



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION

6/14/05

Applicant Information #1			
NAME	Stella Ireland Road Associates, LLC		
ADDRESS	3101 Shippers Road, P.O. Box 678		
CITY/TOWN	Vestal, New York	ZIP CODE	13851-0678
PHONE	607-770-0155, X-229	FAX	607-770-3482
NAME OF APPLICANT'S REPRESENTATIVE		Kenneth S. Kamlet, Director of Legal Affairs	
ADDRESS	SAME AS ABOVE		
CITY/TOWN		ZIP CODE	
PHONE		FAX	
E-MAIL			
THE APPLICANT MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="checkbox"/> PARTICIPANT		<input checked="" type="checkbox"/> VOLUNTEER	
An applicant 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.		An applicant other than a participant, including an applicant 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 checking this box, the applicant 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.	
Applicant Relationship to Property (check one):			
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential / Future Purchaser <input checked="" type="checkbox"/> Other Redeveloper			
Current Owner/Operator Information			
OWNER'S NAME (if different from applicant)	Stella Ireland Road Associates, LLC		
ADDRESS	SAME AS ABOVE		
CITY/TOWN		ZIP CODE	
PHONE		FAX	
OPERATOR'S NAME (if different from applicant)		No operations have been carried out on site since 1993	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE		FAX	
E-MAIL			
Site Information			
SITE NAME	Former Endicott Johnson Ranger Paracord Site		
SITE ADDRESS	90 Lester Ave.	CITY/TOWN	Village of Johnson City
COUNTY	Broome	ZIP CODE	13790
SITING SIZE (ACRES)		15.85 Acres (southern portion of former Ranger Paracord Facility) less NYSEG-Related Areas ("areas in the southern portion of the property, generally following the eastern and southern boundaries, which are to be developed for the relocation and upgrade of electrical transmission [equipment] servicing the site"—as encompassed in the BCA for the Gannett Parcel [Site #C704041; Index #B7-0654-04-01]). Note: This acreage includes 1.63 acres in the City of Binghamton.	
LATITUDE	42.116 (N)	LONGITUDE	-75.955 (W)
PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.			
1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.			
Metes and bounds descriptions of (a) the entire Ranger Paracord Facility; (b) the Gannett Parcel; and (c) the "NYSEG-Related Areas" were submitted as part of our Letter of Intent submittal to transition from the VCP to the BCP for the Gannett Parcel. The modified "Southern Area" which is the subject of this Application represents the Southern Area minus the "NYSEG-Related Areas" (c). (Metes			

and bounds descriptions for the Southern Area and the NYSEG-Related Areas are attached.)

2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) "Endicott Johnson Industrial Spine," Johnson City, NY. The area has been awarded a BOA Nomination Study grant. ☐ YES ☒ NO

3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6)? IF YES, IDENTIFY AREA (NAME) ☐ YES ☒ NO

Applicant Eligibility Information (Please refer to ECL § 27-1407)

1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE? ☐ YES ☒ NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE? ☐ YES ☒ NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27? ☐ YES ☒ NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP? ☐ YES ☒ NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM? ☐ YES ☒ NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAINST PUBLIC ADMINISTRATION? ☐ YES ☒ NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT? ☐ YES ☒ NO
8. HAS THE APPLICANT, BASED ON THE PROVISIONS OF ECL ARTICLE 27-1407 (OR A SIMILAR PROVISION OF FEDERAL OR STATE LAW), COMMITTED AN ACT OR FAILED TO ACT, AND SUCH ACT OR FAILURE TO ACT COULD BE THE BASIS FOR DENIAL OF A BCP APPLICATION? ☐ YES ☒ NO

Site Eligibility Information (Please refer to ECL § 27-1405)

1. DOES THE SITE MEET THE DEFINITION OF A BROWNFIELD SITE (REAL PROPERTY, THE REDEVELOPMENT OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS WASTE, PETROLEUM, POLLUTANT, OR CONTAMINANT)? ☒ YES ☐ NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST? ☐ YES ☒ NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____ ☐ YES ☒ NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY? ☐ YES ☒ NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17, TITLE 10? ☐ YES ☒ NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM? ☐ YES ☒ NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:

- PURPOSE AND SCOPE OF THE PROJECT

Project Purpose and Scope: The purpose of the project is to clean up and revitalize the remainder of the Southern Area of the prime brownfield site in Broome County: the 28±-acre former Endicott-Johnson Ranger Paracord site. The present application includes both a supplemental investigation and necessary remediation (and associated IRMs, including necessary building demolition and associated asbestos abatement), centering on the 12.41-acre southern segment of the site ("Southern Area") to be retained by Stella. (Note that a 3.44-acre portion of the full 15.85-acre southern area of the site [sometimes referred to as Stella's "Retained Land"] has been investigated and remediated under the separate Brownfield Cleanup Agreement covering the Gannett Parcel and so-called "NYSEG-Related Areas." The latter include strips of land along the eastern and southern boundaries of the site, required for electric utilities—electric power substation and transmission lines—to service both the Gannett Parcel and the balance of the site.)

