NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 5***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Ranalli/Taylor St., LLC	Owners/members: James Ranalli	
ADDRESS 450 Tracy Street		
CITY/TOWN Syracuse	ZIP CODE 13204	
PHONE 800-772-1667	FAX 315-836-4857	E-MAIL jamesranalli@unitedautosupply.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the 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).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	X
Chlorinated Solvents	X	X	X
Other VOCs	X	X	
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

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

Other:_____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Former Coyne Textile

ADDRESS/LOCATION 140 Cortland Avenue

CITY/TOWN Syracuse ZIP CODE 13202

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Syracuse

COUNTY Onondaga SITE SIZE (ACRES) 3.45

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
43 ° 2 ‘ 13.49 “	-76 ° 9 ‘ 2.54 “

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
120-154 Cortland St. S	**094**	**05**	**06.0**	**1.75**
1002-1022 Salina St. S & Cortland Ave	**094**	**20**	**01.0**	**0.57**
1024-1040 Salina St. S & Tallman Street	**094**	**20**	**02.0**	**1.13**

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   If yes, identify census tract : Onondaga Co. 004200

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. 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? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
Air Facility Registration Industrial Wastewater Discharge	NYSDEC OCDWEP	Historical permits issued by State and County agencies associated with the historical laundry operations conducted at the site.

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, 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? ☐ Yes ☐ No

If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information
See Instructions for Further Guidance

DEC USE ONLY
BCP SITE NAME: _____
BCP SITE #:_____

NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE James Ranalli		
ADDRESS 450 Tracy Street		
CITY/TOWN Syracuse		ZIP CODE 13204
PHONE 800-772-1667	FAX 315-836-4857	E-MAIL jamesranalli@unitedautosupply.com
NAME OF REQUESTOR'S CONSULTANT CHA Consulting, Inc.		
ADDRESS 441 South Salina Street		
CITY/TOWN Syracuse		ZIP CODE 13202
PHONE 315-471-3920	FAX 315-471-3569	E-MAIL jtrasher@chacompanies.com
NAME OF REQUESTOR'S ATTORNEY Costello Cooney & Fearon PLLC (Robert Smith)		
ADDRESS 5100 Plum Street, Suite 300		
CITY/TOWN Syracuse		ZIP CODE 13204
PHONE 315-422-1152	FAX 315-422-1139	E-MAIL rjs@ccf-law.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
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? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? ☐ Yes ☑ No
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 or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
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? ☐ Yes ☑ No
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? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS 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 checking this box, 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; 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. 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 easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

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 addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?
   ☐ Residential ☑ Commercial ☐ Industrial
   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant ☐ Recreational (check all that apply)
   Attach 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.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. The property is currently located in the Commercial District, Class A zoning which permits compatible retail, commercial and light manufacturing uses and is consistent with its historical use. Proposed use following remedial activities will continue to be commercial use as identified within the current zoning laws/maps for the City of Syracuse. The surrounding areas are identified as a mix of industrial, commercial, government/religious/non-profit and residential uses.	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. Proposed use will continue to be commercial use which is consistent with the City of Syracuse Comprehensive Plan 2040.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am MEMBER (title) of RANALLI/TAYLOR ST. LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. 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: 12/9/16 Signature: _____

Print Name: JAMES RANALLI

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
    - Chief, Site Control Section
    - New York State Department of Environmental Conservation
    - Division of Environmental Remediation
    - 625 Broadway
    - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

BCP Application Summary (for DEC use only)

Site Name: Former Coyne Textile **Site Address:** 140 Cortland Avenue
City: Syracuse **County:** Onondaga **Zip:** 13202

Tax Block & Lot
Section (if applicable): **Block:** **Lot:**

Requestor Name: Ranalli/Taylor St., LLC Owners/members: James Ranalli **Requestor Address:** 450 Tracy Street
City: Syracuse **Zip:** 13204 **Email:** jamesranalli@unitedautosupply.com

Requestor's Representative (for billing purposes)
Name: James Ranalli **Address:** 450 Tracy Street
City: Syracuse **Zip:** 13204 **Email:** jamesranalli@unitedautosupply.com

Requestor's Attorney
Name: Costello Cooney & Fearon PLLC (Robert Smith) **Address:** 5100 Plum Street, Suite 300
City: Syracuse **Zip:** 13204 **Email:** rjs@ccf-law.com

Requestor's Consultant
Name: CHA Consulting, Inc. **Address:** 441 South Salina Street
City: Syracuse **Zip:** 13202 **Email:** jtrasher@chacompanies.com

Percentage of site within an En-Zone: ☐ **0%** ☐ **<50%** ☐ **50-99%** ☑ **100%**

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

Attachment A

NYS DOS Corporation & Business Entity Database

Ranalli/Taylor St., LLC Member/Owner Names

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 8, 2016.

Selected Entity Name: RANALLI/TAYLOR ST., LLC

Selected Entity Status Information

Curr **ent Entity Name:**	RANALLI/TAYLOR ST., LLC
DOS ID #:	4901160
Initial DOS Filing Date:	FEBRUARY 24, 2016
County:	ONONDAGA
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Curr **ent Entity Status:**	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

RANALLI/TAYLOR ST., LLC
450 TRACY STREET
SYRACUSE, NEW YORK, 13204

Register **ed Agent**

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 24, 2016	Actual	RANALLI/TAYLOR ST., LLC

A Fictitious name must be used when the Actual name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

Search Results New Search

Services/Programs | Privacy Policy | Accessibility Policy | Disclaimer | Return to DOS Homepage | Contact Us

Attachment A
Former Coyne Textile BCP Application Section I
Ranalli/Taylor St., LLC Members/Owners

In accordance with Section I of the BCP Application, the following information is provided.

Ranalli/Taylor St., LLC Members/Owners: James Ranalli

Attachment B

Section II - Project Description

Attachment B
Former Coyne Textile BCP Application Section II
Project Description

In accordance with Section II of the BCP Application, the following information is provided.

PURPOSE AND SCOPE OF PROJECT:

The purpose of this project is to investigate and remediate environmental impacts located on the Site for the protection of public health and the environment and return commercial business(es) to the currently vacant Site.

The scope of the project will include the following:

Remedial Investigation – The project will begin with a Remedial Investigation (RI) for the purpose of investigating and delineating the nature and extent of environmental impacts present on the Site. The RI will include installation of soil borings and groundwater monitoring wells, sampling of soil and groundwater and a soil vapor intrusion investigation. Data collected during the RI will be used to perform a qualitative risk evaluation which will identify potential populations that may be at risk of exposure to site contaminants and potential exposure pathways by which those populations could be impacted. The qualitative risk evaluation will be used to determine Remedial Goals.

Analysis of Remedial Alternatives (AA) – Based upon the remedial goals, remedial alternatives will be identified and evaluated to determine recommended remedial alternatives. Documentation of this process including the identification, evaluation, and selection of the site remedies will be provided in the Alternatives Analysis Report (AAR).

Remediation of Environmental Impacts – On-site impacts will be remediated as detailed in a Remedial Work Plan (RWP) based upon the results of the AAR. The RWP will provide a detailed scope of work for the mitigation of impacts on the Site.

Upon completion of the Site remedy, a Final Engineering Report will be prepared to include the necessary documentation to demonstrate completion of the Site remedy per the RWP. Other documents anticipated include a Site Management Plan, Operation, Maintenance, and Monitoring Plan and Environmental Easement.

Upon completion of the remedial actions Ranalli/Taylor St. LLC anticipates that the Site will no longer remain vacant and will be occupied by a commercial tenant. In addition, no change in use of the surrounding properties is anticipated from the current uses.

Attachment B
BCP Application Section II
Project Description

ESTIMATED PROJECT SCHEDULE

Submittal of BCP Application	December 2016
Submittal of Remedial Investigation Work	Spring 2017
Plan Performance of Remedial Investigation	Summer 2017
Submittal of RI Report/AAR/RWP	Winter 2017
Implementation of Site Remedies	Spring/Summer 2018
Submittal of SMP/OM&M Plan/EE/FER	Fall/Winter 2018
Receipt of Certificate of Completion (COC)	Winter 2018

Attachment C

Section III - Property's Environmental History

Attachment C
BCP Application Section III
Property's Environmental History

In accordance with Section III of the BCP Application, a list and summary of each environmental report prepared for the Former Coyne Textile property is as follows. Electronic copies of the reports are included as part of the BCP Application following this summary.

Phase I Environmental Site Assessment, Coyne Textile Services, 140 Cortland Avenue & 207 West Taylor Street, Syracuse, New York completed for Coyne Textile Services by GZA GeoEnvironmental of New York and dated October 16, 2014. GZA's Phase I ESA identified the following recognized environmental conditions (RECs) that are applicable to the parcels subject to this BCP Application:

- **Historical Dry Cleaning Operations (140 Cortland Avenue):** Tetrachloroethene (PCE) and other dry cleaning solvents were used at the 140 Cortland Avenue facility until 2000. Additionally, dry cleaning solvents (Stoddard solvent) were identified as being stored in underground storage tanks (USTs) located under the floor in the dry cleaning room. The USTs were "closed in place" in 1986. No closure documentation was provided for these tanks. The potential existed that these USTs and dry cleaning operations have impacted the soil and/or groundwater at the Site.

- **Former Gasoline Station (140 Cortland Avenue):** A gasoline station was formerly present in the southern portion of the property (location of circa 1980s expansion).

- **Boiler Area UST (140 Cortland Avenue):** An out-of-service UST for heating oil is located under the floor in the main boiler room of 140 Cortland Avenue building property.

- **In-Ground Hydraulic Lifts (140 Cortland Avenue):** Two in-ground hydraulic truck lifts are located in the main laundry building. The lifts appeared to be in good condition, with no signs of significant surficial leaks or spills observed; however GZA was unable to make subsurface observations of the in-ground hydraulic truck lifts. Additionally, the General Manager and Plant Manager were not aware of when the lifts were installed. The potential existed that releases from these lifts have impacted the soil and/or groundwater at the Site.

- **Employee Parking Area Previous Uses:** The Employee Parking area was utilized as a bus garage/repair facility and a filling station from the early 1900s to the 1970s.

- **Adjoining and area properties:** The surrounding area has been historically used for industrial purposes for over 100 years. Multiple adjoining properties were identified on the federal and state databases reviewed, confirming the historical usage of hazardous materials and petroleum products. Several NY Spills and LTANKS listings are associated with these adjoining properties and document releases in the vicinity of the Site. A US Brownfield site adjoins the Site to the east, in an assumed upgradient groundwater direction from the Site. Potential releases from the surrounding area may have impacted the Site soil and/or groundwater.

GZA recommended that a subsurface investigation, to include subsurface soil and groundwater sampling and analyses, be conducted to assess the presence or absence of contaminants in the environment associated with the identified RECs.

Phase II Environmental Site Assessment, Coyne Textile Services, 140 Cortland Avenue & 207 West Taylor Street, Syracuse, New York completed for Coyne Textile Services by GZA GeoEnvironmental of New York and dated January 2015. The objective of GZA's Phase II Environmental Site Assessment (ESA) was to investigate the RECs identified during the Phase I ESA. Twenty-three soil borings and soil samples were completed and collected along with the collection of two groundwater samples during the Phase II ESA, all of which were analyzed for VOCs, SVOCs, and metals. The Phase II ESA had the following conclusions which are applicable to the parcels associated with this BCP application:

- **Employee Parking Area (140 Cortland Avenue):** During drilling for the installation of a temporary groundwater monitoring well (TMW-2), GZA observed an oil-like sheen on the groundwater and a related photo-ionization detector (PID) meter response from the soil. GZA recommended that Coyne Textile Services call in a spill to NYSDEC for this location. NYSDEC issued Spill # 1408779. Follow-up laboratory analytical results identified the presence of low level VOCs, as well as elevated semi-volatile organic compounds (SVOCs) and metals, some in exceedance of New York State Department of Environmental Conservation (NYSDEC) Part 375 Site Cleanup Objectives (SCOs). Additional sampling was recommended in the vicinity of TMW-2 to identify the source of the contamination indicators encountered.

- **Boiler Area UST (140 Cortland Avenue):** SB-4 was advanced five feet east of a former oil heated boiler room, located inside the central portion of the 140 Cortland Avenue Site building. Although the boiler room is now heated with natural gas, reportedly an out-of-service UST formerly used to store heating oil was located under the floor in the main boiler room. Due to the confines of the boiler room, a probe was not completed inside. In addition, a probe was not installed west (estimated down-gradient) of the boiler room because high voltage electric lines and high pressure natural gas lines enter the facility at that location.

  Follow-up analytical results for SB-4 indicated some low level VOC concentrations not exceeding Residential Use SCOs. Due to the high PID readings observed, GZA recommended additional probing/sampling in this area, including the installation of a temporary monitoring well to obtain a groundwater sample.

GZA estimated that the VOC, SVOC, and metal contamination identified at locations other than those listed above was likely attributable to the presence of urban fill at the Site. Urban fill is commonly encountered in Syracuse industrial and commercial areas. The source of fill materials present at the Site is unknown.

GZA noted that there was not a direct route of human exposure to the soil and groundwater contaminates as the surrounding area is covered with either building slab foundations or paved parking and is provided with publicly-supplied potable water.

GZA also noted that if impacted soil and/or groundwater was encountered or media-derived waste was generated during future construction activities, this material should be managed in accordance with local, state and federal regulations.

Phase III Environmental Site Assessment, Coyne Textile Services, 140 Cortland Avenue & 207 West Taylor Street, Syracuse, New York completed for Coyne Textile Services by GZA GeoEnvironmental of New York and dated April 2015. GZA developed a scope of work based upon the findings of the Phase II ESA conducted in December 2014. The scope of work for the Phase III ESA was developed to further delineate the vertical and horizontal extent of petroleum contamination encountered at TMW-2 in association with NYSDEC spill number 1408779, and to further investigate subsurface soil and groundwater conditions at the 140 Cortland Avenue facility near the boiler room, in the dry cleaning area, and near the AST at 207 West Taylor Street. The Phase III ESA had the following conclusions relevant to the parcels part of this BCP application:

Volatile organic compounds were detected above MDLs in all of the 25 soil samples submitted for analysis. Semi-volatile organic compounds were detected above MDLs in 16 of the 25 soil samples submitted for analysis. Volatile organic compounds were detected above MDLs in seven of the eight groundwater samples submitted for analysis. Semi-volatile organic compounds were detected above MDLs in three of the seven groundwater samples submitted for analysis. A summary of our findings at the three study areas of the Site is presented below.

