

Citizen Participation Plan

**Former Coyne Textile Facility
140 Cortland Avenue
City of Syracuse, New York**

CHA Project Number: 33525.1001

Prepared for:

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LIST OF ACRONYMS & ABBREVIATIONS

ASTM	American Society for Testing and Materials
BCP	Brownfield Cleanup Program
BSCL	Brownfield Site Contact List
CAMP	Community Air Monitoring Program
COC	Certificate of Completion
CP	Citizen Participation
DCE	1, 2-Dichloroethene
ENB	Environmental Notice Bulletin
ESA	Environmental Site Assessment
GPR	Ground Penetrating Radar
GZA	GZA GeoEnvironmental, Inc.
HASP	Health and Safety Plan
NYCRR	New York Codes, Rules, and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Polychlorinated Biphenyls
PCE	Tetrachloroethene
PID	Photoionization Detector
PPM	Parts Per Million
PRAP	Proposed Remedial Action Plan
QA/QC	Quality Assurance/Quality Control
RAA	Remedial Alternatives Analysis
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RI/RAR	Remedial Investigation/Remedial Alternatives Report
RIWP	Remedial Investigation Work Plan
ROD	Record of Decision
SCO	Soil Cleanup Objective
SVOC	Semi-volatile Organic Compounds
TAG	Technical Assistance Grant
TAL	Target Analyte List
TCE	Trichloroethene
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

1.0 INTRODUCTION

CHA has been retained by Ranalli/Taylor St., LLC to implement a Brownfield Cleanup Program (BCP) at the property located at 140 Cortland Ave in City of Syracuse, New York. The property is also known as the Former Coyne Textile Facility (Site). This document provides the details of how the public will be kept informed of activities at the site and is known as the Citizen Participation (CP) Plan.

1.1 WHAT IS NEW YORK'S BROWNFIELD CLEANUP PROGRAM?

New York State's Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (i.e. clean up) and redevelop brownfields. A brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in health based or environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield environmental contamination is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site remedial activities.¹ An Applicant is a person or entity whose request to participate in the BCP has been accepted by NYSDEC. The BCP contains investigation and remediation requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, liability to the owner has decreased and the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

1.2 GOAL AND OBJECTIVES OF CITIZEN PARTICIPATION

The goal of citizen participation is to foster communication between the public, the property owner (Ranalli/Taylor St., LLC), the NYSDEC and the New York State Department of Health (NYSDOH) during the course of the investigation, remediation, and redevelopment of the subject property. Citizen participation provides an opportunity to enable citizens to participate in decisions that impact their health, environment, and social well-being, and to compile the public's knowledge regarding the history of the Site so that informed decisions can be made regarding the investigation and ultimate development of the Site.

¹ "Remedial activities", "remedial action", and "remediation" are defined as all activities or actions undertaken to eliminate, remove, treat, abate, control, manage, or monitor contaminants at or coming from a brownfield site.

Effective public input will help Ranalli/Taylor St. LLC (hereinafter referred to as the “Owner”) and the NYSDEC in the development and implementation of an effective plan for site investigation and remediation, which is environmentally sound, enjoys wide public acceptance, and has a high likely degree of success.

The BCP project for the Site has currently progressed to the stage at which a Remedial Investigation (RI) will be undertaken to further characterize the environmental condition of the Site beyond limited historical data.

A RI Work Plan is currently being prepared to provide a basis and guide for conducting a comprehensive environmental site investigation that will ultimately meet the following objectives of the RI:

- Further define the nature and extent of contamination;
- Identify potential source areas;
- Assess impacts; and
- Provide additional data necessary for evaluation of remedial alternatives.

A Community Air Monitoring Plan (CAMP), Field Sampling Plan (FSP), Quality Assurance/Quality Control Plan (QA/QC Plan) and a Site-specific Health and Safety Plan (HASP) are also being prepared as part of the RI Work Plan. As discussed in Section 4.0, these documents may be reviewed, when completed, by all interested parties at the information repositories identified in Section 4.2.

The data derived from the RI will facilitate an evaluation of the migration or possible future migration of identified contamination, identify potential routes of exposure and provide an analysis of hydrogeological conditions associated with the Site. The RI will also provide the data necessary to implement interim remedial measures and/or complete a Remedial Alternatives Analysis (RAA) Report for the Site which will provide a basis for NYSDEC to develop a Proposed Remedial Action Plan (PRAP) and Record of Decision (ROD) for the Site.

2.0 SITE BACKGROUND

2.1 SITE DESCRIPTION

The Site is an approximately 3.45-acre urban site that is comprised of three (3) separate tax parcels located at 140 Cortland Ave and surrounded by South Clinton Street, Salina Street South, and Tallman Street in the City of Syracuse, Onondaga County, New York (Figure 1). Table 1 identifies the three (3) individual tax parcels that comprise the Site. The tax map included as Figure 2 also identifies each parcel as well as the limits of the Site.