Although once part of a thriving shoe manufacturing operation, this site (along with other remnants of the Endicott-Johnson era) has been vacant and decaying for more than a decade. Located in a prominent, easily

accessed location just off the Airport Road exit of State Route 70 (future I-86), the eastern edge of the site marks the juncture of the Village of Johnson City, the Town of Dickinson, and the City of Binghamton. Its cleanup and redevelopment would give a major economic boost, not only to surrounding neighborhoods, but to the entire Greater Binghamton region and the State of New York. The proposed project would also reinvigorate CFJ Park (a public park owned and maintained by the Village of Johnson City), which directly adjoins the site along its northwestern boundary.

The site is being investigated, cleaned up, and redeveloped in two segments: (1) The 11.56-acre northern segment ("Segment A" or the "Gannett parcel"), extending south from CFJ Boulevard between Lester Avenue and Market Street and adjoining CFJ Park—including 3.44 acres of NYSEG-Related Areas [a final Remedial Action Report will be submitted shortly for the Gannett Parcel]; and (2) the remaining 15.85-acre southern segment ("Segment B") extending south to the Railroad tracks. Work in the NYSEG-Related Areas (now completed) focused on: excavating any contamination "hot spots" within the required 50-foot NYSEG easements along the eastern and southern property lines and/or in the vicinity of a proposed NYSEG electric transmission substation; and in demolishing the 7-story Challenge Building (to avoid interference with NYSEG utility poles and transmission lines).

- **ESTIMATED PROJECT SCHEDULE**

Estimated Project Schedule: Phase I and Phase II Environmental Site Assessments and extensive additional site investigations were carried out (the latter under DEC and DOH oversight pursuant to the Voluntary Cleanup Program) by the facility's previous owner, MHC, Inc. The property was acquired by MHC, Inc. from the original owner/operator, the Endicott-Johnson Corporation in 1995. All onsite manufacturing operations ended in 1993. The site was purchased from MHC, Inc. by Stella Ireland Road Associates, LLC (an innocent purchaser) on December 31, 2003. Title to the "Gannett Parcel" (northeastern portion of the Site) was transferred to Gannett in August 2004.

- Oct. 31, 2003: Prospective purchaser Stella Ireland Road Associates, LLC (together with the Broome IDA) submitted Voluntary Cleanup Program applications (for a 12-acre segment and a 16-acre segment of the former Endicott-Johnson Ranger Paracord site). Gannett Satellite Network Information, Inc. was subsequently added as a co-Volunteer.
- Dec. 31, 2003: Stella Ireland road Associates, LLC (innocent purchaser) purchased the site from MHC, Inc.
- Jan. 8, 2004±: Broome IDA submits Investigation ERP application. SEQRA Environmental Assessment Form and Village of Johnson City negative declaration must still be provided to make this application complete. [It is anticipated that the application will be amended to include both investigation and remediation of the southern portion of the Facility – minus the "Site" (Gannett parcel plus NYSEG-Related Areas) covered by the present BCP Letter of Intent.]
- Feb. 6, 2004: Investigation Work Plan filed for Gannett Parcel.
- March 4, 2004: DEC approval of VCA application.
- March 25, 2004: DEC approval of Investigation Work Plan for Gannett Parcel.
- Mar. – May, 2004: Demolition and asbestos abatement of Paracord Building (followed by Zing Building and Challenge Building)—as Interim Remedial Measures—to permit completion of site investigation and geotechnical studies beneath footprint of proposed Printing Press Building on 12-acre site segment, and to allow upgraded NYSEG electric transmission infrastructure to be put in place.
- March 10, 2004: Supplemental Investigation Work Plan submitted to DEC; approved verbally March 16, 2004 (written approval letter is dated March 25, 2004).
- Early April 2004: Supplemental Investigation Report submitted to DEC.
- March 2004: IRM Work Plan(s) submitted to DEC covering necessary hotspot removal and building demolition.

