERIE CANAL.



Title:

ZONING MAP BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC

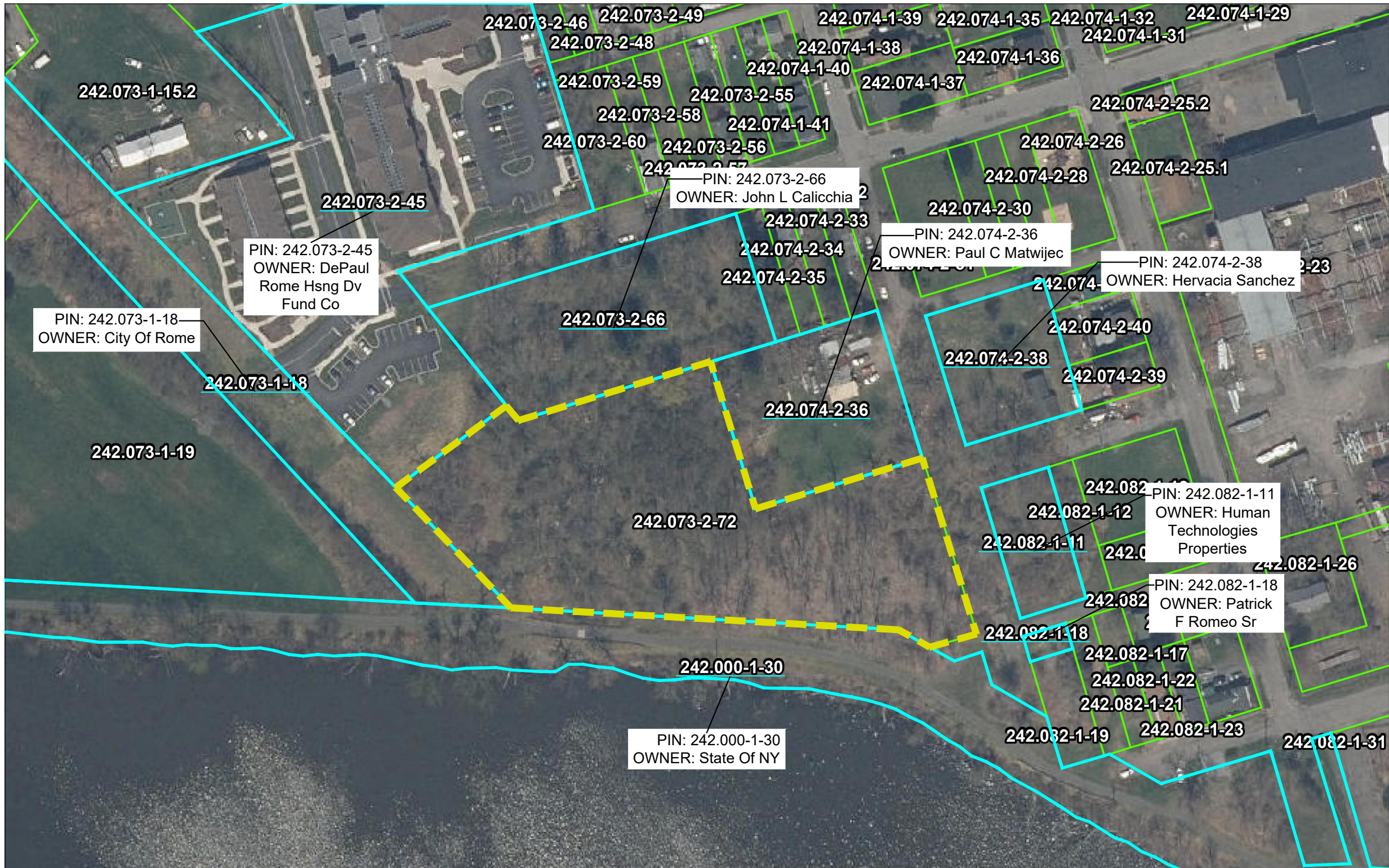


Compiled by: JJY
Prepared by: CMS
Project Mgr: BWM
File: FIGURE 6: ZONING MAP.DWG

Date: JULY 2026
Scale: AS SHOWN
Project: 4375.0003B000

FIGURE

6

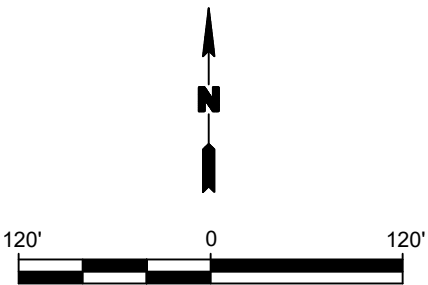


LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY

NOTES

IMAGE SOURCE: ONEIDA COUNTY TAX PARCEL VIEWER.

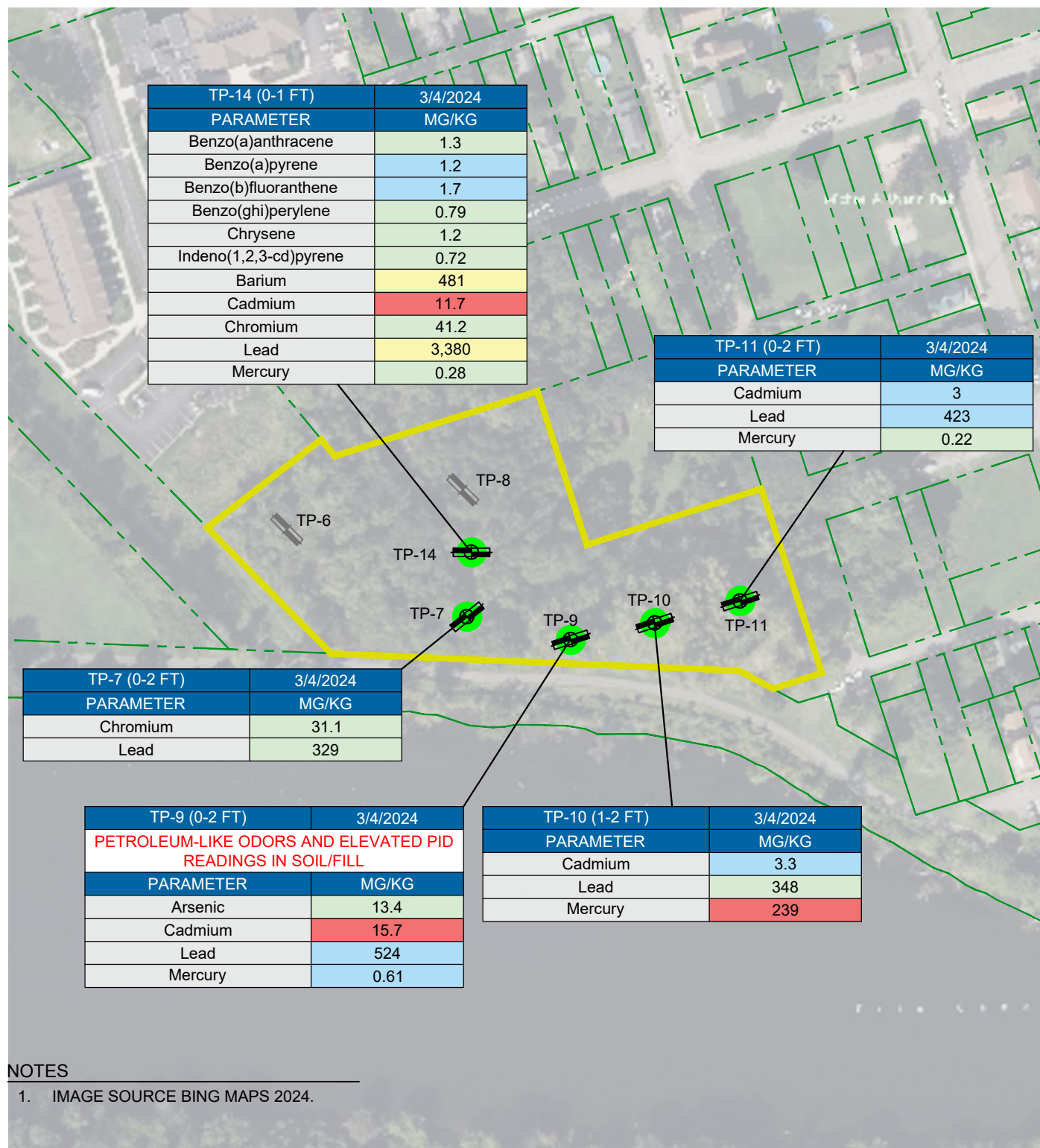


Title:ADJACENT PROPERTY OWNERS
BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:
2024 COPPER VILLAGE 4% LLC