Table 1. Tax Map Information

	Section No.	Block No.	Lot No.	Acres
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 St	094	20	02.0	1.13

The Site is located approximately 0.25 miles east of Onondaga Creek and is approximately 390 feet above mean sea level. The Site topography is nearly level, but gently slopes downhill to the west from Salina Street towards Onondaga Creek. The Site is almost entirely covered with buildings or paved surfaces, except for a vegetated area behind the aboveground storage tanks located on a concrete pad northeast of the main building. A treed landscape area is along the Cortland Avenue and South Salina Street intersection.

Surrounding property uses include headquarters for Central New York Regional Transportation Authority and Centro Inc, several industrial facilities, three commercial retail locations, and several religious affiliated facilities. An aerial photograph is provided and Site Plan is provided as Figure 3.

Existing Site structures include a multi-story brick and concrete building (original two-story with a three-story section added circa 1980), a parking area,, and a parking lot across Cortland Ave to the east of the building, all of which were formerly utilized in connection with historical industrial Site operations. The building is located on block number 5, as shown on Figure 3, and comprises a total footprint area of approximately 57,000 square feet. The Site is currently vacant and is zoned for commercial use.

2.2 SITE HISTORY

The Site has a long history of industrial use, including use as a machine shop and rug manufacturing before Coyne Textile Services began operation in 1938. As an industrial dry-cleaning facility, the site utilized tetrachloroethene (PCE) and Stoddard solvent until the year 2000. Several property owners had structures on what is now the employee parking lot, dating back to 1892 when the location was a brick and mortar building that housed a Stone Cutting facility. Syracuse Transit Corporation had a bus storage and repair building on the parcel beginning in

1951. From 1989 until acquisition by the current Owner, the parcel was used for employee parking and a small greenspace.

For over 100 years, the Site has been used for industrial purposes. Based upon historical investigations further described in Section 2.3, the years of commercial and industrial use have resulted in contamination of the soil and groundwater underlying the Site. The potential on-Site sources for the chemical compounds detected in soil, groundwater and soil vapor include;

Historical underground storage tanks (USTs) utilized for dry cleaning operations and heating oil from the boiler area:

- A Gasoline station formerly present on the southern portion of the property;
- Surface runoff from gasoline fueling areas;
- Historical petroleum spills from the gasoline station and in the employee parking lot; and
- In-ground hydraulic lifts.

2.3 PREVIOUS ENVIRONMENTAL INVESTIGATIONS/REMEDIAL ACTIVITIES

To date, no known remedial activities have been conducted at the Site. The following assessments and investigations were previously conducted by GZA GeoEnvironmental Inc (GZA), under contract to Coyne Textile Services, from 2014 through 2015; before the Owner became an applicant to the BCP.

2.3.1 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was prepared in 2014 by GZA in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00. The Phase I ESA identified the Site as having been used for a variety of industrial purposes between 1892 and the present. Historic uses have included mechanical manufacturing, textile manufacturing, a gasoline station, and industrial dry cleaning. Based on historic use and conditions observed during the Phase I ESA, recognized environmental conditions (RECs) were identified and subsequent investigation activities were completed. The resulting RECs are:

Underground storage tanks (USTs) containing dry cleaning solvents were found under the floor of the dry-cleaning room. Use of PCE occurred until the year 2000. These tanks were said to be “closed in place” in 1986, but no closure documentation was provided.

- Former gasoline station where the building expansion (circa 1980) exists currently.
- UST for heating oil under the floor of the main boiler room.
- Evidence of potential leaks from in-ground hydraulic lifts located in the main building.
- The employee parking lot was previously owned by Syracuse Transit Corporation and used as a bus garage, repair location, and filling station until the early 1970s, thus indicating potential historic use of petroleum products.

2.3.2 Phase II Environmental Site Assessment

A Phase II Environmental Site Assessment was conducted in November of 2014 by GZA. The soil and groundwater investigations are described below.

November 2014 Phase II Subsurface Investigation

This site assessment included a limited subsurface investigation to evaluate if historical site usage had impacted Site soil and/or groundwater. The following summarizes the activities that occurred as part of this investigation:

- Subsurface soil samples were collected from 11 locations over depths ranging from 2 to 16 feet below ground surface for laboratory analysis. Field screening of the samples using a photoionization detector (PID) was conducted.
- Groundwater samples were collected from two temporary monitoring wells for laboratory analysis in November 2014 on the 140 Cortland Ave property.
- High photoionization detector (PID) readings of organic vapors in soil were recorded in association with borings near the Boiler Room of the main laundry facility.
- Soil analytical results indicated detectable concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and Resource Conservation and Recovery Act (RCRA) 8 metals plus copper.
- Soil borings numbered 1 through 10 (SB-1 through SB-10) and temporary monitoring wells numbered 1 through 3 (TMW-1 through TMW-3) were installed on the Site.
- Soil Borings 3, 5, and 6 were unsuccessful with refusal at approximately 2 feet below ground surface due to reinforced concrete from previous construction.
- Analytical results indicate VOCs above 6 New York Codes, Rules, and Regulation Part 375 Soil Cleanup Objectives (6 NYCRR SCOs) in 3 of 7 total borings on the Site and in TMW-1.
- SVOCs were found to exceed 6 NYCRR SCOs in SB-7 and SB-8.
- Target analyte list (TAL) metals plus copper were found to exceed 6 NYCRR SCOs in 4 of 7 soil bores and TMW-2.

Based on the results such as; high PID readings, petroleum odor, black stained soil, and an oil-like sheen on groundwater samples from the Phase II ESA, GZA recommended additional soil and groundwater sampling to further define the extent of contamination at the Site. Additionally, it was suggested to pursue sampling in areas where boring was unsuccessful, particularly where floor trenches and drains are located in the chemical storage and distribution room and near the laundry machines.

2.3.3 Phase III Environmental Site Assessment

A report titled, Phase III Environmental Site Assessment, was prepared in 2015 by GZA to further characterize the extent of contamination. The investigations conducted as part of this assessment are described below.

March 2015 Phase III Subsurface Investigation

Based upon a geophysical subsurface exploration using ground penetrating radar (GPR), sixteen additional boring locations on the Site were identified to further evaluate contamination in the subsurface. An additional 25 soil samples and 8 additional groundwater samples were collected using the same procedures identified as part of the Phase II investigative activities.

Analytical lab results identified several areas with VOCs above the 6 NYCRR SCOs. Due to high PID readings and a strong odor at SB-32, GZA reported a spill at the Site (Spill Number 1412187). In addition, the results identified several areas with SVOCs above the 6 NYCRR SCOs. MW-3 and SB-25 were found to have concentrations of benzo [a] pyrene above the 6 NYCRR SCOs.

2015 Vapor Intrusion Investigation

A vapor intrusion investigation was performed in 2015 to identify the potential for soil vapors inside the building on the Site. GZA collected sub-slab vapor, indoor air, and outdoor ambient air samples as part of this assessment. The investigation determined that mitigation of PCE and its breakdown daughter products in the northern portion of the Site building where the laundering activities were conducted was necessary. Monitoring and/or source identification and exposure measures were determined to be necessary throughout the remainder of the Site building. GZA recommended the installation of a vapor mitigation system, to address the potential vapor intrusion conditions.

3.0 PROPOSED SITE INVESTIGATION/REMEDIAL PROCESS

As mentioned previously, prior to the redevelopment of the Site, the project will include a remedial investigation (RI), an evaluation of remedial alternatives, remedial design and remedial action. Some subsurface investigation has already been completed prior to acceptance into the BCP program, as described above in Section 2.3; however, additional investigation is warranted to address data gaps and adequately characterize the soil and groundwater on the Site.

The RI defines the threat to public health and the environment and is intended to provide a thorough understanding of the Site's recognized environmental conditions, further define the nature and extent of soil and groundwater contamination, fill in existing data gaps, and further identify potential contaminant sources, if any. In addition, it is intended to provide the necessary data to facilitate the development of a remedial alternative analysis that is protective of human health and the environment.

3.1 REMEDIAL INVESTIGATION PROGRAM

A detailed scope of work for the RI investigation will be included in the Remedial Investigation Work Plan, including the following:

- Perform a geophysical survey in areas where USTs have previously been identified, of which the current status is unknown;
- The installation of additional soil borings throughout the Site to facilitate soil sample collections for a more thorough characterization of Site soil.
- The installation of additional groundwater monitoring wells at various groundwater zones (deep, middle, and shallow) to identify the presence of both chlorinated VOCs (more dense than water) and petroleum compounds (less dense than water).
- The installation of additional sub-slab soil vapor points throughout the building to evaluate soil vapor migration potential.
- The collection of soil and groundwater samples for laboratory analysis including VOCs, SVOCs, TAL Metals, TAL Pesticides and/or Total PCBs.
- The collection of sub-slab vapor for analysis of VOCs via EPA Method TO-15.

All parties on the Site contact list will be sent a fact sheet that describes the Remedial Investigation Work Plan and announces a 30-day public comment period. NYSDEC will factor this input into its decision to approve, reject or modify the draft Remedial Investigation Work Plan.