- March 18, 2004: Removal of remaining Underground Storage Tank near Paracord Building.
- March 29, 2004: Submittal to DEC of BCP Letter of Intent for Gannett Parcel.
- April 1, 2004: IRM Work Plan submitted to DEC for Gannett Parcel.
- April 26, 2004: DEC approves IRM Work Plan for Gannett Parcel.
- April 30, 2004: DEC approves BCA for Gannett Parcel.
- May 28, 2004: Investigation Results Report & Remediation Work Plan submitted to DEC for Gannett Parcel.
- May 31, 2004: Stella letter to Glen Bailey, Esquire of DEC, withdrawing its VCP Application for the Southern Area of the Ranger Paracord site—in order to preserve Stella's ability to reapply under the BCP.
- July, 2004: IRM work completed on Gannett Parcel.
- Aug., 2004: DEC "comfort letter" to Stella (8/3/04) and transfer of Gannett Parcel to Gannett.
- Nov. 1, 2004: Final DEC approval of Remedial Work Plan.
- Nov. – Dec. 2004: IRM work in NYSEG-Related Areas.
- Dec. 29, 2004: PCB capacitor leak found in bin in which capacitors (from Mechanical Building electrical room) were placed in preparation for Mechanical Building demolition.
- Feb. 25, 2005 (rev. April 15, 2005): PCB IRM Work Plan submitted to DEC for Mechanical Building capacitor leak (and removal of electrical equipment from the Power House Building).
- May 16, 2005: DEC approval of PCB IRM Work Plan.
- May – July 2005: Implementation of PCB IRM Work Plan and demolition of Power House Building.
- June 2005: Submittal (and acceptance as complete) of BCP Application for Southern Area (minus already-completed NYSEG-Related Areas).
- July 2005: Public Notice and Comment on new BCP Application and execution of new BCA Agreement.
- July – August 2005: Prepare and submit Investigation Work Plan for Southern Area.
- August – Sept. 2005: Public Notice and Comment on Investigation Work Plan and DEC approval of Investigation Work Plan.
- August – October 2005: Submittal, approval, and (partial?) implementation of IRM Work Plans to address demolition and removal of surface and subsurface structures in the Southern Area (as required by the Gannett contract).
- September – October 2005: Implementation of Investigation Work Plan.

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. ENVIRONMENTAL DATA

A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.

IF A FINAL INVESTIGATION REPORT IS INCLUDED, INDICATE WHETHER IT MEETS THE REQUIREMENTS OF ECL ARTICLE 27-1415(2): X YES ☐ NO

All available environmental site assessment reports were previously submitted as part of the VCP application. These include: (a) and (b) Phase I and II Environmental Site Assessment reports by Dames & Moore (1993 and 1997); (c) a New Supplemental Site Investigation by MFG, Inc. (2001); (d) a 2-volume Summary Report by Camp Dresser & McKee (2001); and (e) Vertex Engineering Services Data Report (Jan. 21, 2004), summarizing all prior data collection efforts by MFG and Camp Dresser & McKee (and including 12-volumes of raw analytical data). A comprehensive listing of available documents—most of them downloadable—is provided on the specially-established Ranger Paracord website: <http://www.RangerParacord.com/Available%20Documents.htm>.

2. OWNERS

A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S

RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").

(From the Abstract of Title by Monroe Title Insurance Corporation:)

Wells & Brigham Brickyard premises, to
Endicott-Johnson Realty Co., [NONE] to
Endicott Johnson Corporation of 99 Wood Avenue South, Iselin, NJ 08830 (by Warranty Deed dated April 3, 1919), to
MHC Inc. of 20 Wight Ave., Suite 100, Hunt Valley, MD 21030* [Fax: 410-229-4122] (Sept. 25, 1996), [NONE?] to
Stella Ireland Road Associates, LLC of 3101 Shippers Road, P.O. Box 678, Vestal, NY 13851-0678 (Dec. 31, 2003) [NONE]

Note: The properties acquired by Endicott Johnson Corporation (which were subsequently conveyed to MHC and Stella Ireland) also included several small privately owned parcels, as set forth more fully in the Title Abstract.

*MHC did not acquire the Site from Endicott Johnson Corporation (EJC) until 1996, following the cessation of all shoe manufacturing, storage and shipment operations in 1993. EJC was a wholly owned subsidiary of **McDonough Co.** when the latter was acquired by an indirect, wholly owned subsidiary of **Hanson PLC** in a stock acquisition. **Millennium Chemicals Inc.** was formed as a result of a "demerger" by Hanson on October 1, 1996. In this demerger, the stock of EJC and certain excess real estate, including the Site, was conveyed to an indirect, wholly owned subsidiary of Millennium [**MHC Inc.**]. This stock was sold to a third party (**Newman Properties Ltd.** [no relation to Newman Development Group]) on October 12, 1996, prior to the Site being transferred to MHC Inc.

