



**SUBMITTAL INSTRUCTIONS:**

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

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

a. VIA SITE CONTROL DROPBOX:

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

b. VIA GROUND MAIL:

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

**SITE NAME:** Vanguard Village I+II

**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: C704063

☒

Yes

☐

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

### SECTION I: Property Information

PROPOSED SITE NAME **Vanguard Village I+II**

ADDRESS/LOCATION **181-187 & 205 Clinton Street, 34 Jarvis Street and 7 Hudson Street**

CITY/TOWN **Binghamton**

ZIP CODE **13905**

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY **Broome**

SITE SIZE (ACRES) **4.97**

LATITUDE

LONGITUDE

|    | ° | '      | "  | °  | '      | " |
|----|---|--------|----|----|--------|---|
| 42 | 6 | 19.863 | 75 | 55 | 42.403 |   |

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

#### ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

| Parcel Address                                       | Section       | Block    | Lot            | Acreage     |
|------------------------------------------------------|---------------|----------|----------------|-------------|
| <b>181-187 Clinton Street &amp; 34 Jarvis Street</b> | <b>160.22</b> | <b>1</b> | <b>1,2,3,4</b> | <b>4.19</b> |
| <b>205 Clinton Street</b>                            | <b>144.78</b> | <b>1</b> | <b>30</b>      | <b>0.18</b> |
| <b>7 Hudson Street</b>                               | <b>160.22</b> | <b>1</b> | <b>5</b>       | <b>0.60</b> |

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



| SECTION I: Property Information (continued)                                                                                                                                                                                                                                                                                         |  | Y                                | N                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|----------------------------------|
| 7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?                                                                                                                                                                                       |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?<br>If yes, attach relevant supporting documentation.                                                                                                                   |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 9. Are there any lands under water?<br>If yes, these lands should be clearly delineated on the site map.                                                                                                                                                                                                                            |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 10. Has the property been the subject of or included in a previous BCP application?<br>If yes, please provide the DEC site number: C704063                                                                                                                                                                                          |  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)?<br>If yes, please provide the DEC site number: _____ Class: _____                                                                                                       |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.<br><br><div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>        |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):<br><br><div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>                                   |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?                                                                     |  | <input checked="" type="radio"/> | <input type="radio"/>            |
| <b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>                                                                                                                                                                                                |  |                                  |                                  |
| 15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits?<br>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.                                                        |  | <input type="radio"/>            | <input type="radio"/>            |
| 16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?                                                                                                                                                                                                               |  | <input type="radio"/>            | <input type="radio"/>            |
| 17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?                                                                         |  | <input type="radio"/>            | <input type="radio"/>            |
| <b>NOTE:</b> 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. |  |                                  |                                  |
| <b>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.</b>                                                                                                                                                           |  |                                  |                                  |
| <b>Initials of each Requestor:</b><br>RM _____                                                                                                                                                                                                                                                                                      |  |                                  |                                  |

## SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

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

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

Is this information attached? ☒ Yes ☐ No

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

☐ Yes ☒ No

## SECTION III: Ecological Concerns

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








N/A ☒

**SECTION IV: Land Use Factors**

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

**SECTION V: Current and Historical Property Owner and Operator Information**

|                                                                                       |                                                              |                |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------|
| CURRENT OWNER FRGK Realty LLC (Lots 30, and 1 to 4)/Hudson Street Parcels LLC (Lot 5) |                                                              |                |
| CONTACT NAME Ronald Rogers / David Haraeones (607-651-7374)                           |                                                              |                |
| ADDRESS 245 Clinton Street / 7 Esther Avenue (Binghamton, NY 13803)                   |                                                              |                |
| CITY Binghamton                                                                       | STATE NY                                                     | ZIP CODE 13905 |
| PHONE 607-797-7333 (R. Rogers)                                                        | EMAIL rrogers@rogersservicegroup.com / thepalletshop@aol.com |                |
| OWNERSHIP START DATE 9-20-2021 / 4-8-2016                                             |                                                              |                |
| CURRENT OPERATOR N/A (all lots are unoccupied/existing building is vacant)            |                                                              |                |
| CONTACT NAME                                                                          |                                                              |                |
| ADDRESS                                                                               |                                                              |                |
| CITY                                                                                  | STATE                                                        | ZIP CODE       |
| PHONE                                                                                 | EMAIL                                                        |                |
| OPERATION START DATE                                                                  |                                                              |                |

## SECTION VI: Property's Environmental History

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

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

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

\*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other:

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                 |                |                                  |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|----------------|----------------------------------|-----------------------|
| NAME The Metro Group Properties, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                 |                |                                  |                       |
| ADDRESS P.O. Box 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                 |                |                                  |                       |
| CITY/TOWN Blue Point                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | STATE NY                        | ZIP CODE 11715 |                                  |                       |
| PHONE 914-714-3748                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | EMAIL mmonaghan@thinkcity.space |                |                                  |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                 |                | Y                                | N                     |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                 |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . 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? |  |                                 |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A                                                                                                                                                                                                                                                                                                                                               |  |                                 |                | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                            |  |                                 |                | <input checked="" type="radio"/> | <input type="radio"/> |

| SECTION VIII: Requestor Contact Information          |  |                                 |                |
|------------------------------------------------------|--|---------------------------------|----------------|
| REQUESTOR'S REPRESENTATIVE Myles Monaghan            |  |                                 |                |
| ADDRESS 545 Vanderbilt Avenue, 12C                   |  |                                 |                |
| CITY Brooklyn                                        |  | STATE NY                        | ZIP CODE 11238 |
| PHONE 914-714-3748                                   |  | EMAIL mmonaghan@thinkcity.space |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Richard Hooker |  |                                 |                |
| COMPANY Gallagher Bassett Technical Services         |  |                                 |                |
| ADDRESS 22 IBM Road, Suite 101                       |  |                                 |                |
| CITY Poughkeepsie                                    |  | STATE NY                        | ZIP CODE 12601 |
| PHONE 845-867-4715                                   |  | EMAIL richard_hooker@gbtpa.com  |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke |  |                                 |                |
| COMPANY Fox Rothschild                               |  |                                 |                |
| ADDRESS 101 Park Avenue, 17th Floor                  |  |                                 |                |
| CITY New York                                        |  | STATE NY                        | ZIP CODE 10178 |
| PHONE 212-450-9847                                   |  | EMAIL gduke@foxrothschild.com   |                |

**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

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



**SECTION X: Requestor Eligibility (continued)**

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

**PARTICIPANT**

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: \_\_\_\_\_

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

## SECTION XI: Property Eligibility Information

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

## SECTION XII: Site Contact List

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

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

### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am Robert Muchnick, Pres. (title) of The Metro Group Properties, Inc. (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: 10-15-25 Signature: \_\_\_\_\_

Print Name: Robert Muchnick, Pres MGP, Inc

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

**FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

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

**BCP App Rev 16.1**

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

**From ECL 27-1405(31):**

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

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

375-3.2:

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

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

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

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

**Check appropriate box below:**

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

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

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



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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☐ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☐ No

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

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





TECHNICAL SERVICES

**NYSDEC Brownfields Cleanup Program (BCP)**

**ATTACHMENTS TO THE BCP APPLICATION FORM**

**Vanguard Village I+II**

**181-187 & 205 Clinton Street, 34 Jarvis and 7 Hudson Street  
City of Binghamton  
Broome County, New York**

**BCP ID: C704063**

**October 2025**

**GBTS Project: 23003-0060**

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22 IBM Road – Suite 101  
Poughkeepsie, NY 12601  
O: 845-452-1658  
[www.gallagherbassett.com](http://www.gallagherbassett.com)

## List of Attachments

### A – Supplemental Information

### B – Exhibits

- Figure 1: Site Location Map
- Figure 2: Site Map
- Figure 3: Zoning Map
- Figure 4: Topographic Map
- Figure 5: FEMA Flood Map
- Figure 6: NYS Wetlands Map
- Figure 7: Federal Wetlands Map
- Figure 8: Site Contamination
- Figure 9: Development Plan
- Figure 10: Tax Map
- Figure 11: Property Ownership Map
- Figure 12: En-Zone Map
- Figure 13: Disadvantage Communities Map

### C – Supplemental Records

- Documentation of Program Fee Waiver
- NYS Division of Corporations – Entity Information
- Access Agreements
- Letter to Document Repository

### D – Previous Environmental Reports (provided in Zip File)

1. *Limited Phase II Environmental Site Assessment (ESA)*, GeoLogic NY, Inc. (GeoLogic), July 2000
2. *Tank Removal Report*, Geologic, July 2000
3. *Phase I ESA*, Nelson, Pope & Voorhis, LLC (NPV), March 2022
4. *Phase I ESA*, Gallagher Bassett Technical Services (GBTS), February 2024
5. *Phase II Environmental Investigation*, GBTS, February 2024
6. *Summary Report of Subsurface Investigation*, GBTS, September 2025

## **Attachment A – Supplemental Information**

## **SECTION I: PROPERTY INFORMATION**

### **Property Description Narrative**

#### Location

The Project Site is a 4.97-acre property comprised of six contiguous parcels (Tax Lots 1 through 5, and 30), located on the eastern side of Jarvis Street, the southern side of Clinton Street, and the western side of Hudson Street (almost 90% of the Site is occupied by Lot 2). See Figure 1 (Site Location Map), Figure 10 (Tax Map), and the table below.

| <b>Site Tax Lot Parcel</b>      | <b>Street Address</b> | <b>Size (acres)</b> |
|---------------------------------|-----------------------|---------------------|
| Section 160.22, Block 1, Lot 1  | 34 Jarvis Street      | 0.09                |
| Section 160.22, Block 1, Lot 2  | 187 Clinton Street    | 3.89                |
| Section 160.22, Block 1, Lot 3  | 185 Clinton Street    | 0.09                |
| Section 160.22, Block 1, Lot 4  | 181 Clinton Street    | 0.12                |
| Section 160.22, Block 1, Lot 5  | 7 Hudson Street       | 0.6                 |
| Section 144.78, Block 1, Lot 30 | 205 Clinton Street    | 0.18                |

Surrounding-area properties typically contain residential and small commercial uses. The Site is adjoined to the north by multiple residential, small commercial, and mixed-use buildings (residential and commercial) across Clinton Street, to the east by a mixed-use building on Clinton Street and residences across Hudson Street, to the south by railroad tracks, and to the west by a filling station and convenience store across Jarvis Street. An adjoining property containing a mixed use building is located on the southern side of Clinton Street between Site lots 30 and 2. Figure 11 (Property Ownership Map) identifies all 34 adjoining properties.

#### Site Features

Lot 30 at the northwestern corner (fronting Jarvis and Clinton Streets) contains a one-story office building; the remainder of the Site is vacant land containing foundation remnants of former large commercial buildings and overgrown areas. See Figure 2 (Site Map) for the layout of existing buildings and exterior areas, based on an Existing Conditions Plan (Delta Engineers, Architects, & Surveyors, April 2024).

#### Current Zoning and Land Use

All property lots are zoned “Neighborhood Commercial”, with exception of Lot 5, which is zoned “Light & Medium Industrial”. These designations allow for the planned mixed use (residential and small commercial) development. Adjoining uses include residential, mixed residential and commercial, and small commercial buildings, as well as railroad tracks. See Figure 3 (Zoning Map), Figure 9 (Development Plan), and Figure 11 (Property Ownership Map).

#### Past Uses of the Site

Historical property uses (documented as early as the 1880s) include a sleigh and wagon manufacturer (until the 1930s), a printer and book manufacturer (Vail Ballou Co.; 1910s to 1990s), a filling station (Lot 3; 1940s

and 1950s), numerous small commercial operations, and residential uses. Available records indicate that Lot 3 and 5 have been vacant since the 1950s and prior to 1970, respectively, the former Vail-Ballou manufacturing facility on Lot 2 (operations also extended to adjoining properties to the east) was demolished in stages in the mid to late 1990s, and the former structures on Lots 1 and 4 were demolished between 2018 and 2019. See also Section IV, Property's Environmental History. Former manufacturing (including printing), the former filling station (gasoline storage tanks and potential repair activities), are known potential sources of site contamination conditions.

#### Site Geology and Hydrogeology

Local area topography is generally somewhat hilly. Surface relief at and near the Site is relatively uniform, with overall gentle downward slopes to the east towards the Chenango River, located approximately 0.7 mile to the east. The Site has surface elevations generally in the range of 855 to 860 feet above sea level (see Figure 4). Soils encountered at the Site during environmental and geotechnical investigations (maximum boring depth of 50 feet below ground surface [bgs]) generally consisted of fill (sand, gravel, brick, cinders and ash) from the surface to as deep as approximately 13 feet bgs, underlain by native glacial outwash deposits (bedrock was not encountered). Groundwater was present between approximately 15 to 23 feet bgs, and direction of shallow groundwater flow was determined to be easterly. The Site is not in a flood hazard area (see Figure 5) and there are no surface waterbodies or wetlands on or near the Site (see Figures 6 and 7).

#### **Environmental Assessment**

Subsurface investigations at Lot 2 in 2001 documented petroleum contamination in soil, and soil sampling in 2023 and 2025 documented elevated levels of metals (arsenic, barium, lead, and mercury) and/or semi-volatile organic compounds (SVOCs) in soil (contamination likely related to former on-site commercial uses and/or impacts from building demolition). Widespread SVOC and heavy metals impacts present Site-wide have been documented at concentrations above NYSDEC Soil Cleanup Objectives (SCOs) for Restricted-Residential Use (RRU). Lead and several SVOCs are documented at concentrations over 30 times RRU SCOs, and arsenic is reported over 9 times the RRU (maximum 149 ppm) at sample locations corresponding with former on-site industrial uses including electroplating and printing. These findings indicate a significant potential exposure risk at the Site resulting from impacts associated with former industrial uses. Environmental conditions at the proposed BCP Site are presented in Section VI, and exceedances of RRU SCOs in soil are shown on Figure 8.

## **SECTION II: PROJECT DESCRIPTION**

### **Purpose and Scope of the Project**

The Requestor is seeking the acceptance of the proposed Site into the New York State Brownfield Cleanup Program (BCP). The purpose of the project is Site remediation to facilitate construction of a new building (see Figure 9, Development Plan). Site contamination exceeds RRU SCOs, and requires active remediation to accommodate the proposed Site use; the Site, therefore, qualifies as a Brownfield Site as defined at 6 NYCRR 375-1.2(b).