3.2 REPORTING

Upon completion of the RI, a Remedial Investigation/Remedial Alternatives Report (RI/RAR) will be prepared. The RI/RAR will include the following:

- A discussion regarding the nature and extent of contamination associated with specific areas of concern where soil, sub-surface vapor intrusion, and groundwater sampling/analysis were conducted
- A characterization of the soil, sub-surface vapor, and groundwater at the Site and determination, to the extent possible, of the source(s) of contamination, movement of the contamination and possible receptors
- A tabulated summary of soil, sub-surface vapor, and groundwater analytical data obtained from the RI
- A Groundwater Piezometric Map that illustrates the top of the upper, middle, and lower groundwater table at the Site, and inferred direction of groundwater flow
- Figures illustrating the locations of, soil borings, sub-slab vapor points, and groundwater monitoring wells at the Site
- A Qualitative Human Health Exposure Assessment
- Conclusions and recommendations regarding the environmental status of the Site

The data presented in the RI component of the report will be utilized to complete a Remedial Alternatives Analysis (RAA) which will identify the remedial alternative, or alternatives, which will best address the environmental conditions associated with the Site. The findings of the RAA will be presented in the Remedial Alternatives component of the RI/RAR.

The RI/RAR is subject to review and approval by NYSDEC. Prior to approval, a fact sheet summarizing the findings of the RI will be sent to the Site contact list.

NYSDEC and/or NYSDOH will determine if the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a “significant threat,” a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members’ health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the eligible site.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der/guidance/tag/

3.3 REMEDY SELECTION

Subsequent to NYSDEC-approval of the RI/RAR and issuance of the Proposed Remedial Action Plan (PRAP), the Applicant will be able to develop a Remedial Work Plan if remediation is required. The Remedial Work Plan describes how the Applicant would address the contamination related to the Site.

The public will have the opportunity to review and comment on the draft Remedial Work Plan. The site contact list will be sent a fact sheet that describes the draft Remedial Work Plan and announces a 45-day public comment period. NYSDEC will factor this input into its decision to approve, reject or modify the draft Remedial Work Plan.

A public meeting may be held by NYSDEC about the proposed Remedial Work Plan if requested by the affected community and if significant substantive issues are raised about the draft Remedial Work Plan. Please note that, to request a public meeting, the health, economic well-being or enjoyment of the environment of those requesting the public meeting must be threatened or potentially threatened by the site. In addition, the request for the public meeting should be made within the first 30 days of the 45-day public comment period for the draft Remedial Work Plan. A public meeting also may be held at the discretion of the NYSDEC project manager in consultation with other NYSDEC staff as appropriate.

3.4 CONSTRUCTION

Approval of the Remedial Work Plan by NYSDEC will allow the Applicant to design and construct the alternative selected to remediate the site. The site contact list will receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a final engineering report that certifies that remediation requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use of the site. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the final engineering report.

3.5 CERTIFICATE OF COMPLETION AND SITE MANAGEMENT

Once NYSDEC approves the final engineering report, it will issue the Applicant a Certificate of Completion. This Certificate states that remediation goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. The Certificate also includes a description of any institutional and engineering controls or monitoring required by the approved remedial work plan. If the Applicant uses institutional controls or engineering controls to achieve remedial objectives, the site contact list will receive a fact sheet that discusses such controls.

An institutional control is a non-physical restriction on use of the brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated property. An institutional control may be used when the remedial action leaves some contamination that makes the site suitable for some, but not all, uses.

An engineering control is a physical barrier or method to manage contamination, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves maintaining the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality.

3.6 SCHEDULE

A general schedule of activities for this BCP project is presented in the table below to illustrate the key milestones of the project.

Table 2. Project Schedule

October 2017	Submittal of RI Work Plan to NYSDEC
December 2017	NYSDEC Approval of RI Work Plan
February 2018	Completion of RI Field Work
April 2018	Submittal of RI to NYSDEC

The above schedule is subject to change, based on the NYSDEC review response times, and additional activities that may be required by the NYSDEC for this site.

4.0 CITIZEN PARTICIPATION

Citizen participation will continue to be a driving force behind the success of the Former Coyne Textile BCP project. The following sections of this Citizen Participation Plan summarize the measures that will be in place to maintain an effective link between the project team and the community.

Citizen Participation activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are identified in Appendix A: Identification of Citizen Participation Activities. These activities are also identified in the flowchart of the BCP process in Appendix B. NYSDEC will ensure that these activities are conducted, with appropriate assistance from the Applicant. The public is informed about these activities through fact sheets and notices developed at significant points in the site's remedial process.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of efforts to investigate and remediate a brownfield site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation.

The public is encouraged to contact project staff at any time during the Site's remedial process with questions, comments, or requests for information about the remedial program.

This Citizen Participation Plan may be revised due to changes in issues of public concern or in the nature and scope of remedial activities. Modifications may include additions to the brownfield site contact list and changes in planned citizen participation activities.