3. OPERATORS

A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

Wells & Brigham Brickyard (pre-1919)
Endicott-Johnson Corporation (1919-1993) [None?]

Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING:

1. THE CHIEF EXECUTIVE OFFICER AND ZONING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE SITE IS LOCATED.

Village of Johnson City:

Mayor Harry G. Lewis
243 Main Street
Johnson City, NY 13790

Zoning Board of Appeals Chairman
Steve Petrick
243 Main Street
Johnson City, NY 13790

Town of Dickinson

Supervisor Michael Marinaccio
Dickinson Town Hall
531 old Front Street
Binghamton, NY 13905

Zoning Board of Appeals Chairman
Jeanne Compton
Dickinson Town Hall
531 old Front Street
Binghamton, NY 13905

City of Binghamton

Mayor Richard Bucci
City Hall
38 Hawley Street
Binghamton, NY 13901

Zoning Board of Appeals Chairman
Alex Roberts
City Hall
38 Hawley Street

Binghamton, NY 13901

2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.

PROPERTY OWNER	PROPERTY	MAILING ADDRESS	CITY AND STATE	ZIP CODE
Village of Johnson City	C. Fred Johnson Park	243 Main St.	Johnson City, NY	13790
Thomas & Sharon Lesko	43 Market St.		Johnson City, NY	13790
Teddy & Jennie Slezak	41 Market St.		Johnson City, NY	13790
John M. Kolly	39 Market St.		Johnson City, NY	13790
Rat V. Le & Th Tuoi	37 Market St.		Johnson City, NY	13790
Carl & Helen Podlinsek	35 Market St.		Johnson City, NY	13790
Local 281 Carpenters Union	23-29 Market St.		Binghamton, NY	13905
Ronald Ruffo, et al	21 Market St.		Binghamton, NY	13905
Walter J. Lewis	19 Market St.		Binghamton, NY	13905
Pennsylvania Lines, LLC	Railroad Tracks	c/o Norfolk Southern Rail 110 Franklin Rd. SE	Roanoke, VA	24042-0028
Richard, Glenn & Edward Miller	43-47 Lake Avenue		Binghamton, NY	13905
Richard, Glenn & Edward Miller	51 Lake Avenue	43 Lake Avenue	Binghamton, NY	13905
Thomas E. Ryan	53 Lake Avenue	151 Bay Mor Drive	Fort Myers Beach, FL	33931
Marie Capps & Patricia, Sutton	55 Lake Avenue		Binghamton, NY	13905
Daniel & Janet L Wolfenbarger	59 Lake Avenue		Binghamton, NY	13905
Jean E. Zebrois	61 Lake Avenue		Binghamton, NY	13905
Louis J & Pauline Alapeck	63 Lake Avenue		Binghamton, NY	13905
Robert J & Barbara Rose	65 Lake Avenue	459 Bornt Hill Road	Endicott, NY	13760
James F. Valada	71 Lake Avenue		Binghamton, NY	13905
Andrey Pecheny	76 Lake Avenue	6-2 Ely Park	Binghamton, NY	13905
Dalores Benkovic, LU	5 Market Street	c/o Michael Benkovic 104 Florence Avenue	Revere, MA	02151
LJC Realty, LLC	9-11 Market Street	P. O. Box 64	Binghamton, NY	13903
Walter P. Hannon	13 Market Street		Binghamton, NY	13905

3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.

- Binghamton Press & Sun-Bulletin, P.O. Box 1270, Binghamton, NY 13902-1270; phone: 607-798-1111; fax: 607-798-0300; email: bggriffin@binghamt.gannett.com
- WICZ-TV, 4600 Vestal Parkway East, Vestal, NY 13850-3674; phone: 607-770-4040; fax: 607-798-7950; email: fox40@wicz.com.
- WIVT-TV / WBGH-TV, 203 Ingraham Hill Rd., Binghamton, NY 13903-5504; phone: 607-771-3434; fax: 607-723-1034; email: newschannel34@newschannel34.com.
- WBNG – CBS/WBXI-WB, 560 Columbia Dr., Suite #1, Johnson City, NY 13790; phone: 607-729-8812; fax: 607-797-6211; email: wbneg@wbngtv.com.

4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.