ROUX	Compiled by: JJY	Date: JULY 2026	FIGURE 7
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWB	Project: 4375.0003B000	
	File: FIGURE 7: ADJACENT PROPERTY OWNERS.DWG		



NOTES

1. IMAGE SOURCE BING MAPS 2024.

LEGEND

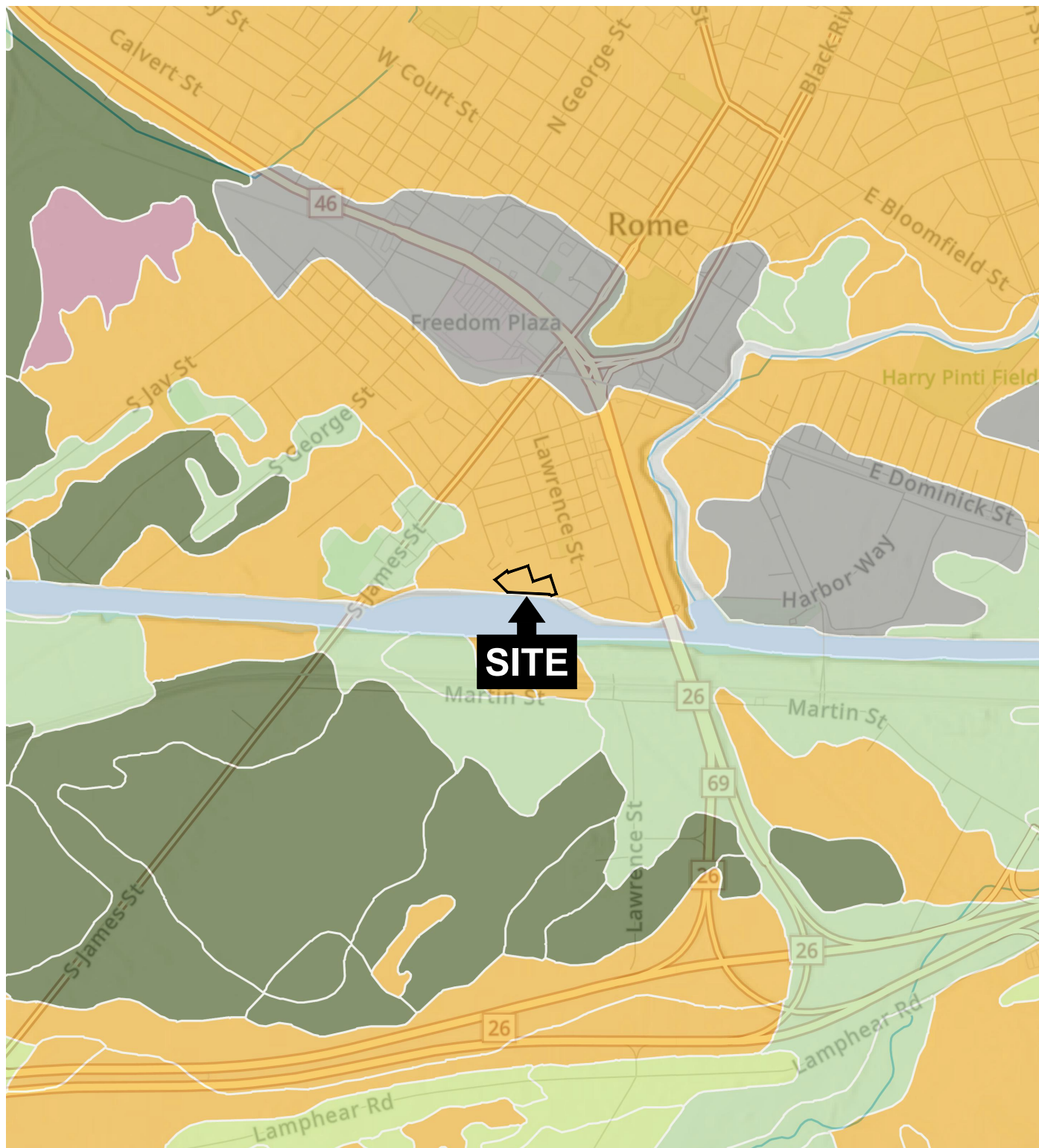
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- TEST PIT LOCATION
- TEST PIT LOCATION (NO SAMPLING)
- FILL IDENTIFIED IN TEST PIT
- 0.0 UUSCO EXCEEDANCE
- 0.0 RRSO EXCEEDANCE
- 0.0 CSCO EXCEEDANCE
- 0.0 ISCO EXCEEDANCE



0' 150'

INVESTIGATION LOCATIONS AND AREAS OF CONCERN BROWNFIELD CLEANUP PROGRAM APPLICATION COPPER VILLAGE SITE 338 JANE STREET ROME, NEW YORK			
Prepared for: 2024 COPPER VILLAGE 4% LLC			
	Compiled by: JJY	Date: JULY 2026	FIGURE 8
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWM	Project: 4375.0003B000	
	File: FIGURE 8: INVESTIGATION LOCATIONS AND AREAS OF CONCERN.DWG		