Employee Parking Area

During the Phase II ESA, spill number 1408779 was assigned by NYSDEC based on observed sheen and petroleum compounds detected in groundwater collected from temporary monitoring well TMW-2. GZA notes that NYSDEC closed spill number 1408779 on March 30, 2015. The spill was closed for administrative reasons and was consolidated with spill number 1412187 (140 Cortland Avenue PCE release). TMW-2 was located near the western side of the parking lot. Six additional borings were installed in this area during the Phase III in an effort to delineate the petroleum impact. VOC concentrations from submitted soil samples did not exceed NYSDEC SCOs for residential use. One SVOC, benzo [a] pyrene at 3,230 ug/kg, exceeded its industrial use SCO of 1,100 ug/kg at MW-3.

Three permanent groundwater wells (MW-1, MW-2, and MW-3) were installed in this area, surrounding TMW-2. Groundwater analytical results from MW-1 were below method detection limits for VOCs and SVOCs. Five VOCs significantly exceeded their respective NYSDEC groundwater standards at MW-2. Five VOCs and one SVOC significantly exceeded their respective groundwater standards at MW-3. Further delineation to the west was not performed due to the presence of Cortland Avenue.

Potential additional actions may include:

- additional delineation of the extent of impacted groundwater;
- investigation/mitigation of vapor intrusion at the 140 Cortland Avenue building directly across the street; and,
- remediation of the impacted groundwater.

Attachment C
BCP Application Section III
Property's Environmental History

140 Cortland Avenue

Chemical Storage Room:
Elevated concentrations of chlorinated volatile organic compounds (CVOCs) were detected in soil and groundwater samples from one boring (SB-32) located in the Chemical Storage Room at the 140 Cortland Avenue facility. Coyne representatives reported the release to NYSDEC on March 27, 2015. New spill number 1412187 was opened for this release by NYSDEC. Concentrations of CVOCs exceeded NYSDEC soil cleanup objectives for property of industrial use. Groundwater from this same boring exceeded drinking water standards for CVOCs. The extent of this contamination is unknown because additional subsurface investigation within the 140 Cortland Avenue building is not feasible due to current facility usage and subsurface obstacles. The CVOC-impacted soil and groundwater encountered at SB-32 is near the western boundary of the Coyne property. Therefore, off-Site migration of CVOC contaminated groundwater is possible but yet undetermined. Also, concentrations of CVOCs in soil and groundwater suggest that vapor intrusion from the subslab soil into the indoor air within the Coyne facility is possible but is yet undetermined.

Potential actions for this issue include:

- Further delineation of the extent of soil and groundwater contamination;
- Testing for soil vapor intrusion of CVOCs to indoor air both on-site and off-site
- Installation of soil vapor intrusion (SVI) mitigation system(s); and
- Soil and groundwater remediation and monitoring.

Boiler Room and UST:
Six borings were installed during the Phase III in the vicinity of Phase II boring SB-4 in an effort to delineate low level VOCs assumed to be associated with the boiler room and out-of-service UST. Volatile organic compound and SVOC concentrations in soil from the six borings did not exceed NYSDEC residential use criteria. Just one VOC, benzene (37.7 ug/L), was detected in a groundwater sample at a concentration exceeding NYSDEC groundwater criteria (1 ug/L).

GZA concluded that the limited groundwater impact at this location could be addressed as part of mitigation and/or remedial actions performed to address other areas of the facility.

Attachment C
BCP Application Section III
Property's Environmental History

Vapor Intrusion (VI) Investigation Report, Coyne Textile Services, 140 Cortland Avenue, Syracuse, New York completed for Coyne Textile Services by GZA GeoEnvironmental of New York and dated September 21, 2015. The purpose of the VI investigation was to determine if vapors associated with historical site operation, namely tetrachloroethylene (PCE) and its breakdown daugher products (trichloroethene [TCE], cis-1,2-dichloroethene [cis-DCE] and vinyl chloride [VC]) are impacting sub-slab soil vapor or indoor air quality associated with the main Site building.

GZA conducted a product inventory of the building prior to the collection of ten (10) sub-slab soil vapor samples, ten (10) indoor air samples, and one (1) outdoor ambient air sample for the VI assessment. The samples were collected in accordance with methodologies outlined in the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 (NYSDOH Guidance Document). Results were compared to the NYSDOH Guidance Document decision matrices. The following is a summary of the comparison.

- Based solely on the concentration of PCE detected in the sub-slab soil vapor sample, mitigation is needed at location 9 to minimize current or potential exposures associated with soil vapor intrusion. Based on the concentrations of PCE detected in the sub-slab soil vapor and indoor air samples, mitigation is also needed at location 8 and reasonable and practical actions need to be taken at all other sampled areas to identify the source(s) of the PCE and reduce exposures.

- Based solely on the concentration of TCE detected in the sub-slab soil vapor sample, mitigation is needed at location 9 to minimize current or potential exposures associated with soil vapor intrusion. Based on the concentrations of TCE detected in the sub-slab soil vapor and indoor air samples, mitigation is also needed at locations 7 and 8, monitoring is needed at locations 3 and 4, and reasonable and practical actions need to be taken at all other sampled areas (except for location 2) to identify the source(s) of the TCE and reduce exposures.

- Based on the concentrations of cis-DCE detected in the sub-slab and indoor air samples, monitoring is needed at location 9.

- Elevated concentrations of PCE and TCE in the indoor air samples at locations 6 through 9 may have partially been a result of proximity to laundry and sorting areas; however, concentrations of these compounds detected in sub-slab soil vapor in these locations were also higher than concentrations detected at locations 1 through 5. Mitigation is needed relative to these two compounds at location 9 irrespective of the associated indoor air concentrations, and monitoring/

mitigation is needed relative to these two compounds at location 8 irrespective of the associated indoor air concentrations.

GZA concluded, based upon the analytical results, that a vapor intrusion pathway exists within the Site building, that mitigation of the solvent impact on indoor air quality is warranted in the northern portion of the Site building, and monitoring and/or source identification and exposure reduction measures are needed throughout the remainder of the Site building. GZA recommended the installation of a vapor mitigation system, depressurizing the sub-slab soil vapor under entire building footprint, to address the above summarized potential vapor intrusion conditions.

Attachment D

Section IV - Property Information

Attachment D
BCP Application Section IV
Property Description Narrative

The Former Coyne Textile facility is located in an urban area at 140 Cortland Avenue in the City of Syracuse, Onondaga County, New York. The Site limits are generally bound by commercial buildings to the north, South Salina Street to the east, Tallman Street to the south and South Clinton Street to the west. The study area (Proposed BCP Site) is identified as two non-contiguous Site areas as described below:

- The former main laundry facility and offices are known as 140 Cortland Avenue (Tax Map No. 094.-05-06.0) and consist of one parcel of land totaling approximately 1.75 acres. This parcel consists of the currently vacant former laundering facility and offices, sidewalks and limited vegetation. The building is a concrete block building with a slab-on-grade foundation.

- The park and employee parking area are known as 1002-1022 South Salina Street/Cortland Avenue (Tax Map No. 094.-20-01.0) and 1024-1040 South Salina Street/Tallman Street (Tax Map No. 094.-20-02.0) and consist of two parcels totaling approximately 1.70 acres (0.57 and 1.13 acres, respectively). These parcels consist of a small park and a fenced in asphalt parking lot.

The site is currently inactive and is zoned for commercial use. The general area surrounding the Site is highly developed and consists of commercial and industrial facilities. Several rows of multifamily houses are located northwest of the Site.

PAST USE OF THE SITE (PHASE I ESA)

According to the Phase I ESA, prior to Ranalli/Tracy St., LLC's purchase of the property in 2016 the 140 Cortland Avenue property was owned by various entities of Coyne Textile Services since the mid-1930s and was utilized as an industrial laundry prior to the company filing for bankruptcy and ceasing operations in late 2015. Dry cleaning using PCE and Stoddard solvent (a petroleum mixture made from distilled alkanes, cycloalkanes (naphthenes) and aromatic compounds) was conducted at the property until 2000. These dry cleaning products were stored in aboveground storage tanks (ASTs). Three underground storage tanks (USTs) were historically "closed in place" and were identified as being located beneath the dry cleaning room floor (containing Stoddard solvent) and the boiler room at 140 Cortland Avenue. A gasoline filling station was present in the southern portion of the Site in the 1980s. Prior to the Site being developed by Coyne Textile Services in the 1930s, the Site and surrounding area consisted primarily of single family residences.

The former employee parking lot and park located east of the former laundering facility was owned by Coyne Textile Services from 1989-2016. Since 1989 this area was utilized as a parking lot and park. Historically, a building was utilized by the Syracuse Transit Corporation Bus Lines on the southern portion of the parking lot for bus storage and repairs from at least the 1940s to 1980s. The Syracuse Street Car barn also occupied this area in the early 1900s. The northern portion of the former employee parking lot and park was occupied by small stores in the early 1900s and a gasoline filling station was present on this portion of the parcel from at least the 1950s to 1970s.

HISTORICAL SITE INVESTIGATIONS

To date no known remedial activities have been conducted at the Site. The following assessments and investigations were historically conducted by Coyne Textile Services from 2014 through 2015.

Phase II Environmental Site Assessment (GZA, January 2014): This site assessment included a limited subsurface investigation of the site to evaluate if historical site usage had impacted Site soil and/or groundwater. Soil borings were advanced for the collection of soil samples and select borings were converted to monitoring wells for the collection of groundwater samples. High photoionization detector (PID) readings were recorded associated with the Boiler Room of the main laundry facility. Based upon the results of this investigation, additional soil and groundwater sampling was recommended in this area along with indoor air in the vicinity of the former dry cleaning units (SB-5) and laundry machines and floor trenches (SB-6) based upon high PID readings in these areas.

Black staining, petroleum odors, oil-like sheen and elevated PID readings were identified on the western edge of the Employee Parking Lot. As a result, additional soil and groundwater sampling was recommended.

Phase III Environmental Site Assessment (GZA, April 2015): Areas of metal grating on top of wire mesh and/or rebar within the concrete was identified in the northern portion of the Site building. Interior concrete floor thicknesses ranged from approximately 6-inches to greater than 2-feet (Chemical Storage Room). The presence of the thick concrete and wire mesh/rebar in the northern portion of the Site building, along with active equipment and operations, hindered the complete investigation of this area. Chlorinated volatile organic compounds (CVOCs) were detected at elevated concentrations in soil and groundwater samples associated with the Chemical Storage Room. The extent of this contamination was not determined and concentrations of CVOCs suggested that vapor intrusion from the sub-slab soil into the indoor air is possible but not yet determined. Further delineation of the extent of soil and groundwater contamination was recommended along with testing for potential soil vapor intrusion issues.

VOCs and SVOCs were detected at concentrations exceeding both the unrestricted use soil cleanup objectives (SCOs) and the NYSDEC groundwater standards (TOGS 1.1.1) within the Employee Parking Area. Additional delineation of the extent of impacted groundwater was recommended.

Off-Site Environmental Characterization Report (GZA, August 2015): Although the detected concentrations of CVOCs in the shallow and intermediate series wells MW-5 through MW-7 (located on the west side of South Clinton Street) significantly exceed NYSDEC groundwater standards, CVOC concentrations are decreasing significantly (by orders of magnitude) with little relative distance from the suspect source area. In addition, the detection of breakdown products, along with the collected MNA data appear to be indicative of conditions conducive to natural attenuation. The potential presence of the confining layer at the intermediate depths may be inhibiting downward contaminant migration.

Vapor Intrusion Investigation (GZA, September 2015): A vapor intrusion pathway was determined to exist within the Site building. The investigation determined that mitigation of PCE and its breakdown daughter products is warranted in the northern portion of the Site building where the laundering activities were conducted. Monitoring and/or source identification and exposure measures were determined to be necessary throughout the remainder of the Site building.

REGIONAL PHYSIOGRAPHY

Based on a review of the 1973 U.S. Geologic Survey Map 7.5-minute Quadrangle for Syracuse West, New York, the Site has an approximate elevation of 390 feet above mean sea level and is relatively flat. The surrounding areas to the east and west have a relatively steep topographic gradient which slopes downward to Onondaga Creek. Onondaga Creek is located approximately 600 feet west of the Site.

GROUNDWATER CONDITIONS

Based on review of the USGS topographic map, Syracuse West quadrangle and historical investigations at the Site, the estimated depth to groundwater is less than 20 feet below ground surface. Groundwater at the Site is assumed to flow to the west toward Onondaga Creek. However, localized flow directions in the area of the Site may vary as a result of underground utilities or other heterogeneous subsurface conditions.

Onondaga Creek is located approximately 600 feet west of the Site, which flows in a northerly direction towards Onondaga Lake. Based on information provided in the Phase I Environmental Site Assessment (ESA), national and state wetlands are not mapped on the Site and the Site is not within either the 100 or 500 year floodplains.

SOIL AND ROCK CONDITIONS

Based on the Phase I ESA, Site soils consist of Urban Land with the bedrock anticipated to be of Paleozoic era, stratified sequence. The bedrock geology underlying the Site is the Syracuse Formation, which consists of dolostone, shale, gypsum, and salts.

ENIVIRONMENTAL ASSESSMENT

Based upon the investigations conducted to date, the primary constituents of concern for the Site including VOCs, SVOCs and metals as summarized below:

Soil: In general, constituents detected within the Site soil were detected at concentrations exceeding the Unrestricted Use Soil Cleanup Objectives (SCOs) but less than the Residential Use SCOs, with the exception of select sample locations. The primary constituents of concern include benzo(a)pyrene and arsenic in the former employee parking lot area and PCE, cis-DCE, vinyl chloride and benzo(a)pyrene within the 140 Cortland Avenue parcel.

Benzo(a)pyrene was detected in shallow site soils (0-8' below ground surface) on the western portion of the former employee parking lot at a maximum concentration of 3,760 ppb (1,100 ppb Industrial Use SCO) while arsenic was detected at a maximum concentration of 29.2 ppb (16 ppb Industrial Use SCO) from 10-12 feet bgs on the northern portion of this parcel.