The Requestor is proposing to construct two new five-story residential buildings, with several small commercial spaces fronting Clinton Street. The tax credits available under the Brownfield Cleanup Program

will make the project more economically feasible and result in substantial public benefits such as construction jobs and full-time employees, as well as facilitate the redevelopment of the area.

### **Anticipated Project Schedule**

| <b>Anticipated Date</b> | <b>Item/Task</b>                                                       |
|-------------------------|------------------------------------------------------------------------|
| October 2025            | Submit application and RIWP to the NYSDEC Brownfield Cleanup Program   |
| October – November 2025 | Application review, 30-day public comment period, application approval |
| December 2025           | BCP Agreement executed                                                 |
| December 2025           | Submission of final RIWP                                               |
| February – March 2026   | Completion of remedial investigation, submission of RIR and RAWP       |
| June 2026               | Approval of RAWP, issuance of Decision Document                        |
| July – November 2026    | Remediation                                                            |
| April 2027              | Submission of FER and SMP                                              |
| December 2027           | Certificate of Completion                                              |

### **Green and Sustainable Remediation**

NYSDEC DER-31 *Green Remediation* requires that Green and Sustainable Remediation (GSR) concepts and techniques be considered and/or implemented during all stages of the remedial program, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following general goals, consistent with DER-31, are applicable at all stages of the BCP process (environmental investigation and remediation, and Site management as required):

- Reduce total energy use and increase the percentage of energy from renewable resources;
- Reduce air pollutants and greenhouse gas (GHG) emissions;
- Reduce water use and preserve water quality;
- Conserve material resources and reduce waste; and,
- Protect land and ecosystem services.

In support of these goals, best management practices will be implemented to minimize the environmental footprint of the investigation and remediation activities (to the extent feasible), including:

- Schedule fieldwork activities to minimize mobilization of equipment, personnel, and supplies;
- Plan fieldwork to efficiently manage use of equipment utilizing fuel/generating exhaust and water for decontamination activities, and minimize travel distances by using local contractors;
- Minimize waste generation through efficient material use, and re-use or recycling (as possible) of materials that could be considered wastes (e.g., use of drilling spoils for on-Site backfill); and,
- Conduct fieldwork such that soil compaction, soil erosion, and surface runoff are limited.



GSR practices implemented at the Site will be documented in the Remedial Investigation Report (RIR) and the Final Engineering Report (FER), and in any required Periodic Review Report (PRR). GSR reporting will include a breakdown and summary of quantitative information (e.g., materials use, waste generation, etc.) obtained using an approved environmental footprint analysis calculator, such as the USEPA's SEFA (Spreadsheets for Environmental Footprint Analysis) or SiteWise™ from the Sustainable Remediation Forum (SURF).

If a Site management program is implemented, a Climate Screening Checklist will be completed to identify potential climate-change impacts on the project Site and the engineering controls; if the Climate Screening identifies potential impacts then a Climate Vulnerability Assessment will be performed, including an evaluation of measures to minimize the impact of potential identified vulnerabilities.

## **SECTION IV: LAND USE FACTORS**

### **Zoning**

Current zoning (Figure 3) is Neighborhood Commercial, with exception of Lot 5, which is zoned Light & Medium Industrial and where no residential development is planned.

### **Current and Anticipated Use**

There are no active uses of the Site, which currently contains a vacant one-story commercial building on Lot 30 (205 Clinton Street, most recently occupied by an insurance agency), with the remains of former foundations and paved parking lots, as well as overgrown vacant land, present throughout all remaining areas (Figure 2). The structure on Lot 30 became vacant in 2022; there is no readily available information, however, for when previous site structures were vacated. Based on historical maps and other historical records, building demolition occurred between 1952 and 1970 at Lot 3 and Lot 5, the former manufacturing facility on Lot 2 was demolished in stages in the mid to late 1990s, and former structures on Lots 1 and 4 were demolished between 2018 and 2019.

Development plans for the Project Site include construction of a two, new five-story residential buildings (affordable housing) with partial basements and several small commercial (retail) uses fronting Clinton Street (Figure 9).

### **Compliance with Zoning Laws, Recent Development, and Community Master Plans**

New construction will occur on the portion of the property zoned Neighborhood Commercial, which allows for the planned development, consistent with applicable bulk controls and existing City and State plans and policies. Zoning districts are shown on Figure 3.

## **SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION**

### **Current and Past Property Owners**

Information regarding current and past property owners is presented below. Unless explicitly stated, contact information for owners/operators (last known address, telephone, email, etc.) is not known/readily available. Information from Broome County Register Information System (<https://imo.co.broome.ny.us/search.aspx>).

| <b>Tax Lot<br/>Parcel(s)</b>     | <b>Deed<br/>Recorded</b> | <b>Owner</b>                                                                                                                                        | <b>Requestor's<br/>Relationship</b> |
|----------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>160.22-1-1</b>                | <b>2018-09-06</b>        | <b>FRGK Realty LLC (current owner)<br/>245 Clinton Street, Binghamton, NY 13905<br/>Ronald Rogers: 607-797-7333 rogers@rogersservicegroup.com</b>   | none                                |
|                                  | 2018-05-14               | Broome County Land Bank Corporation<br>60 Hawley Street, PO Box 1766, Binghamton, NY 13902 607-778-6001                                             | none                                |
|                                  | 2016-10-25               | City of Binghamton<br>38 Hawley Street, Binghamton, NY 13901 607-772-7001                                                                           | none                                |
|                                  | 2016-08-24               | Broome County<br>60 Hawley Street, Binghamton, NY 13902 607-778-2109                                                                                | none                                |
|                                  | 2013-06-28               | City of Binghamton<br>38 Hawley Street, Binghamton, NY 13901 607-772-7001                                                                           | none                                |
|                                  | 2012-07-31               | OMEGA Holding One LLC<br>23 Cove Lane #3B, Brooklyn, NY 11234                                                                                       | none                                |
|                                  | 2006-05-01               | Kevin P. Keough (director RPTS)                                                                                                                     | none                                |
|                                  | unknown                  | William H. Connor                                                                                                                                   | none                                |
| <b>160.22-1-2</b>                | <b>2018-06-18</b>        | <b>FRGK Realty LLC (current owner)<br/>245 Clinton Street, Binghamton, NY 13905<br/>Ronald Rogers: 607-797-7333 rogers@rogersservicegroup.com</b>   | none                                |
|                                  | 2008-05-07               | MM 187 LLC<br>245 Clinton Street, Binghamton, NY 13905                                                                                              | none                                |
|                                  | 2001-03-28               | Clintvest LLC<br>84 Court Street, Binghamton, NY 13901                                                                                              | none                                |
|                                  | 2001-01-09               | Greenpeace Environmental                                                                                                                            | none                                |
|                                  | 1996-06-27               | Greenpeace Environmental                                                                                                                            | none                                |
|                                  | unknown                  | Charles Contro                                                                                                                                      | none                                |
| <b>160.22-1-3<br/>160.22-1-4</b> | <b>2018-06-18</b>        | <b>FRGK Realty LLC (current owner)<br/>245 Clinton Street, Binghamton, NY 13905<br/>Ronald Rogers: 607-797-7333   rogers@rogersservicegroup.com</b> | none                                |
|                                  | 2017-06-30               | Broome County<br>60 Hawley Street, Binghamton, NY 13902 607-778-2109                                                                                | none                                |
|                                  | 2000-03-21               | Broome County<br>60 Hawley Street, Binghamton, NY 13902 607-778-2109                                                                                | none                                |
|                                  | 2000-03-14               | Manufacturers                                                                                                                                       | none                                |
|                                  | 1999-09-24               | Manufacturers                                                                                                                                       | none                                |
|                                  | unknown                  | First City National Bank                                                                                                                            | none                                |
| <b>144.78-1-30</b>               | <b>2021-09-20</b>        | <b>FRGK Realty LLC (current owner)<br/>245 Clinton Street, Binghamton, NY 13905<br/>Ronald Rogers: 607-797-7333 rogers@rogersservicegroup.com</b>   | none                                |
|                                  | 2001-07-25               | Net2000 Computers LLC<br>205 Clinton Street, Binghamton, NY 13905                                                                                   | none                                |
|                                  | 2001-06-05               | FRGK Realty LLC<br>245 Clinton Street, Binghamton, NY 13905                                                                                         | none                                |
|                                  | 1998-09-25               | Daniel T. Napierala                                                                                                                                 | none                                |
|                                  | 1998-08-20               | Ronald J. Rogers                                                                                                                                    | none                                |
|                                  | 1997-01-02               | FRGJK Partnership                                                                                                                                   | none                                |
|                                  | 1996-06-06               | Ronald J. Rogers                                                                                                                                    | none                                |
|                                  | 1990-10-12               | Michael A. Wilder                                                                                                                                   | none                                |
|                                  | unknown                  | Ronald J. Rogers                                                                                                                                    | none                                |

| <b>Tax Lot Parcel(s)</b> | <b>Deed Recorded</b> | <b>Owner</b>                                                                                                                                                    | <b>Requestor's Relationship</b> |
|--------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>160.22-1-5</b>        | <b>2016-04-08</b>    | <b>Hudson Street Parcels LLC (current owner)</b><br><b>7 Esther Avenue, Binghamton, NY 13803</b><br><b>David Harageones: 607-651-7374 thepalletshop@aol.com</b> | none                            |
|                          | 2012-12-17           | Crandall and Hudson LLC<br>5 Pine Camp Drive, Binghamton, NY 13904                                                                                              | none                            |
|                          | 2005-03-09           | Century Sunrise Properties LLC<br>Box 810, Johnson City, NY 13790                                                                                               | none                            |
|                          | 1988-11-14           | Charles Contro                                                                                                                                                  | none                            |
|                          | 1987-11-21           | Milton Rozen                                                                                                                                                    | none                            |
|                          | 1981-08-14           | Anitec Image Corporation<br>40 Charles Street, Binghamton, NY 13902                                                                                             | none                            |
|                          | 1928-08-04           | Agfa Ansco Corporation                                                                                                                                          | none                            |
|                          | unknown              | Sturtevant-Larrabee Company                                                                                                                                     | none                            |

Operator data from the Requestor (for latest tenant), and historical city directories and Sanborn maps provided in the 2023 Phase I ESA. New York Department of State (DOS) Corporation and Business Entity Database information, identified for several operators (as noted), is provided in Attachment C.

| <b>Tax Lot Parcel</b> | <b>Operator</b>                                                                                                                                                          | <b>Date of Operations, if known</b>           |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 144.78-1-30           | Net2000 Computers LLC (DOS information)<br>Last known contact information: 607-722-1330<br>DOS "Service of Process" address:<br>245 Clinton Street, Binghamton, NY 13905 | 2005-2021                                     |
| 144.78-1-30           | Allstate Insurance, Michael Butler<br>Last known contact information: 607-722-2305<br>205 Clinton Street, Binghamton, NY 13905                                           | 2014-2020                                     |
| 144.78-1-30           | Blue Ocean Divers LLC (DOS information)<br>DOS "Service of Process" address:<br>300 Costley Road, Vestal, NY 13850                                                       | 2000-2005                                     |
| 144.78-1-30           | Sunlight Cakes<br>No known contact information                                                                                                                           | 1995-2000                                     |
| 160.22-1-2            | Maple Vail Book Manufacturing; James S. Wisotzkey<br>DOS "Service of Process" address:<br>P.O. Box 2695, York, PA 17405                                                  | 1992-2000                                     |
| 160.22-1-2            | Crain Industries (DOS information); Andrea Farace<br>DOS "Service of Process" address:<br>1000 Columbia Avenue, Linwood, PA 19061                                        | 1992                                          |
| 160.22-1-2            | Vail-Ballou Press, Inc (DOS information); James S. Wisotzkey<br>DOS "Service of Process" address:<br>P.O. Box 2695, York, PA 17405                                       | 1969 - 1970                                   |
| 160.22-1-2            | Vail-Ballou Press, Inc (DOS information)<br>DOS "Service of Process" address:<br>187 Clinton Street, Binghamton, NY 13905                                                | 1969<br>shown on Sanborn maps to 1950         |
| 160.22-1-4            | First City National Bank<br>No known contact information                                                                                                                 | 1965-1970<br>shown on 1950 Sanborn map        |
| 160.22-1-5            | Agfa-Ansco. Division of General Aniline & Film Corporation<br>No known contact information                                                                               | 1950-1952<br>shown on 1950, 1952 Sanborn maps |
| 160.22-1-1            | New Senate Hotel<br>No known contact information                                                                                                                         | 1958-1970<br>shown on Sanborn maps to 1950    |
| 160.22-1-2            | Vail-Ballou Corporation<br>No known contact information                                                                                                                  | 1918                                          |

| <b>Tax Lot Parcel</b>    | <b>Operator</b>                                                        | <b>Date of Operations, if known</b> |
|--------------------------|------------------------------------------------------------------------|-------------------------------------|
| 160.22-1-2<br>160.22-1-2 | The Sturtevant and Larabee Corporation<br>No known contact information | 1898-1918                           |
| 160.22-1-2               | W.S. Weed Corporation<br>No known contact information                  | 1887-1898                           |
| 160.22-1-2<br>160.22-1-5 | Kingman, Sturtevant & Larrabee<br>No known contact information         | 1887-1891                           |

The Applicant has no current or former relationships with the current or former owners of the Site. No other Site ownership or operator history is available for review. Additional information regarding the historical operations at the Site obtained from Sanborn maps, local records, and city directories is provided in previous reports (Attachment D). Other than for the current owner and most recent previous operator (see above), no reasonably ascertainable contact information for former on-site commercial and/or residential occupants is available to Requestor.