F:\CAD\ROUX\PENNSOURCE\COPPER WATERFRONT VILLAGE ROME\BCP APPLICATION\FIGURE 9: USDA SOIL TYPE MAP.DWG



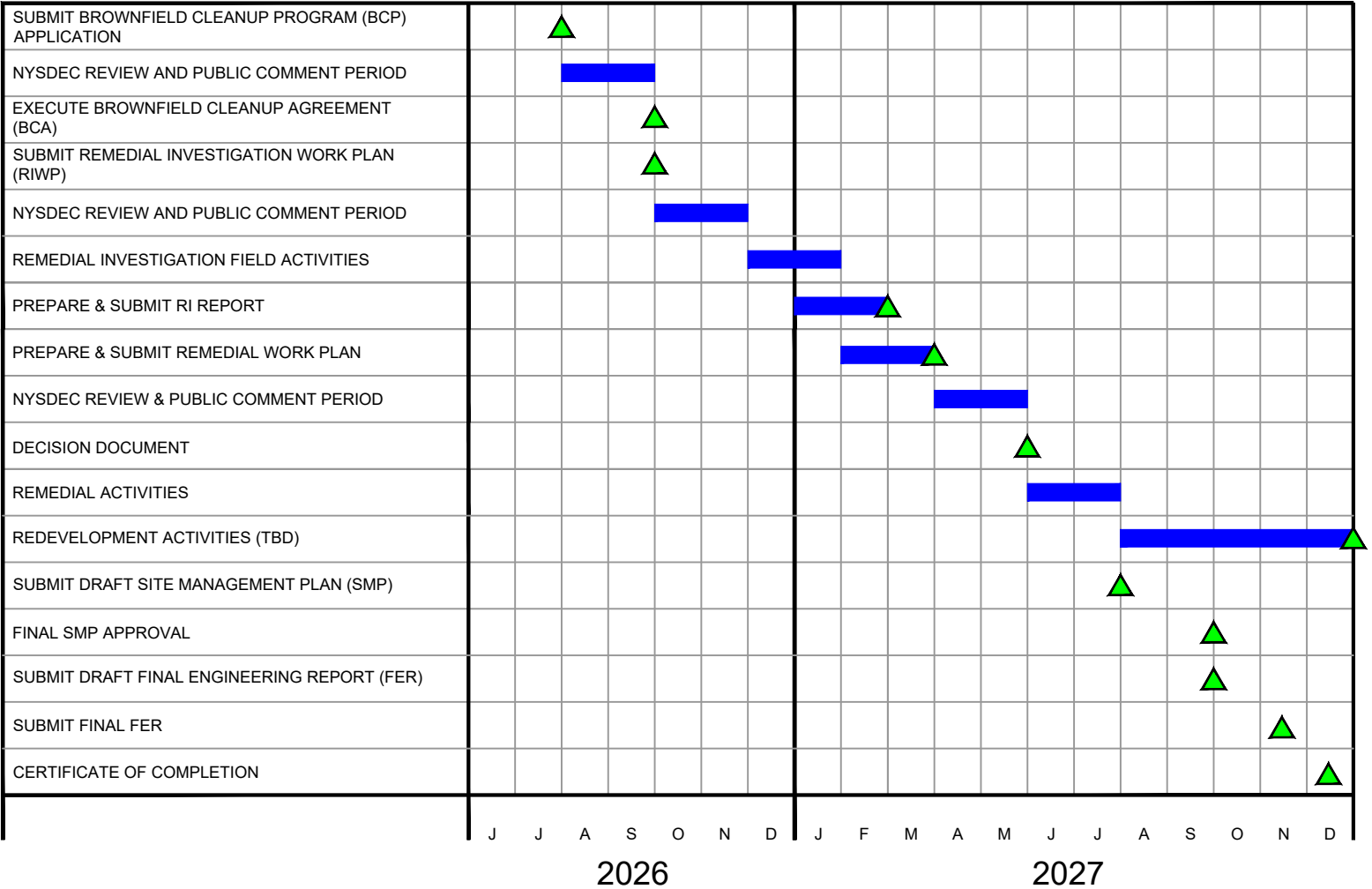
 CANANDAIGUA SILT LOAM



0' 1500'

Title:			
USDA SOIL TYPE MAP			
BROWNFIELD CLEANUP PROGRAM APPLICATION			
COPPER VILLAGE SITE 338 JANE STREET ROME, NEW YORK			
Prepared for:			
2024 COPPER VILLAGE 4% LLC			
	Compiled by: JJY	Date: JULY 2026	FIGURE 9
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWM	Project: 4375.0003B000	
	File: FIGURE 9: USDA SOIL TYPE MAP.DWG		

PROJECT TASKS:



Title:

PRELIMINARY PROJECT SCHEDULE

BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE

338 JANE STREET

ROME, NEW YORK

Prepared for:

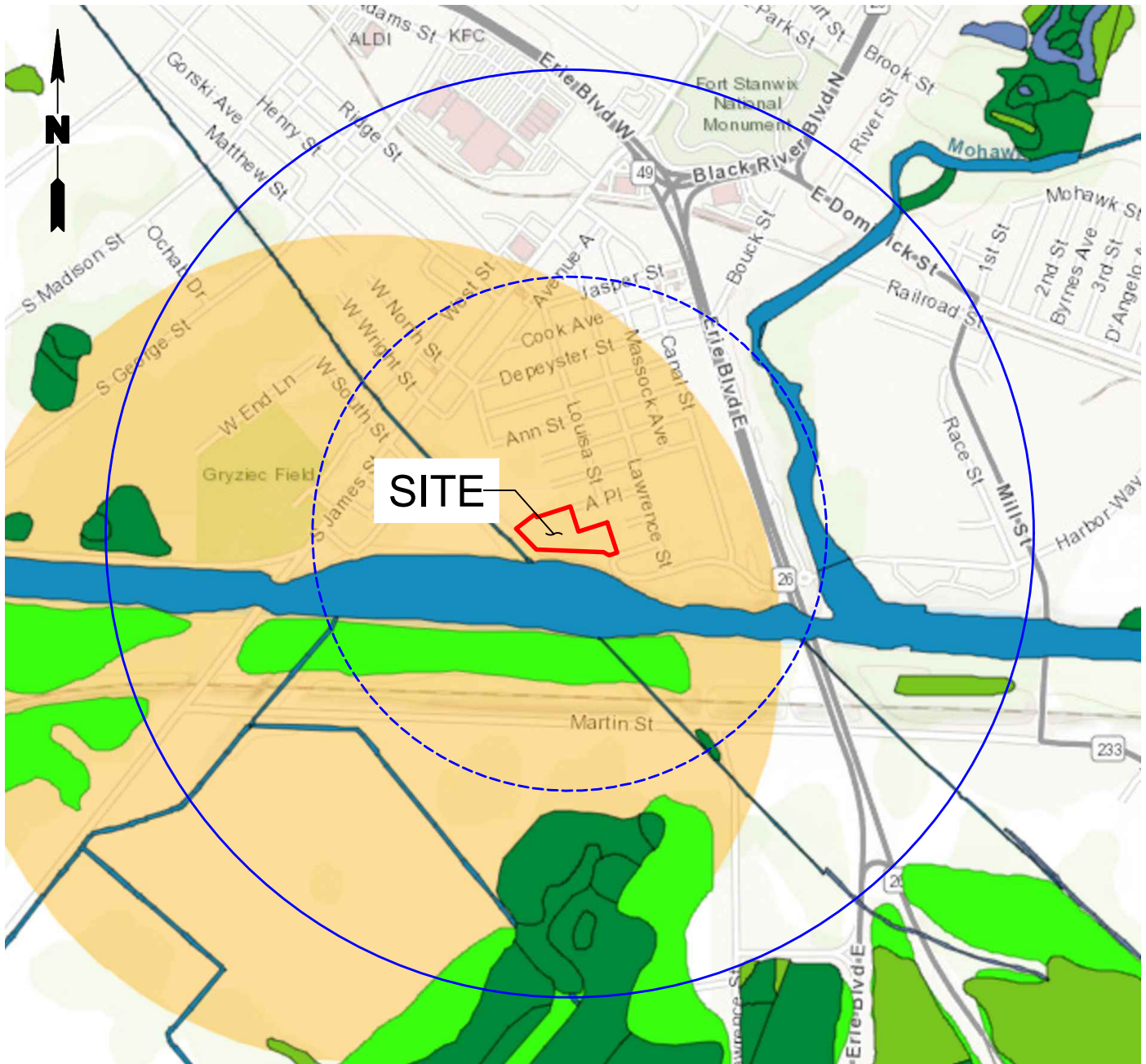
2024 COPPER VILLAGE 4% LLC

ROUX

Compiled by: CMS	Date: JULY 2026
Prepared by: CMS	Scale: N/A
Project Mgr: BWM	Project: 4375.0003B000
File: FIGURE 10; PRELIMINARY PROJECT SCHEDULE_REV3.DWG	

FIGURE

10



LEGEND:

- BCP SITE BOUNDARY
- - - 0.25-MILE RADIUS FROM SITE BOUNDARY
- 0.5-MILE RADIUS FROM SITE BOUNDARY
- NATIONAL WETLAND INVENTORY (NWI) FRESHWATER FORESTED/SHRUB WETLAND
- NWI FRESHWATER EMERGENT WETLAND
- NYSDEC REGULATED WETLAND (CLASS 2)
- NWI FRESHWATER POND
- NWI RIVERINE
- NYSDEC AREA OF ANIMALS LISTED AS ENDANGERED OR THREATENED



NOTES

1. IMAGE SOURCE NYSDEC ENVIRONMENTAL RESOURCE MAPPER.

ECOLOGICAL RESOURCE MAPPER BROWNFIELD CLEANUP PROGRAM APPLICATION

COPPER VILLAGE SITE
338 JANE STREET
ROME, NEW YORK

Prepared for:

2024 COPPER VILLAGE 4% LLC

	Compiled by: JJY	Date: JULY 2026	FIGURE 11
	Prepared by: CMS	Scale: AS SHOWN	
	Project Mgr: BWM	Project: 4375.0003B000	
	File: FIGURE 11: ECOLOGICAL RESOURCE MAPPER.DWG		