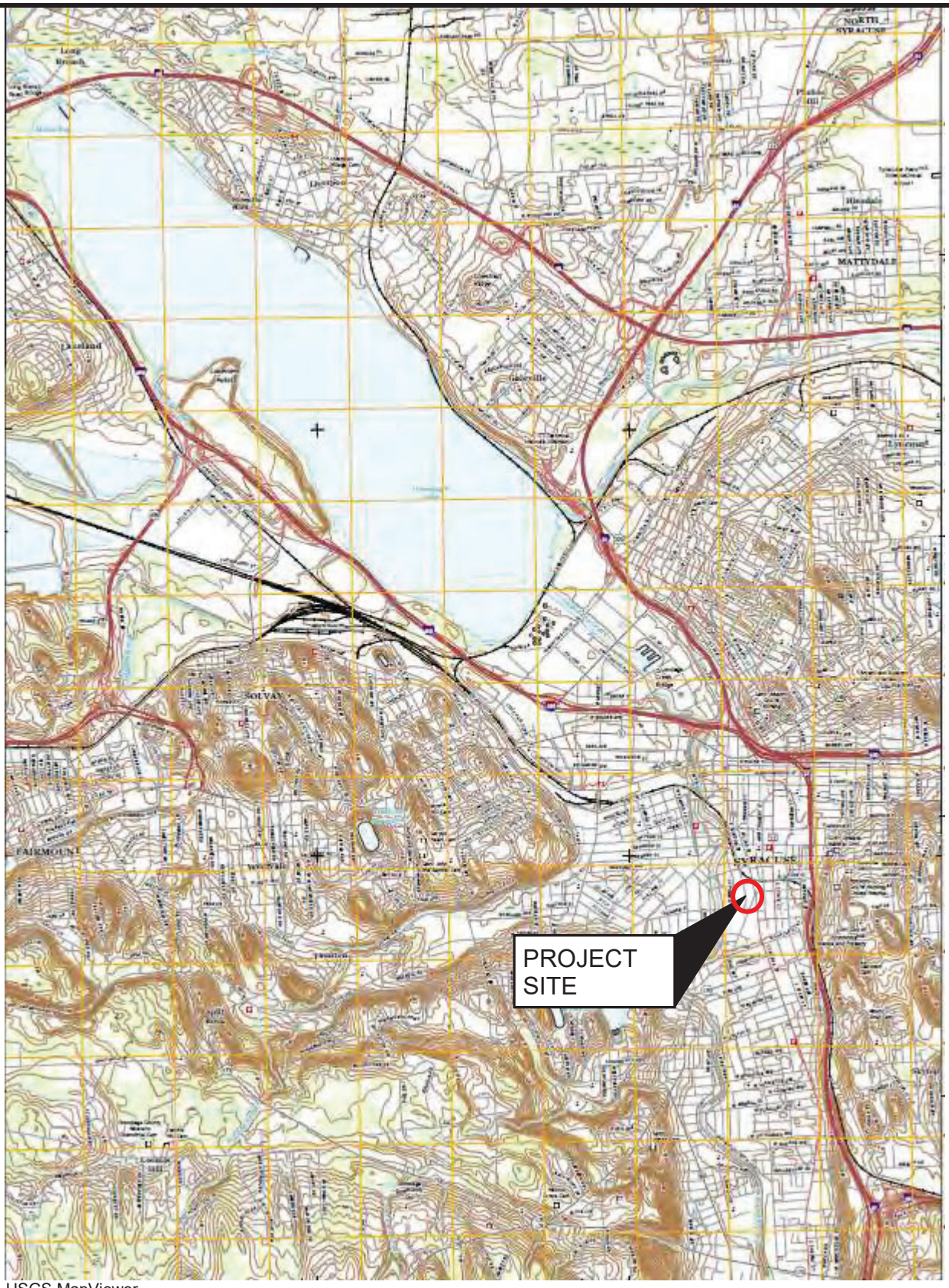
PCE, cis-DCE and vinyl chloride were detected in the area of the former dry cleaner units at maximum concentrations of 7,150,000 ppb (300,000 ppb Industrial Use SCO), 1,660,000 ppb (1,000,000 ppb Industrial Use SCO) and 59,800 ppb (27,000 Industrial Use SCO), respectively. Benzo(a)pyrene was detected in the site soils (0-6' bgs) immediately east of the former dry cleaner units at a maximum concentration of 1,180 ppb.

Groundwater: VOCs including benzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene and 1,2,4-trimethylbenzene were detected in groundwater at the central western portion of the former employee parking lot area at concentrations exceeding the groundwater standards (1 ppb for benzene and 5 ppb for the remaining compounds). The maximum concentration was 1,050 ppb of 1,2,4-trimethylbenzene.

Several VOCs were also detected in groundwater associated with the 140 Cortland Avenue parcel at concentrations exceeding the groundwater standards (1 ppb for benzene, 2 ppb for vinyl chloride and 5 ppb for the remaining compounds). These include benzene, cis-DCE, PCE, vinyl chloride, n-butylbenzene, sec-butylbenzene, tert-butylbenzene and p-isopropyltoluene. PCE and its daughter product cis-DCE are the primary constituents of concern on this parcel, particularly within the former dry cleaning area located on

the western portion of the parcel. The maximum concentration for PCE and cis-DCE in this area was 2,420,000 ppb and 114,000 ppb, respectively.

Soil Vapor and Indoor Air: PCE, trichloroethene (TCE) and cis-DCE were detected in soil vapor at elevated concentrations and was also detected in indoor air concentrations. Sub slab concentrations were up to 49,000 ug/m^3 for PCE, 6.1 ug/m^3 for TCE and 110 ug/m^3 for cis-DCE while indoor air concentrations were up to 900 micrograms per cubic meter (ug/m^3) for PCE, 6.1 ug/m^3 for TCE and 2 ug/m^3 for cis-DCE.



SOURCE: USGS MapViewer

CHA ©2016
441 S Salina Street, Syracuse, NY 13202
www.chacompanies.com

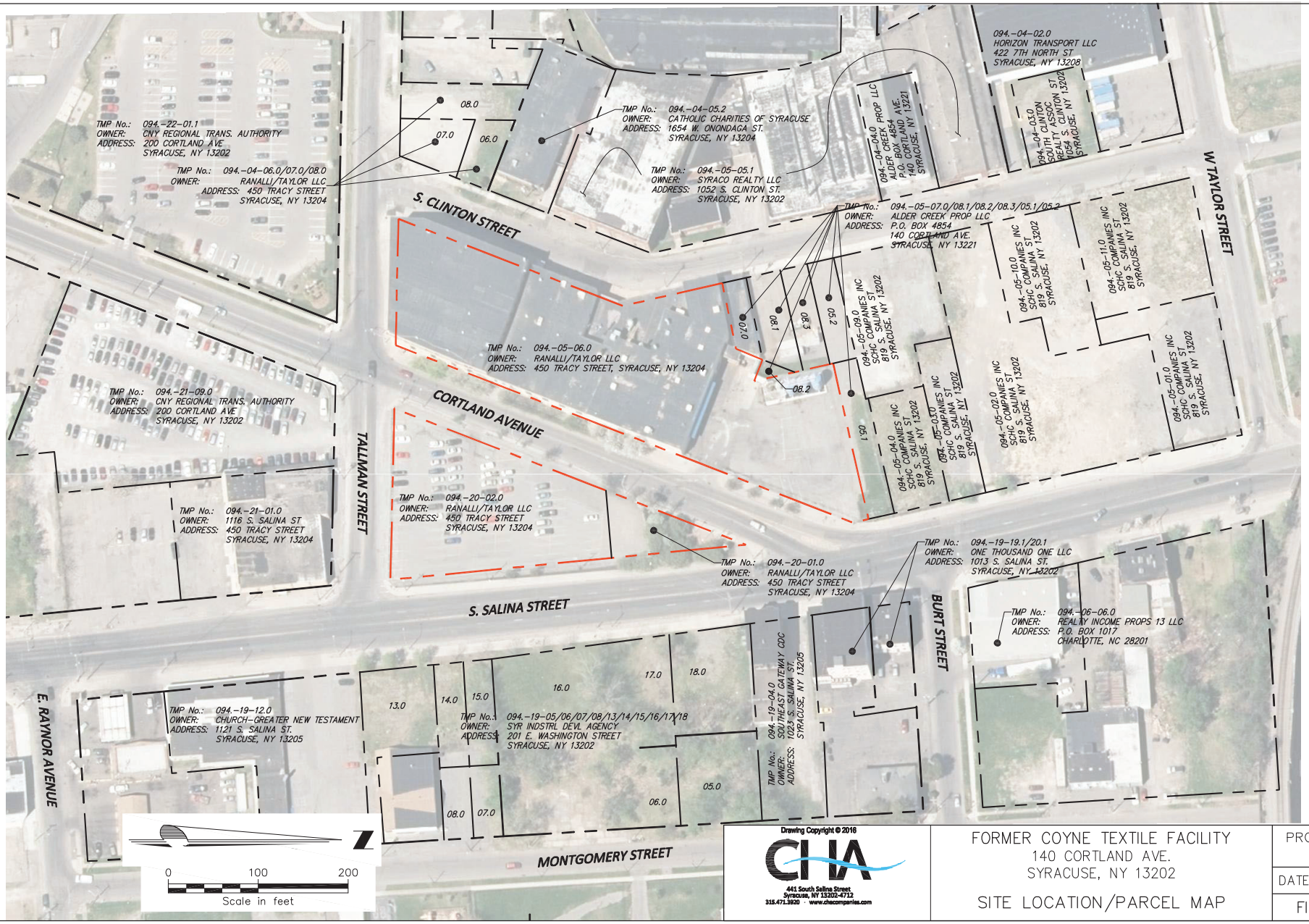
NOT TO SCALE

DATE: December 2016

FIGURE 1

SITE LOCATION MAP
140 Cortland Avenue
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

V:\Projects\ANY\K2\23278\Reports\Coyne Textile\Figure 1 - Site Location.doc



CHA
441 South Salina Street
Syracuse, NY 13202-4712
315.471.3920 · www.chacompanies.com

FORMER COYNE TEXTILE FACILITY
140 CORTLAND AVE.
SYRACUSE, NY 13202

SITE LOCATION/PARCEL MAP

PROJECT NO. 23278

DATE: 01/06/17

FIGURE 2

PREPARED JANUARY 1, 2016

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION	DATE	BLOCK	REVISION	DATE	BLOCK	REVISION	DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION

SCHOOL	CITY OF SYRACUSE
FIRE	CITY OF SYRACUSE

LEGEND

PROPERTY PARCEL LINE	CITY LINE	PARCEL NUMBER	24
ORIGINAL LOT LINE	BLOCK BOUNDARY	DEED AREA	(D)
ROAD OR RAILROAD RIGHT-OF-WAY LINE	STREET ADDRESS SHOWN WITHIN R.O.W.	CALCULATED AREA	(C)
STREAM	STREAM AND PARCEL LINE	DEED DIMENSION	(d)
RAILROAD TRACK		SCALED DIMENSION	(s)
		DEED LOT NUMBER	#

BLOCK NUMBER	(2)
DEED BLOCK NUMBER	(2)
PROPERTY CONNECTION SYMBOL	1 / 1
ADJACENT SECTION MAP	25

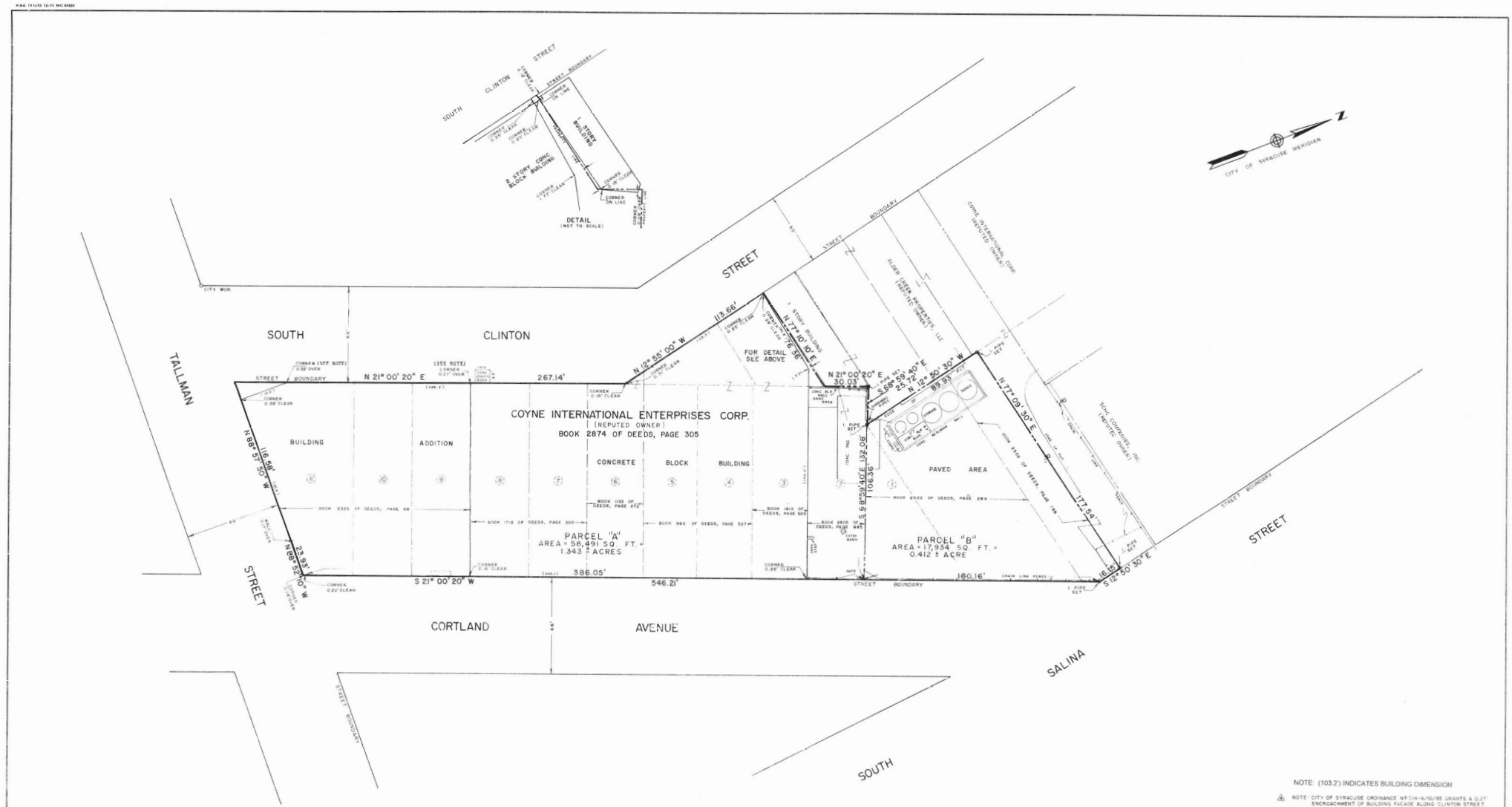
SCALE : 1" = 100'

100' 0 100'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 94
CITY OF SYRACUSE
ONONDAGA COUNTY, NY



NOTE: (103.2') INDICATES BUILDING DIMENSION

△6 NOTE: CITY OF SYRACUSE ORDINANCE №324-6/10/85 GRANTS A 0.27' ENCROACHMENT OF BUILDING FACADE ALONG CLINTON STREET.