Village of Johnson City Water Department, Robert Bennett, P. E., Director of Services, 124 Brown Street, Johnson City, NY 13790

5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.

William Klish, Planning Board Chairman, Village of Johnson City, 243 Main Street, Johnson City, NY 13790; Supervisor Michael Marinaccio, Dickinson Town Hall, 531 Old Front Street, Binghamton, NY 13905

6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.

None.

7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

Village of Johnson City Clerk, Thomas Augustini, 243 Main Street, Johnson City, NY 13790; Your Home Public Library, 107 Main Street, Johnson City, NY 13790; Broome County Public Library, 185 Court Street, Binghamton, NY 13901

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	?	No	No	No	TBD
Chlorinated Solvents	No	No	No	No	?
Other VOCs	?	*	No	No	No
SVOCs	Yes (PAHs)	*	No	No	No
Metals	Yes	**	No	No	No
Pesticides	No	*	No	No	No
PCBs	?	No	No	No	No
Other*	No?	No	No	No	No

*Please describe: *Not in excess of DEC Groundwater Guidance values. **Only Sb, Na, Mn, Fe, and CN were found in filtered samples above guidance values

Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: ☐ Residential ☐ Commercial ☒ Industrial ☒ Other VACANT—not used since 1993

Future Use: ☐ Residential ☒ Commercial ☒ Industrial ☐ Other _____ As yet undetermined Non-Residential use(s), such as retail stores, restaurants, hotel or motel, etc.

Please check the appropriate boxes and provide an explanation as an attachment if appropriate.

	Yes	No	Unknown
1. Do current historical and/or recent development patterns support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r) No BOA has yet been nominated or designated for this area—although one may be in the future. The Broome County Department of Planning & Economic Development was recently awarded a BOA nomination study grant encompassing the area of this site. The proposed use is fully consistent with any conceivable future BOA designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there any Environmental Justice Concerns? (See § 27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there important cultural resources, including federal or state historic or heritage sites or Native	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

American religious sites proximate to the site? The C. Fred Johnson Park Carousel, located in C.F.J. Park, west of the Gannett Parcel, was added to the National Register of Historic Places in 1992 (Object #91001968). The "Pagoda" Pumphouse structure, which is a unique icon associated with the site, will be relocated and preserved by the Village of Johnson City with the aid of a State grant.		
10. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/> X <input type="checkbox"/>
Little Chaconut Creek is located immediately opposite the C.F.J. Boulevard and Lester Ave. intersection. The Susquehanna River, to which the creek is tributary, is located about 2-1.2 miles SSW of the Site.		
11. Are there floodplains proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/> X <input type="checkbox"/>
12. Are there any institutional controls currently applicable to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/> X <input type="checkbox"/>
Not of an environmental nature. However, the Site is zoned Industrial, a form of institutional control, which permits all of the proposed uses.		
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. Site is adjacent to residential property to the east and approximately 100 feet from residential property to the north. The east side of the property is adjacent to a mixture of residential, commercial and industrial uses. The property is adjacent to active rail tracks to the south and active parkland to the west and north. Further south and west are industrial properties. The setting of the site is urban and is located near interchange 71 of NYS Route 17.		
14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas. If the Site is not remediated and redeveloped as proposed, localized soil contamination hotspots and lesser levels of soil contamination could eventually spread to underlying groundwater which has thus far largely escaped impact. The site is located over a sole source aquifer (Clinton Street-Ballpark) that serves the Village of Johnson City and other Broome County municipalities. The nearest production well is located on North Broad Street approximately 1,960 ft from the western boundary of the site. According to the Village of Johnson City Wellhead protection Ordinance, it is located in Zone II which is outside the cone of depression for the well.		
15. Describe on attachment the geography and geology of the site. The site is an old industrial site that was developed between 1910 and 1945 for the most part. The site is relatively flat. According to the USDA Soil Survey of Broome County, New York, the site is classified C-v-Cut and Fill Lands, Silty Materials. "Cut and fill lands are a miscellaneous land type made by landforming for urban development or other construction purposes. It consists of areas that have been excavated or have been filled with soils and other geologic materials." <u>The Site is a paved industrial site (the only unpaved areas prior to building demolition and remediation and redevelopment of the Gannett Parcel-- were lawn areas east and south of the former Paracord Building and surrounding the Fountains Pavilion).</u> (Beneath 0.1-0.5 feet of asphalt are 5" to 9" of topsoil. Except in the southwestern part of the Site (south of the Pavilion), this is underlain by a layer of fill of variable depth (2.5' to 12.0'). In most of the northern part of the Site (except in the area surrounding the Zing Building), coinciding with the location of a former Pond, the fill is primarily an earthen fill composed of a mixture of silt, sand and gravel. In the southern portions of the Site, the fill is an operational fill consisting of operational waste materials such as cinder, ash, brick, and shredded leather and rubber. Below the fill material there is generally a loose to firm silt deposit of up to 14 feet in thickness (the greatest thicknesses are in a westerly and southerly direction). Underlying the silt is a loose to very compact sand and gravel deposit with trace silt and an occasional cobble.)		
(Note: the 16 th criterion relates to comments from the public, which would not be received at the time of application). Public comments under the BIA for the Gannett Parcel were very limited, and came mostly at development approval meetings held by the Village and in informal communications.		