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENTS

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 1

Warranty Deed



ONEIDA COUNTY CLERK

MARY FINEGAN

Receipt

Receipt Date: 10/10/2025 03:20:57 PM

RECEIPT # 20251310953

Recording Clerk: GA

Cash Drawer: CASH3

Rec'd Frm: SAUNDERS KAHLER LLP

Rec'd In Person

Instr#: M2025-000191

DOC: MAP

OR Party: AEI CONSULTANTS

EE Party: AEI CONSULTANTS

Recording Fees

Filing Fee \$10.00

DOCUMENT TOTAL: ----> \$10.00

Instr#: 2025-012892

DOC: DEED

DEED STAMP: 1337

OR Party: HUMAN TECHNOLOGIES PROPERTIES CORPORATION

EE Party: HUMAN TECHNOLOGIES PROPERTIES CORPORATION

Recording Fees

Cover Page \$20.00

Number of Pages \$20.00

Cultural Ed \$14.25

Records Management - County \$1.00

Records Management - State \$4.75

TP584 \$5.00

RP5217 - County \$4.50

RP5217 - County Clerk \$4.50

RP5217 All others - State \$241.00

Transfer Tax

Transfer Tax \$0.00

DOCUMENT TOTAL: ----> \$315.00

Receipt Summary

Document Count: 2

TOTAL RECEIPT: ----> \$325.00

TOTAL RECEIVED: ----> \$325.00

CASH BACK: ----> \$0.00

PAYMENTS

Check # 45278 -> \$315.00

Check # 45279 -> \$10.00

COPY

WARRANTY DEED

SAUNDERS KAHLER, L.L.P.
ATTORNEYS AT LAW
SUITE 1400
185 GENESEE STREET
UTICA, NY 13501-2194

THIS INDENTURE, made the 9th day of October, 2025

Between

HUMAN TECHNOLOGIES PROPERTIES CORPORATION, a New York not-for-profit corporation with an address at 2201 Dwyer Avenue, Utica, New York 13501,

party of the first part, and

HUMAN TECHNOLOGIES PROPERTIES CORPORATION, a New York not-for-profit corporation with an address at 2201 Dwyer Avenue, Utica, New York 13501,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00), and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the parties of the second part, the successors and assigns of the party of the second part forever,

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed by Michelle R. Robinson and Jeffrey D. Morris as Co-Executors of the Last Will and Testament of Robert L. Morris by Executor's Deed dated April 20, 2018 and recorded in the Oneida County Clerk's Office May 11, 2018 as Instrument No. 2018-006330.

SUBJECT TO all enforceable covenants, conditions, restrictions, easements and rights of way of record.

THE PURPOSE OF THIS DEED is to consolidate the above-referenced properties into one tax parcel.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows:

FIRST. That the party of the second part shall quietly enjoy the said premises.

SECOND. That the party of the first part will forever **WARRANT** the title to said premises.

THIRD. The party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

HUMAN TECHNOLOGIES PROPERTIES CORPORATION

By: [Signature]
Carl Reistrom
President

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

On this 9 day of October, 2025, before me, the undersigned, personally appeared **Carl Reistrom**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
NOTARY PUBLIC
CAMILLE T. KAHLER
NOTARY PUBLIC, State of New York
Appointed in Oneida County
No. 02KA4804252
Commission Expires: October 31, 2026

RECEIVED
OCT 10 AM 10:26
[Faint illegible text]

RECEIVED
OCT 10 2025
Rome Assessor's Office

SCHEDULE A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situate in the City of Rome, Oneida County, State of New York, being part of the lot shown as "Proposed Lot 7" on a plan entitled "Lot Consolidation Plan, AEI Job 488283-Task 3, Copper Village" prepared by Jack W. Shoemaker, dated September 23, 2025 and last revised October 7, 2025, and being more particularly described as follows:

Commencing from a capped rebar found at the southwesterly corner of Proposed Lot 9. Running thence, North 17°30'50" West a distance of 59.85 feet to a point. Thence, North 59°35'36" West a distance of 73.42 feet to a point. Thence, North 17°36'41" West a distance of 35.10 feet to a point. Thence, South 72°12'09" West a distance of 33.17 feet to a point. Thence, North 60°26'26" West a distance of 27.19 feet to a capped rebar found, being the true point or place of beginning.

Running thence, from said point of beginning, along SBL 42.000-1-30, reputed owner State of New York, the following two (2) courses and distances, Thence,

1. North 60°26'26" West a distance of 25.58 feet to a capped rebar found. Thence,
2. North 87°07'41" West a distance of 442.19 feet to an iron pipe found, being a common corner to SBL 42.073-1-18, reputed owner City of Rome. Thence, along SBL 42.073-1-18,
3. North 44°49'51" West a distance of 184.62 feet to an iron pipe found, being a common corner to SBL 242.073-2-45, reputed owner Depaul Rome Hsng DV Fund Co. Thence, along SBL 242.073-2-45,
4. North 53°35'19" East a distance of 157.93 feet to an iron pipe found, being in the westerly line of SBL 242.073-2-66, reputed owner John Calicchia. Thence, along SBL 242-2-66 the following two (2) courses and distances,
5. South 38°17'31" East a distance of 21.30 feet to an iron pipe found. Thence,
6. North 72°08'49" East a distance of 218.14 feet to an iron pipe found, being a common corner to SBL 242.074-2-36, reputed owner Paul Matwijec. Thence, along SBL 242.074-2-36 the following two (2) courses and distances,
7. South 17°36'41" East a distance of 170.02 feet to an iron pipe found. Thence,
8. North 72°12'09" East a distance of 192.50 feet to an iron pipe found in the westerly right-of-way line of Louisa Street (unimproved, 50' wide public right-of-way). Thence, along Louisa Street,
9. South 17°36'41" East a distance of 49.37 feet to a point of intersection of the westerly right-of-way line of Louisa Street and Jane Street (50' wide public right-of-way). Thence, continuing along the westerly right-of-way line of Louisa Street (to be vacated),
10. South 17°36'41" East a distance of 150.63 feet to a capped rebar found. Thence, continuing along Louisa Street (to be vacated),
11. South 72°12'09" West a distance of 51.59 feet to a capped rebar found, being the point or place of beginning.

Containing 114,551 square feet or 2.6297 acres of land.