All Citizen Participation activities are conducted to provide the public with significant information about Site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Remedial Work Plan.

All written materials developed for the public will be reviewed and approved by NYSDEC before they are distributed. Notices and fact sheets can be combined at the discretion, and with the approval of, NYSDEC. Brownfield fact sheets will be released/distributed through the NYSDEC.

4.1 INFORMATION REPOSITORIES

The referenced Work Plan, QAPP, Health & Safety Plan and this Citizen Participation Plan, as well as future project-related reports, will be available for public review at the following locations:

Table 3. Document Repositories

Facility Name	Address	Phone Number
New York State Department of Environmental Conservation – Region 7 Headquarters	615 Erie Boulevard West Syracuse, New York 13204	(315) 426-7400
Onondaga County Public Library (electronic copies only)	447 South Salina Street Syracuse, NY 13202	(315) 435-1900

4.2 PROJECT CONTACTS

For information about the Site's investigation/remedial program, the public may contact the following project personnel:

Table 4. Project Contact List

Agency/Company	Contact Information
New York State Dept. of Environmental Conservation	Ms. Stephanie Fitzgerald, Project Manager Division of Environmental Remediation 615 Erie Blvd W Syracuse, New York 13204 Phone: (315) 426-7400 e-mail: Stephanie.fitzgerald@dec.ny.gov
New York State Department of Health	Ms. Angela Martin, Project Manager New York State Department of Health Bureau of Environmental Exposure Investigation Empire State Plaza - Corning Tower, Room 1787 Albany, NY 12237 Phone: (518) 402-7860 E-mail: bee@health.ny.us
CHA Consulting, Inc.	Ms. Meghan Platt, P.E. Project Manager 300 South State Street, Suite 600 Syracuse, NY 13202 Phone: (315) 257-7145 e-mail: meghanplatt@chacompanies.com
Ranalli/Taylor St., LLC (Owner)	Mr. James Ranalli 450 Tracy Street Syracuse, NY 13204 Phone: (800) 772-1667 e-mail: jamesranalli@unitedautosupply.com

4.3 SITE CONTACT LIST

The individuals/organizations listed in the following tables, comprise the Site Contact List for the Former Coyne Textile BCP project. This list has been developed to keep the community informed about, and involved in, the Site's investigation and remediation process. The Site Contact List will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as field work), as well as availability of project documents and announcements about public comment periods.

The Site Contact List will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the list upon request. Such requests should be submitted to the NYSDEC project contact identified above in Section 4.3. Other additions to the list may be made on a site-specific basis at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Table 5. Contact List

	Tax ID	Street #	Street Name	Title/Agency	Mailing Address	City, State	Zip	Contact Info
Residents, Owners & Occupants of Site & Adjacent Parcels	094.-04-02.0	201-07	Taylor St W & Clinton St	Horizon Transport LLC	422 7th North St	Syracuse, NY	13208	Mailing Address
	094.-04-03.0	1010	Clinton St S	South Clinton Realty Assoc	1054 S. Clinton St	Syracuse, NY	13202	Mailing Address
	094.-04-04.0	1022	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-04-05.1	1054	Clinton St S to Oneida St	Syraco Realty LLC	1052 S. Clinton St	Syracuse, NY	13204	Mailing Address
	094.-04-05.2	1074	Clinton St S	Catholic Charities of Syracuse	1654 W. Onondaga St	Syracuse, NY	13202	Mailing Address
	094.-04-06.0	1080-82	Clinton St S	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204	Mailing Address
	094.-04-07.0	222-24	Tallman St & Clinton St S	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204	Mailing Address
	094.-04-08.0	226	Tallman St	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204	Mailing Address
	094.-05-01.0	900-10	Salina St S & Taylor St W	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-02.0	930	Salina St S to Clinton St	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-03.0	958-64	Salina St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-04.0	968-78	Salina St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-05.1	980-82	Salina St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-05.2	1029	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-06.0	120-154	Cortland Ave & Tallman St	Ranalli/Taylor St., LLC	450 Tracey St	Syracuse, NY	13204	Mailing Address