Statement of Certification

(By an applicant other than an individual)

I certify that I am Managing Member (title of) Stella Ireland Road Associates, LLC (entity); that I am authorized by that entity to make this application, that this application was prepared by me or under my supervision and direction, and 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: June 15, 2005

Signature: 

Print Name: Marc Newman

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation

Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located.**
Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>
-

FOR DEPARTMENT USE ONLY

BCP SITE NO: _____ BCP SITE T&A CODE: _____ PROJECT MANAGER: _____

TO: 4000 3 3 PAGE 3

DAVID MARNICKI, PE&LS
317 Front Street
Vestal, NY 13850-1515

(607) 748-7379

**SURVEYOR'S DESCRIPTION
BINGHAMTON PARCEL**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Binghamton, County of Broome, State of New York, bounded and described as follows:

BEGINNING at a point at the southwest corner of the premises, said point being located at the intersection of the northerly line of Conrail and the City of Binghamton - Village of Johnson City line;

THENCE North 07 degrees 15 minutes 12 seconds East along the City of Binghamton - Village of Johnson City line a distance of 121.12 feet to a point;

THENCE South 44 degrees 23 minutes 31 seconds West along land N/F Valada a distance of 95.98 feet to a point;

THENCE North 39 degrees 24 minutes 06 seconds East along land N/F Valada a distance of 84.07 feet to a point;

THENCE South 51 degrees 57 minutes 31 seconds East along the southerly street line of Lake Avenue a distance of 45.00 feet to a point;

THENCE South 39 degrees 24 minutes 06 seconds West along land N/F Rose a distance of 90.03 feet to a point;

THENCE South 44 degrees 23 minutes 31 seconds East along land N/F Rose and land N/F Alapeck a distance of 77.43 feet to a point;

THENCE South 51 degrees 57 minutes 31 seconds East along land N/F Alapeck, land N/F Zeboris and land N/F Kiujanski a distance of 168.00 feet to a point;

THENCE North 39 degrees 24 minutes 06 seconds East along land N/F Kiujanski a distance of 100.23 feet to a point;

THENCE South 51 degrees 57 minutes 31 seconds East along the southerly street line of Lake Avenue a distance of 50.00 feet to a point;

THENCE South 39 degrees 24 minutes 06 seconds West along land N/F Capps a distance of 100.23 feet to a point;

THENCE South 51 degrees 57 minutes 31 seconds East along land N/F Capps, land N/F Ryan and land N/F Pilot a distance of 165.00 feet to a point;

THENCE South 40 degrees 18 minutes 29 seconds West a distance of 140.62 feet to a point;

THENCE North 44 degrees 50 minutes 25 seconds West along land N/F Conrail a distance of 530.20 feet to a point;

THENCE South 06 degrees 37 minutes 00 seconds West along land N/F Conrail a distance of 3.84 feet to a point;

THENCE North 44 degrees 50 minutes 25 seconds West along land N/F Conrail a distance of 6.97 feet to the point or place of beginning containing 70,996 square feet or 1.83 acres.

**SURVEYOR'S DESCRIPTION
JOHNSON CITY PARCEL**

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Johnson City, County of Broome, State of New York, bounded and described as follows:

BEGINNING at a point at the northwest corner of the premises, said point being located at the intersection of the easterly street line of Lester Avenue and land N/F The Village of Johnson City;

THENCE South 84 degrees 34 minutes 53 seconds East along land N/F The Village of Johnson City line a distance of 84.65 feet to a point;

THENCE Easterly by a curve to the south having a radius of 150.00 along land N/F The Village of Johnson City line an arc distance of 40.24 feet to a point;

THENCE South 69 degrees 12 minutes 53 seconds East along land N/F The Village of Johnson City line a distance of 48.09 feet to a point;