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 2

Survey Map

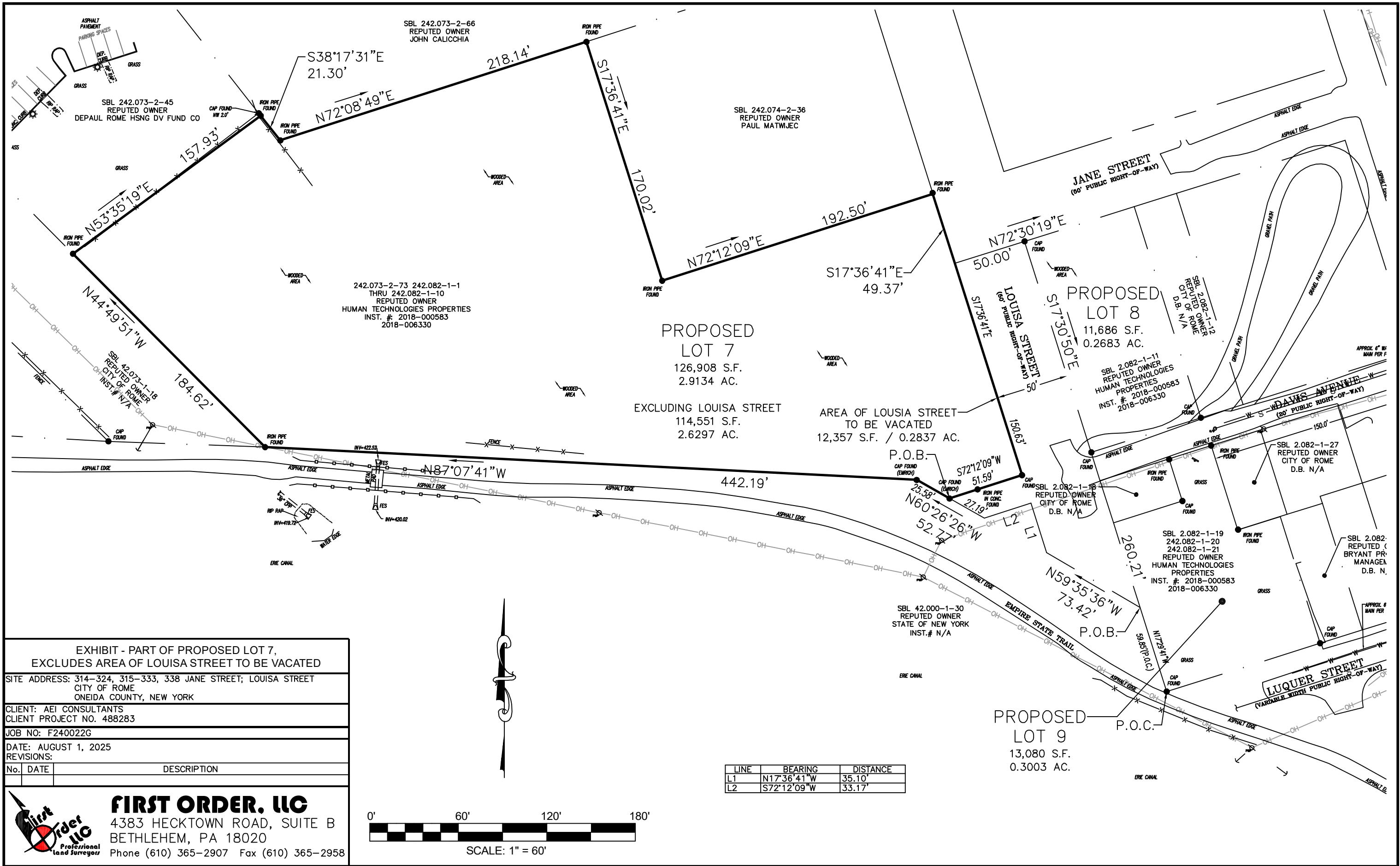


EXHIBIT - PART OF PROPOSED LOT 7,
EXCLUDES AREA OF LOUISA STREET TO BE VACATED

SITE ADDRESS: 314-324, 315-333, 338 JANE STREET; LOUISA STREET
CITY OF ROME
ONEIDA COUNTY, NEW YORK

CLIENT: AEI CONSULTANTS
CLIENT PROJECT NO. 488283

JOB NO: F240022G

DATE: AUGUST 1, 2025

REVISIONS:

No.	DATE	DESCRIPTION

**FIRST ORDER. LLC**
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958

LINE	BEARING	DISTANCE
L1	N17°36'41"W	35.10'
L2	S72°12'09"W	33.17'

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 3

Historic Aerials



Unknown
Disturbances

INQUIRY #: 7266002.8

YEAR: 1997

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



Unknown
Disturbances

INQUIRY #: 7266002.8

YEAR: 1985

— = 500'