## **SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY**

### **Previous Environmental Reports**

The following environmental reports documenting Site history, and known and/or suspect contamination of media above applicable SCG, are submitted with this application as separate PDF files (see Attachment D):

- *Limited Phase II Environmental Site Assessment (ESA)*, GeoLogic NY, Inc. (GeoLogic), July 2000;
- *Tank Removal Report*, Geologic, July 2000;
- *Phase I ESA*, Nelson, Pope & Voorhis, LLC (NPV), March 2022;
- *Phase I ESA*, Gallagher Bassett Technical Services (GBTS), February 2024;
- *Phase II Environmental Investigation*, GBTS, February 2024; and,
- *Summary Report of Subsurface Investigation*, GBTS, September 2025

The NPV report further references and describes findings from several earlier reports (not available for review and not provided in the Phase I ESA appendices), including:

- *ESA*, Enviro Testing, 1995;
- *Additional Site Investigation Letter Report*, GeoLogic, 2001; and,
- *Phase I ESA and Direct Push Sampling Report*, GeoLogic, 2008.

Note: These documents appear to have been intended to generally be inclusive of the former Vail-Ballou industrial facility in its entirety, comprised of Site Lot 2 as well as adjoining off-site locations; the following discussion describes relevant findings for the Site based on the available information.

According to NPV, the 1995 Enviro Testing report stated that:

*Site inspection indicated there was a partially vacant 196,000-square foot industrial building, currently used for storage of computer supplies and an auto repair business...numerous drums, containers, temporary mixing vats, etc. still exist on site and some are corroded and leaking unknown materials...Vail-Ballou listed as storing developing chemicals, diazo solutions, activators, stabilizers and fixers, most of which are used in photo processing... evidence of possible Class V underground*

*injection wells were identified inside the building and may be receiving waste (i.e. oils, gas, antifreeze) from the auto repair operation.*

Based on the reported building size, as well as a 1995 aerial photograph reviewed by GBTS, this description likely includes one or more structures formerly located on Site Lot 2.

The 2000 Geologic Phase II ESA summarized installation of three borings near the former building(s) at Lot 2, soil sampling, conversion of three borings to groundwater monitoring wells, and groundwater sampling. No notable field evidence of contamination was observed during the fieldwork, and no significant contamination was reported in soil. Unfiltered groundwater collected in early May 2000 contained elevated levels of several heavy metals; these contaminants, however, were not found during a second sampling round at the end of the Month, likely indicating that the initial detections were related to excess turbidity (suspended soil particles present in the sample) and were not representative of ambient groundwater conditions.

The report noted that Enviro Testing stated that there were possible “Class V injection wells” at the property (including near the automotive repair facility) and that there were potential buried railroad cars used as fuel tanks, which were located at an adjoining property (later reports make clear that this property is located off-Site east of Hudson Street, but that fuel lines carried oil onto the southeastern portion of the Site).

The GeoLogic Tank Removal Report documented removal of three underground storage tanks (USTs; 275-gallon fuel oil, and 1,000-gallon naphtha and gasoline tanks) at the northwestern portion of Lot 2. Although holes were observed in the fuel-oil UST, and the other tanks were pitted, no field evidence of contamination was observed and soil testing documented an absence of contamination (note, however, that testing was limited to petroleum compounds only; samples were not analyzed for either chlorinated solvents or PCBs).

According to NPV, the 2001 GeoLogic report stated that additional work was completed based on the discovery of petroleum in a manhole located on the southeast corner of the property. Five borings were drilled (one near the former gasoline station, one along the southern property line, one in the central portion of the property and two at the southeast corner of the property) and six test pits were excavated in the southeast corner of the property. Cut pipes with residual petroleum, extending from the adjoining property to the east, were encountered and removed from test pits along the eastern side of the property. Soil samples from the southeastern portion of the property had field evidence of petroleum contamination and elevated levels of petroleum compounds. The piping was reportedly “likely connected to the four underground storage tanks that had been located on the east side of Hudson Street. These former tanks were reported to be buried railroad cars with a capacity of 10,300 gallons. These tanks provided fuel to the Vail-Ballou boiler room that had been located near the southeastern portion of the property).” Groundwater impacts were limited to low-level exceedances for acetone and chloroform, and low levels of petroleum (at the southeast corner). [Note: While the information regarding elevated levels of acetone and chloroform appears to be credible, supporting documentation is not available for direct review and this information is provided in overall support of the Site-history narrative and is not intended to document current Site groundwater conditions.]

According to NPV, the 2008 GeoLogic Phase I ESA and Direct Push Sampling Report stated that two existing groundwater monitoring wells were sampled and borings were extended at multiple locations, including “downgradient of the property boundary”, in the vicinity of the former gasoline station and the 2000 tank removal area, near the former petroleum pipes, and several other areas. Groundwater sampling documented chloroform, tetrachloroethene, acetone, and several polycyclic aromatic hydrocarbons at concentrations

below NYSDEC groundwater standards. No soils samples appear to have been submitted for laboratory analysis.

The 2008 Phase I ESA and Direct Push Sampling Report reportedly identified historical automotive repair activities circa 1995 (including a floor drain that likely discharged on the subject property), historical use of USTs (gasoline and other materials) at the western portion of the Site, and a fuel-oil spill event (No. 1702628) at a southwestern adjoining property as well as several historical nearby gasoline filling stations. The 2023 GBTS Phase I ESA generally confirmed the 2008 findings and indicated that all Site structures, with exception of the commercial building at Lot 30, had been demolished by circa 2018-2019.

The 2023 Phase II Environmental Investigation documented collection of twenty surface soil samples (0-4"); elevated levels of metals and/or polycyclic aromatic hydrocarbons (PAHs) were found above NYSDEC RRU SCOs at all Site tax lot parcels. The 2025 Summary Report of Subsurface confirmed these findings by documenting significant contamination in subsurface soil collected from as deep as approximately 13 feet in fourteen (14) test pits throughout the Site; PAH and metals impacts at several locations were reported at concentrations over 30 times the applicable RRU SCO.

### **Narrative Description of Documented Site Contamination**

The following contamination has been documented above SCGs (see Figure 8, and the data summary tables provided below). Soil results were compared to NYSDEC Remedial Program RRU SCOs and groundwater results were compared to NYSDEC Class GA Ambient Water Quality Standards (AWQS; TOGS 1.1.1).

#### *Relevant Site Geology and Hydrogeology*

Geotechnical and environmental investigation findings identified fill soil (sand, gravel, brick, cinders and ash) from the surface to as deep as approximately 13 feet bgs, underlain by native glacial outwash (bedrock was not encountered to a maximum depth of 50 feet bgs). Groundwater was present between approximately 15 to 23 feet bgs, and direction of shallow groundwater flow was determined to be easterly.

#### *Site Media*

Documentation of soil contamination above RRU SCOs was established by the 2023 and 2025 GBTS soil sampling events. Elevated SVOCs (restricted to PAHs) were reported in multiple lots and elevated metals were reported at all Site lots, including arsenic, barium, chromium, copper, lead, and mercury. Lead and several SVOCs are documented at concentrations over 30 times RRU SCOs, and arsenic is reported over 9 times the RRU (maximum 149 ppm), indicating a significant potential exposure risk.

Samples were collected from one or more of three permanent wells installed at Lot 2 in 2000, 2001, and 2008, and additionally from soil borings in 2001 and 2008. Although contamination in groundwater reportedly included elevated levels of the volatile organic compounds acetone and chloroform, and metals were found to be elevated in an initial sampling round, these findings are not considered to be representative of Site groundwater for the purposes of the BCP application.

Vapor sampling has not been conducted at the Site.

### **Tabular Summary of Site Contamination**

Soil data submitted in support of the BCP application is tabulated below. All samples submitted for laboratory analysis on December 13, 2023.

Table: Soil Contamination Greater Than Restricted-Residential Use SCOs

| Soil Analytes > RRU SCOs | Detections > RRU SCOs | Maximum Detection (ppm) | RRU SCO (ppm) | Depth (feet bgs) |
|--------------------------|-----------------------|-------------------------|---------------|------------------|
| benzo(a)anthracene       | 5                     | 25.7                    | 1             | 4                |
| benzo(a)pyrene           | 5                     | 21.7                    | 1             | 4                |
| benzo(b)fluoranthene     | 5                     | 31.1                    | 1             | 4                |
| benzo(k)fluoranthene     | 2                     | 11.2                    | 3.9           | 4                |
| chrysene                 | 2                     | 25.0                    | 3.9           | 4                |
| dibenzo(a,h)anthracene   | 3                     | 11.1                    | 0.33          | 4                |
| indeno(1,2,3-cd)pyrene   | 6                     | 16.7                    | 0.5           | 4                |
| arsenic                  | 13                    | 149                     | 16            | 2                |
| barium                   | 7                     | 2,550                   | 400           | 0-0.33           |
| copper                   | 3                     | 738                     | 270           | 2                |
| lead                     | 13                    | 16,900                  | 400           | 3                |
| mercury                  | 4                     | 1.37                    | 0.81          | 8                |

## SECTION VII: REQUESTOR INFORMATION

Contact information and the names of members/owners of the applicant(s) are below:

| Applicant                        | Contact Information                                                                                                                  | Members/Owners |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------|
| The Metro Group Properties, Inc. | Myles Monaghan<br>The Metro Group Properties, Inc.<br>PO Box 10<br>Blue Point, NY 11715<br>914-714-3748<br>mmonaghan@thinkcity.space | Myles Monaghan |

The New York State Department of State's Corporation and Business Entity Database information for the requestor is included in Attachment C.

## SECTION X – REQUESTOR ELIGIBILITY

### Bulk Storage Tanks

The Site is not currently registered as a NYSDEC petroleum bulk storage (PBS) facility; an updated PBS form, however, was submitted to NYSDEC on December 5, 2024 indicating the following information:

- Inactive fuel-oil UST (likely to have a capacity of ≤1,000 gallons).
- Closed/removed 275-gallon fuel-oil UST
- Closed/removed 1,000-gallon naphtha UST
- Closed/removed 1,000-gallon gasoline UST

The inactive tank is located at Lot 30, and the remaining USTs were removed from the northwestern portion of Lot 2 in 2000. The PBS record will be updated during the course of the remedial investigation/remediation after the known fuel-oil tank is closed, and (as warranted) if previously undocumented tanks are encountered.



### **Volunteer Statement**

Requestor seeks to enter into the Brownfield Cleanup Program as a Volunteer. Under ECL § 27-1405(1)(b) and 6 NYCRR §375-3.2(c)(2), a Volunteer is defined as an applicant other than a participant, including without limitation a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants, provided however, such person exercises appropriate care with respect to contamination found at the facility by taking reasonable steps to:

- i. Stop any continuing release;
- ii. Prevent any threatened future release; and,
- iii. Prevent or limit human, environmental, or natural resource exposure to any previously released contamination.

As described below, the Requestor qualifies as volunteer because (i) the Requestor performed reasonable and prudent due diligence measures during the purchase contract due diligence period; (ii) all disposals of hazardous substances have occurred prior to the date the Requestor acquired title (there is no evidence of a release occurring since acquisition of the site by the Requestor); and (iii) the Requestor does not have any affiliation with any responsible party. The Requestor's liability would arise solely as a result of its ownership or involvement with the redevelopment of the Site subsequent to the disposal of hazardous substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b).

The Requestor is submitting this new application, because although the Department previously determined that the Site is not eligible for the reasons set forth in its June 3, 2025 letter, supplemental investigation has since been conducted that documents (as evidenced herein) that the proposed Site indeed qualifies as a brownfield site.

### **Proof of Site Access**

Requestor is a contract vendee of the Site and will purchase the property and perform remediation simultaneous with its construction financing for the new buildings. Requestor has full access to all areas of the property for investigations per its agreement with the current landowners. The Requestor has the ability to place an environmental easement on the Site if a Track 1 cleanup has not been achieved after remediation is complete.

### **Response to Item 5 (*Has the requestor previously been denied entry to the BCP?*)**

A NYSDEC letter dated June 3, 2025, in regard to a BCP application for the Site previously submitted in March 2025, stated that *"The Department has determined... that the proposed site is not a brownfield site... the Department must deny your request..."* NYSDEC stated that the denial was based on insufficient data to indicate that remediation should be conducted under the BCP, and that the requestor may re-apply with new information. This current submission includes the required additional data confirming that Site contamination is sufficient for entry into the BCP.

## SECTION XII: SITE CONTACT LIST

### Local Officials

#### City of Binghamton – Mayor

Jared M. Kraham  
 38 Hawley Street, Suite 4, Binghamton, NY 13901  
 607-772-7001

#### City of Binghamton – City Clerk

Sarah Dinhofer  
 38 Hawley Street, Suite 3, Binghamton, NY 13901  
 607-772-7005