THENCE Easterly by a curve to the south having a radius of 825.12 along land N/F The Village of Johnson City line an arc distance of 136.32 feet to a point;

THENCE South 59 degrees 44 minutes 53 seconds East along land N/F The Village of Johnson City line a distance of 121.68 feet to a point;

THENCE South 32 degrees 49 minutes 07 seconds West a distance of 61.96 feet to a point;

THENCE South 58 degrees 37 minutes 05 seconds East along a distance of 767.01 feet to a point;

THENCE South 07 degrees 15 minutes 12 seconds West a distance of 47.50 feet to a point;

THENCE South 82 degrees 44 minutes 48 seconds East a distance of 25.00 feet to a point;

THENCE South 07 degrees 15 minutes 12 seconds West a distance of 573.98 feet to a point;

THENCE North 44 degrees 50 minutes 25 seconds East a distance of 210.26 feet to a point;

THENCE North 40 degrees 23 minutes 40 seconds East a distance of 102.69 feet to a point;

THENCE North 49 degrees 36 minutes 20 seconds West a distance of 75.00 feet to a point;

THENCE North 40 degrees 23 minutes 40 seconds East a distance of 2.00 feet to a point;

THENCE North 49 degrees 36 minutes 20 seconds West a distance of 26.00 feet to a point;

THENCE South 40 degrees 23 minutes 40 seconds West a distance of 23.50 feet to a point;

THENCE North 49 degrees 36 minutes 20 seconds West a distance of 185.70 feet to a point;

THENCE North 40 degrees 23 minutes 40 seconds East a distance of 20.50 feet to a point;

THENCE North 49 degrees 36 minutes 20 seconds West a distance of 17.30 feet to a point;

THENCE South 40 degrees 23 minutes 40 seconds West a distance of 49.20 feet to a point;

THENCE North 49 degrees 36 minutes 20 seconds West a distance of 33.00 feet to a point;

THENCE South 40 degrees 23 minutes 40 seconds West a distance of 24.97 feet to a point;

THENCE Westerly by a curve to the south having a radius of 3902.83 feet and arc distance of 786.74 feet;

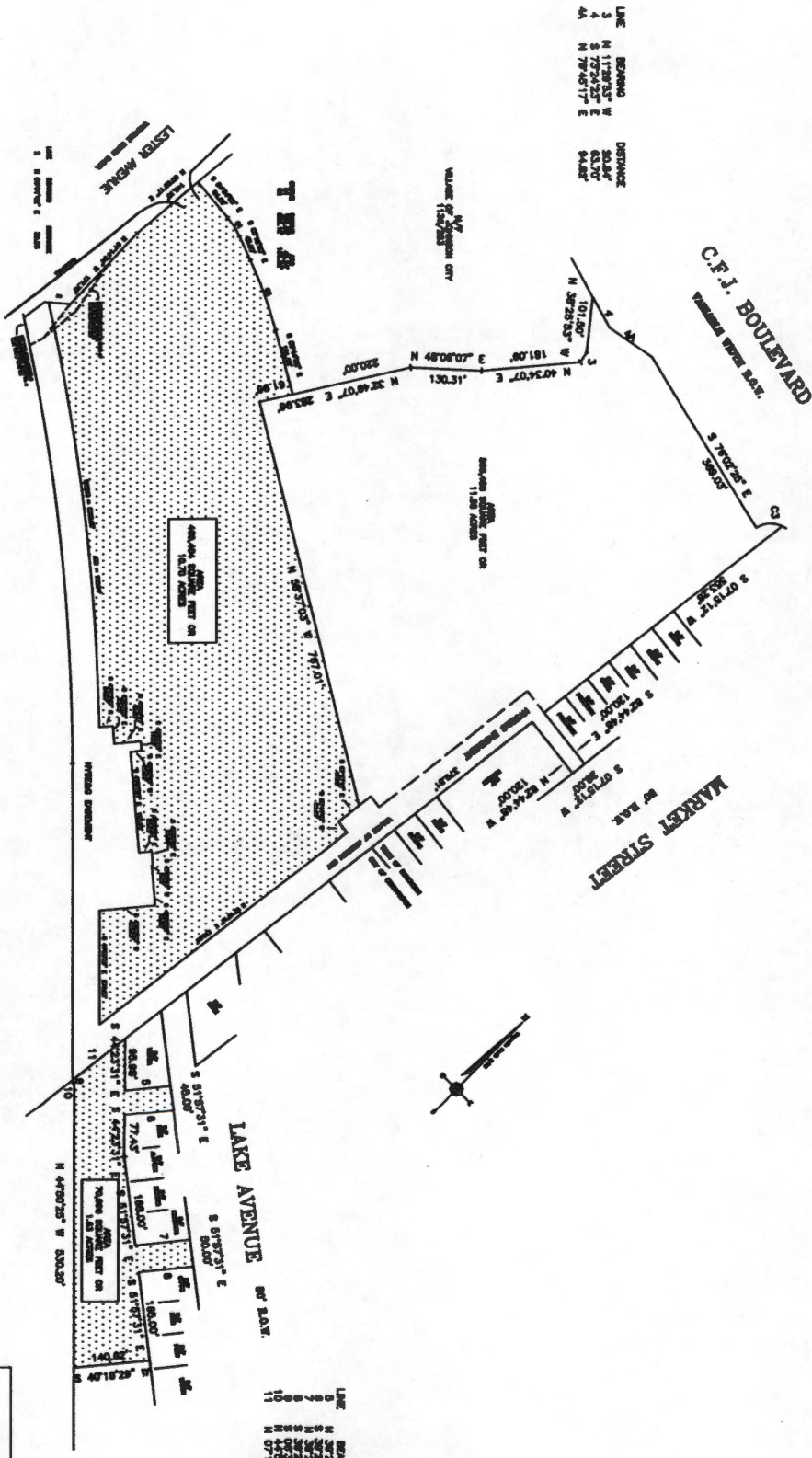
THENCE North 50 degrees 01 minutes 42 seconds East along the easterly street line of Lester Avenue a distance of 39.83 feet to a point;