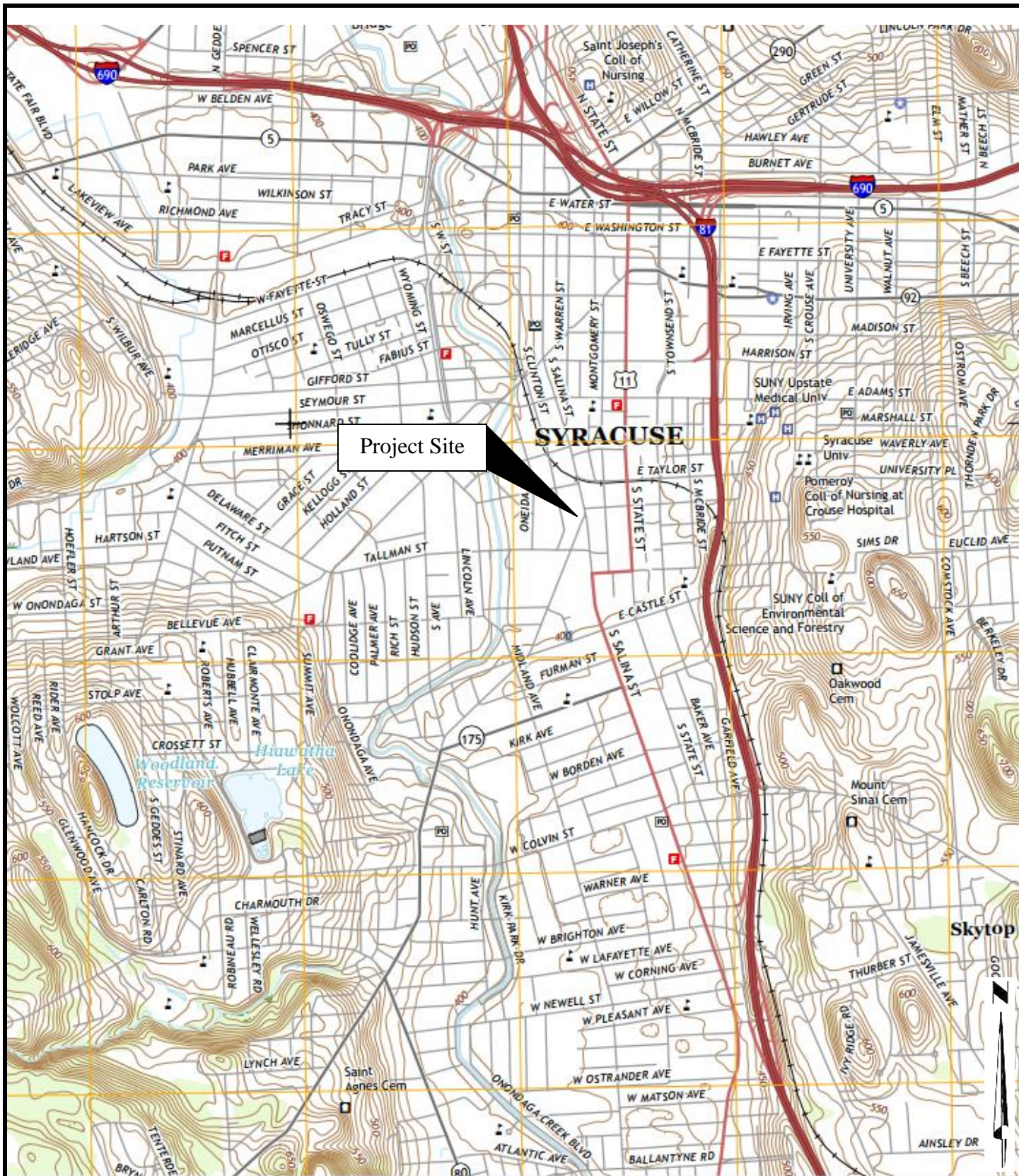
	Tax ID	Street #	Street Name	Title/Agency	Mailing Address	City, State	Zip	Contact Info
Residents, Owners & Occupants of Site & Adjacent Parcels	094.-05-07.0	1051	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-08.1	1049	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-08.2	1049	Clinton St S Rear	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-08.3	1033	Clinton St S	Alder Creek Prop LLC	P.O. Box 4854	Syracuse, NY	13221	Mailing Address
	094.-05-09.0	1021-25	Clinton St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-10.0	1009-15	Clinton St S	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-05-11.0	1003	Clinton St S to Taylor St W	SCHC Companies Inc	819 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-06-06.0	945-63	Salina St S & Burt St	Realty Income Props 13 LLC	P.O. Box 1017	Charlotte, NC	28201	Mailing Address
	094.-19-04.0	1021-27	Salina St S to Montgomery	Southeast Gateway CDC	1023 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-19-05.0	1016-18	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-06.0	1020	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-07.0	1028	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-08.0	1030	Montgomery St	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-12.0	1113-21	Salina St S To Montgomery	Church-Greater New Testament	1121 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-19-13.0	1101-11	Salina St S To Montgomery	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address