#### City of Binghamton – Engineering Department

Ronald Lake, P.E.  
 38 Hawley Street, Binghamton, NY 13901  
 607-772-7007

#### City of Binghamton – Building Department

Christopher Schleider  
 38 Hawley Street, Binghamton, NY 13901  
 607-772-7004

#### NYS Assembly District 123 – Donna A. Lupardo

44 Hawley Street, Binghamton, NY 13901  
 607-723-9047  
 LupardoD@nyassembly.gov

#### NYS Senate District 52 – Lea Webb

44 Hawley Street, Binghamton, NY 13901  
 607-773-8771  
 leawebb@nysenate.gov

### Residents, Owners, and Occupants of Property and Adjoining Properties (see Figure 11)

Property information source(s): [https://gis.broomecountyny.gov/website/apps/parcel\\_mapper/viewer.html](https://gis.broomecountyny.gov/website/apps/parcel_mapper/viewer.html)

| Subject Property                  |                                                                            |                                                     |
|-----------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|
| Address and Tax ID                | Owner Name and Address                                                     | Occupant(s)/Current Use                             |
| 205 Clinton Street<br>144.78-1-30 | FRGK Realty LLC<br>245 Clinton Street, Binghamton, NY 13905                | office building                                     |
| 34 Jarvis Street<br>160.22-1-1    |                                                                            | vacant                                              |
| 187 Clinton Street<br>160.22-1-2  |                                                                            | vacant                                              |
| 185 Clinton Street<br>160.22-1-3  |                                                                            | parking lot                                         |
| 181 Clinton Street<br>160.22-1-4  |                                                                            | vacant                                              |
| 7 Hudson Street<br>160.22-1-5     | Hudson Street Parcels LLC<br>35 Senner Court, Shalimar, Florida 32         | vacant                                              |
| Adjoining Properties              |                                                                            |                                                     |
| Address and Tax ID                | Owner Name and Address                                                     | Occupant(s)/Current Use                             |
| 215 Clinton Street<br>144.77-1-11 | Mirabito Propco I LLC<br>49 Court Street, Binghamton, NY 13901             | gas station and convenience store                   |
| 216 Clinton Street<br>144.78-1-22 | Estate of Henry Kachadour<br>408 Manchester Road, Vestal, NY 13850         | multi-unit retail/residential building<br>(6 units) |
| 212 Clinton Street<br>144.78-1-23 | Legacy Parcels LLC<br>91 Lathrop Road, Binghamton, NY 13903                | two residences                                      |
| 210 Clinton Street<br>144.78-1-24 | Richard S Kocak & Joanne Kocak<br>210 Clinton Street, Binghamton, NY 13905 | office building                                     |

| <b>Adjoining Properties</b>       |                                                                                                  |                                |
|-----------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------|
| <b>Address and Tax ID</b>         | <b>Owner Name and Address</b>                                                                    | <b>Occupant(s)/Current Use</b> |
| 208 Clinton Street<br>144.78-1-25 | Kadir Ercan<br>301 70 <sup>th</sup> Street, Guttenberg, NJ 07093                                 | residence                      |
| 206 Clinton Street<br>144.78-1-26 | Legacy Parcels LLC<br>91 Lathrop Road, Binghamton, NY 13903                                      | multi-unit residence (4 units) |
| 204 Clinton Street<br>144.78-1-27 | Legacy Parcels LLC<br>91 Lathrop Road, Binghamton, NY 13903                                      | parking lot                    |
| 197 Clinton Street<br>144.78-1-28 | D&T Apartments LLC<br>218 Jamaica Boulevard, Endicott, NY 13760                                  | apartment building             |
| 201 Clinton Street<br>144.78-1-29 | Juanita Williams<br>218 Jamaica Boulevard, Endicott, NY 13760                                    | vacant                         |
| 222 Clinton Street<br>144.78-1-31 | Garabed Kachadourian<br>44 Clarke Street, Binghamton, NY 13905                                   | auto repair garage             |
| 186 Clinton Street<br>144.78-2-9  | Rich...At Your Service LLC<br>74 Florence Drive, Syosset, NY 11791                               | commercial building            |
| 188 Clinton Street<br>144.78-2-10 | MMGB Realty LLC<br>PO Box 1270, Monsey, NY 10952                                                 | residence                      |
| 192 Clinton Street<br>144.78-2-11 | Phillip C. Kingsley Jr<br>192 Clinton Street, Binghamton, NY 13905                               | hair salon                     |
| 194 Clinton Street<br>144.78-2-12 | Buddhist Family Quán Âm Association of<br>Binghamton<br>194 Clinton Street, Binghamton, NY 13905 | temple/community services      |
| 196 Clinton Street<br>144.78-2-13 | Ake Group Corporation<br>304 West Benita Boulevard, Vestal, NY 13850                             | funeral services               |
| 200 Clinton Street<br>144.78-1-14 | Manufacturers & Traders Trust<br>345 Main Street, Suite 1, Buffalo, NY 14203                     | bank                           |
| 5 Hudson Street<br>160.22-1-6     | Benjamin Durham<br>3 Hudson Street, Binghamton, NY 13905                                         | vacant                         |
| 3 Hudson Street<br>160.22-1-7     |                                                                                                  | vacant                         |
| 179 Clinton Street<br>160.22-1-8  | First Antique Center LLC<br>167 Clinton Street, Binghamton, NY 13905                             | parking lot                    |
| 14 Slauson Avenue<br>160.22-1-13  | Keith Williams<br>10240 90 <sup>th</sup> Avenue, Richmond Hill, NY 11418                         | residence                      |
| 16 Hudson Street<br>160.22-1-14   | CPAD Inc<br>167 Clinton Street, Binghamton, NY 13905                                             | parking lot                    |
| 9 Slauson Avenue<br>160.22-1-41   | City of Binghamton<br>38 Hawley Street, Binghamton, NY 13901                                     | vacant                         |
| 16 Florence Street<br>160.21-2-10 | NYSEG<br>One City Center, Portland, Maine 04101                                                  | electrical substation          |
| 18 Jarvis Street<br>160.22-2-10   | Krzysztof Bronikowski<br>446 Park Avenue, Binghamton, NY 13903                                   | vacant                         |
| 6 Charles Street<br>160.22-2-17   | City of Binghamton<br>38 Hawley Street, Binghamton, NY 13901                                     | vacant/storage building        |
| 54 Thorp Street<br>160.22-2-21    | 54 Thorp Street LLC<br>137 Washington Street                                                     | residence                      |

| <b>Adjoining Properties</b>    |                                                                             |                                |
|--------------------------------|-----------------------------------------------------------------------------|--------------------------------|
| <b>Address and Tax ID</b>      | <b>Owner Name and Address</b>                                               | <b>Occupant(s)/Current Use</b> |
| 52 Thorp Street<br>160.22-2-22 | Valeria R. Stasko & John J. Stasko<br>52 Thorp Street, Binghamton, NY 13905 | residence                      |
| 48 Thorp Street<br>160.22-2-24 | Faisal Afify<br>27 Morgan Road, Binghamton, NY 13903                        | commercial building            |
| 46 Thorp Street<br>160.22-2-27 | Jeffrey P. Strusz<br>1019 Farm to Market Road, Endwell, NY 13760            | residence                      |
| 40 Thorp Street<br>160.22-2-28 | Peter Fuerst & Jeanne Frey<br>7 Loraine Avenue, Binghamton, NY 13905        | residence                      |

### **News Media**

#### **Local**

#### **Vestal Town Crier**

P.O. Box 208, Conklin, NY 13748  
editor2@tiernews.com  
607-444-NEWS

#### **General Circulation**

#### **Press & Sun-Bulletin**

33 Lewis Road, Binghamton, NY 13905  
Website: pressconnects.com  
607-798-1234

### **Public Water Supplier**

#### **City of Binghamton Water Department**

Jeffrey Kruger, Superintendent  
38 Hawley Street, Binghamton, New York  
607-772-7210

### **Persons requesting to be placed on the contact list:**

*None to date.*

### **Administrator for any nearby school or day care facility:**

*None to date.*

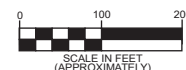
### **Document Repositories**

#### **Broome County Public Library**

Josias Bartram, Library Director  
185 Court Street  
Binghamton, NY 13901  
607-778-6407  
josias.bartram@broomecountyny.gov

## **Attachment B – Exhibits**





All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

## Figure 1: Site Location Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

### Legend:

- BCP Site Boundary
- tax lot lines (#) lot number

Longitude = -75° 55' 42.403" West  
Latitude = 42° 6' 19.863" North

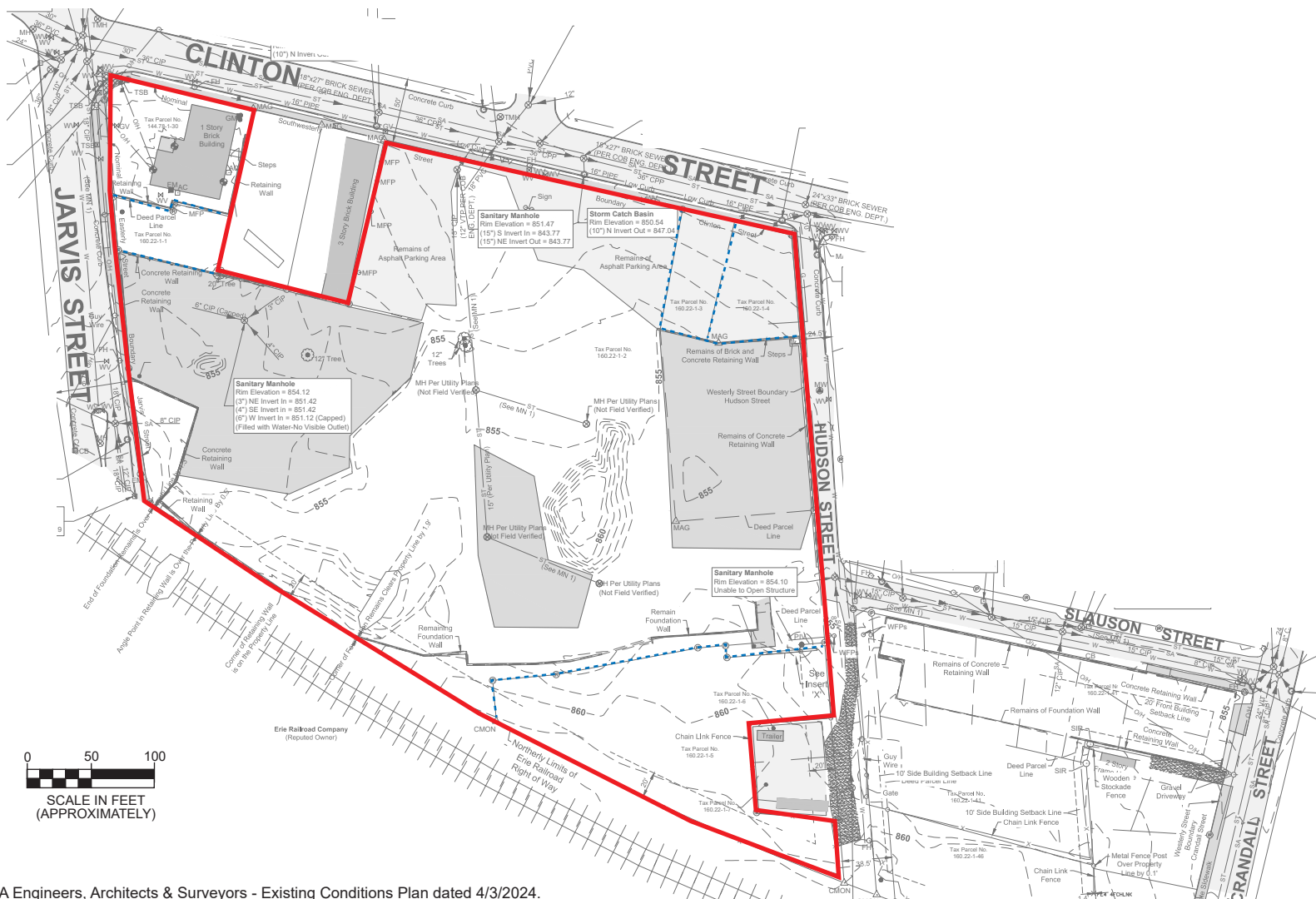
File: 23003-0060

October 2025

Scale as shown

Attachment B





0 50 100  
SCALE IN FEET  
(APPROXIMATELY)

Base map provided by DELTA Engineers, Architects & Surveyors - Existing Conditions Plan dated 4/3/2024.  
All feature locations are approximate. This map is intended as a schematic to be used in conjunction with  
the associated report, and it should not be relied upon as a survey for planning or other activities.

## Figure 2: Site Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

### Legend:

- BCP Site Boundary
- lot lines

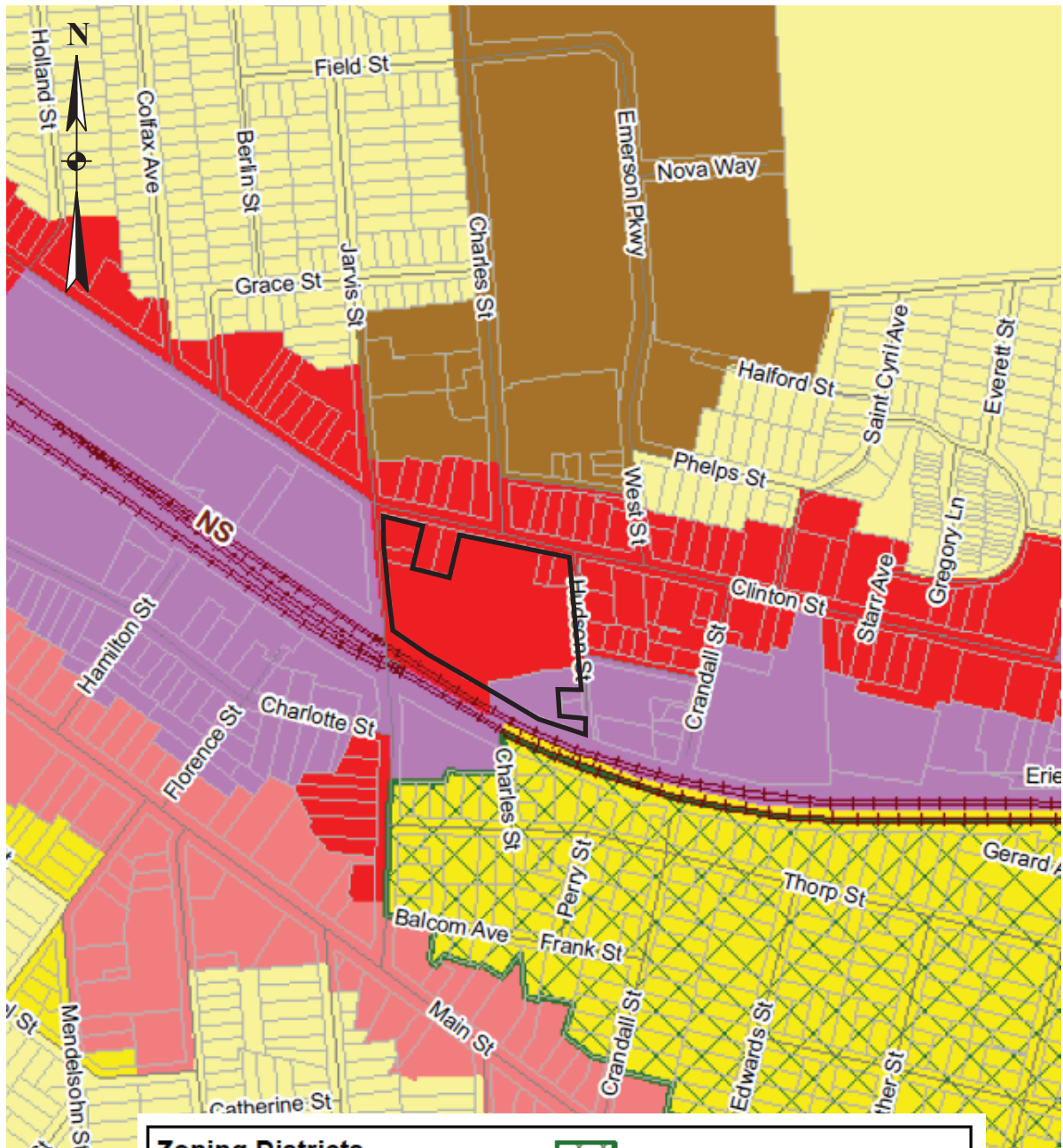
File: 23003-0060

October 2025

Scale as shown

Attachment B





### Zoning Districts

- |                                                                                                                                                      |                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Downtown Business District    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black; border-style:dashed;"></span> Urban Village Overlay |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Neighborhood Commercial           | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Medical                                          |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Service Commercial         | <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Urban Business Park                             |
| <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Limited Neighborhood Commercial  | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Neighborhood Office                            |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Heavy Industrial               | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential Multi Unit Dwelling                |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> Light & Medium Industrial | <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> Residential One & Two Unit Dwelling       |
|                                                                                                                                                      | <span style="display:inline-block; width:15px; height:15px; background-color:paleyellow; border:1px solid black;"></span> Residential Single Unit Dwelling           |