△5 MAP REVISED MAY 11, 1987 TO SHOW BUILDING ADDITION, CONC LOADING DOCK & CHAIN LINK FENCE.

PHILLIPS & ASSOCIATES SURVEYORS, P.C.
BY: JOSEPH I. PHILLIPS
N.Y.S. LICENSED LAND SURVEYOR №25911

Alterations or Additions to this Survey Map are Prohibited, except as provided in Section 7209, Subdivision 2, of New York State Education Law.

△6 To: NXT Capital, LLC, as lender and agent, its successors and assigns
Medley Opportunity Fund II, LP, its successors and/or assigns
Stewart Title Insurance Company
Coyne International Enterprises Corporation
Bond, Schoeneck & King, PLLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF NEW YORK
JOSEPH I. PHILLIPS
25911
LICENSED LAND SURVEYOR

PHILLIPS & ASSOCIATES
Surveyors, PC
By: Joseph I Phillips
Joseph I Phillips
N.Y.S. Licensed Land Surveyor No. 25911

License 4/26/12

△4 TO: MONROE ABSTRACT & TITLE CORPORATION
COYNE INTERNATIONAL ENTERPRISES CORPORATION
MERCHANTS NATIONAL BANK & TRUST COMPANY OF SYRACUSE
CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY COMPLETED JUNE 21, 1984 AND REVISED TO DATE DECEMBER 3, 1984, EXCEPT FOR PUBLIC RECORDS SUBSEQUENT TO MARCH 5, 1984

PHILLIPS & ASSOCIATES SURVEYORS, P.C. BY: JOSEPH I. PHILLIPS
N.Y.S. LICENSED LAND SURVEYOR NO. 25911

△3 REVISED JULY 23, 1984 TO SHOW CORNER MONUMENTS SET.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

PHILLIPS & ASSOCIATES SURVEYORS, P.C. BY: JOSEPH I. PHILLIPS
N.Y.S. LICENSED LAND SURVEYOR NO. 25911

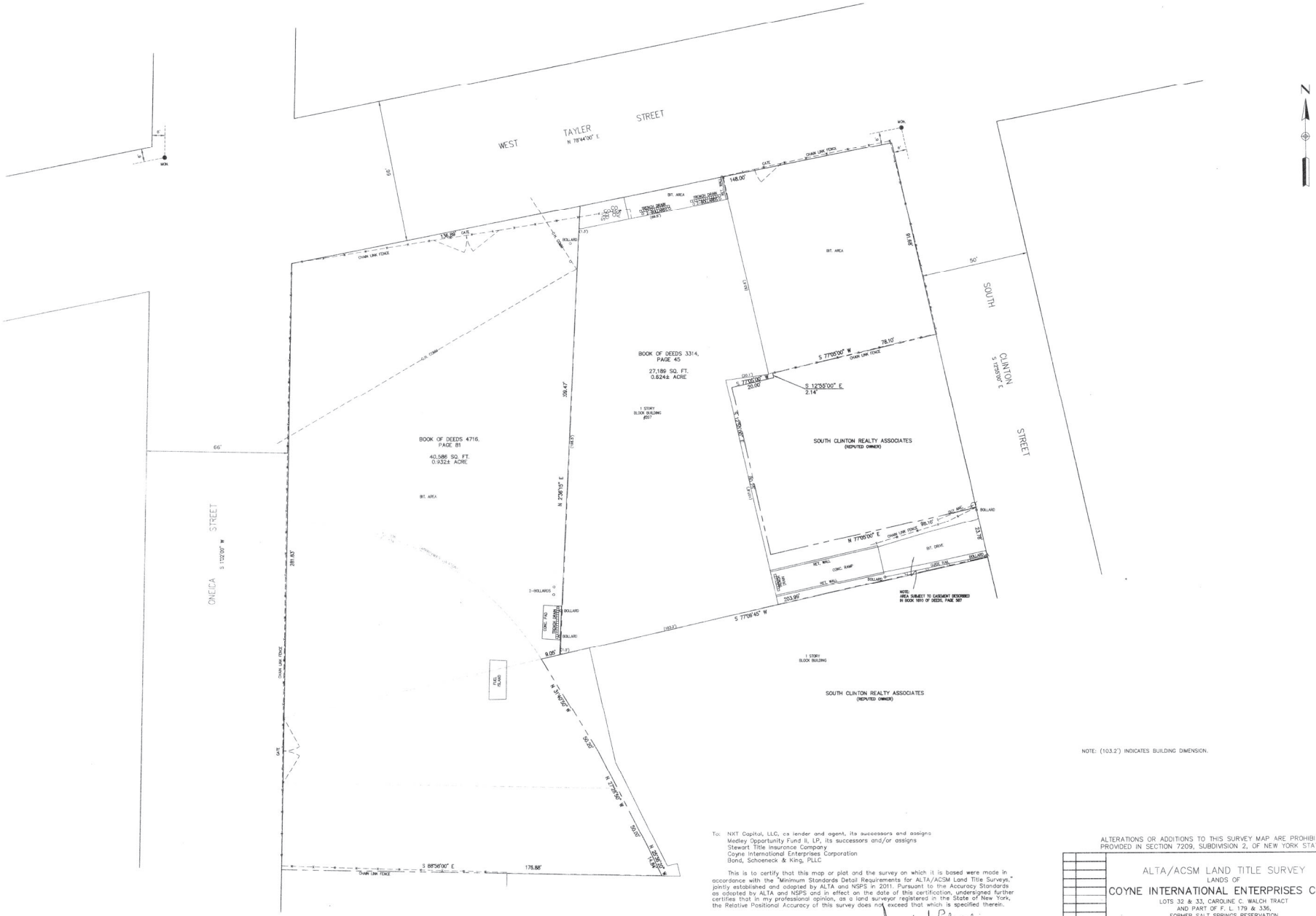
IN CHARGE OF:
MADE BY:
CHECKED BY:

BOUNDARY MAP
LANDS OF
COYNE INTERNATIONAL ENTERPRISES CORP.
PART OF BLOCK 140
CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

REVISIONS	
△6	5/19/12
△5	6/12/87
△4	5/11/85
△3	12/3/84
△2	11/23/84

PHILLIPS & ASSOCIATES SURVEYORS, P.C.
LIVERPOOL, NEW YORK

DATE: JUNE 21, 1984
SCALE: 1" = 30'
FILE NO: 143.086



To: NXT Capital, LLC, as lender and agent, its successors and assigns
Medley Opportunity Fund II, LP, its successors and/or assigns
Stewart Title Insurance Company
Coyne International Enterprises Corporation
Bond, Schoeneck & King, PLLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PHILLIPS & ASSOCIATES SURVEYORS P.C. By: Joseph I. Phillips

JOSEPH I. PHILLIPS
N.Y.S. LICENSED LAND SURVEYOR NO. 25911

Dated: 4/26/12

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF NEW YORK STATE EDUCATION LAW.

ALTA/ACSM LAND TITLE SURVEY
LANDS OF
COYNE INTERNATIONAL ENTERPRISES CORP.
LOTS 32 & 33, CAROLINE C. WALCH TRACT
AND PART OF F. L. 179 & 336,
FORMER SALT SPRINGS RESERVATION

CITY OF SYRACUSE — ONONDAGA COUNTY, N.Y.

PHILLIPS & ASSOCIATES SURVEYORS P.C.
LIVERPOOL, NEW YORK — L.S. NO. 25911

DATE: MARCH 19, 2012
SCALE: 1"=20'
FILE NO.: 156.213

REVISION

To: NXT Capital, LLC, as lender and agent, its successors and assigns;
Medley Opportunity Fund, LP, its successors and/or assigns;
Stewart Title Insurance Company;
Coyne International Enterprises Corp.;
Bond, Schoeneck & King, PLLC.

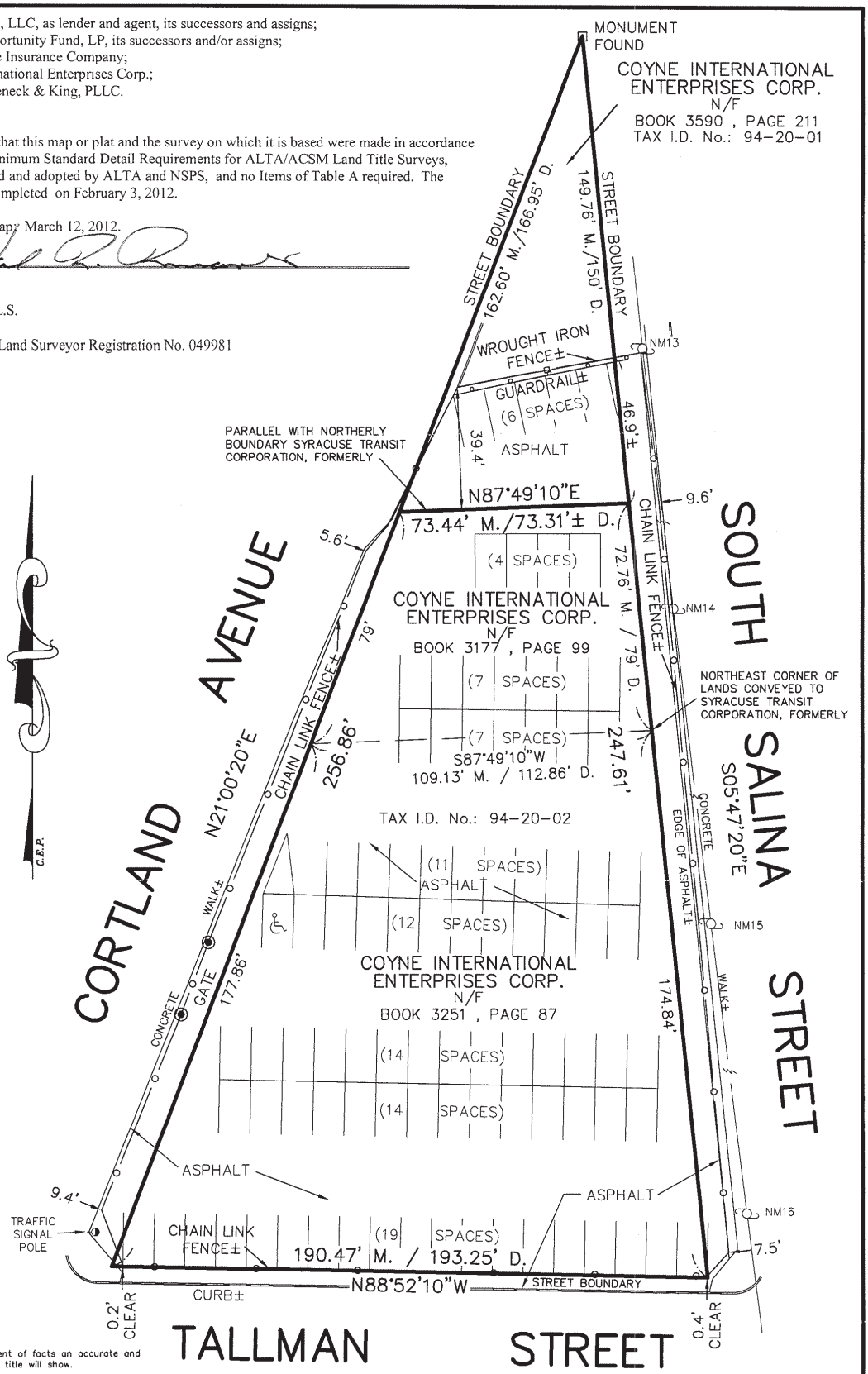
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and no Items of Table A required. The field work was completed on February 3, 2012.

Date of Plat or Map: March 12, 2012.

Signed:

Hal R. Romans, L.S.

N.Y.S. Licensed Land Surveyor Registration No. 049981



Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\Server\Land Projects\UPDATES 2012\dwg\345302.dwg

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

STATE OF NEW YORK ★ HAL R. ROMANS ★ LICENSED LAND SURVEYOR NO. 049981

ALTA/ACSM LAND TITLE SURVEY

PART OF BLOCK No. 385
CITY OF SYRACUSE
ONONDAGA COUNTY , NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (315) 457-9251

DATE: MARCH 12, 2012
SCALE: 1" = 40'
FILE: 345.302 FB: 819

New York State Department of Environmental Conservation

Registration ID: 7-3115-00342/00002 **Facility DEC ID:** 7-3115-00342

AIR FACILITY REGISTRATION CERTIFICATE
in accordance with 6 NYCRR Subpart 201-4

Registration Issued to: COYNE INTERNATIONAL ENTERPRISES INC
140 CORTLAND AVE
SYRACUSE,NY 13221

Contact: COYNE INTERNATIONAL ENTERPRISES INC
140 CORTLAND AVE
SYRACUSE,NY 13221
(315) 475-1626

Facility: COYNE TEXTILE SERVICES
140 CORTLAND AVE
SYRACUSE,NY 13202-3411

Description:
Coyne Textile Services launders soiled industrial materials, including garments, cleaning towels, and other absorbent materials, at its Syracuse facility using hot water and detergents. Process equipment includes soiled material receiving and handling equipment, industrial washers and dryers, and wastewater treatment equipment. No dry cleaning is conducted at the facility, and no solvents are used in any of the laundering processes. Therefore, all of the sources at the facility are exempt pursuant to 6 NYCRR 201-3.2(c)(9). However, the facility is capping VOC emissions below 50 tpy through the cap-by-rule option in Part 201-4. As such, facility actual annual VOC emissions must remain below 25 tpy to qualify for capping by rule. The facility must maintain records to demonstrate that this requirement is being met.