Unknown
Disturbances

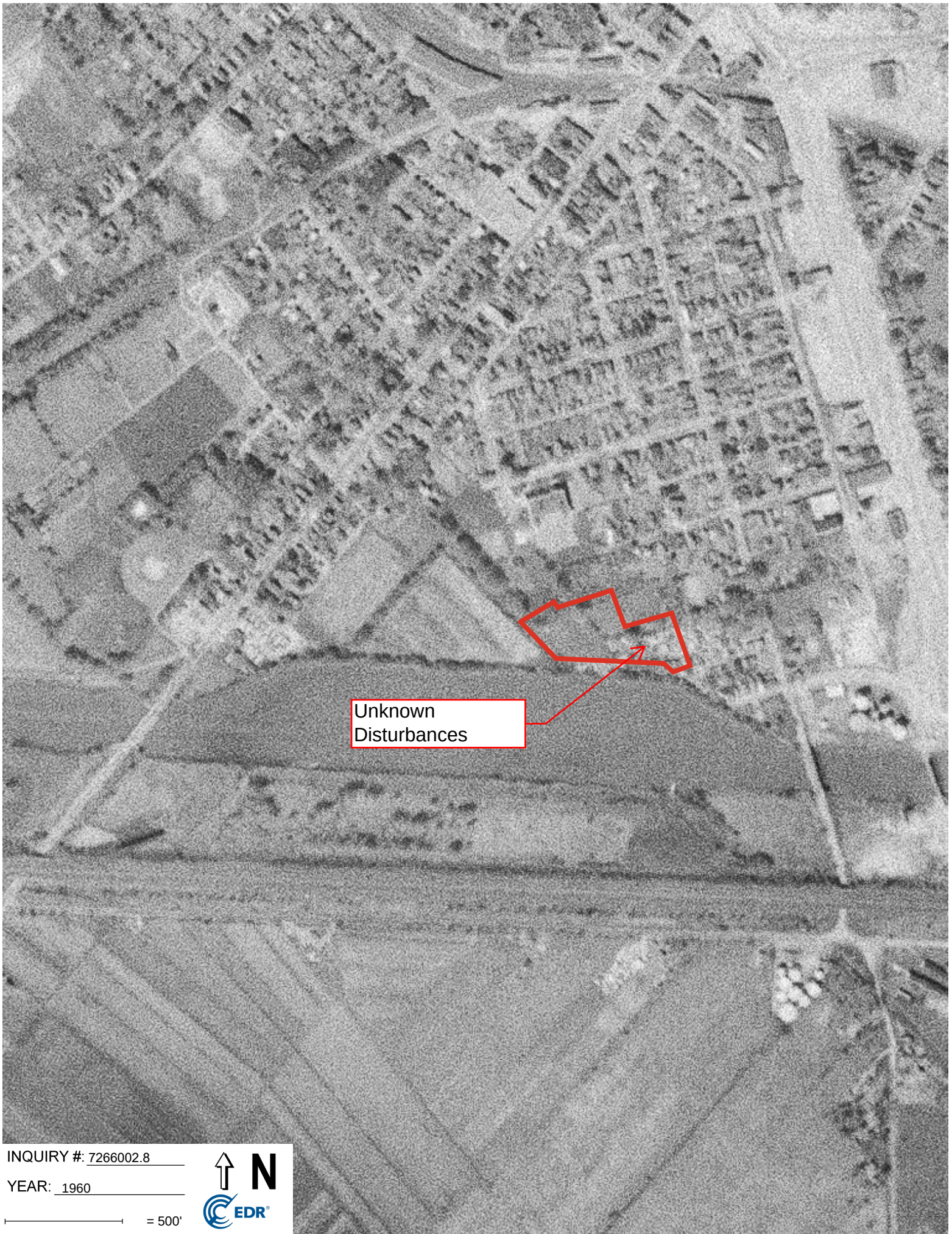
INQUIRY #: 7266002.8

YEAR: 1974

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

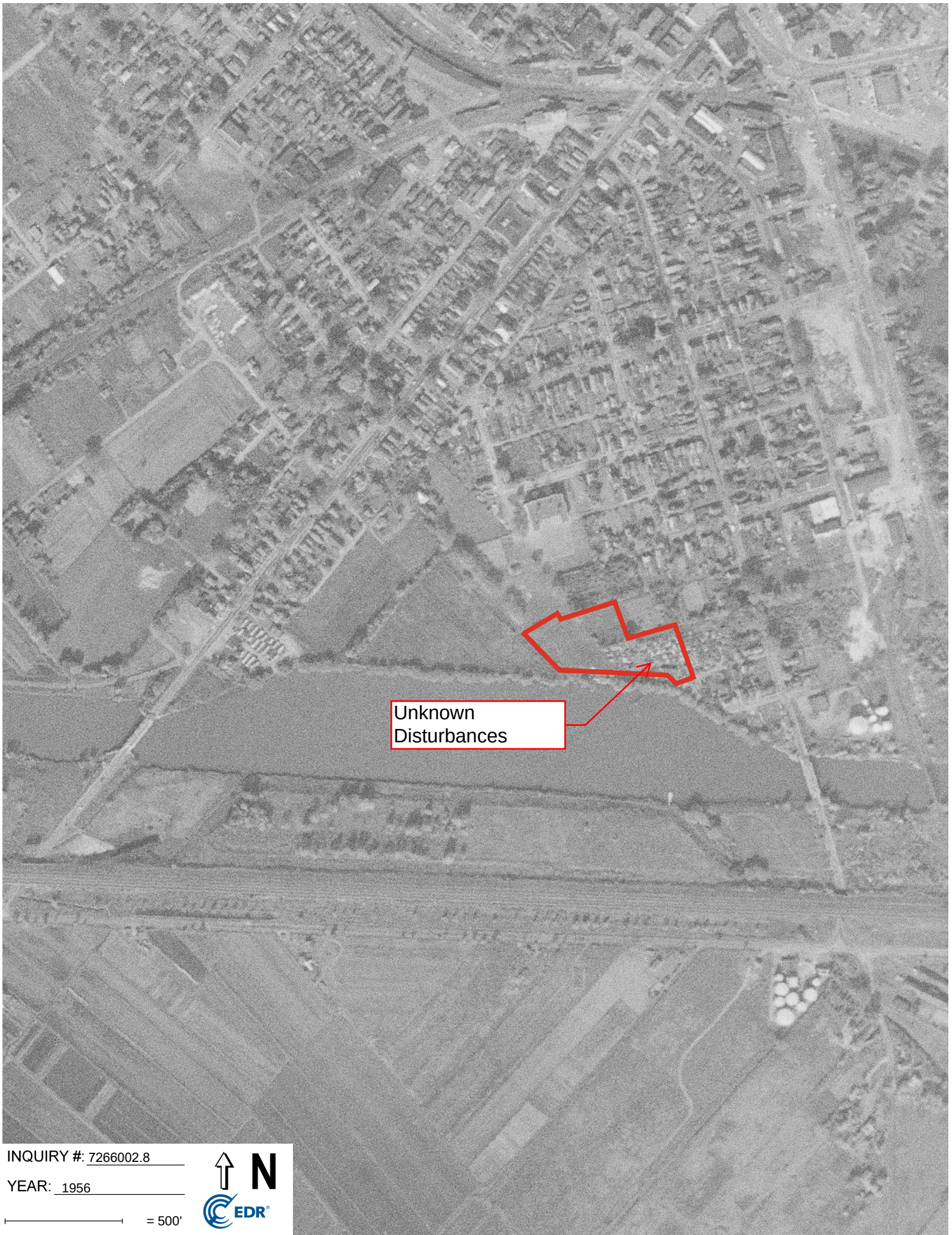


INQUIRY #: 7266002.8

YEAR: 1960

— = 500'





Unknown
Disturbances

INQUIRY #: 7266002.8

YEAR: 1956

— = 500'





Unknown
Disturbances

INQUIRY #: 7266002.8

YEAR: 1952

— = 500'





Unknown
Disturbances

5-3-41

INQUIRY #: 7266002.8

YEAR: 1941

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 4

Photo Log

SITE PHOTOGRAPHS

Photo 1:



Photo 2:

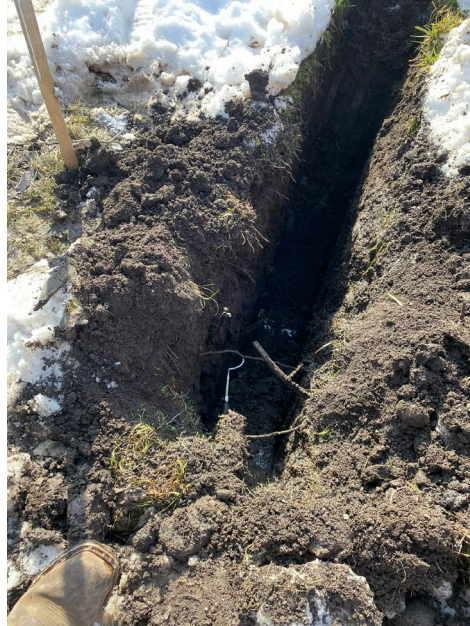


Photo 3:



Photo 4:



Photo 1: Typical fill material observed during test pit excavation activities.

Photo 2: Typical fill material observed during test pit excavation activities.

Photo 3: Typical fill material observed during test pit excavation activities.

Photo 4: Typical fill material observed during test pit excavation activities.

Copper Village Site

Photo Date: February 26, 2024



Summary of Green Remediation Metrics for Remedial Activities

Summary of Green Remediation Metrics for Remedial Activities

Site Name: _____ Site Code: _____
Address: _____ City: _____
State: _____ Zip Code: _____ County: _____

Start Date of Remedial Activities

Start Date: _____

Current Reporting Period

Reporting Period From: _____ To: _____

Contact Information

Preparer's Name: _____ Phone No.: _____
Preparer's Affiliation: _____

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	Total to Date
Fuel Type 1 (e.g. natural gas (cf))		
Fuel Type 2 (e.g. fuel oil, propane (gals))		
Electricity (kWh)		
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)		
Other energy sources (e.g. geothermal, solar thermal (Btu))		

Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	Total to Date (tons)
Total waste generated on-site		
OM&M generated waste		
Of that total amount, provide quantity:		
Transported off-site to landfills		
Transported off-site to other disposal facilities		
Transported off-site for recycling/reuse		
Reused on-site		

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies and lab-supplied bottles, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	Total to Date (miles)
Standby Engineer/Contractor		
Laboratory Courier/Delivery Service (bottle and sample delivery)		
Waste Removal/Hauling		

Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	Total to Date (gallons)
Total quantity of water used on-site (not including treated water)		
Of that total amount, provide quantity:		
Public potable water supply usage		
Surface water usage		
On-site groundwater usage		
Collected or diverted storm water usage		

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	Total to Date (acres)
Land disturbed		
Land restored		

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.

Description of green remediation programs reported above (Attach additional sheets if needed)
Energy Usage:
Waste Generation:
Transportation/Shipping:
Water usage:
Land Use and Ecosystems:
Recommendations/Other:

CERTIFICATION
I, _____ (Name) do hereby certify that I am _____ (Title) of _____ (Company Name), which is responsible for the work documented on this form. According to my knowledge and belief, all of the information provided in this form is accurate and the site management program complies with the DER-10, DER-31, and CP-49 policies.
_____ _____ Date Signature

Fish and Wildlife Resources Impact Analysis Decision Key

Appendix 3C Fish and Wildlife Resources Impact Analysis Decision Key		If YES Go to:	If NO Go to:
1.	Is the site or area of concern a discharge or spill event?	13	2
2.	Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.	13	3
3.	Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?	4	9
4.	Does the site contain habitat of an endangered, threatened or special concern species?	Section 3.10.1	5
5.	Has the contamination gone off-site?	6	14
6.	Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?	7	14
7.	Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?	Section 3.10.1	8
8.	Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?	Section 3.10.1	14
9.	Does the site or any adjacent or downgradient property contain any of the following resources? i. Any endangered, threatened or special concern species or rare plants or their habitat ii. Any DEC designated significant habitats or rare NYS Ecological Communities iii. Tidal or freshwater wetlands iv. Stream, creek or river v. Pond, lake, lagoon vi. Drainage ditch or channel vii. Other surface water feature viii. Other marine or freshwater habitat ix. Forest x. Grassland or grassy field xi. Parkland or woodland xii. Shrubby area xiii. Urban wildlife habitat xiv. Other terrestrial habitat	11	10
10.	Is the lack of resources due to the contamination?	3.10.1	14
11.	Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?	14	12
12.	Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?	Section 3.10.1	12
13.	Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)	Section 3.10.1	14
14.	No Fish and Wildlife Resources Impact Analysis needed.		