	Tax ID	Street #	Street Name	Title/Agency	Mailing Address	City, State	Zip	Contact Info
Residents, Owners & Occupants of Site & Adjacent Parcels	094.-19-14.0	1081-85	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-15.0	1073-79	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-16.0	1049-71	Salina St S To Montgomery	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-17.0	1045-47	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-18.0	1029	Salina St S	Syr Indstrl Devl Agency	201 E. Washington St	Syracuse, NY	13202	Mailing Address
	094.-19-19.1	1013	Salina St S To Burt St To	One Thousand One LLC	1013 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-19-20.1	1001-05	Salina St S & Burt St	One Thousand One LLC	1013 South Salina St	Syracuse, NY	13202	Mailing Address
	094.-21-01.0	1116	Salina St S & Tallman St	1116 S Salina St LLC	450 Tracey St	Syracuse, NY	13204	Mailing Address
	094.-21-09.0	201-29	Cortland Ave & Tallman St	CNY Regional Trans Auth	200 Cortland Ave	Syracuse, NY	13202	Mailing Address
	094.-22-01.1	200-84	Cortland Ave & Oxford St	CNY Regional Trans Auth	200 Cortland Ave	Syracuse, NY	13202	Mailing Address
Public Notification Centers	NA	NA	NA	The Post Standard	220 South Warren Street	Syracuse, NY	13202	315-470-6097
	NA	NA	NA	Syracuse New Times	1415 W. Genesee St. Ste 1	Syracuse, NY	13204	315-422-7011
	NA	NA	NA	Channel 3 WSTM/Channel 5 WTVH	1030 James Street	Syracuse, NY	13203	315-477-9400
	NA	NA	NA	Channel 9 WSYR	5904 Bridge Street	East Syracuse, NY	13057	315-446-9900
	NA	NA	NA	Channel 24, WCNY	415 W. Fayette St.	Syracuse, NY	13204	315-453-2424
	NA	NA	NA	Channel 10 – Spectrum News	815 Erie Blvd. East	Syracuse, NY	13210	315-234-1000

	Tax ID	Street #	Street Name	Title/Agency	Mailing Address	City, State	Zip	Contact Info
	NA	NA	NA	WAER 88.3 FM	795 Ostrom Ave	Syracuse, NY	13244	315-443-4021
	NA	NA	NA	WSYR 570 AM	500 Plum Street Ste 400	Syracuse, NY	13204	315-472-9797
	NA	NA	NA	WRVO 39.7	Lanigan Hall	Oswego, NY	13126	315-312-3690
Government Agencies	NA	NA	NA	City of Syracuse Mayor	Mayor Ben Walsh 203 City Hall 233 East Washington Street	Syracuse, NY	13202	315-448-8067
	NA	NA	NA	City of Syracuse Department of Neighborhood and Business Development	Paul Driscoll City Hall Commons, 6 th Floor 201 East Washington Street	Syracuse, NY	13202	315-448-8100
	NA	NA	NA	City of Syracuse City Planning Commission Board Chairman	Steven Kulick 233 East Washington Street	Syracuse, NY	13202	315-448-8005
	NA	NA	NA	City of Syracuse Syracuse Common Council President	Van B. Robinson 314 City Hall	Syracuse, NY	13202	315-448-8466
	NA	NA	NA	City of Syracuse Board of Zoning Appeals	Board Members Third Floor 233 East Washington Street	Syracuse, NY	13202	315-448-8640
	NA	NA	NA	Onondaga County Executive	The Honorable Joanne M. Mahoney County Executive John H. Mulroy Civic Center 14 th Floor	Syracuse, NY	13202	315-435-3516
	NA	NA	NA	Onondaga County Office of Economic Development	Julie Cerio 333 West Washington Street Suite 130	Syracuse, NY	13202	315-435-3770
	NA	NA	NA	Onondaga County Legislature Chairman	J. Ryan McMahon 401 Montgomery Street Room 407	Syracuse, NY	13202	315-435-2070

	Tax ID	Street #	Street Name	Title/Agency	Mailing Address	City, State	Zip	Contact Info
Local Water Supplier	NA	NA	NA	Onondaga County Water Authority	200 Northern Concourse	Syracuse, NY	13212	315-455-6578