THENCE North 01 degrees 14 minutes 34 seconds West along the easterly street line of Lester Avenue a distance of 177.78 feet to a point;

THENCE North 05 degrees 25 minutes 17 seconds East along the easterly street line of Lester Avenue a distance of 145.15 feet to the point or place of beginning containing 469,484 square feet or 10.78 acres.



"SOUTHERN AREA" BCP APPLICATION



LINE	BEARING	DISTANCE
3	N 11°23'32" W	30.84'
4	S 72°24'32" E	43.17'
4A	N 79°45'17" E	54.12'

LINE	BEARING	DISTANCE
9	N 37°21'06" E	84.07'
10	N 37°21'06" E	104.33'
11	N 07°15'12" E	121.12'

PREPARED FOR
STELLA IRELAND ROAD ASSOCIATES, LLC
 LAKESHORE AVENUE AND LAKE AVENUE
 VILLAGE OF KENOSHA CITY AND CITY OF BROWARD COUNTY, NEW YORK
 BROWARD COUNTY, NEW YORK
 DATE: JANUARY 1, 2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

N.T.S.
VILLAGE OF JOHNSON CITY
100 TOWN
(1) 771 7000
DOWN TOWN ROAD 700

CURVE RADIUS ARC
C1 150.00' 40.24'
C2 825.12' 136.32'

AREA = 493,364 SQUARE FEET
= 11.33 ACRES
TAX MAP PARCEL NO. 143.58-1-2

LINE	BEARING	DISTANCE
5	N 38°24'08" E	84.07'
6	S 38°24'08" W	90.03'
7	N 38°24'08" E	100.23'
8	S 38°24'08" W	100.23'
9	S 08°37'00" W	3.84'

AREA = 70,848 SQUARE FEET
= 1.62 ACRES
TAX MAP NO. 143.67-2-24

HP CONRAK

LINE	BEARING	DISTANCE
2	N 60°01'42" E	39.83

0"=100'

SOUTHERN PARCEL

PREPARED FOR
STELLA IRELAND ROAD ASSOCIATES, LLC

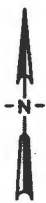
LESTER AVENUE
VILLAGE OF JOHNSON CITY
BROOME COUNTY, NEW YORK

SCALE 1" = 80' DATE AUGUST 3, 2005

DAVID MARNICKI, P.E.&S
PROFESSIONAL ENGINEER AND LAND SURVEYOR
VESTAL, NEW YORK

NYLS 49803 18071 748-7378 W-05-170

G:\PROJECTS\30603\010 (SOUTHERN PARCEL)\LOCUS.DWG



U.S.G.S. QUADRANGLE: BINGHAMTON WEST, NY

HALEY & ALDRICH

FORMER ENDICOTT-JOHNSON RANGER PARACORD SITE
SOUTHERN PARCEL
JOHNSON CITY, NY

USGS QUADRANGLE MAP

APPROXIMATE SCALE: 1:24,000

JULY 2005