Source: City of Binghamton Zoning Map - [https://gis.broomecountyny.gov/Website/GISWeb/maps/Zoning/city\\_zoning.pdf](https://gis.broomecountyny.gov/Website/GISWeb/maps/Zoning/city_zoning.pdf)

## Figure 3: Zoning Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
BroomeCounty, New York

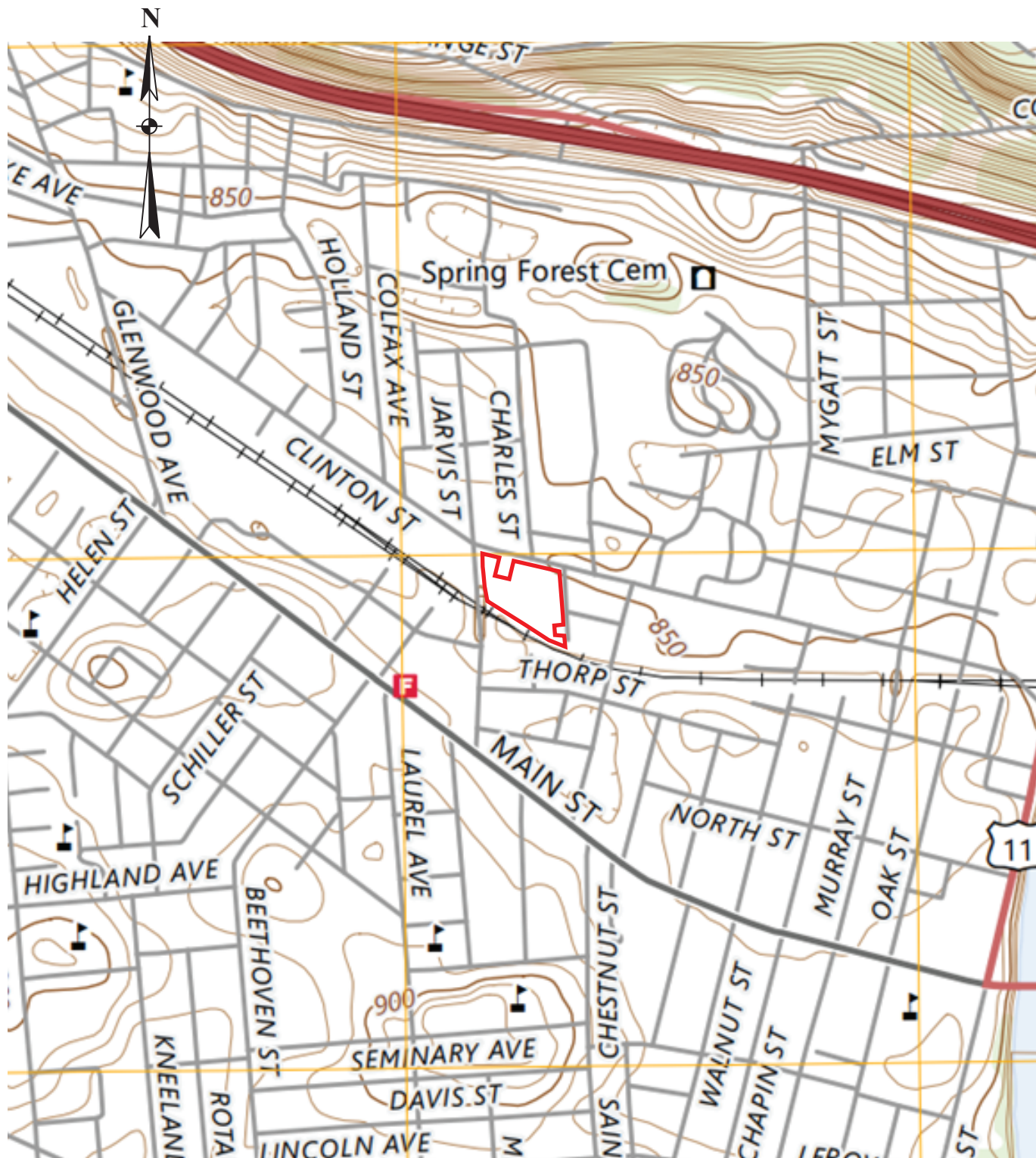
Legend:

BCP Site Boundary

File: 23003-0060

October 2025

Attachment B



Source: USGS Topographic Map of the Binghamton West, New York Quadrangle dated 2023, digital image provided by <https://ngmdb.usgs.gov/topoview>

## Figure 4: Topographic Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

### Legend:

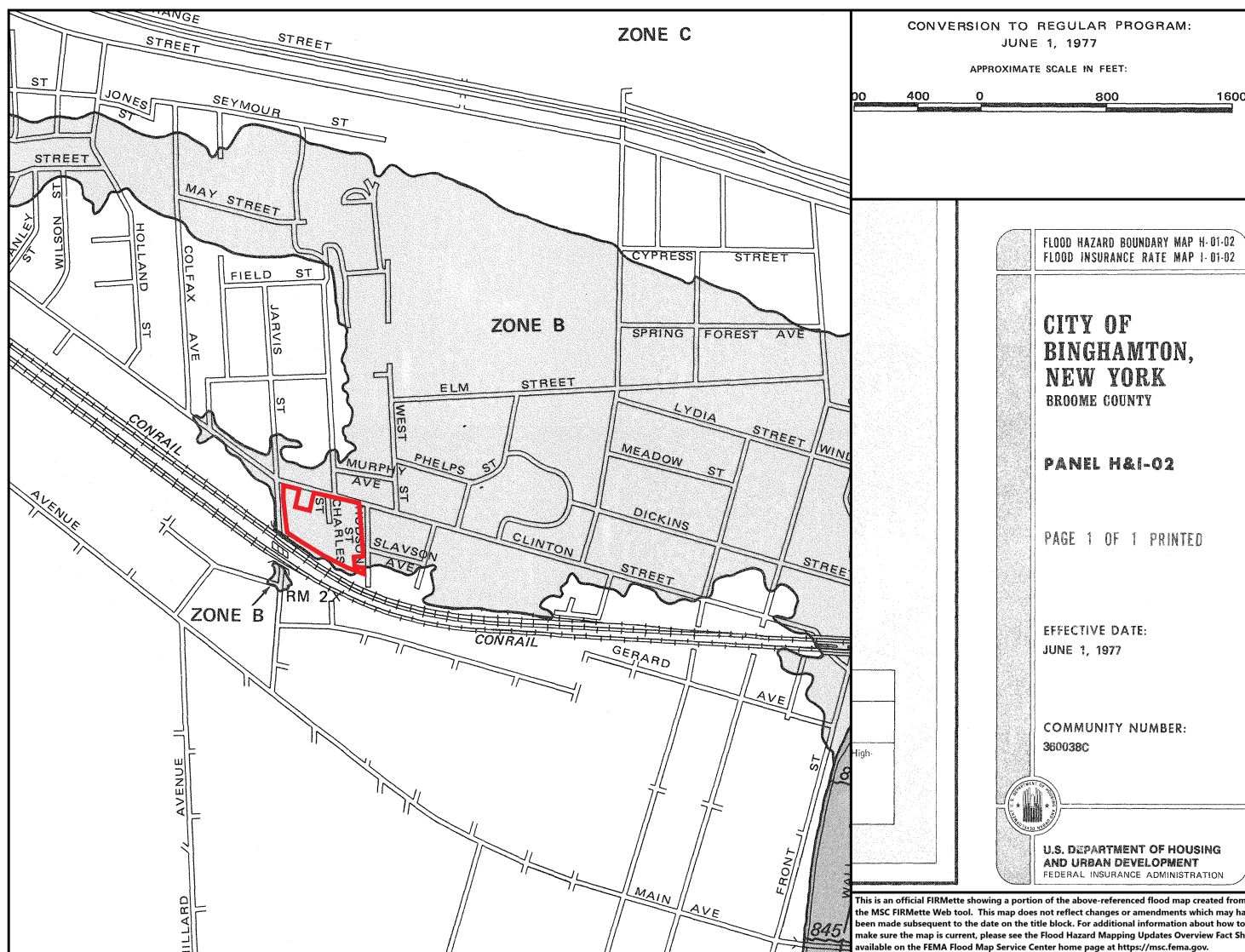
— BCP Site Boundary

File: 23003-0060

October 2025

Attachment B





**Figure 5: FEMA Flood Map**

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

Legend:

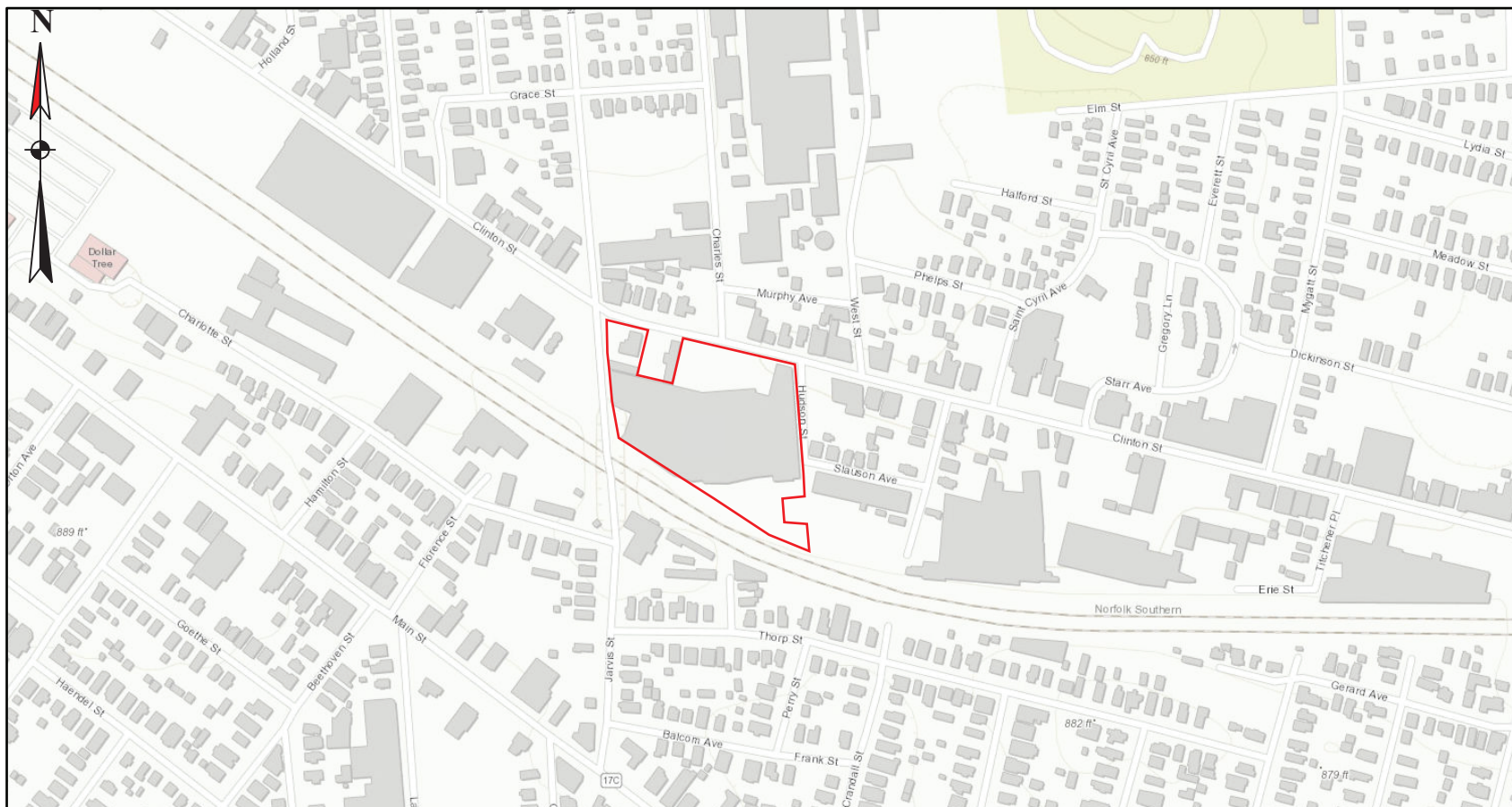
- BCP Site Boundary
- Zone B (between 100-year and 500-year flood levels)

File: 23003-0060

October 2025

Scale as shown

Attachment B



December 6, 2023

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

County of Broome, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NYS Department of Environmental Conservation  
Not a legal document

## Figure 6: NYS Wetlands Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
BroomeCounty, New York

Legend:

BCP Site Boundary

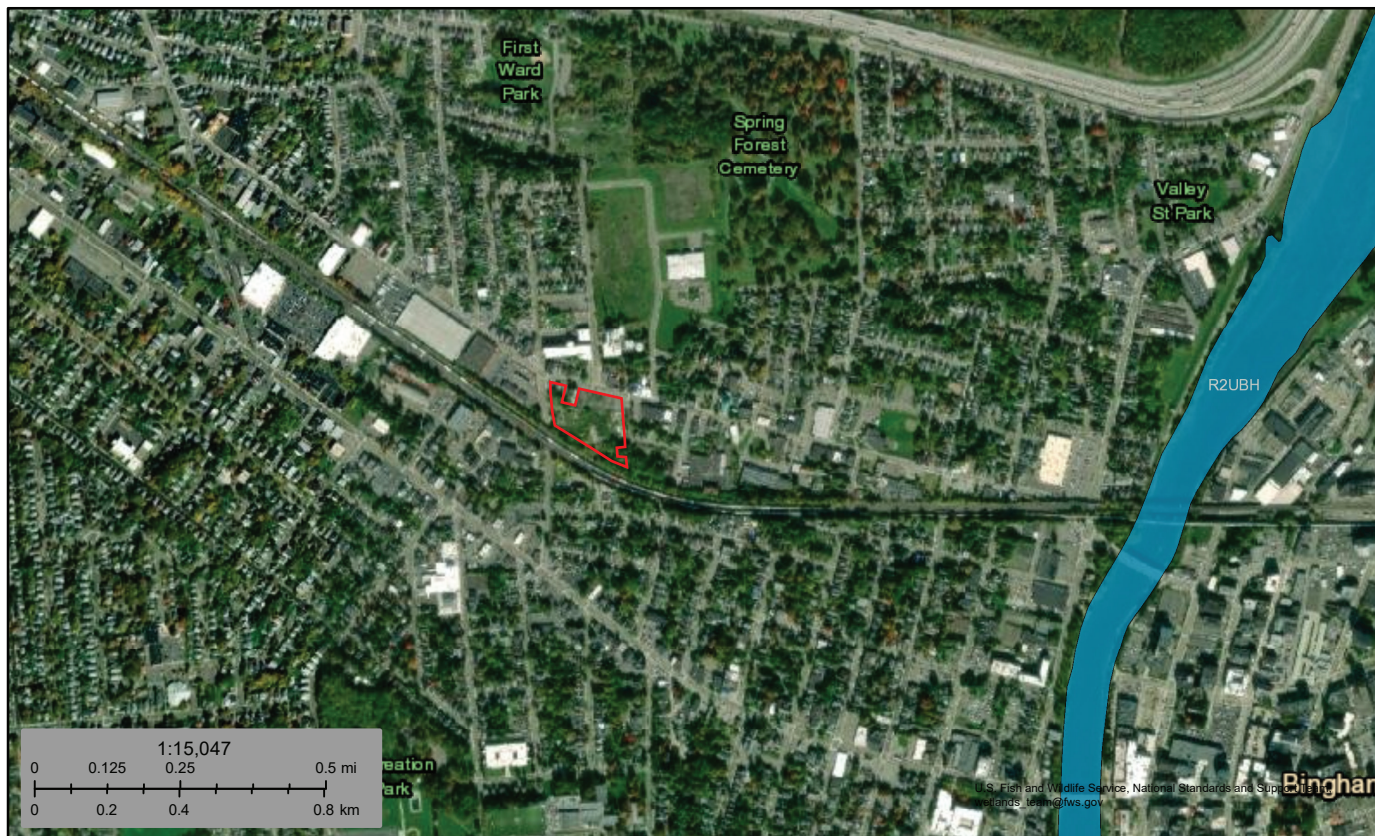
File: 23003-0060

October 2025

Scale as shown

Attachment B





July 29, 2024

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## Figure 7: Federal Wetlands Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
BroomeCounty, New York

**Legend:**

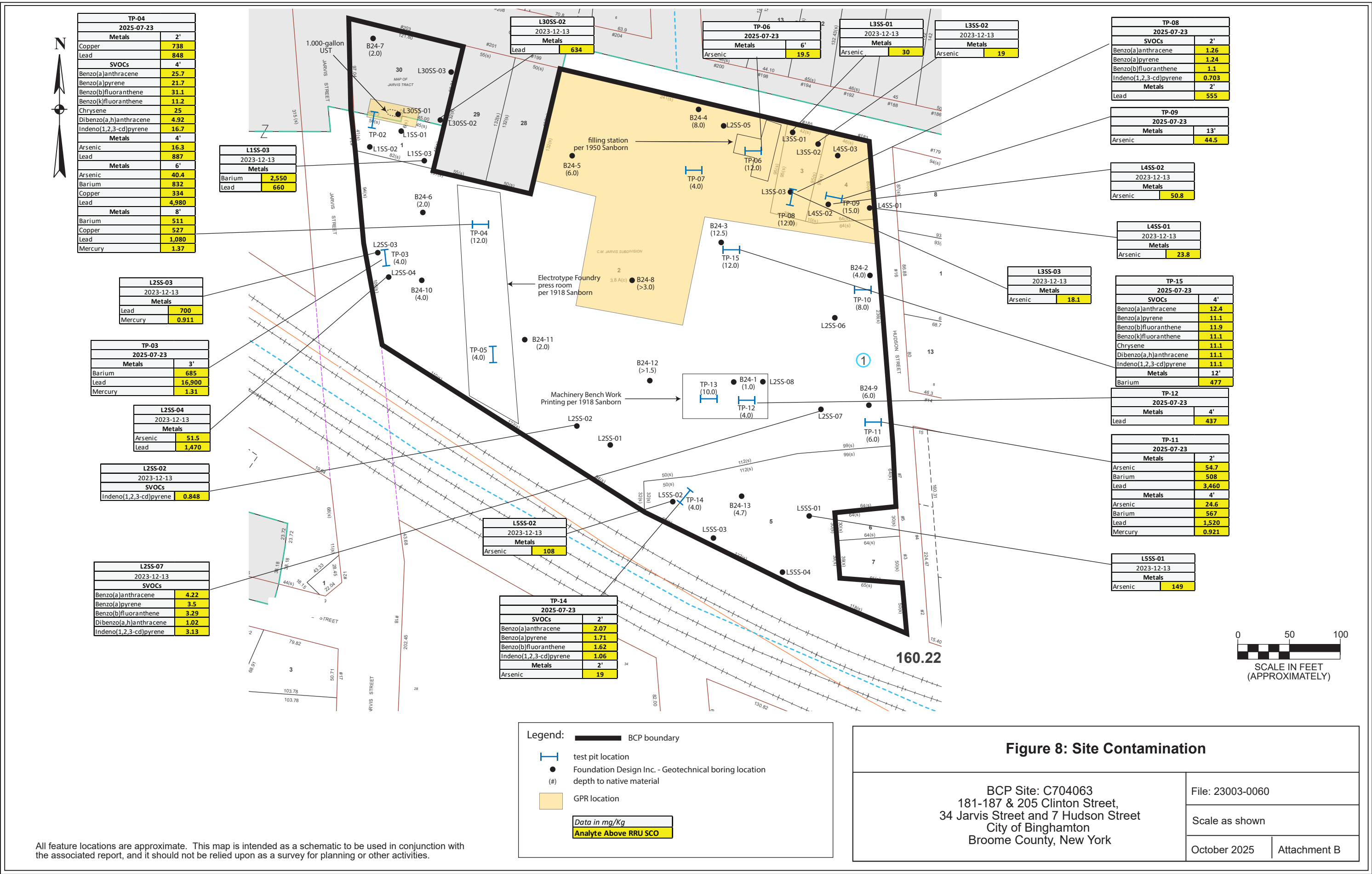
BCP Site Boundary

File: 23003-0060

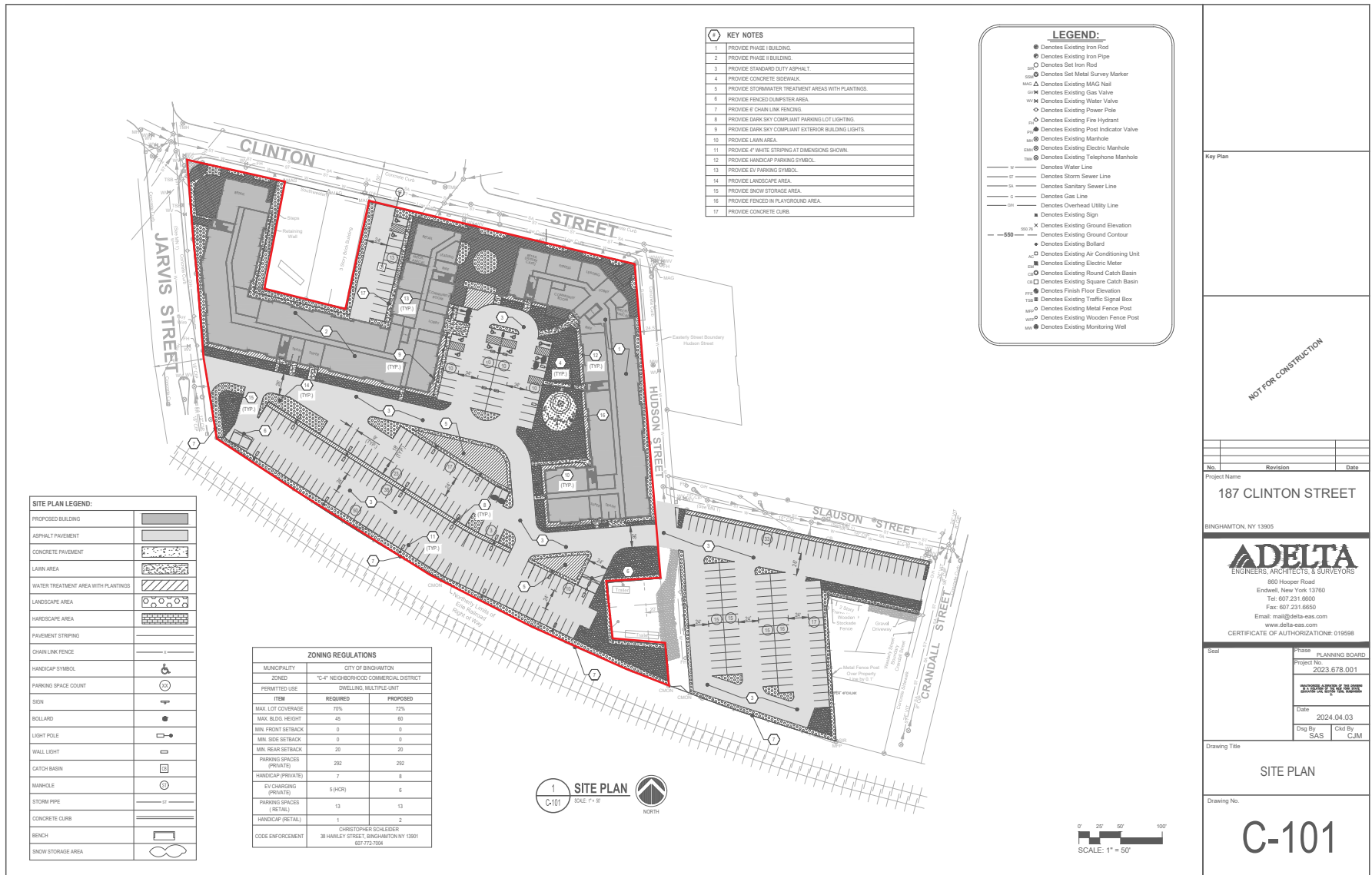
October 2025

Scale as shown

Attachment B







**Figure 9: Development Plan**

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

Legend:

BCP Site Boundary

File: 23003-0060

October 2025

Scale as shown

Attachment B



### Figure 10: Tax Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
BroomeCounty, New York

File: 23003-0060

Scale as shown

October 2025 | Attachment B

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.



| Property Ownership Table |                                  |                                   |
|--------------------------|----------------------------------|-----------------------------------|
|                          | Address (Tax #)                  | Owner                             |
| 1                        | 205 Clinton Street (144.78-1-30) | FRGK Realty LLC                   |
| 2                        | 34 Jarvis Street (160.22-1-1)    | FRGK Realty LLC                   |
| 3                        | 187 Clinton Street (160.22-1-2)  | FRGK Realty LLC                   |
| 4                        | 185 Clinton Street (160.22-1-3)  | FRGK Realty LLC                   |
| 5                        | 181 Clinton Street (160.22-1-4)  | FRGK Realty LLC                   |
| 6                        | 7 Hudson Street (160.22-1-5)     | Hudson Street Parcels LLC         |
| 7                        | 18 Jarvis Street (160.22-2-10)   | Krzysztof Bronikowski             |
| 8                        | 6 Charles Street (160.22-2-17)   | City of Binghamton                |
| 9                        | 54 Thorp Street (160.22-2-21)    | 54 Thorp Street LLC               |
| 10                       | 52 Thorp Street (160.22-2-22)    | Valeria R Stasko & John J Stasko  |
| 11                       | 2 Hudson Street (160.22-1-46)    | Hudson Street Parcels LLC         |
| 12                       | 9 Slauson Avenue (160.22-1-41)   | City of Binghamton                |
| 13                       | 14 Slauson Avenue (160.22-1-13)  | Keith Williams                    |
| 14                       | 16 Hudson Street (160.22-1-14)   | CPAD Inc.                         |
| 15                       | 179 Clinton Street (160.22-1-8)  | First Antique Center LLC          |
| 16                       | 186 Clinton Street (144.78-2-9)  | Rich... at Your Service LLC       |
| 17                       | 188 Clinton Street (144.78-2-10) | MMGB Realty LLC                   |
| 18                       | 192 Clinton Street (144.78-2-11) | Philip C Kingsley                 |
| 19                       | 194 Clinton Street (144.78-2-12) | Family Quian an Buddist of Broome |
| 20                       | 196 Clinton Street (144.78-2-13) | AKE Group Corporation             |
| 21                       | 200 Clinton Street (144.78-2-14) | Manufacturers Traders             |
| 22                       | 204 Clinton Street (144.78-2-27) | Legacy Parcels LLC                |
| 23                       | 206 Clinton Street (144.78-2-26) | Legacy Parcels LLC                |
| 24                       | 208 Clinton Street (144.78-2-25) | Kadir Ercan                       |
| 25                       | 210 Clinton Street (144.78-2-24) | Richard S Kocak & Joanne Kocak    |
| 26                       | 212 Clinton Street (144.78-2-23) | Legacy Parcels LLC                |
| 27                       | 216 Clinton Street (144.78-2-22) | Estate of Henry Kachadour         |
| 28                       | 222 Clinton Street (144.78-2-31) | Garabed Kachadourian              |
| 29                       | 215 Clinton Street (144.77-1-11) | Mirabito Propco LLC               |
| 30                       | 16 Florence Street (160.21-2-10) | NYSEG                             |
| 31                       | 201 Clinton Street (144.78-1-29) | Juanita Williams                  |
| 32                       | 197 Clinton Street (144.78-1-28) | D&T Apartments LLC                |
| 33                       | 5 Hudson Street (160.22-1-6)     | Benjamin Durham                   |
| 34                       | 3 Hudson Street (160.22-1-7)     | Benjamin Durham                   |