FIGURES



SOURCE: USGS MapViewer

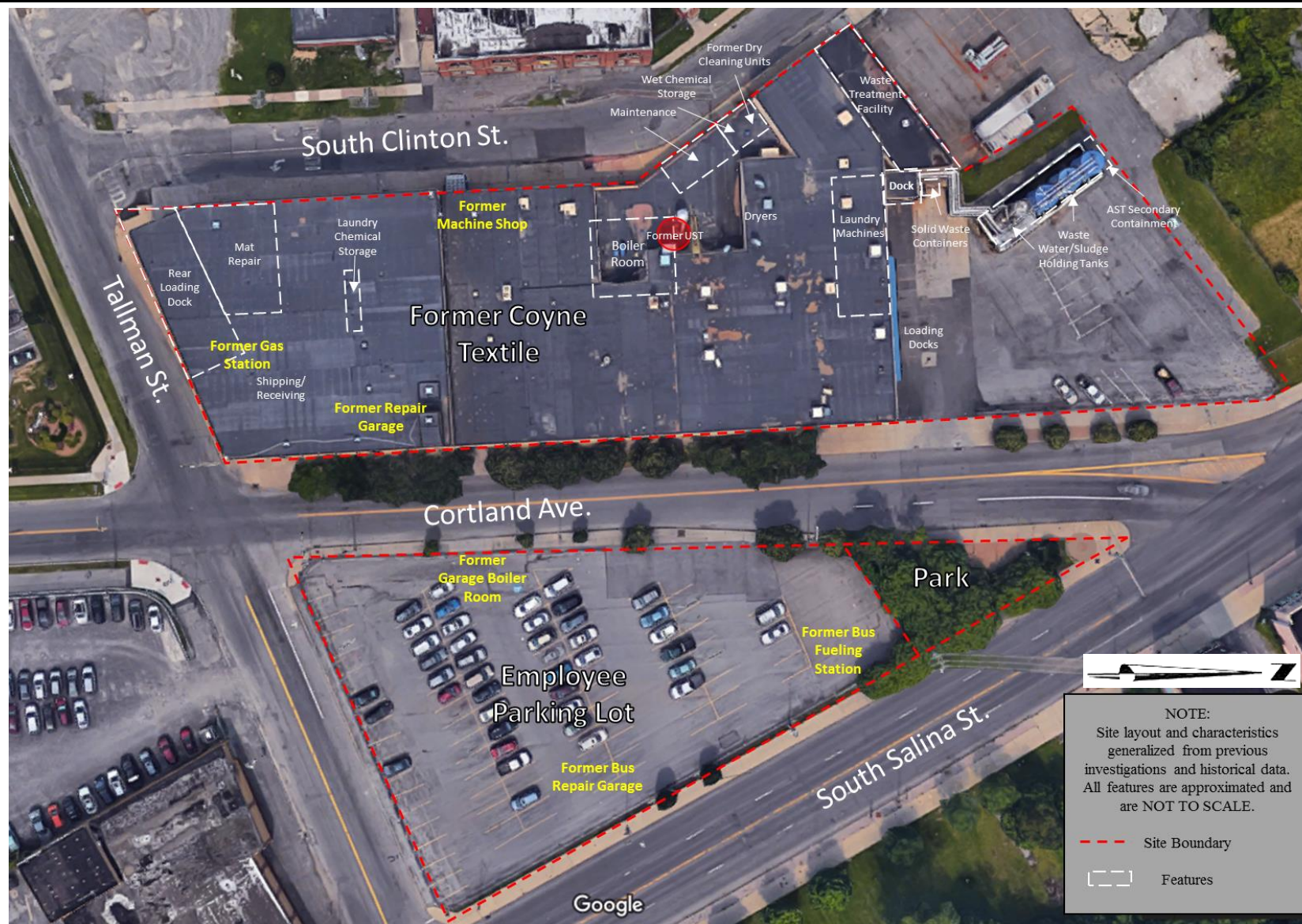


300 South State Street, Suite 600, Syracuse, NY 13202
www.chacompanies.com

NOT TO SCALE

DATE: January 2018

FIGURE 1
SITE LOCATION MAP
140 CORTLAND AVE
SYRACUSE,
ONONDAGA COUNTY, NEW YORK



MAP NOT TO SCALE

DATE: January 2018

FIGURE 2
SITE LAYOUT
140 CORTLAND AVE
SYRACUSE

ONONDAGA COUNTY, STATE OF NEW YORK

0 60 120

Scale in feet

APPENDIX A

IDENTIFICATION OF CITIZEN PARTICIPATION ACTIVITIES

Identification of Citizen Participation Activities

Required Citizen Participation (CP) Activities	CP Activities Occur at this Point
Application Process: <ul style="list-style-type: none"> • Prepare brownfield site contact list (BSCL) • Establish document repositories • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period 	<p>At time of preparation of application to participate in BCP.</p> <p>When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.</p>
After Execution of Brownfield Site Cleanup Agreement: <ul style="list-style-type: none"> • Prepare citizen participation (CP) plan 	<p>Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution.</p>
After Remedial Investigation (RI) Work Plan Rec'd.: <ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan 	<p>Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.</p>
After RI Completion: <ul style="list-style-type: none"> • Mail fact sheet to BSCL describing results of RI 	<p>Before NYSDEC approves RI Report.</p>
After Remedial Work Plan (RWP) Received: <ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager in consultation with other NYSDEC staff as appropriate) 	<p>Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.</p>
After Approval of RWP: <ul style="list-style-type: none"> • Mail fact sheet to BSCL summarizing upcoming remedial construction 	<p>Before the start of remedial construction.</p>
After Remedial Action Completed: <ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	<p>At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of the COC.</p>

APPENDIX B

BROWNFIELD CLEANUP PROGRAM PROCESS