Total Number of Emission Points: 1 **Cap By Rule:** Yes

Authorized Activity By Standard Industrial Classification Code:
7218 - INDUSTRIAL LAUNDERERS

Registration Effective Date: 08/22/2014 **Registration Expiration Date:** 08/22/2024

List of Regulations in Application:

6 NYCRR Part 200	General Provisions
6 NYCRR Part 201	Permits and Registrations
6 NYCRR Part 211	General Prohibitions

Reginald G. Parker

REGINALD G PARKER
REGION 7 AIR POLLUTION CONTROL ENGINEER
NYSDEC - REGION 7
615 ERIE BLVD W
SYRACUSE,NY 13204

This registrant is required to operate this facility in accordance with all air pollution control applicable Federal and State laws and regulations. Failure to comply with these laws and regulations is a violation of the ECL and the registrant is subject to fines and/or penalties as provided by the ECL. If ownership of this facility changes, the registrant is required to notify the Department at the address shown above using the appropriate forms and procedures within 30 days after the transfer takes place. The present registrant will continue to be responsible for all fees and penalties until the Department has been notified of any change in ownership.

Onondaga County Department of
WATER ENVIRONMENT PROTECTION

ONONDAGA COUNTY INDUSTRIAL WASTEWATER DISCHARGE PERMIT

PERMIT NUMBER: 9 **DATE ISSUED:** March 15, 2014

INDUSTRIAL CODE: 343 **EXPIRATION DATE:** March 15, 2017

NAICS: 812332

Pursuant to Article IV, Section 4.01 of the Rules and Regulations Relating to the Use of the Public Sewer System issued by the County of Onondaga, Department of Water Environment Protection,

Coyne Textile Services

NAME OF COMPANY

is authorized by the Commissioner to discharge industrial wastewater from the industrial facility located at

140 Cortland Avenue, Syracuse, NY 13221

ADDRESS OF COMPANY FACILITY DISCHARGING WASTEWATER

to the

Metropolitan Syracuse Wastewater Treatment Facility

NAME OF RECEIVING TREATMENT PLANT

in accordance with the conditions contained herein.

B4 26

Table of Contents

Part A: Special Conditions

Part B: General Conditions

List of Tables

Part A

Part B

Part A:

Special Conditions

I. AUTHORITY

A. This permit is hereby promulgated by the Commissioner of the Onondaga County Department of Water Environment Protection (OCDWEP) to regulate the discharge of wastewater, polluted or unpolluted, to the County sewer system, under the authority of **The Onondaga County Rules and Regulations Relating to the Use of the Public Sewer System** dated September 15, 1983 (the Rules and Regulations) and the **Onondaga County Administrative Code**.

B. Article VII of the Rules and Regulations provides that any violation of this permit may subject the permittee to a fine of one thousand dollars per day per violation. In addition, Articles VI and VII of the Rules and Regulations specify other penalties and procedures the Department may employ for any violation of this permit or the Rules and Regulations.

II. PERMITTED WASTEWATER DISCHARGE

A. The permittee is authorized to discharge the following to the County sanitary sewer system:

1. Sanitary Wastewater

2. Wastewater generated from the laundering of textile items such as uniforms, rugs, and shop rags.

3. Laundry wastewater, boiler blow down, lint scrubber wastewater and wastewater generated by maintenance activities.

4. Secondary containment water pretreated prior to discharge into the County Sewer System. Secondary containment water is defined as precipitation which is captured by the spill containment structure surrounding the pretreatment system.

B. Sewer #1 is hereby designated as the monitoring locations for all wastewater discharges from Coyne Textile Services to the County Sanitary Sewer System.

C. All wastewater discharged to the sanitary sewer system must comply with the effluent limitations set forth in this permit and Article III of the Rules and Regulations, unless otherwise indicated in this permit expressly or by implication.

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

A. Self-Monitoring Reports

1. The permittee shall submit quarterly Self-Monitoring Reports (SMRs) in accordance with the timetable established in Part A - Table I: Self-Monitoring Report Schedule. Failure to submit the SMR by the due date shall subject the permittee to the fines and penalties prescribed under Article VII of the Rules and Regulations.

Table I: Self-Monitoring Report Schedule

Period Covered		Date Report is Due
Beginning	Ending	
January 1	March 31	April 30
April 1	June 30	July 31
July 1	September 30	October 31
October 1	December 31	January 31

2. The SMR shall be transmitted on the forms provided in Appendix A. Supplemental information, explanations, or clarifications may be provided in addition to the required information. **Official laboratory and calibration reports (or copies thereof) must be included with the SMR.**

B. Self-Monitoring Report Requirements

The permittee must submit a SMR that includes the following.

1. Laboratory Sample Analyses

   a. Each SMR must include a summary of sampling and analytical methodologies employed on **Form A**. Note that composite samples must be collected at a minimum rate of one sample aliquot every 30 minutes.

   b. Sampling and analyses must be conducted in accordance with the methodologies detailed in 40 CFR 136 and amendments thereto.

   c. Each SMR shall contain the results of independent laboratory analyses of wastewater samples for the required parameters on **Form B**.

   d. Samples to be collected on more than one day per reporting period must be collected on consecutive days typical of normal production.

   e. Copies of official laboratory reports, including chain of custody records, must be included with each SMR.

   f. The contract laboratory must be certified by the New York State Department of Health (NYSDOH) for each parameter to be analyzed.

31

B 4

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

g. The concentration and/or loading of any parameter in Part A - Table II shall not exceed the effluent limitations detailed in this permit.

h. For the purposes of this permit Total Toxic Organic compounds shall mean the sum of the detectable concentrations of parameters included in USEPA Method 624 (including Xylenes).

i. The County must be notified in writing if any of the USEPA Priority Pollutants listed in Appendix B are to be discharged to the County Sewer System. The County must be notified in order to evaluate the impact of any change in discharge pursuant to the General Conditions of this permit.

j. Additional sampling and flow measurement may be performed by the permittee. Any data collected using certified methods must be submitted to this office with the required self-monitoring data for the corresponding period to evaluate compliance with permit effluent limitations and pretreatment standards. This additional data may be used for computations of the Industrial Wastewater Surcharge.

32
B4

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

Table II: Self Monitoring Sampling Schedule Sewer #1

Discharge Location	Parameters	Minimum Frequency of Analysis	Type of Sample
Sewer #1	Total Cadmium (Cd)	4 days per report	Composite
	Total Chromium (Cr)	4 days per report	Composite
	Hexavalent Chromium (Hex-Cr)	4 days per report	Composite
	Total Copper (Cu)	4 days per report	Composite
	Cyanide, Total (CN-T)	4 days per report	Grab
	Total Lead (Pb)	4 days per report	Composite
	Total Nickel (Ni)	4 days per report	Composite
	Total Silver (Ag)	4 days per report	Composite
	Total Zinc (Zn)	4 days per report	Composite
	Total Mercury (Hg)	1 day per report	Composite
	Total Molybdenum (Mo)	4 days per report	Composite
	Closed Cup Flashpoint	1 day per report	Grab
	Phenolic compounds	4 days per report	Grab
	Total Toxic Organics (TTO's)	1 day/first and third reporting period	Grab
	Oil & Grease (O&G)	4 days per report	Grab
	5-Day Biological Oxygen Demand (BOD5)	4 days per report	Composite
	Total Suspended Solids (TSS)	4 days per report	Composite
	Total Phosphorus (TP)	4 days per report	Composite
	Total Kjeldahl Nitrogen (TKN)	4 days per report	Composite
	pH (S.U.)	4 days per report	Continuous Recording
	Flow	4 days per report	Continuous Recording

B4 33

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

2. Water Usage/Wastewater Effluent Monitoring

   a. Report the total amount of water consumed at the permitted facility during each reporting period on **Form A**.

   b. Include an estimate of water consumed but not discharged to the sanitary sewer system (non-sewer usage) detailed as follows on **Form A**.

      (1) Part of product;

      (2) Evaporation losses;

      (3) Off-site disposal;

      (4) Boiler make-up;

      (5) Discharged to storm sewers or other SPDES regulated flow; or,

      (6) Other (specify)

   c. Include the average daily flow rate and maximum daily flow rate of wastewater discharged to the sanitary sewer system on each day of self-monitoring for Sewer #1 on **Form C**.

3. Number of Operating Days

   a. Report the number of days when the facility was in operation during the reporting period on **Form A**.

   b. For the purpose of this permit, "operation" shall mean any day on which the wastewater discharged differs in strength and/or concentration from that of a domestic user.

4. Number of Employees

   a. Report the total number of people employed at this facility during the reporting period on **Form A**.

84 34

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

5. Compliance

a. The permittee must attest that compliance with all applicable effluent limitations was maintained throughout the reporting period on **Form A**. If the permittee fails to maintain compliance, the following requirements must be adhered to.

(1) The permittee is required to notify the County within 24 hours upon becoming aware of a self-monitoring violation.

(2) The permittee must repeat sampling for all parameters exceeding applicable discharge limitations. The permittee shall submit the results of the repeat analysis within 30 days of becoming aware of the violation. Note that the results of the repeat analysis may be submitted separately in order to avoid submitting a late Self-Monitoring Report.

(3) The permittee must submit a report to the County that includes a description of the cause of the noncompliance and information as to what additional operation and maintenance and/or pretreatment equipment is necessary to return to and maintain consistent compliance.

(4) Upon request, the permittee must provide the County with any information relating to the noncompliance that is deemed necessary.

(5) The results of self-monitoring using certified methods must be submitted to the County as part of the SMR for the period in which it was conducted.

6. Certification Statement

a. In accordance with Part B – Section XV – Signatory Requirements, the authorized representative of the permitted facility must sign the certification statements on **Form A**.

b. SMRs submitted without adequate certification will not be accepted.

35

B4

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

7. Batch Wastewater Discharges

   a. The permittee is required to apply for specific permission to initiate a batch discharge of materials not explicitly permitted in Part A - Section II of this permit. The County will determine sampling and analytical requirements for each batch discharge request.

   b. A record of all batch discharges, including both time and volume of discharge, must be maintained on site and made available to OCDWEP personnel upon request. OCDWEP personnel must be given advanced notification of all batch discharges for sampling purposes. Notification must be no less than 24 hours in advance.

   c. Each SMR shall include a summary of all batch discharges on **Form D**. The following information must be provided:

      (1) The approximate quantity, in gallons, of each batch discharge.

      (2) The source of each batch and any analytical results required by the County.

      (3) Methods used to treat the wastewater prior to discharge.

      (4) The date of each batch discharge.

      (5) The signature of the authorized representative of the permitted facility.

8. Waste Material Disposal

   a. In accordance with the provisions of Part B - Section XI of this permit, each SMR must contain detailed information regarding the handling and disposal of waste material removed or separated from the permittee's wastewater discharges on **Form E.**

   b. For the purposes of this section, report any wastewater that is generated and disposed of off-site.

BY 36

III. PERMITTEE SELF-MONITORING AND REPORTING REQUIREMENTS

9. Wastewater Monitoring Equipment Calibration

   a. Each SMR must include the results of the calibration of equipment used to monitor wastewater discharges to the County Sewer System during the reporting period on **Form F**.

   b. A certified manufacturer's representative (or other qualified third party) must calibrate the wastewater monitoring equipment at least once per quarter for all instrumentation used to monitor the permittee's wastewater discharge. The permittee must conduct regular "bench-top" calibrations per manufacturer's specifications using buffer solutions, etc.

   c. Each calibration summary must contain the written results of the calibration including at least the following:

      (1) The date of calibration;

      (2) The amount of drift detected; and,

      (3) The signature and title of the person performing the calibration and certifying the accuracy of the results.

10. Wastewater pH Monitoring

   a. Each SMR must include a summary of pH excursions on **Form G**.

      (1) Include the date, time, and duration of the excursions.

      (2) Include the cause of the excursion and the steps that have been taken to prevent a future recurrence.

   b. A field pH must be recorded by the contract laboratory at the time of the grab sample and reported on **Form B**. The pH must also be continuously recorded, and copies of these pH charts sent in with the SMRs.

37

134

IV. AUTHORIZATION

A. This permit and the authorization to discharge industrial wastewater into the County Sewer System shall be legally binding upon the permittee.

B. This permit shall expire on March 15, 2017. The permittee shall not discharge after the date of expiration without prior written permission from this office.

C. In order to receive a new permit and continued authorization to discharge wastewater to the County sewer system, the permittee shall have paid all charges owed to the County of Onondaga and submit an up-to-date industrial waste questionnaire and other information as required by this office.

By the authority of

Tom Rhoads, P.E.
Commissioner

2/3/2014
Date

39
B4

Appendix A:

Self-Monitoring Report Forms

Self-Monitoring Report – Form A

Period Covered	From:		To:
Date Due:		Date Submitted:	

Explain Sampling Methods

Water Usage:

Water Use During Reporting Period (gallons):	
Source(s) of Water (water retailer):	

Water Consumed and Not Discharged to the County Sewer System:

Part of Product:		Boiler Make-Up:	
Evaporation:		SPDES Outfall:	
Off-Site Disposal:		Other (specify):	

Total Wastewater Discharged To County Sewer System:

Sewer #:						
Gallons:						

Number of Operating Days:		Number of Employees:	

Do the monitoring results show full compliance? (Yes/No):	

If No, please explain:

Was any wastewater pollutant analyzed more frequently than required by the permit using a NYSDOH certified laboratory during this reporting period? If yes, the analytical results must be submitted with the SMR. (Yes/No):	

Certification: I certify under penalty of law that this document and its attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person(s) who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility monetary penalties and/or imprisonment for knowing of such violations. I further certify that sampling, analytical, and equipment calibration methodologies employed during the collection of data required for this submission conform to accepted methods established by the United States Environmental Protection Agency (USEPA) and/or the New York State Department of Health (NYSDOH).

Signature of Authorized Representative:	
Typed or Printed Name:	
Title:	

Form B: Industrial SMR/NOV Data Sheet

Industry:		Industry Code:	

	*** ALL UNITS ARE IN (mg/l) UNLESS OTHERWISE NOTED ***	DAY ____	DAY ____	DAY ____	DAY ____
SAMPLE DATA	S.M.R. OR N.O.V.				
	COMPOSITE OR GRAB				
	START DATE				
	START TIME				
	STOP DATE				
	STOP TIME				
	CONTRACT LAB				
	SEWER NUMBER				
	FLOW (GPD)				
CONVENTIONALS	pH-FIELD (S.U.)				
	BOD_5				
	TSS				
	TP				
	TKN				
	NH_3-N				
	TOTAL CYANIDE (CN-T)				
	AMENABLE CYANIDE (CN-A)				
	PHENOL				
	OIL AND GREASE (O&&G)				
METALS	SILVER (Ag)				
	CADMIUM (Cd)				
	CHROMIUM (Cr)				
	HEXAVALENT CHROMIUM (Cr-HEX)				
	COPPER (Cu)				
	MERCURY (Hg)				
	NICKEL (Ni)				
	LEAD (Pb)				
	ZINC (Zn)				
	MOLYBDENUM (Mo)				
MISC.	FLASHPOINT (°F OR °C)				
	SULFIDES (S=)				
	SULFATE				
	TTO SCAN (EPA # _____)				

The Following Lines Are For OCDDS Use Only				
OCDDS Sample Number				
Data Forwarded To Lab	date:		Engineer:	
Data Entered In Database	date:		DEO:	
Batch Number:				

Refer to the Self-Monitoring Sampling Schedule in Part A for the list of parameters that are required to be sampled and analyzed.