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 7

Property Record and Previous Owners



Property Description Report For: 338 Jane St, Municipality of City of Rome, Inside

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	301301
Tax Map ID #:	242.073-2-72
Account # and Ward:	11162 02
Property Class:	330 - Vacant comm
Site:	COM 1
In Ag. District:	No
Site Property Class:	330 - Vacant comm
Zoning Code:	W - Waterfront
Neighborhood Code:	09033
School District:	Rome
Total Assessment:	2026 - \$230,000 2025 - \$18,900
Total Acreage/Size:	2.63
Land Assessment:	2026 - \$230,000 2025 - \$18,900
Full Market Value:	2026 - \$541,176 2025 - \$44,471
Equalization Rate:	2026 - 42.50% 2025 - 45.37%
Deed Book:	2025
Grid East:	0
Property Desc:	
Deed Page:	12892
Grid North:	0

Owners

Human Technologies
Properties
2201 Dwyer Ave
Utica NY 13501

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/9/2025	\$1	330 - Vacant comm	Land Only	Human Technologies Properties	No	No	Yes	2025/12892
5/10/2018	\$150,000	330 - Vacant comm	Land Only	Morris Robert L	Yes	Yes	Yes	2018/6330

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	No Public		

Inventory

Overall Eff Year Built:	Overall Condition:	0
Overall Grade:	Overall Desirability:	4

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	------------------	---------------	----------------------	-----------	---------	----------------------------	---------

Site Uses

Use	Rentable Area (sqft)	Total Units
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Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Undeveloped	2.63 acres

Special Districts for 2026

No information available for the 2026 roll year.

Special Districts for 2025

No information available for the 2025 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 8

NYSDOS Entity Information

An official website of New York State.

[Here's how you know](#) 

Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details

**ENTITY NAME:** 2024 COPPER VILLAGE 4% LLC**DOS ID:** 7351627**FOREIGN LEGAL NAME:****FICTITIOUS NAME:****ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY**DURATION DATE/LATEST DATE OF DISSOLUTION:****SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW**ENTITY STATUS:** ACTIVE**DATE OF INITIAL DOS FILING:** 06/13/2024**REASON FOR STATUS:****EFFECTIVE DATE INITIAL FILING:** 06/13/2024**INACTIVE DATE:****FOREIGN FORMATION DATE:****STATEMENT STATUS:** CURRENT**COUNTY:** ALBANY**NEXT STATEMENT DUE DATE:** 06/30/2028**JURISDICTION:** NEW YORK, UNITED STATES**NFP CATEGORY:**[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:**Name:** REGISTERED AGENTS INC.**Address:** 418 BROADWAY STE R , ALBANY, NY, UNITED STATES, 12207**Electronic Service of Process on the Secretary of State as agent: Not Permitted**

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: REGISTERED AGENTS INC.
Address: 418 BROADWAY STE R , ALBANY, NY, 12207

Entity Primary Location Name and Address

Name:
Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT 9

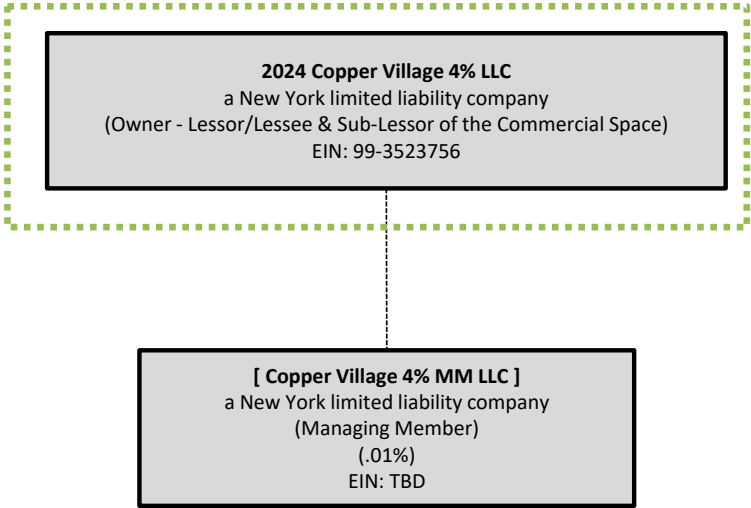
Organizational Chart

Volunteer Requestor
2024 Copper Village 4% LLC

Copper Village is an affordable housing development financed through Low-Income Housing Tax Credits (LIHTCs). The project is structured to meet all applicable requirements for credit allocation, as illustrated in the attached organizational chart.

Copper Village 4% - Organizational Chart

BCP Applicant



Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 10

Site Access Letter

June 22, 2026

Ms. Kelly Lewandowski, P.E.
Chief, Site Control Section
NYSDEC - Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Re: *Property Access Authorization*
NYS Brownfield Cleanup Program (BCP)
Copper Village Site
Rome, New York

Dear Ms. Lewandowski:

Please be advised that Human Technologies Properties owns the following parcel comprising a portion of the above-referenced BCP Site ("Site"):

- 338 Jane Street, S.B.L. No. 242.073-2-72, 2.63-acres

Human Technologies Properties is aware of and acknowledges that 2024 Copper Village 4% LLC (Applicant) will be filing an application to enter the NYS BCP and, subsequent to acceptance into the BCP, will be executing a Brownfield Cleanup Agreement ("BCA") with the NYS Department of Environmental Conservation for environmental investigation and/or remediation of the Site.

Human Technologies Properties hereby authorizes 2024 Copper Village 4% LLC (and any of its designated contractors and consultants) unlimited access to the Site to perform any required work related to and necessary to secure a Certificate of Completion under the BCP, including placing an Environmental Easement on the Site (if necessary), provided all activities are completed in accordance with NYSDEC requirements and the provisions of the BCP and the BCA.

Sincerely,

Human Technologies Properties



Carl Reistrom
President & CEO

ATTACHMENT 11

Joint Unanimous Written Consent of the Shareholder and Officers

2024 Copper Village 4% LLC

**JOINT UNANIMOUS WRITTEN CONSENT
OF THE SHAREHOLDERS AND OFFICERS**

July 6, 2026

The undersigned and Sole Member of **2024 Copper Village 4% LLC**, a New York limited corporation (the “Company”), hereby jointly consent to the adoption of the following resolutions without a meeting and direct that this Consent be filed with the minutes of the Company.

RESOLVED, that **Dylan Salmons** (an “Authorized Person”) be, and hereby is, authorized, directed, and empowered, acting alone, in the name or on behalf of the Corporation, to execute the Brownfield Cleanup Program (BCP) Application, the Brownfield Cleanup Agreement (BCA), or any other documents or agreements necessary to enter and participate in the New York State Department of Environmental Conservation’s Brownfield Cleanup Program (Environmental Conservation Law Article 27, Title 14) for property located at 338 Jane Street (S.B.L. No. 242.073-2-72), Rome, New York; and be it further

RESOLVED, that the Authorized Person is hereby authorized, empowered and directed to take all such action on behalf of the Corporation as they may deem necessary, appropriate or advisable to carry out the intent and purposes of the foregoing resolution; and be it further

RESOLVED, that any acts of any officer of the Corporation and of any persons designated and authorized to act by any such officer of the Corporation, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of such resolutions, are hereby severally ratified, confirmed, approved and adopted as acts of the Corporation.

IN WITNESS WHEREOF, the undersigned have executed this Joint Unanimous Written Consent as of the date set forth above.



Name: **Copper Village 4% MM LLC**

Managing Member, 2024 Copper Village 4% LLC

Brownfield Cleanup Program Application
Copper Village Site

ATTACHMENT 12

Fee Waiver Request

Copper Village Site

NYS Department of Environmental Conservation Brownfield Cleanup Program (BCP) Site No. (to-be-determined)

Program Fee Waiver Request

The Applicant, 2024 Copper Village 4% LLC, requests a waiver of the imposed \$50,000 program fee should the agency's application to the Brownfield Cleanup Program (BCP) be approved and an Agreement be executed with NYSDEC. Based on the language in the revised guidance initially approved and implement in April 2022, we understand that applicants may seek a waiver of this requirement on demonstration of "financial hardship." To demonstrate hardship, the applicant must demonstrate that "but for the program fee, remediation of the brownfield site would not be economically viable." In evaluating an applicant's hardship request, NYSDEC must consider a number of factors, including: (1) whether the applicant has waived rights to tax credits, (2) whether the site is located in a Disadvantaged Community, (3) whether the site will be developed as an affordable housing project, (4) the assets and income of the applicant, and (5) "other factors deemed relevant."