Figure 11: Property Ownership Map

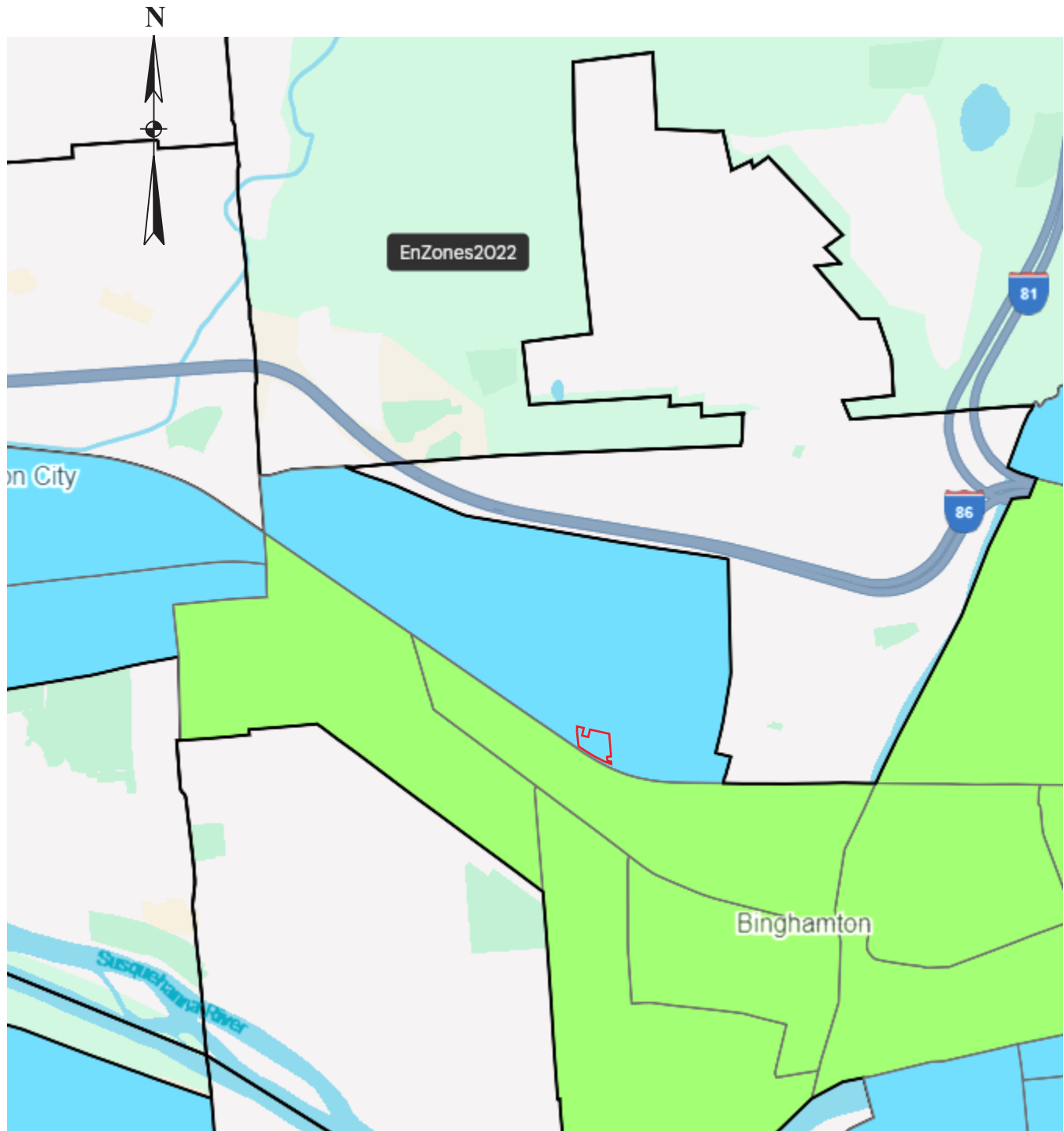
181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
BroomeCounty, New York

File: 23003-0060

Scale as shown

October 2025

Attachment B



## Figure 12: En-Zone Map

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

Legend: — BCP Site Boundary

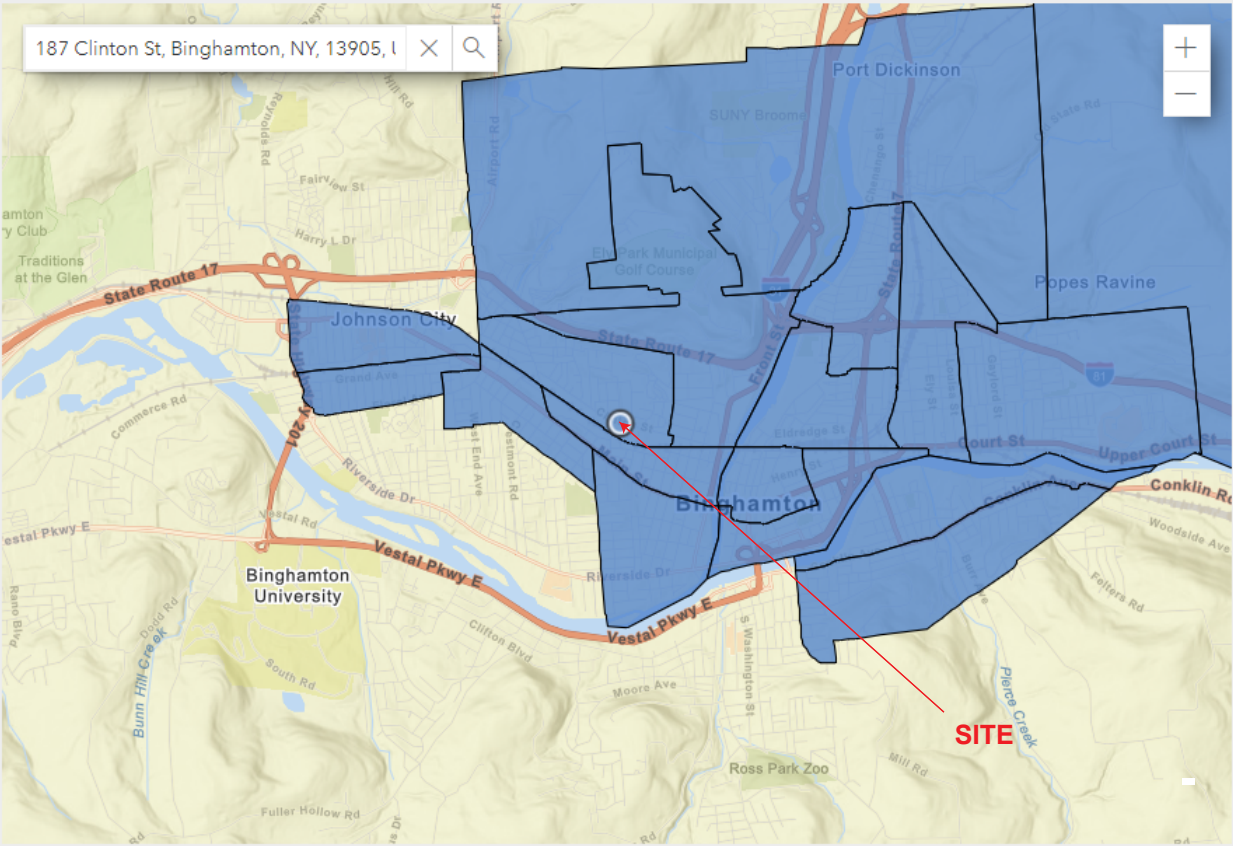
- Type A En-Zones
- Type B En-Zones

File: 23003-0060

October 2025

Attachment B





INSET



**Figure 13: Disadvantaged Communities Map**

181-187 & 205 Clinton Street,  
34 Jarvis Street and 7 Hudson Street  
City of Binghamton  
Broome County, New York

File: 23003-0060

October 2025

Attachment B



## **Attachment C – Supplemental Records**

# Metro Group Properties, Inc.

9 Northwood Lane, Patchogue NY 11772

[info@themetrogroup.com](mailto:info@themetrogroup.com)

(631) 475-1800 Fax (631) 475-1870

March 5, 2025

New York State Department of Environmental Conservation  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7020

Re: Request for BCP Application Program Fee Waiver  
Vanguard Village I+II  
BCP Site No.C704063

To whom it may concern,

This letter supports The Metro Group Properties, Inc.'s (the "Requester") request for a waiver from the \$50,000 program fee for its Brownfield Cleanup Program (BCP) Application for the above referenced BCP project, located at 34 Jarvis Street and 181, 185 and 187 Clinton Street Block-Section 160.22-1- Lots 1, 2, 3, 4; and 205 Clinton Street Block-Section 144.78-1- Lot 30; and Block-Section 160.22-1, Lot 5, Binghamton, New York 13905 (the "Site").

The Site will be developed under the BCP in partnership with the NYS Homes and Community Renewal (HCR) and NYS Housing Finance Agency (HFA) to build affordable housing. The project will utilize the HCR New Construction Program in addition to HFA's tax-exempt bonds and 4% LIHTC to finance the creation of this 100% affordable housing development. The project will be subject to a regulatory agreement with HCR/HFA governing the affordability requirements on 100% of the units.

To confirm these affordable requirements, the Requester agrees to include a provision in the Brownfield Cleanup Agreement (BCA) which states that the applicant will develop the brownfield site with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income as dictated by the HCR and HFA applicable affordable regulatory programs.

Sincerely,

The Metro Group Properties, Inc.



By: Robert Muchnick, President

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# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** THE METRO GROUP PROPERTIES, INC.  
**DOS ID:** 2449560  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 12/14/1999  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 12/14/1999  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**COUNTY:** SUFFOLK  
**NEXT STATEMENT DUE DATE:** 12/31/2015  
**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:** THE CORPORATION  
**Address:** 9 NORTHWOOD LANE, PATCHOGUE, NY, UNITED STATES, 11772

**Electronic Service of Process on the Secretary of State as agent:** Not Permitted

#### Chief Executive Officer's Name and Address

**Name:** SAUL MUCHNICK  
**Address:** 9 NORTHWOOD LANE, PATCHOGUE, NY, UNITED STATES, 11772

#### Principal Executive Office Address

**Address:** 9 NORTHWOOD LANE, PATCHOGUE, NY, UNITED STATES, 11772

#### Registered Agent Name and Address

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# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** THE METRO GROUP PROPERTIES, INC.  
**DOS ID:** 2449560  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 402 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 12/14/1999  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 12/14/1999  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**COUNTY:** SUFFOLK  
**NEXT STATEMENT DUE DATE:** 12/31/2015  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type                   | Description/Amended Information                                                          | Page Count | File Number  |
|------------|-----------|---------------------------------|------------------------------------------------------------------------------------------|------------|--------------|
| 01/13/2014 | 32        | BIENNIAL STATEMENT              |                                                                                          | 1          | 140113002335 |
| 01/12/2012 | 32        | BIENNIAL STATEMENT              |                                                                                          | 1          | 120112002875 |
| 04/07/2010 | 32        | BIENNIAL STATEMENT              | CHIEF EXECUTIVE OFFICER<br>NAME/ADDRESS,PRINCIPAL EXECUTIVE<br>OFFICE,SERVICE OF PROCESS | 1          | 100407002465 |
| 12/14/1999 | 01        | CERTIFICATE OF<br>INCORPORATION |                                                                                          | 3          | 991214000389 |

Rows per page: 5 ▾ 1-4 of 4 < >

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** FRGK REALTY, LLC  
**DOS ID:** 2169890  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 08/08/1997  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 08/08/1997  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** CURRENT  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 08/31/2025  
**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:** FRGK REALTY, LLC  
**Address:** 245 CLINTON STREET, BINGHAMTON, NY, UNITED STATES, 13905

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:**



# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** HUDSON STREET PARCELS, LLC  
**DOS ID:** 4929318  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 04/13/2016  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 04/13/2016  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** PAST DUE DATE  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 04/30/2018  
**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:** THE LLC  
**Address:** 7 ESTHER AVENUE, BINGHAMTON, NY, UNITED STATES, 13903

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:**



# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** ANITEC IMAGE CORPORATION  
**DOS ID:** 715031  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** FOREIGN BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** -  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 08/04/1981  
**REASON FOR STATUS:** TERMINATED  
**EFFECTIVE DATE INITIAL FILING:** 08/04/1981  
**INACTIVE DATE:** 02/07/1990  
**FOREIGN FORMATION DATE:** 07/17/1981  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 08/31/1983  
**JURISDICTION:** DELAWARE, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type              | Description/Amended Information | Page Count | File Number |
|------------|-----------|----------------------------|---------------------------------|------------|-------------|
| 02/07/1990 | 26        | CERTIFICATE OF TERMINATION |                                 | 2          | C104957-2   |
| 03/16/1982 | 02        | CERTIFICATE OF AMENDMENT   | ENTITY NAME                     | 0          | A850217-3   |
| 08/04/1981 | 01        | APPLICATION OF AUTHORITY   |                                 | 0          | A787309-4   |