B4 41

Form C: Water Discharge Data for the Month of _____ for Sewer # _____			
Date	Average Flow Rate (gpm)	Maximum Flow Rate (gpm)	Daily Wastewater Discharge (gallons)
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
Monthly Average			

BY 42

Form D: Batch Discharge Summary for the Month of _____		
Date	pH	Daily Wastewater Discharge (gallons)
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
Monthly Total		

BY 43

Form E: Waste Material Disposal

Date	Location/Source of Waste	Approximate Volume (Gallons)	Method of Disposal

Form F: Equipment Calibration Summary

Date of Calibration	Instrument Description	Results of Calibration			Signature and Title of Representative
	Instrument Type (pH/Flow):		As Found	As Left	Who Performed Calibration:
		pH 4			
	Location/Description:	pH 7			Company:
		pH 10			
		Comments:			Signature:
	Instrument Type (pH/Flow):		As Found	As Left	Who Performed Calibration:
		pH 4			
	Location/Description:	pH 7			Company:
		pH 10			
		Comments:			Signature:
	Instrument Type (pH/Flow):		As Found	As Left	Who Performed Calibration:
		pH 4			
	Location/Description:	pH 7			Company:
		pH 10			
		Comments:			Signature:
	Instrument Type (pH/Flow):		As Found	As Left	Who Performed Calibration:
		pH 4			
	Location/Description:	pH 7			Company:
		pH 10			
		Comments:			Signature:
	Instrument Type (pH/Flow):		As Found	As Left	Who Performed Calibration:
		pH 4			
	Location/Description:	pH 7			Company:
		pH 10			
		Comments:			Signature:

Attach Official Calibration Reports Form G: pH Excursions				
Date of Excursion	Time and Duration of Excursion	Max/Min pH (Limit 5.5-10.5)	Explanation for Excursion	Date/Time County Notified

pH violations must be reported to the County in accordance with the notification procedures contained in the permittee's Industrial Wastewater Discharge Permit. Attach continuous recording pH charts where applicable.

46

B4

Part B:

General Conditions for Industrial Wastewater Discharge Permits

I. PROHIBITED DISCHARGES

A. In accordance with Article III of the Rules and Regulations, the following shall not be introduced into the County Sewer System:

1. Wastewater constituents that cause pass-through (pursuant to Sections 3.01(d), 3.01(f), and 3.01(g)).
2. Wastewater constituents that cause interference (pursuant to Sections 3.01(b), 3.01(d), 3.01(i), and 3.01(j)).
3. Wastewater that has the potential to create a fire or explosion hazard in the publicly-owned treatment works (POTW), including wastewater having a closed-cup flashpoint less than 140°F (pursuant to Section 3.01(a)).
4. Wastewater that has a pH less than 5.5 or greater than 10.5 S.U. (pursuant to Section 3.01(c)).
5. Wastewater constituents that result in the presence of toxic gases, vapors or fumes within the POTW in a quantity that may cause acute worker health and safety problems (pursuant to Sections 3.01(a), 3.01(d), and 3.01(e)).
6. Batch discharges of unpermitted materials without prior written approval from the Commissioner. Any request to discharge such wastewater must be submitted in writing to this office and is subject to approval on a case-by-case basis (see Section XV.B.4).
7. Wastewater that has a temperature greater than 150°F or in a quantity such that the temperature at the headworks of the POTW exceeds 104°F (pursuant to Section 3.01 (1)).
8. Non-contact cooling water and other unpolluted wastewater (pursuant to Section 3.02) other than those explicitly permitted.
9. Wastewater that will subject the receiving POTW to reporting and permitting regulations of the Resource Conservation and Recovery Act (40 CFR 270.1(c) and 270.60(c)).
10. Any other wastewater that is prohibited by the Rules and Regulations.

B. In addition to the above prohibitions, dilution shall not be used as a substitute for pretreatment.

C. Wastewater discharges are prohibited which are sufficient in quantity or concentration to cause an exceedence of any parameter limitation established for the discharge from the County's Treatment Plants under SPDES permits or any modification or revision thereto, established by NYSDEC or USEPA. In the event that the Department determines that the permittee's discharges caused or were the major contributing factor to such an exceedence, the permittee shall become liable to reimburse the Department costs associated with the Department's violation of said limits, including the payment of applicable stipulated penalties. Nothing contained herein shall prohibit the permittee from contesting any determination by the Department that the permittee is the cause and/or major contributing factor to any such exceedance.

48
B4

II. OCDWEP EFFLUENT LIMITATIONS AND PRETREATMENT STANDARDS

A. The permittee's discharge shall comply with the following effluent limitations at the point where the discharge enters the County Sanitary Sewer System.

Table 1: OCDWEP Effluent Limitations

Parameter	Discharge Limitation	
	Daily Allowable (mg/l)[1]	Instantaneous Allowable (mg/l)[2]
Total Cadmium (Cd)	2.0	3.0
Total Chromium (Cr)	8.0	12.0
Hexavalent Chromium (Hex-Cr)	4.0	6.0
Total Copper (Cu)	5.0	7.5
Total Lead (Pb)	1.0	1.5
Total Mercury (Hg)	0.004	0.006
Total Cyanide (T-CN)	*****	3.0
Total Nickel (Ni)	5.0	7.5
Total Zinc (Zn)	5.0	7.5
Total Silver (Ag)	1.0	1.5
Total Phenolic Compounds	******	4.5
Total Oil and Grease (O&G)	******	150
pH	******	5.5 – 10.5 S.U.
Temperature	******	150°F
5-Day Biochemical Oxygen Demand (BOD_5)	[3]	[3]
Total Suspended Solids (TSS)	[3]	[3]
Total Kjeldahl Nitrogen (TKN)	[3]	[3]
Total Phosphorus (TP)	[3]	[3]

1 As determined by a composite sample (as defined by Article II, Section 2.02 of the Rules and Regulations) of the permittee's daily discharge over the operational and/or production period.

2 As determined by a grab sample (as defined by Article II, Section 2.02 of the Rules and Regulations) of the permittee's discharge at any time during the daily operational and/or production period.

3 In accordance with the modifications to the Onondaga County Rules and Regulations (Section 3.07, Special Conditions) approved by the USEPA in February 1998, concentration-based limits will not be established for BOD5, TSS, TP, TKN. An Industrial Wastewater Surcharge will be assessed based upon the pre-established loading charge rates in excess of the threshold concentrations for these parameters in order to recover costs incurred by the POTW for treatment of the wastewater constituents (refer to Article V of the Rules and Regulations). The Commissioner reserves the right to place concentration-based or mass-based limitations upon the discharge of the above wastewater constituents if deemed necessary.

III. NOTICE OF SLUG OR ACCIDENTAL DISCHARGE

A. In accordance with Article IV, Section 4.10 of the Rules and Regulations, the permittee shall, at its own expense, provide protection from slug or accidental discharge of prohibited materials to the County Sewer System as defined in Part B - Section I of this permit and Article III of the Rules and Regulations.

B. Any wastewater released in accordance with the following conditions shall require the permittee to provide notification in accordance with Part B - Section III.C of this permit:

1. Breakdown of industrial waste pretreatment equipment;

2. Accident caused by human error or mechanical failure; and

3. Other causes, such as acts of nature.

C. Notification Procedures

1. In the event of any slug or accidental discharge (as defined above), the permittee shall **immediately** notify the Commissioner by telephoning pretreatment program personnel at **315-435-2260** between the hours of 8:00 a.m.-4:30 p.m. weekdays or the operator of the Metropolitan Syracuse Wastewater Treatment Facility at **315-435-3142 or 315-435-3182** between the hours of 4:30 p.m.-8:00 a.m. weekdays or all day on weekends and holidays.

2. In accordance with Article IV, Section 4.10, of the Rules and Regulations, following the telephone notification, the Commissioner shall be notified **in writing** within five business days. The written notification shall include the following information.

   a. The cause of the slug or accidental discharge;

   b. A description of the slug or accidental discharge;

   c. Anticipated time the condition is expected to continue, or if such condition has been corrected, the duration of the period of slug or accidental discharge;

   d. Steps taken by the permittee to reduce and/or eliminate the discharge; and

   e. Steps to be taken by the permittee to prevent recurrence of the condition which caused the slug or accidental discharge.

D. Nothing in this section of the permit shall be construed to relieve the permittee from the penalties for noncompliance with this permit or the Rules and Regulations (Article VII Enforcement and Penalties).

B4

IV. CHANGE IN WASTEWATER DISCHARGE

A. In accordance with Article III Section 3.12 of the Rules and Regulations, the permittee shall notify the POTW in advance of any change in the volume or characteristics of wastewater discharge practices not explicitly permitted under Part A - Section II.

B. All discharges authorized herein shall comply with the terms and conditions of this permit.

C. Any industrial facility expansions, production increases or process modifications which result in new, different or increased discharges of pollutants must be reported by submission of a new industrial waste disposal questionnaire pursuant to Article IV, Section 4.02, of the Rules and Regulations.

D. This permit may be modified to specify and limit any new or increased pollutant discharges.

V. TRANSFER OF OWNERSHIP CONTROL

A. At least 30 days prior to any change in the ownership of the industrial facilities (including pretreatment facilities) from which the authorized discharges emanate, the permittee must notify this office in writing of the pending transfer.

B. The current owner shall then notify the succeeding owner or controller of the existence of this permit by letter, with a copy of the permit enclosed. In addition, notification of the impending transfer must be made to this office by a copy of the letter.

C. The new owner must acknowledge receipt of the letter and the conditions and provisions of the discharge permit in writing to the previous owner and to this Department.

D. Once this office is notified of the transfer of the title, the Commissioner will provide written permitting procedures for the new owners.

VI. RIGHT OF ENTRY

A. In accordance with Article IV, Section 4.08, of the Rules and Regulations, the permittee shall allow duly authorized employees or representatives of the County to enter the permittee's premises at all times for the purpose of inspection, observation, flow measurement, sampling and testing.

B. In accordance with Article VII, Section 7.05 of the Rules and Regulations, the permittee shall allow duly authorized employees of the County to enter the permittee's premises without delay for purposes of investigating any condition or activity which in the Commissioner's (or his designee's) judgment presents an imminent danger to the public health, safety or welfare, or to the environment, or is likely to result in damage to the public sewer system.

VII. COUNTY MONITORING

A. The monitoring of each industrial discharge and the recording of quantitative values shall be performed by authorized employees or representatives of the County according to schedules established by this office.

B. The County monitoring effort does not in any way relieve the permittee of any of the self-monitoring requirements contained in Part A - Section III of this permit.

C. Composite and/or grab samples will be collected whenever possible over the production day, including clean-up periods.

D. The flow (in gallons per day) shall be measured during each sampling period. Water use records may be substituted in place of flow measurement.

E. All samples shall be collected in accordance with the procedures set forth by the New York State Department of Health Environmental Laboratory Approval Program (NYSDOH-ELAP) and/or Title 40 Part 136 of the Code of Federal Regulations (40 CFR 136).

F. All analyses shall be performed by a NYSDOH certified laboratory in accordance with USEPA approved analytical methods (40 CFR 136) as stated in the latest approved edition of the following references:

STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, American Public Health Association, New York, New York 10019.

METHODS FOR CHEMICAL ANALYSIS OF WATER AND WASTES, Environmental Monitoring and Support Laboratory, Office of Research and Development, March 1983, Environmental Protection Agency, Cincinnati, Ohio 45268.

VIII. PRETREATMENT FACILITIES

A. The permittee shall provide and maintain industrial wastewater pretreatment facilities at its expense pursuant to Article IV, Section 4.09, of the Rules and Regulations.

B. All reports, plans and/or specifications for new or modified pretreatment facilities or changes in method of operation must be approved by the Commissioner or his designee prior to implementation.

B4 52

XI. WASTE MATERIAL DISPOSAL

A. Any screenings, sludges, solids, waste oils, or other waste materials removed or separated from the permittee's authorized discharge or generated as a result of the wastewater treatment process shall be disposed of in such a manner as to prevent entry of such materials into navigable waters, ground water, storm drains, and the County Sewer System.

B. The following information regarding the disposal of waste materials as defined in part A above shall be reported on Form E of the self-monitoring report.

1. List the source(s) of waste materials to be disposed of.

2. Describe the nature of the waste (hazardous or non-hazardous).

   a. If nonhazardous, describe the waste and how it is created.

   b. If hazardous, provide the 40 CFR Part 261, Subpart C designation for the waste removed (i.e. characteristic waste, listed waste or a mixture). If it is listed, provide the F,K,P or U listing for the waste material removed.

   c. List the facility's hazardous waste generator identification number.

3. Include the approximate volumes or weights of each waste material disposed of.

4. Describe the method by which the wastes were removed and transported.

5. Report the company contracted to remove such materials and the final disposal or recovery location.

XII. COMPUTATION AND PAYMENT OF INDUSTRIAL WASTE SURCHARGE

A. The permittee shall pay its proportionate share of the cost of operation and maintenance and local debt retirement of the department treatment system.

B. These charges shall be computed by this office using the formulae in Article V, Section 5.02, of the Rules and Regulations.

C. Payments shall be made to the County of Onondaga by the permittee no less often than annually unless prior written approval has been granted by the Commissioner.

B4 53

XIII. RECORD KEEPING

A. Records of all information resulting from self-monitoring activities as required above, or any other discretionary self-monitoring, shall be maintained for a minimum of three years. The required record keeping period may be extended during the course of unresolved litigation or by order of this department.

B. Records shall be made available immediately upon request for inspection and copying by the Department of Water Environment Protection as the Control Authority.

XIV. AVAILABILITY OF BUSINESS RECORDS TO DISCLOSURE

A. The New York State Freedom of Information Law (FOIL) provides the public with access to government records, as do subpoenas for County records made relative to litigation. Therefore, information submitted to Onondaga County Department of Water Environment Protection (OCDWEP) by a commercial enterprise may be subject to public disclosure unless it falls within a protected category or is otherwise nondisclosable pursuant to state or federal law.