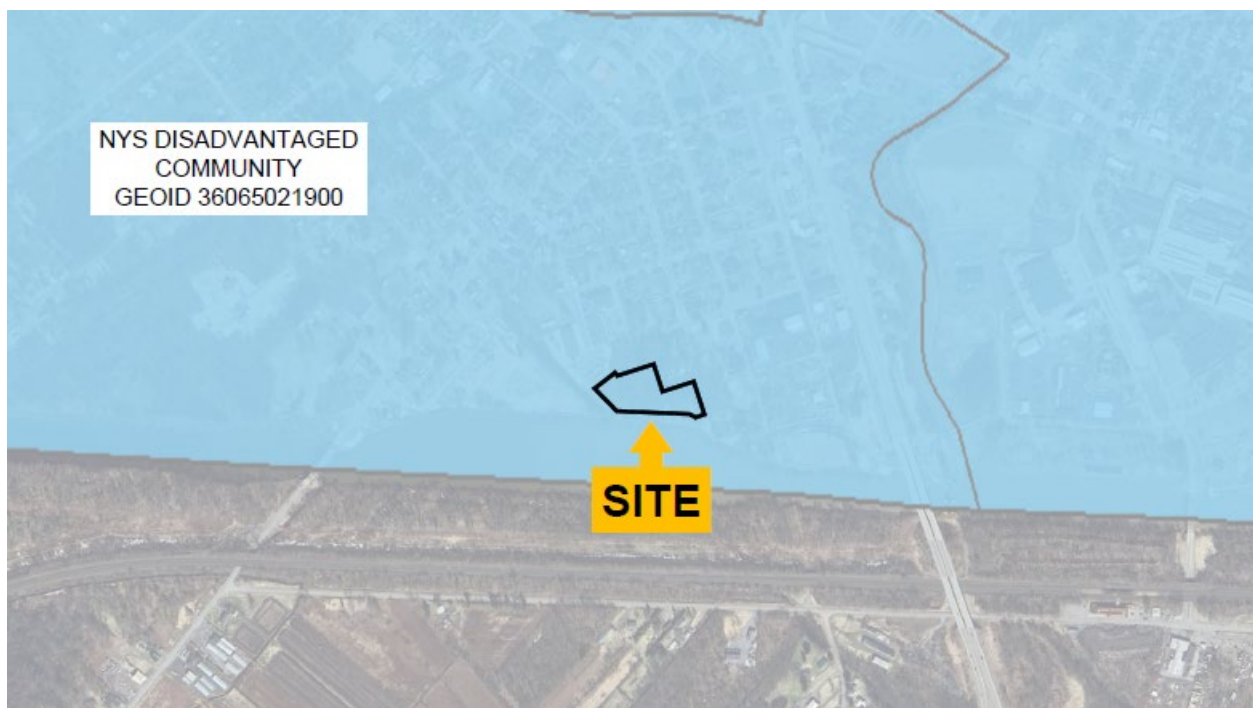
Thus, the Applicant has responded to each listed criteria below and has provided backup documentation, as noted.

(1) Whether the applicant has waived rights to tax credits.

No, the Applicant will need to seek tax credits associated with remediation of the brownfield site in order to make the project financing viable. To be viable at the proposed level of affordability, the Project is dependent on obtaining certain tax credits, including brownfield tax credits, federal and state LIHTC and additional funding, grants, and tax-exempt bonds.

(2) whether the site is located in a Disadvantaged Community.

Yes, the Site is located in a designated disadvantaged community in the Mohawk Valley, the image below shows the site and identifier.



(3) Whether the site will be developed as an affordable housing project.

Yes, this project has been designed to meet the needs of the community where it is located. 100% of residential apartments will be affordable housing units with a regulatory agreement with New York State. The rents of the residential units are affordable to individuals with income at or below 80% of the area median income.

(4) Assets and income of the applicant.

The Applicant is dedicated to the revitalization of the Rome and Mohawk Valley area and its surrounding communities. 2024 Copper Village 4% is a relatively newly formed entity with no assets or income, established to facilitate the full remediation and construction of the Project. In addition to the brownfield tax credits, the applicant is currently in discussions with federal and state entities, seeking to assemble together additional federal and state grants, tax-exempt bonds and other government funding sources to maintain the affordability of the residential units for low- and very-low income residents. These sources include state and federal LIHTC, multiple sources from the New York HCR, including Supportive Housing Opportunity Program and Community Investment Fund. A waiver of the BCP application fee will lower the need for assistance from these other programs, allowing their grants and aid to stretch further, and potentially allowing for more funding for other projects, particularly projects that do not involve brownfield remediation.

Due to regulatory requirements, the cash flow from the affordable residential units will be limited, providing little to no cushion for the project to carry commercial debt.

A \$50,000 fee would consume a large portion of originally budgeted predevelopment costs on a project that is seeing rapid and continued escalation in cost estimates since initially conceived. Any further delay or additional fees to be incurred at this stage will jeopardize the overall project and potentially impact the scope and scale of the facility that is designed to serve some of the neediest and most vulnerable residents in the region. Along with these challenges, payment of the \$50,000 application fee entirely forestalls the economic viability of the project site's remediation. However, waiving this fee would enable the project's development team to focus their search on securing capital sources for the site's remediation and project's construction. Waiving the application fee will empower this valuable project to move forward to completion and provide its benefits to the surrounding community.

(5) Other factors deemed relevant.

The Copper Village project in Rome, NY represents a transformative investment in both housing and community revitalization. It is in Rome's Waterfront BOA, along the Erie Canal Trail, next to the Rome DRI initiative. The site is also withing a Pro-Housing Community and the project has received \$3M of grants to date. Its strategic location leverages multiple state and regional efforts. By redeveloping an underutilized site into high-quality residential units, the project helps address the region's growing need for safe, affordable housing while also supporting population stability and workforce retention. In a city like Rome projects like Copper Village play a critical role in ensuring that local workers and families have access to modern, well-located housing options.



Document Repository Request and Confirmation

March 6, 2026

Ms. Veronica Deal
Jervis Public Library
613 N. Washington Street
Rome, NY 13440

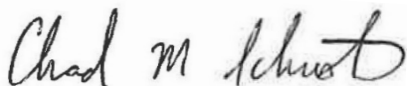
Re: Document Repository for Brownfield Cleanup Program
Copper Village Site
338 Jane Street
Rome, NY 13440

Dear Ms. Deal:

On behalf of our client, Roux Environmental Engineering and Geology, D.P.C. would like to request the Jervis Public Library to act as the document repository for the above-referenced Site. In the future, we will be sending various documents relating to the Site that should be made available for public review upon request at the Jervis Public Library.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Chad M. Schuster
Project Scientist

From: Victoria Deal <vdeal@midyork.org>
Sent: Friday, March 6, 2026 3:11 PM
To: Chad Schuster
Subject: Re: Document Repository Request - Copper Village Site

This message originated outside your organization. Please use caution!



This message needs your attention

- This is the sender's first email to Roux Associates.

Report this Email or Mark as Safe

Powered by Mimecast

Hello, Chad. Yes, Jervis Public Library will serve as a document repository for the Copper Village site brownfield cleanup project. We are willing to hold documents related to this project for public review, provided that all documentation is accompanied by a clear retention period and disposal date.

Thank you,
Victoria

On Fri, Mar 6, 2026 at 1:27 PM Chad Schuster <cschuster@rouxinc.com> wrote:

Dear Ms. Deal:

It was a pleasure speaking with you this morning. Per our conversation, please find attached a document repository request for the Copper Village Site Brownfield Cleanup Program application. Please respond at your earliest convenience with acknowledgement and acceptance of the request. Thank you.

In the future, additional work plans and reports will be sent to this library, as well, for public access to the documents.

Regards,

Chad Schuster | Project Scientist

2558 Hamburg Turnpike, Suite 300, Buffalo, NY 14218

Main: 716-856-0599 | Mobile: 716-346-2818

Email: cschuster@rouxinc.com | Website: www.rouxinc.com



California | Illinois | Massachusetts | New Jersey | New York | Texas | Virginia