Rows per page: 5 ▾ 1-3 of 3 < >



# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

#### Entity Details

**ENTITY NAME:** BLUE OCEAN DIVERS, LLC  
**DOS ID:** 2436717  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 11/05/1999  
**REASON FOR STATUS:** VOLUNTARILY DISSOLVED  
**EFFECTIVE DATE INITIAL FILING:** 11/05/1999  
**INACTIVE DATE:** 08/10/2015  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 11/30/2015  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type            | Description/Amended Information | Page Count | File Number  |
|------------|-----------|--------------------------|---------------------------------|------------|--------------|
| 08/10/2015 | 10        | ARTICLES OF DISSOLUTION  |                                 | 2          | 150810000264 |
| 11/12/2013 | 32        | BIENNIAL STATEMENT       |                                 | 1          | 131112006021 |
| 11/22/2011 | 32        | BIENNIAL STATEMENT       |                                 | 1          | 111122002887 |
| 11/02/2007 | 32        | BIENNIAL STATEMENT       | SERVICE OF PROCESS              | 1          | 071102002677 |
| 10/17/2005 | 32        | BIENNIAL STATEMENT       |                                 | 1          | 051017002325 |
| 10/24/2003 | 32        | BIENNIAL STATEMENT       |                                 | 1          | 031024002047 |
| 10/30/2001 | 32        | BIENNIAL STATEMENT       |                                 | 1          | 011030002031 |
| 02/07/2000 | 31        | AFFIDAVIT OF PUBLICATION |                                 | 2          | 000207000291 |
| 02/07/2000 | 31        | AFFIDAVIT OF PUBLICATION |                                 | 2          | 000207000295 |
| 11/05/1999 | 01        | ARTICLES OF ORGANIZATION |                                 | 3          | 991105000270 |

Rows per page: 

All ▾

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# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details

**ENTITY NAME:** CRAIN INDUSTRIES, INC.  
**DOS ID:** 1466064  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** FOREIGN BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 1304 BCL - BUSINESS CORPORATION LAW  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 08/03/1990  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 08/03/1990  
**INACTIVE DATE:** 07/25/2012  
**FOREIGN FORMATION DATE:** 01/22/1980  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 08/31/2000  
**JURISDICTION:** ARKANSAS, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type            | Description/Amended Information                                                       | Page Count | File Number  |
|------------|-----------|--------------------------|---------------------------------------------------------------------------------------|------------|--------------|
| 07/25/2012 | 04        | ANNULMENT OF AUTHORITY   |                                                                                       | 0          | DP-2139629   |
| 09/09/1998 | 32        | BIENNIAL STATEMENT       | CHIEF EXECUTIVE OFFICER<br>NAME/ADDRESS,PRINCIPAL EXECUTIVE OFFICE,SERVICE OF PROCESS | 2          | 980909002514 |
| 09/24/1993 | 32        | BIENNIAL STATEMENT       | SERVICE OF PROCESS                                                                    | 2          | 930924002285 |
| 04/02/1993 | 32        | BIENNIAL STATEMENT       | CHIEF EXECUTIVE OFFICER<br>NAME/ADDRESS,PRINCIPAL EXECUTIVE OFFICE                    | 2          | 930402002493 |
| 08/03/1990 | 01        | APPLICATION OF AUTHORITY |                                                                                       | 4          | 900803000446 |

Rows per page: 5 1-5 of 5



# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details

**ENTITY NAME:** NET2000 COMPUTERS LLC  
**DOS ID:** 2344938  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 02/11/1999  
**REASON FOR STATUS:** VOLUNTARILY DISSOLVED  
**EFFECTIVE DATE INITIAL FILING:** 02/11/1999  
**INACTIVE DATE:** 12/07/2023  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:**  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type                           | Description/Amended Information | Page Count | File Number  |
|------------|-----------|-----------------------------------------|---------------------------------|------------|--------------|
| 12/07/2023 |           | CERTIFICATE OF DISSOLUTION-CANCELLATION |                                 | 3          | 231207001876 |
| 08/23/2021 | 32        | BIENNIAL STATEMENT                      | SERVICE OF PROCESS              | 1          | 210823002324 |
| 09/13/2013 | 32        | BIENNIAL STATEMENT                      |                                 | 1          | 130913006491 |
| 02/10/2011 | 32        | BIENNIAL STATEMENT                      |                                 | 1          | 110210002211 |
| 03/17/2009 | 32        | BIENNIAL STATEMENT                      | SERVICE OF PROCESS              | 1          | 090317002557 |
| 03/01/2007 | 32        | BIENNIAL STATEMENT                      |                                 | 1          | 070301002333 |
| 03/28/2005 | 32        | BIENNIAL STATEMENT                      |                                 | 1          | 050328002484 |
| 04/16/2003 | 32        | BIENNIAL STATEMENT                      | SERVICE OF PROCESS              | 1          | 030416002081 |
| 03/13/2001 | 32        | BIENNIAL STATEMENT                      | SERVICE OF PROCESS              | 1          | 010313002084 |
| 04/30/1999 | 31        | AFFIDAVIT OF PUBLICATION                |                                 | 2          | 990430000435 |
| 04/30/1999 | 31        | AFFIDAVIT OF PUBLICATION                |                                 | 2          | 990430000437 |
| 02/11/1999 | 01        | ARTICLES OF ORGANIZATION                |                                 | 2          | 990211000430 |





# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

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#### Entity Details

**ENTITY NAME:** VAIL-BALLOU PRESS, INC.  
**DOS ID:** 298591  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** FOREIGN BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** -  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 11/19/1970  
**REASON FOR STATUS:** AUTHORITY SURRENDERED  
**EFFECTIVE DATE INITIAL FILING:** 11/19/1970  
**INACTIVE DATE:** 10/13/2017  
**FOREIGN FORMATION DATE:** 11/13/1970  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:** 11/30/2018  
**JURISDICTION:** DELAWARE, UNITED STATES  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type          | Description/Amended Information                                                    | Page Count | File Number  |
|------------|-----------|------------------------|------------------------------------------------------------------------------------|------------|--------------|
| 10/13/2017 | 03        | SURRENDER OF AUTHORITY | SERVICE OF PROCESS                                                                 | 3          | 171013000197 |
| 11/21/2016 | 32        | BIENNIAL STATEMENT     |                                                                                    | 1          | 161121006061 |
| 11/26/2014 | 32        | BIENNIAL STATEMENT     |                                                                                    | 1          | 141126006100 |
| 11/28/2012 | 32        | BIENNIAL STATEMENT     | PRINCIPAL EXECUTIVE OFFICE,SERVICE OF PROCESS                                      | 1          | 121128006236 |
| 11/24/2010 | 32        | BIENNIAL STATEMENT     | SERVICE OF PROCESS                                                                 | 1          | 101124002832 |
| 11/10/2008 | 32        | BIENNIAL STATEMENT     |                                                                                    | 1          | 081110002657 |
| 11/07/2006 | 32        | BIENNIAL STATEMENT     |                                                                                    | 1          | 061107002413 |
| 12/23/2004 | 32        | BIENNIAL STATEMENT     | CHIEF EXECUTIVE OFFICER NAME/ADDRESS,PRINCIPAL EXECUTIVE OFFICE,SERVICE OF PROCESS | 2          | 041223002401 |

| File Date  | Cert Code | Document Type            | Description/Amended Information                                                          | Page Count | File Number  |
|------------|-----------|--------------------------|------------------------------------------------------------------------------------------|------------|--------------|
| 12/04/2002 | 32        | BIENNIAL STATEMENT       |                                                                                          | 2          | 021204002207 |
| 12/01/2000 | 32        | BIENNIAL STATEMENT       |                                                                                          | 2          | 001201002411 |
| 12/13/1999 | 45        | CERTIFICATE OF CHANGE    | REGISTERED AGENT                                                                         | 2          | 991213000573 |
| 11/09/1998 | 32        | BIENNIAL STATEMENT       | CHIEF EXECUTIVE OFFICER<br>NAME/ADDRESS,PRINCIPAL EXECUTIVE<br>OFFICE,SERVICE OF PROCESS | 2          | 981109002218 |
| 11/15/1996 | 32        | BIENNIAL STATEMENT       |                                                                                          | 2          | 961115002076 |
| 12/15/1993 | 32        | BIENNIAL STATEMENT       |                                                                                          | 2          | 931215002029 |
| 01/04/1993 | 32        | BIENNIAL STATEMENT       | CHIEF EXECUTIVE OFFICER<br>NAME/ADDRESS,PRINCIPAL EXECUTIVE<br>OFFICE,SERVICE OF PROCESS | 2          | 930104002508 |
| 12/12/1985 | 02        | CERTIFICATE OF AMENDMENT | COUNTY,REGISTERED AGENT,SERVICE OF<br>PROCESS                                            | 0          | B299210-2    |
| 03/19/1971 | 02        | CERTIFICATE OF AMENDMENT | ENTITY NAME                                                                              | 0          | 895661-2     |
| 11/19/1970 | 01        | APPLICATION OF AUTHORITY |                                                                                          | 0          | 870494-4     |

REGISTER TO VOTE

Register to vote or update your voter information online.

# Department of State

## Division of Corporations

### Entity Filing History

Return to Results

Return to Search

Entity Details



**ENTITY NAME:** VAIL-BALLOU PRESS, INC.  
**DOS ID:** 276335  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** UNAUTHORIZED BUSINESS CORPORATION  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:**  
**ENTITY STATUS:** INACTIVE  
**DATE OF INITIAL DOS FILING:** 05/05/1969  
**REASON FOR STATUS:** MERGED OUT OF EXISTENCE  
**EFFECTIVE DATE INITIAL FILING:** 05/05/1969  
**INACTIVE DATE:** 05/05/1969  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** NOT REQUIRED  
**COUNTY:** BROOME  
**NEXT STATEMENT DUE DATE:**  
**JURISDICTION:**  
**NFP CATEGORY:**

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Search

| File Date  | Cert Code | Document Type         | Description/Amended Information | Page Count | File Number |
|------------|-----------|-----------------------|---------------------------------|------------|-------------|
| 05/05/1969 | 06        | CERTIFICATE OF MERGER |                                 | 0          | 754589-A-5  |

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FRGK REALTY, LLC  
c/o Ronald Rogers  
245 Clinton Street  
Binghamton, NY 13905

March 4, 2025

The Metro Group Properties, Inc.  
Attn.: Myles Monaghan  
342 Burns Street  
Forest Hills, NY 11375  
mmonaghan@thinkcity.space

**RE: Property Access and Authorization under the New York State Brownfield Cleanup  
Program - Vanguard Village I+II  
BCP # C704063**

Dear Sir or Madam:

FRGK Realty, LLC (hereinafter referred to as the "Owner") owns the property located at 34 Jarvis Street and 181, 185 and 187 Clinton Street Block-Section 160.22-1- Lots 1, 2, 3, 4; and 205 Clinton Street Block-Section 144.78-1- Lot 30, Binghamton, New York 13905 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ron Rogers", is written over a horizontal line.

Ronald Rogers, Managing Member

**EXHIBIT A**

**AUTHORIZED APPLICANT(S)/REQUESTOR(S)**

- The Metro Group Properties, Inc.



HUDSON STREET PARCELS, LLC  
C/O David Harageones  
PO Box 2827  
Binghamton, NY 13902

February \_\_, 2025

The Metro Group Properties, Inc.  
Metro Group Properties, Inc.  
Attn.: Myles Monaghan  
545 Vanderbilt Avenue, 12C  
Brooklyn, NY 11238  
mmonaghan@thinkcity.space

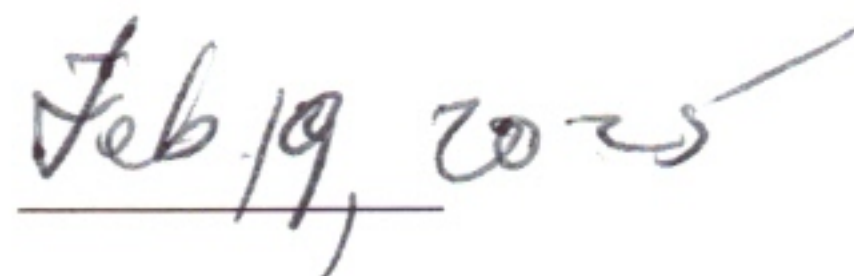
RE: **Property Access and Authorization under the New York State Brownfield  
Cleanup Program - Vanguard Village I+II  
BCP # C704063**

Dear Sir or Madam:

HUDSON STREET PARCELS, LLC (hereinafter referred to as the "Owner") owns the property located at 7 Hudson Street Block-Section 160.22-1- Lot 5, Binghamton, New York 13905 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,



By: David Harageones, Managing Member

Date

**EXHIBIT A**

**AUTHORIZED APPLICANT(S)/REQUESTOR(S)**

- The Metro Group Properties, Inc.

167461142.1



**From:** [Bartram, Josias K.](#)  
**To:** [Natalie Conklin](#)  
**Cc:** [Kowalski, Sherry L.](#)  
**Subject:** Re: Document Repository for 181-187 & 205 Clinton Street, 34 Jarvis Street and 7 Hudson Street, Binghamton, NY  
**Date:** Friday, October 4, 2024 2:39:37 PM

---

[EXTERNAL]

Hi Natalie,  
Yes, that is something that we can do.  
Best,  
Josias

---

**From:** Natalie Conklin <natalie\_conklin@gbtpa.com>  
**Sent:** Thursday, October 3, 2024 3:53 PM  
**To:** Bartram, Josias K. <Josias.Bartram@broomecountyny.gov>  
**Subject:** Document Repository for 181-187 & 205 Clinton Street, 34 Jarvis Street and 7 Hudson Street, Binghamton, NY

You don't often get email from natalie\_conklin@gbtpa.com. [Learn why this is important](#)

Mr. Bartram,

Our office is submitting a Brownfield Cleanup Program Application to the New York State Department of Environmental Conservation (NYSDEC) for the above-referenced property. The NYSDEC requires that all documents and reports pertaining to that property be placed in a document repository for the public to access. If the Broome County Public Library is able to act as that repository, please reply to this email with your acknowledgement and agreement. Thank you.

**Natalie Conklin** | Executive Assistant | Gallagher Bassett Technical Services Division  
22 IBM Road, Suite 101, Poughkeepsie, NY 12601  
**D:** 845-867-4713 | **O:** 845-452-1658  
**E:** [natalie\\_conklin@gbtpa.com](mailto:natalie_conklin@gbtpa.com)  
Alternate Point of Contact: [richard\\_hooker@gbtpa.com](mailto:richard_hooker@gbtpa.com) | 845-867-4715

 **CAUTION:** This email originated from outside the organization. BE SUSPICIOUS of any links in the email. If this email is asking for something unusual, do not reply to the email. Contact the sender through another method, or contact Broome County IT for help.

## **Attachment D – Previous Environmental Reports (Provided in Zip File)**