B. Certain business information may be considered confidential if it concerns trade secrets or information which, if disclosed, would injure the competitive position of a business. This information which is obtained by OCDWEP in the course of regulating use of the County Sewer System may be protected from disclosure via FOIL requests. To do so, an assertion of confidentiality must be made at the time information is received by OCDWEP using OCDWEP guidelines. If no such request is made by a commercial enterprise, all information will be made available to the public by OCDWEP upon receipt of a FOIL request. Guidelines for the assertion of a confidentiality claim may be obtained upon request to OCDWEP.

XV. SIGNATORY REQUIREMENTS

A. An authorized representative must sign all reports and correspondence submitted by the permittee in accordance with this permit. The authorized representative of the user shall be an individual who is:

1. A responsible corporate officer if the Industrial User submitting the report is a corporation. For the purpose of this paragraph, a responsible corporate officer means:

   a. A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, or,

   b. The manager of one or more manufacturing, production, or operation facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

2. A general partner or proprietor if the Industrial User submitting the report is a partnership, or sole proprietorship, respectively.

3. By a duly authorized representative of the individual designated in paragraph 1 or 2 of this section if :

   a. The authorization is made in writing by the individual described in paragraph 1 or 2 of this section;

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the facility from which the Industrial Discharge originates, such as the position of plant manager, operator of a well, or well field superintendent, or a position of equivalent responsibility, or having overall responsibility for environmental matters for the company; and

   c. The written authorization is submitted to the Department.

4. If an authorization under paragraph 3 of this section is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the company, a new authorization satisfying the requirements of paragraph 3 of this section must be submitted to the Control Authority prior to or together with any reports to be signed by an authorized representative.

B. The permittee shall notify the Department in writing within three business days of any changes regarding the authorization to sign and certify reports submitted pursuant to this permit.

Appendix B:

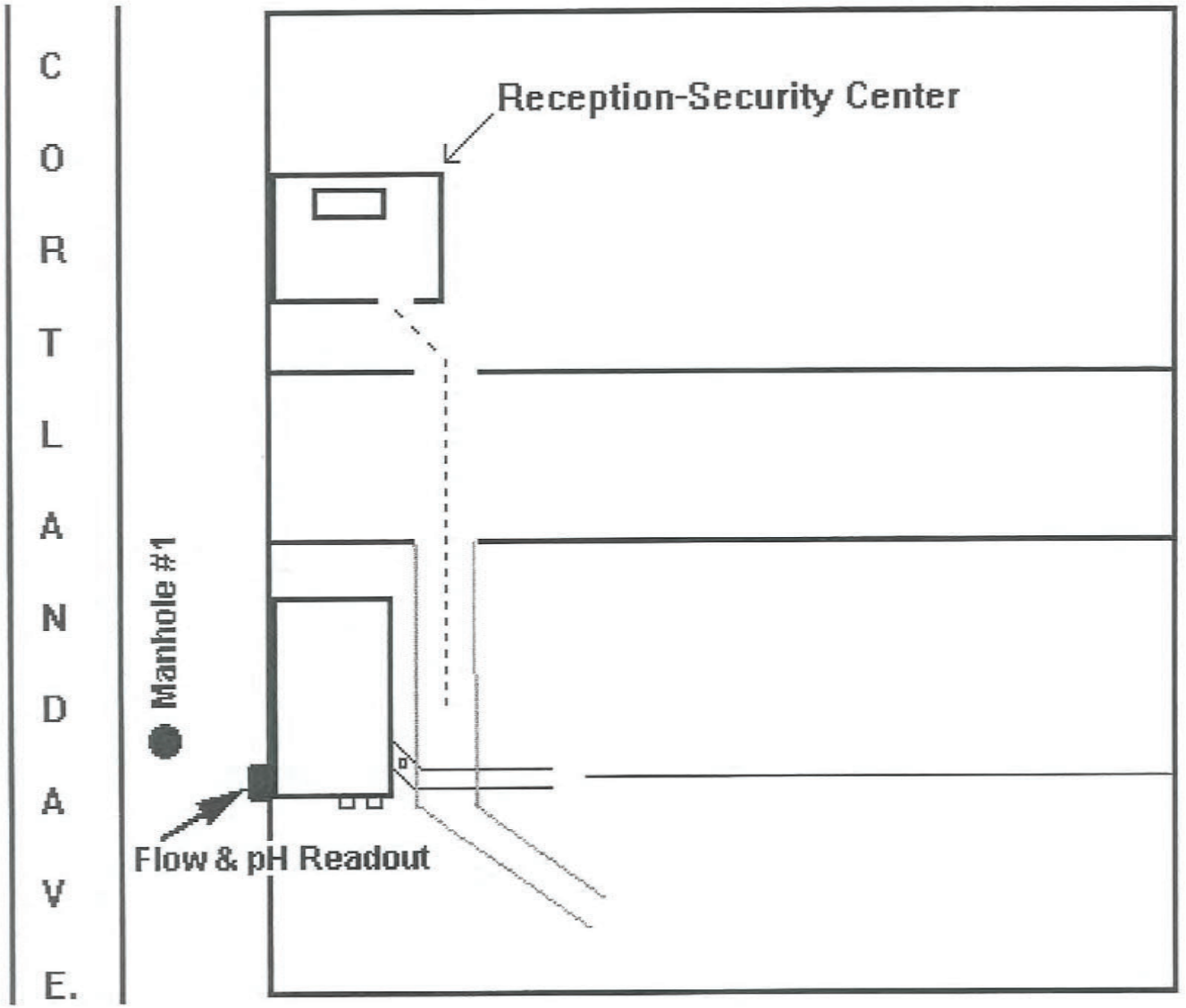
USEPA Priority Pollutants

USEPA Priority Pollutants

001 Acenaphthene
002 Acrolein
003 Acrylonitrile
004 Benzene
005 Benzidine
006 Carbon tetrachloride (Tetrachloromethane)
007 Chlorobenzene
008 1,2,4-trichlorobenzene
009 Hexachlorobenzene
010 1,2-dichloroethane
011 1,1,1-trichloroethane
012 Hexachloroethane
013 1,1-dichloroethane
014 1,1,2-trichloroethane
015 1,1,2,2-tetrachloroethane
016 Chloroethane
018 Bis(2-chloroethyl) ether
019 2-chloroethly vinyl ether (mixed)
020 2-chloronaphthalene
021 2,4,6-trichlorophenol
022 Parachlorometa cresol
023 Chloroform (Trichloromethane)
024 2-chlorophenol
025 1,2-dichlorobenzene
026 1,3-dichlorobenzene
027 1,4-dichlorobenzene
028 3,3-dichlorobenzidine
029 1,1-dichloroethylene
030 1,2-trans-dichloroethylene
031 2,4-dichlorophenol
032 1,2-dichloropropane
033 1,2-dichloropropylene (1,3-dichloropropene)
034 2,4-dimethylphenol
035 2,4-dinitrotoluene
036 2,6-dinitrotoluene
037 1,2-diphenylhydrazine
038 Ethylbenzene
039 Fluoranthene
040 4-chlorophenyl phenyl ether
041 4-bromophenyl phenyl ether
042 Bis(2-chloroisopropyl) ether
043 Bis(2-chloroethoxy) methane
044 Methylene chloride (Dichloromethane)
045 Methyl chloride (Chloromethane)
046 Methyl bromide (Bromomethane)
047 Bromoform (Tribromomethane)
048 Dichlorobromomethane
051 Chlorodibromomethane
052 Hexachlorobutadiene
053 Hexachloromyclopentadiene
054 Isophorone
055 Naphthalene
056 Nitrobenzene
057 2-nitrophenol
058 4-nitrophenol
059 2,4-dinitrophenol
060 4,6-dinitro-o-cresol
061 N-nitrosodimethylamine
062 N-nitrosodiphenylamine
063 N-nitrosodi-n-propylamine
064 Pentachlorophenol
065 Phenol
066 Bis(2-ethylhexyl) phthalate
067 Butyl benzyl phthalate
068 Di-n-butyl phthalate
069 Di-n-octyl phthalate
070 Diethyl phthalate
071 Dimethyl phthalate
072 1,2-benzanthracene (Benzo(a) anthracene)
073 Benzo(a)pyrene (3,4-benzo-pyrene)
074 3,4-benzofluoranthene (Benzo(b) fluoranthene)
075 11,12-benzofluoranthene Benzo(k) fluoranthene)
076 Chrysene
077 Acenaphthylene
078 Anthracene
079 1,12-benzoperylene (Benzo(ghi) perylene)
080 Fluorene
081 Phenanthrene
082 1,2,5,6-dibenzanthracene (Dibenzo(h) anthracene)
083 Indeno (1,2,3-cd) pyrene (2,3-o-pheynylene pyrene)
084 Pyrene
085 Tetrachloroethylene
086 Toluene
087 Trichloroethylene
088 Vinyl chloride (Chloroethylene)
089 Aldrin
090 Dieldrin
091 Chlordane (technical mixture and metabolites)
092 4,4-DDT
093 4,4-DDE (p,p-DDX)
094 4,4-DDD (p,p-TDE)
095 Alpha-endosulfan
096 Beta-endosulfan
097 Endosulfan sulfate
098 Endrin
099 Endrin aldehyde
100 Heptachlor
101 Heptachlor epoxide (BHC-hexachlorocyclohexane)
102 Alpha-BHC
103 Beta-BHC
104 Gamma-BHC (lindane)
105 Delta-BHC (PCB-polychlorinated biphenyls)
106 PCB-1242 (Arochlor 1242)
107 PCB-1254 (Arochlor 1254)
108 PCB-1221 (Arochlor 1221)
109 PCB-1232 (Arochlor 1232)
110 PCB-1248 (Arochlor 1248)
111 PCB-1260 (Arochlor 1260)
112 PCB-1016 (Arochlor 1016)
113 Toxaphene
114 Antimony
115 Arsenic
116 Asbestos
117 Beryllium
118 Cadmium
119 Chromium
120 Copper
121 Cyanide, Total
122 Lead
123 Mercury
124 Nickel
125 Selenium
126 Silver
127 Thallium
128 Zinc
129 2,3,7,8-tetrachloro-dibenzo-p-dioxin (TCDD)

Appendix C:

Coyne Textile Services
Site Map


CORTLAND AVE.
Reception-Security Center
Manhole #1
Flow & pH Readout

Attachment E

Section VI – Property Owner Information

Attachment B
Former Coyne Textile BCP Application Section VI
Previous Owners

Address	Years of Operation	Owner	Operator	Telephone Number	Requestor's Relationship	Source
Cortland Avenue						
1073 South Clinton Street	1911	Unknown	The Brown Co. Machine Shop	Unknown	None	Sanborn Map
130 Cortland Avenue	1911	Unknown	Economy Rug Co.	Unknown	None	Sanborn Map
126 Cortland Avenue	1938	Coyne Textile Services	Coyne Textile Services	Unknown	None	City Directories
124-130 Cortland Avenue	1944-1949	Coyne Textile Services	Coyne Textile Services	Unknown	None	City Directories
206 Tallman Street	1953	Unknown	Filling Station	Unknown	None	Sanborn Map
124, 130, 132 Cortland Avenue	1954	Coyne Textile Services	Coyne Textile Services	Unknown	None	City Directories
132 Cortland Avenue	1959-1964	Coyne Textile Services	Coyne Textile Services	Unknown	None	City Directories
140 Cortland Avenue	1969-2013	Coyne Textile Services	Coyne Textile Services	Unknown	None	City Directories
120-154 Cortland Avenue	2016	Ranalli/Taylor St., LLC	Ranalli/Taylor St., LLC	800-772-1667	Self	County Website
Employee Parking Lot						
940 South Salina Street	1892	Unknown	S. Salina Street Peoples RR. Co.	Unknown	None	Sanborn Map
920 South Salina Street	1892	Unknown	J. Cesser & Son Stone Cutting	Unknown	None	Sanborn Map
133 Cortland Avenue	1911	Unknown	Syracuse Street Railway Co.	Unknown	None	Sanborn Map
924 South Salina Street	1911	Unknown	Glove Factory	Unknown	None	Sanborn Map
133 Cortland Avenue	1951, 1953, 1961, 1968, 1971	Unknown	Syracuse Transit Corporation	Unknown	None	Sanborn Map
1002-1022 South Salina Street	1989-2016	Coyne International Corp.	Coyne International Corp.	Unknown	None	County Website
1002-1022 South Salina Street	2016	Ranalli/Taylor St., LLC	Ranalli/Taylor St., LLC	800-772-1667	Self	County Website
1024-1040 South Salina Street	2016	Ranalli/Taylor St., LLC	Ranalli/Taylor St., LLC	800-772-1667	Self	County Website

Attachment F

Section VII – Requestor Eligibility Information

Attachment F
Former Coyne Textile BCP Application Section VII
Requestor Eligibility

Volunteer Statement

Ranalli/Taylor St., LLC considers itself a volunteer due to their ownership of the property subsequent to 1) the disposal/discharge of contaminants and 2) the cessation of Coyne International Enterprises Corp. (Coyne) activities. Since purchasing the property in June 2016 via bankruptcy proceedings, the site has remained vacant in order to prevent or limit human, environmental or natural resource exposure to previously released contamination.

In May 2015, Coyne applied to the New York State Department of Environmental Conservation's (NYSDEC's) Brownfield Cleanup Program (BCP) and was accepted into the BCP, as a participant, on June 30, 2015. In August 2015 Coyne filed for Chapter 11 Bankruptcy and by the end of December 2015 site operational activities ceased (see Attachment H). Ranalli/Taylor St., LLC purchased the property via bankruptcy proceedings on June 10, 2016. Due to the inability to transfer the approved BCP application from Coyne to Ranalli/Taylor St., LLC, due to Coyne no longer being a viable entity, a new BCP application was submitted.

Attachment G

Section IX – Contact List Information

Attachment G
Former Coyne Textile BCP Application Section IX
Contact List Information

ADJACENT PROPERTY OWNERS

Property #	SWIS - Municipality	Tax ID	Street #	Street Name	Owner	Mailing Address	Mailing City, State	Mailing Zip
1889200201	311500 - City of Syracuse	094.-04-02.0	201-07	Taylor St W & Clinton St	Horizon Transport LLC	422 7th North St	Syracuse, NY	13208
1817001301	311500 - City of Syracuse	094.-04-03.0	1010	Clinton St S	South Clinton Realty Assoc	1054 S. Clinton St	Syracuse, NY	13202
1817001400	311500 - City of Syracuse	094.-04-04.0	1022	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1817001501	311500 - City of Syracuse	094.-04-05.1	1054	Clinton St S to Oneida St	Syraco Realty LLC	1052 S. Clinton St	Syracuse, NY	13204
1817001502	311500 - City of Syracuse	094.-04-05.2	1074	Clinton St S	Catholic Charities of Syracuse	1654 W. Onondaga St	Syracuse, NY	13202
1817001700	311500 - City of Syracuse	094.-04-06.0	1080-82	Clinton St S	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204
1889000700	311500 - City of Syracuse	094.-04-07.0	222-24	Tallman St & Clinton St S	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204
1889000800	311500 - City of Syracuse	094.-04-08.0	226	Tallman St	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204
1879001702	311500 - City of Syracuse	094.-05-01.0	900-10	Salina St S & Taylor St W	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001702	311500 - City of Syracuse	094.-05-02.0	930	Salina St S to Clinton St	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001702	311500 - City of Syracuse	094.-05-03.0	958-64	Salina St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001702	311500 - City of Syracuse	094.-05-04.0	968-78	Salina St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879002700	311500 - City of Syracuse	094.-05-05.1	980-82	Salina St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1817000900	311500 - City of Syracuse	094.-05-05.2	1029	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1819000302	311500 - City of Syracuse	094.-05-06.0	120-154	Cortland Ave & Tallman St	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204
1817001200	311500 - City of Syracuse	094.-05-07.0	1051	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1817001100	311500 - City of Syracuse	094.-05-08.1	1049	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1817001101	311500 - City of Syracuse	094.-05-08.2	1049	Clinton St S Rear	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1817001000	311500 - City of Syracuse	094.-05-08.3	1033	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221
1879001702	311500 - City of Syracuse	094.-05-09.0	1021-25	Clinton St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001702	311500 - City of Syracuse	094.-05-10.0	1009-15	Clinton St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001702	311500 - City of Syracuse	094.-05-11.0	1003	Clinton St S to Taylor St W	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202
1879001501	311500 - City of Syracuse	094.-06-06.0	945-63	Salina St S & Burt St	Realty Income Props 13 LLC	P.O. Box 1017	Charlotte, NC	28201
1879003301	311500 - City of Syracuse	094.-19-04.0	1021-27	Salina St S To Montgomery	Southeast Gateway CDC	1023 South Salina St	Syracuse, NY	13202
1862003700	311500 - City of Syracuse	094.-19-05.0	1016-18	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1862003800	311500 - City of Syracuse	094.-19-06.0	1020	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1862003900	311500 - City of Syracuse	094.-19-07.0	1028	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1862004000	311500 - City of Syracuse	094.-19-08.0	1030	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879004401	311500 - City of Syracuse	094.-19-12.0	1113-21	Salina St S To Montgomery	Church-Greater New Testament	1121 South Salina St	Syracuse, NY	13202
1879004400	311500 - City of Syracuse	094.-19-13.0	1101-11	Salina St S To Montgomery	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003800	311500 - City of Syracuse	094.-19-14.0	1081-85	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003700	311500 - City of Syracuse	094.-19-15.0	1073-79	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003600	311500 - City of Syracuse	094.-19-16.0	1049-71	Salina St S To Montgomery	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003500	311500 - City of Syracuse	094.-19-17.0	1045-47	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003400	311500 - City of Syracuse	094.-19-18.0	1029	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202
1879003001	311500 - City of Syracuse	094.-19-19.1	1013	Salina St S To Burt St To	One Thousand One LLC	1013 South Salina St	Syracuse, NY	13202
1879002901	311500 - City of Syracuse	094.-19-20.1	1001-05	Salina St S & Burt St	One Thousand One LLC	1013 South Salina St	Syracuse, NY	13202
1879004600	311500 - City of Syracuse	094.-21-01.0	1116	Salina St S & Tallman St	1116 S Salina St LLC	450 Tracey St	Syracuse, NY	13204
1819001100	311500 - City of Syracuse	094.-21-09.0	201-29	Cortland Ave & Tallman St	CNY Regional Trans Auth	200 Cortland Ave	Syracuse, NY	13202
1819002001	311500 - City of Syracuse	094.-22-01.1	200-84	Cortland Ave & Oxford St	CNY Regional Trans Auth	200 Cortland Ave	Syracuse, NY	13202

Attachment G
Former Coyne Textile BCP Application Section IX
Contact List Information

OTHER CONTACTS

Office of the Mayor The Honorable Stephanie Minor 203 City Hall 233 East Washington Street Syracuse, New York 13202	John H. Mulroy Civic Center The Honorable Joanne Mahoney County Executive 421 Montgomery Street, 14th Floor Syracuse, New York 13202	New York State Department of Environmental Conservation, Region 7 Matthew Marko 615 Erie Boulevard East Syracuse, New York 13204
City of Syracuse Department of Neighborhood & Business Development Paul Driscoll City Hall Commons - 6th Floor 201 East Washington Street Syracuse, New York 13202	New York State Department of State Office of Planning & Development Julie Sweet 1605 State Office Building 44 Hawley Street Binghamton, New York 13901-4455	New York State Department of Health 217 South Salina Street Syracuse, New York 13202
City of Syracuse Owen Kerney 201 East Washington Street, Room 500 Syracuse, New York 13202	Syracuse University Libraries Pamela Whiteley McLaughlin 222 Waverly Avenue Syracuse, New York 13244	The Post Standard Newspaper 220 South Warren Street Syracuse, New York 13202
City of Syracuse, Department of Water Deborah Somers 101 North Beech Street Syracuse, New York 13210	News Channel 9 WSYR 5904 Bridge Street East Syracuse, New York 13057	CNY Central 1030 James Street Syracuse, New York 13203
City of Syracuse, Department of Engineering Mary E. Robison 401 City Hall 233 East Washington Street Syracuse, New York 13202	Syracuse Industrial Development Agency City Hall Commons, 7th Floor 201 East Washington Street Syracuse, New York 13202	Syracuse-Onondaga County Planning Agency 421 Montgomery Street, 11th Floor Syracuse, New York 13202
City of Syracuse, Planning Commission Steven Kulick, Chairperson 233 East Washington Street Syracuse, New York 13202	Onondaga County Planning Board Douglas B. Morris, Chairperson 421 Montgomery Street, 11th Floor Syracuse, New York 13202	Onondaga County Central Library 447 South Salina Street Syracuse, New York 13202

December 22, 2016

Bird Library
Director of Communications and External Relations
222 Waverly Avenue
Attn: Ms. Pamela McLaughlin
pwmclaug@syr.edu
315-443-9788

RE: Public Document Repository
Brownfield Cleanup Program Application
Former Coyne Textiles Services at 140 Cortland Avenue
CHA Project Number: 23278.9013.31000

Dear Ms. McLaughlin:

As discussed with Mr. John Olson today, December 22, 2016, CHA Consulting, Inc. (CHA) on behalf of Ranalli/Taylor St., LLC, is in the process of applying to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for the former Coyne Textiles Services facility, located at 140 Cortland Avenue in the City of Syracuse, New York. As part of the BCP application process, our client is required to designate a public document repository for providing BCP materials. This letter is a request to use Bird Library for this purpose.

Should Bird Library agree to act as the document repository for the project site, CHA will update you with any additional information for this project as it becomes available.

Please feel free to contact me at (315) 471-3920 with any questions.

Sincerely,

Samantha Miller

Samantha Miller, EIT, CPESC-IT
Engineer II

SM/bc

\\cha-llp.com\proj\Projects\ANY\K2\23278\Reports\Coyne Textile\Coyne Textile Document Repository.docx

Miller, Samantha

From: Pamela Whiteley McLaughlin <pwmclaug@syr.edu>
Sent: Tuesday, January 03, 2017 10:08 AM
To: Miller, Samantha
Cc: Platt, Meghan; Roberta B Gwilt
Subject: RE: Public Document Repository Request

Hello again-
Syracuse University Libraries will serve as the public document repository for your project. Documents may be sent to my attention. It would be helpful for us to know whether the materials will be in print or digital form and some sense of a timeline for the project.

Best,

Pamela

Pamela Whiteley McLaughlin | Director of Communications & External Relations

Syracuse University Libraries
222 Waverly Avenue
Syracuse, New York 13244

t 315.443.9788 **m** 315.727.5849 **e** pwmclaug@syr.edu

library.syr.edu | Facebook | Twitter

From: Miller, Samantha [mailto:SMIller@chacompanies.com]
Sent: Thursday, December 22, 2016 2:54 PM
To: Pamela Whiteley McLaughlin <pwmclaug@syr.edu>
Cc: Platt, Meghan <MeghanPlatt@chacompanies.com>
Subject: Public Document Repository Request

Good afternoon Ms. McLaughlin,

Please see the attached letter request to use Bird Library as the public document repository for a project site and Application for a Brownfield Cleanup Program located at 140 Cortland Avenue in the City of Syracuse.

Feel free to contact me with any questions you may have. Happy Holidays!

Samantha J. Miller, EIT*, CPESC-IT
Engineer II
CHA ~ *design/construction solutions*
Office: (315) 471-3920 x271
Cell: (915) 329-9898
smiller@chacompanies.com
www.chacompanies.com
*NY

Miller, Samantha

From: Barbara Scheibel <BScheibel@onlib.org>
Sent: Saturday, March 11, 2017 4:50 PM
To: Miller, Samantha
Subject: Re: Document Repository

Samantha,

If all the documents are on CD we would have room for the material, but we don't have the room for the paper material. Yes, we do presently have a computer with a CD drive.

Barbara

Barbara Scheibel, Librarian
Certified Archivist
Onondaga County Public Library
Local History/Genealogy
447 So Salina St.
Syracuse, NY 13202
315-435-1900
http://www.onlib.org/website/LH/lh.htm

From: Miller, Samantha <SMIller@chacompanies.com>
Sent: Thursday, March 9, 2017 3:59 PM
To: Barbara Scheibel
Subject: RE: Document Repository

Hi Barbara,

We are applying for a site in the City of Syracuse. We would anticipate a maximum of 2 linear feet. We would prefer to put everything on a CD if computer access is possible, in which case that would dramatically reduce the number of feet required. Would computer access be possible?

Thanks,

Samantha J. Miller, EIT*, CPESC-IT
Engineer II
CHA ~ *design/construction solutions*
Office: (315) 471-3920 x271
Cell: (915) 329-9898
smiller@chacompanies.com
www.chacompanies.com
*NY

Responsibly Improving the World We Live In

From: Barbara Scheibel [mailto:BScheibel@onlib.org]
Sent: Thursday, March 09, 2017 3:52 PM
To: Miller, Samantha <SMIller@chacompanies.com>
Subject: Re: Document Repository

Hi Samantha,

I have a few questions, what brownfield cleanup program are you working on, and what is the number of anticipated documents for this project (ie linear feet)

Barbara

From: Miller, Samantha <SMIller@chacompanies.com>
Sent: Thursday, March 9, 2017 12:00 PM
To: Barbara Scheibel
Subject: Document Repository

Good morning Barbara,

I spoke with you this morning regarding the potential for Onondaga Public Library to be a document repository for a project that we're working on that will hopefully be part of the Brownfield Cleanup Program (we're in the application stages). The timeframe the documents would need to be kept would be five years. Is this still a possibility?

Please feel free to reach out to me with any questions, I should be available in the office all day.

Thanks,

Samantha J. Miller, EIT*, CPESC-IT
Engineer II
CHA ~ *design/construction solutions*
Office: (315) 471-3920 x271
Cell: (915) 329-9898
smiller@chacompanies.com
www.chacompanies.com
*NY

Responsibly Improving the World We Live In

Attachment H

Section X – Land Use Factors

Attachment H
Former Coyne Textile BCP Application Section X
Land Use Factors

Cessation of Operations

Onsite operations ceased sometime between December 2015 and Ranalli/Taylor St., LLC's purchase of the parcels on June 10, 2016. The exact date of ceasing operations cannot be confirmed; however, based upon news articles in December 2015 the expected closure date of the facility was December 11, 2015.

Specific Post Remediation Site Use

A specific tenant(s) will be identified for the site at a future juncture. However, it is anticipated that the site will be utilized in accordance with current City of Syracuse zoning for the Site that permits retail, commercial and light manufacturing uses (Commercial Class A). Based upon this zoning, it is anticipated that the site use following post remediation will consist of one or more of the following:

- Offices
- Wholesale business and/or warehouses
- Light manufacturing accessory to a retail or wholesale establishment
- Parking lots
- On-site parking

Last day coming for Syracuse's Coyne Textile

By **Rick Moriarty | rmoriarty@syracuse.com**
Follow on Twitter
on November 25, 2015 at 11:48 AM

Syracuse, N.Y. — Coyne Textile Service's last day in business will be Dec. 11, ending 86 years of operation in Syracuse.

U.S. Bankruptcy Court Judge Margaret Cangilos-Ruiz approved the **sale of the industrial laundry company's business** to three other laundry companies for $43 million Oct. 29.

Coyne CEO Mark Samson said the company expects to complete the sale by Monday (Nov. 30) and to shut down its plant at 140 Cortland Ave. on Dec. 11. The company **filed bankruptcy** in August.

Coyne employs 620 people in multiple states, including approximately 150 in New York. All of its employees in Syracuse, who number less than 100, will lose their jobs.

Here are the specifics of the company's breakup:

• Cintas Corp. will purchase Coyne's customers and inventory in Syracuse; Buffalo; Bristol, Tenn.,; Cleveland, Ohio; London, Ky.; and York, Pa., for $28.25 million.

COYNE BANKRUPTCY

Last day coming for Syracuse's Coyne Textile

Loss of Coyne Textile ends company's long history in Syracuse

Coyne Textile in Syracuse to close after 86 years in business

Coyne Textile says reorganization is on track

Coyne Textile CEO: No job losses in Syracuse after bankruptcy filing

All Stories

Current Coyne employees may apply for any of Cintas' open positions, which are listed on **Cintas's website**. However, they are not guaranteed jobs at Cintas, which operates a laundry in the Syracuse suburb of Clay and recently began construction on a larger one nearby. The company currently lists 11 open positions in Clay.

• Prudential Overall Supply Co. will purchase Coyne's operations in Richmond, Va., and Greenville, S.C., for $10.2 million.

• Clean Uniforms and More! will purchase Coyne's customers and inventory in New Bedford, Mass., for $4 million.

Coyne was founded by Syracuse resident J. Stanley Coyne in 1929. It expanded rapidly after the founder's son Thomas took over in 1982. Under Thomas Coyne's leadership, the company became **one of the largest privately owned industrial laundry and textile rental companies** in the country.

Contact Rick Moriarty anytime: **Email** | **Twitter** | **Facebook** | 315-470-3148